~~June 2015~~

Draft – October 2016

County of Orange
300 N. Flower Street
Santa Ana, CA 92702-4048

Adopted _____ per
Ordinance No. _____

Adopted by:

The Orange County Board of Supervisors on _____

Approved by:

The Orange County Planning Commission on _____

Contents

List of Exhibits

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Adopting Ordinance

[to be added]

1. Introduction

The Esperanza Hills project (Project) is a low-density residential subdivision located on approximately 468.9 acres in the unincorporated area of Orange County within the Sphere of Influence of the City of Yorba Linda (City). This Esperanza Hills Specific Plan (SP) establishes a land use plan that is compatible with the land form and less dense than adjacent existing subdivisions and planned developments while conforming to the intent and framework of the General Plans for the County of Orange (County) and the City. Large areas of open space have been preserved while minimizing the visual impacts of this low-density luxury residential community to the existing adjacent communities within the City.

~~Access to the site will be provided via one of two access configurations. The first access configuration is discussed herein and is identified as the San Antonio Road Access Configuration. This access configuration would provide primary access to San Antonio Road south of Aspen Way and a secondary access to Stonehaven Drive. The second access configuration is identified as the Aspen Way Drive Access Configuration which would provide a primary connection going west from the project to Aspen Way, connecting into San Antonio Road and a secondary access to Stonehaven Drive. Either access configuration can be implemented consistent with the provisions of Section 13.3.~~

Access to the site is via Stonehaven Drive, with emergency access to Via Del Agua. To reduce biological impacts and the amount of grading, the entry street from Stonehaven Drive has been aligned to limit steep grades and turns. The access includes a lengthened bridge with a more direct orientation into the gated project entry. The connection point of the emergency access is located northeasterly in order to separate the main project entry from the emergency access. The emergency access would be located along an access easement through the westerly property, situated behind lots 1 through 30 and connecting to Esperanza Hills Parkway near the Orange County Fire Authority Emergency Fire Staging Area. The emergency access road would also provide a separate connection point to Esperanza Hills Parkway southerly of the gated entrance. This would provide a secondary emergency connection for use at the discretion of OCFA.

1.1 Purpose Statement

The purpose and intent of the Esperanza Hills Specific Plan (SP) is to provide policies, development standards, and regulations for the development of a low-density luxury master planned residential community in accordance with the policies of the Orange County General Plan within the density guidelines of the Yorba Linda General Plan. The objectives sought to be achieved by the SP are creation of a well-engineered and designed subdivision compatible with the surrounding neighborhoods, incorporation of fire safety protection for the Specific Plan Area and the surrounding community, preservation of open space, development of active and passive theme parks, planning within the landform and retention of ridgelines, creation of multi-use trails (hiking, equestrian, biking) connecting to Chino Hills State Park and other existing trails on adjacent open space, and use of hydromodification principles in the design of drainage and detention areas. Deviations from the

standards contained herein shall be allowed consistent with Section 10.9, Development Standards and Section 13.4, Minor Modifications.

1.2 Legal Context

This SP has been developed in conformance with Orange County Zoning Code §7-9-156 – Specific Plans to regulate residential development on the 468.9-acre Esperanza Hills property in unincorporated Orange County. The SP has been prepared in accordance with the provisions of *California Government Code* §65640 through §65457. When adopted by ordinance, a specific plan becomes a regulatory tool for implementation of a county or city's General Plan for a specific site. This SP includes regulatory texts and maps necessary to provide for the development, maintenance, and use of the Esperanza Hills property in compliance with the policies and programs of the Orange County General Plan.

1.3 Definitions and Acronyms

Applicant	Applicants of the Esperanza Hills Specific Plan and Vested Tentative Tract Map: Yorba Linda Estates, LLC; OC 33, LLC; and the Nicholas Long family
~~**Aspen Way Drive Access Configuration**~~	~~Alternative project design with a road going west from the Project to Aspen Way, connecting into San Antonio Road and a secondary access configuration south to Stonehaven Drive which may be implemented consistent with the provisions of Section 13.3 of this Specific Plan~~
Board	Board of Supervisors of the County of Orange, California
cfs	cubic feet per second
Cielo Vista	The area plan and vested tentative map application for the project known as Cielo Vista, filed by Sage Development with the County of Orange under Project Number PA100004
City	City of Yorba Linda, California
County	County of Orange, California
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
Freeway Complex Fire	Freeway Complex Fire of 2008
GPA	General Plan Amendment
gpm	gallons per minute
HOA	Esperanza Hills Homeowners' Association
Hydromodification	Increasing or decreasing the velocity and volume of flow rate of runoff by incorporating environmentally responsible methods designed to enhance retention areas
LAFCO	Orange County Local Agency Formation Commission

MGD	Million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MSL	Mean sea level
MWD	Metropolitan Water District
Natural Open Space	Open space areas that have not been graded or otherwise disturbed, with the exception of creation of fire break areas or removal of non-native plants
OCFA	Orange County Fire Authority
OCSD	Orange County Sanitation Department
Open Space	Space that includes natural open space, landscaped parks and detention basins, and landscaped and irrigated slopes
Planning Director	Planning Director of OC Development Services for the County, or his designee
Project	Esperanza Hills project
Property	Real property consisting of approximately 468.9 acres within the Project
~~**San Antonio Road Access Configuration**~~	~~Alternative project design with its main access off San Antonio Road, south of Aspen Way and secondary access off Stonehaven Drive, which may be implemented consistent with the provisions of Section 13.3 of this Specific Plan~~
SCE	Southern California Edison
SFHA	Special Flood Hazard Area as identified on the Flood Insurance Rate Maps by the Federal Emergency Management Agency (FEMA)
SOI	Sphere of Influence of the City as set forth on the designation from LAFCO dated November 12, 2008
SP	Esperanza Hills Specific Plan
TDH	Total dynamic head
USGS	United States Geological Survey
VHFHSZ	Very high fire hazard severity zone on the unincorporated Yorba Linda and La Habra Ember/Fire Hazard Severity Zone Map adopted by the Board of Supervisors of the County on 2/28/2012
WQMP	Water Quality Management Plan
YLE	Yorba Linda Estates, LLC, an Arizona limited liability company
YLWD	Yorba Linda Water District

1.4 Exhibits

Exhibits appear in consecutive numerical order throughout this SP. For ease of use, the majority of the exhibits referenced within a section are grouped together at the end of the document in Section 14 (beginning on page 79).

2. Specific Plan Area Description

2.1 Location

The Esperanza Hills project site is located in the unincorporated area of the County of Orange (County), east of San Antonio Road and north of Stonehaven Drive near the City of Yorba Linda (City). The site is within the Orange County Local Agency Formation Commission (LAFCO) designated Sphere of Influence (SOI) for the City as depicted on Exhibit 1 (page 7).

The Project site is an irregular parcel bordered by land owned by the Amos Travis Trust to the west and the Virginia Simmons Trust to the southwest, which are part of the adjacent proposed project application with the County known as Cielo Vista. The Project's southern border is an area dedicated as open space within the City. Property owned by the Friend family under the entity Bridal Hills, LLC borders the property to the north, and property owned by Yorba Linda Land, LLC borders the property to the northwest. North and east of Esperanza Hills is Chino Hills State Park, which lies between developed land in Orange, San Bernardino, and Riverside Counties as depicted on Exhibit 2 (page 8).

2.2 Acreage

The Project contains a total area of approximately 468.9 acres. The Project will be developed with the following acreages: (1) maximum of 114 acres for useable residential pad area, (2) minimum of 129 acres as natural open space, (3) minimum of 12.8 acres with landscaped parks/detention basins, and (4) minimum of 126 acres for landscaped and irrigated slopes. The remainder of the site acreage will be developed with streets, sidewalks, water reservoirs, and associated uses.

2.3 Land Use Designations

The land uses for the property are set forth in the table below and are further described in Section 4, Land Use Planning and Regulatory Provisions (beginning on page 23). The proposed use area is divided into three primary categories: residential, open space, and parks. The Project may continue to be used for oil production, and a mitigation/habitat restoration area will be created in Blue Mud Canyon. Fuel modification features will be installed throughout the park, and a trail system will be created allowing access to Chino Hills State Park.

Land Use Designation	Permitted Uses
Residential	Dwelling units, streets, directional signs, fuel modification, fire staging, community facilities, including open space and parks uses, and related and similar uses
Open Space	Open space, landscaped slopes and fuel modification areas, fire staging areas, oil production facilities, project access roadways, underground reservoirs, security and maintenance facilities, and habitat restoration and mitigation areas

Land Use Designation	Permitted Uses
Parks	Active and passive parks, public and private (non-commercial recreation centers, and wireless communication facilities consistent with Section 10.9c (Wireless Communication Facilities, page 61), fire staging areas, water quality management facilities, and bioretention basins

Note: All areas are permitted to have public utilities facilities and infrastructure; equestrian, hiking, and bicycle trails; fuel modification, fire stating areas; bioretention areas, and HOA-landscaped slopes.

2.4 Surrounding Land Uses

The Project is bordered by Chino Hills State Park on the north and east. To the south and northwest lie existing residential communities previously approved and developed in the City, including Dominguez Ranch, Green Hills, Casino Ridge, Travis Ranch, and Yorba Linda Hills.

The Cielo Vista project, a proposed residential subdivision in the County, lies to the west and southwest.

Undeveloped parcels located west and northwest of the Project include the Bridal Hills, LLC parcel and the Yorba Linda Land, LLC parcel. These parcels are not a part of this SP, but access to both parcels is provided for in the Project's lot and street design. No pending applications for land use entitlement are on file for the Bridal Hills, LLC parcel or the Yorba Linda Land, LLC parcel.

Exhibit 3 (page 9) is an aerial photograph showing the adjacent developments and their densities. Density information for the surrounding area is presented in Table 1.

Table 1 – Surrounding Densities

Development	Gross Area (acres)	Dwelling Units per Acre	Number of Lots (DU)	Average Lot Size (SF)
Esperanza Hills	468.90	0.73	340	18,553*
Casino Ridge – Tract No. 16186 (M.M. 848/7-14)	68.60	0.74	51	45,740
Tract No. 9813 (M.M. 568/8-20)	129.10	1.04	134	28,750
Tract No. 10519 (M.M. 451/48-50)	13.80	1.9	28	18,730
Tract No. 10455 (M.M. 535/14-20)	38.50	1.38	53	33,100
Tract No. 13800 (M.M. 623/25-30)	19.30	1.71	33	27,800
Tract No. 12850 (M.M. 579/46-47)	13.20	1.44	19	20,910
Tract No. 12856 (M.M. 576/16-28)	18.10	2.65	48	13,326
Tract No. 12849 (M.M. 579/31-35)	31.77	1.48	47	23,782
Tract No. 12877 (M.M. 580/26-31)	29.81	1.14	34	28,254
Cielo Vista Project No. PA100004 (Proposed)	84.00	1.33	112	14,810

* Average lot size for Esperanza Hills excludes the two estate lots, which have lot sizes that are 21.78 acres and 2.08 acres. Average residential building pad area for Esperanza Hills would increase with the addition of the two estate lots, which have approximate areas of 2.65 acres and 1.11 acres.

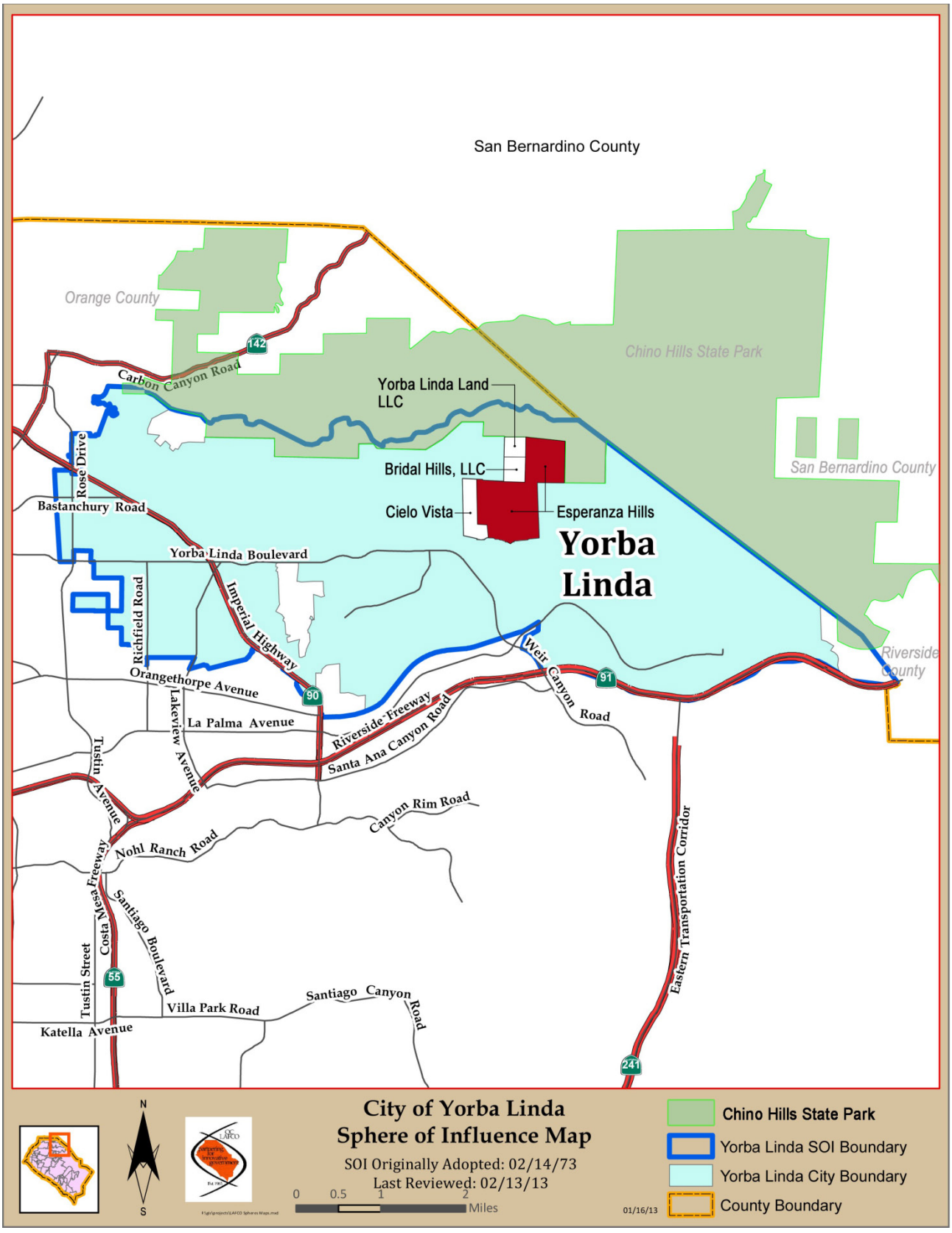


Exhibit 1 – Sphere of Influence Map, City of Yorba Linda

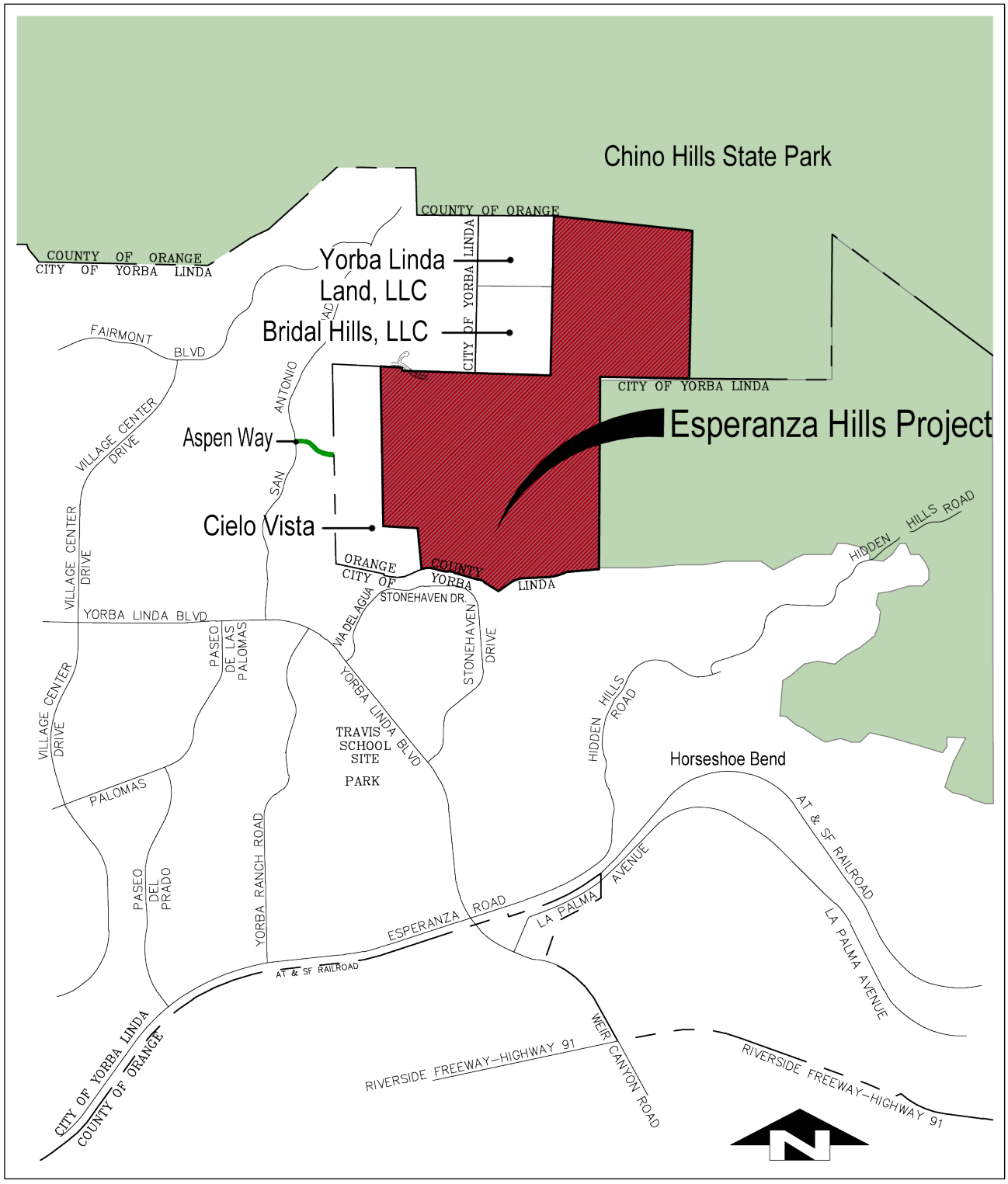


Exhibit 2 – Project Vicinity Map

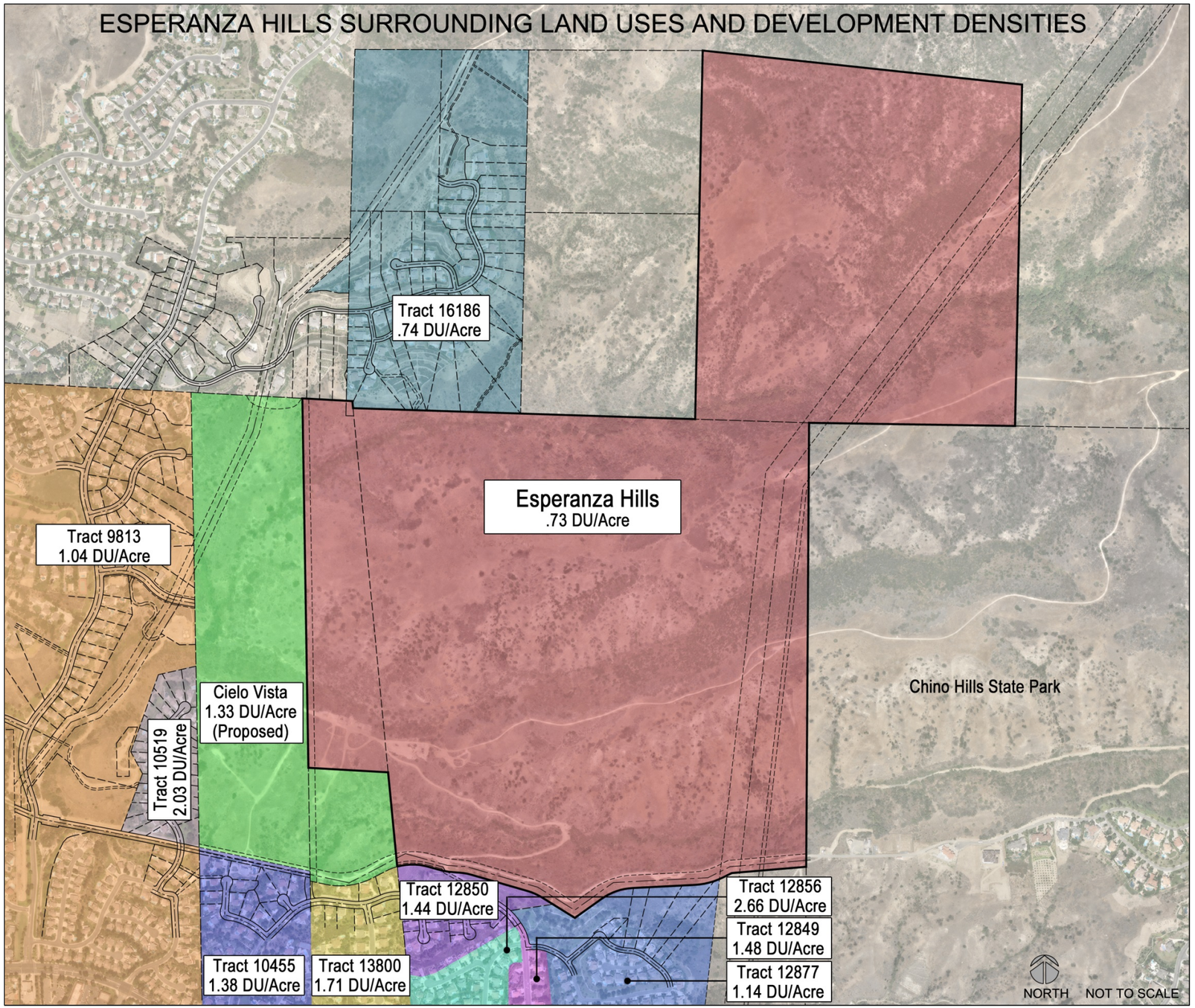


Exhibit 3 – Project Boundaries, Surrounding Land Uses

2.5 Physical Characteristics and Environmental Setting

The rolling hills that characterize Esperanza Hills, as shown on Exhibit 4 (page 15), range in elevation from approximately 610 feet above mean sea level (MSL) at the southwest boundary to approximately 1,540 feet MSL at the northern boundary of the property. The property supports a mix of habitats, including non-native grasslands with locally dominant stands of coastal sage scrub, chaparral, limited areas of riparian habitat, and historically, small stands of walnut and oak woodlands.

There are four intermittent drainage areas in canyons on or near the site. Blue Mud Canyon runs along the southern portion of the Esperanza Hills property in an east-west direction. The Project has been designed to preserve the vast majority of Blue Mud Canyon area as undisturbed natural open space and to promote native plant growth. Three additional canyons traverse the site and are referred to as Canyons A, B and C herein as depicted on Exhibit 4 (page 15). Canyon B, which crosses the western portion of the site (northern portion of the OC 33 property), is currently used for hiking and equestrian purposes and extends north of the Bridal Hills, LLC land, through the Yorba Linda Land, LLC land and then into Chino Hills State Park.

The Whittier fault runs along the southern portion of the site. Geotechnical testing to date has revealed no northern fault traces that extend into development planning areas. The property has been utilized historically for agricultural uses. The property is currently used for oil production (three working wells), water line transmission (Metropolitan Water District (MWD) and Yorba Linda Water District (YLWD)), and energy transmission (Southern California Edison (SCE)). Access to these existing uses is provided via a dirt road from Stonehaven Drive.

Because of the potential fire hazard represented by the wildland/open space areas in Chino Hills State Park along the northern and eastern boundaries of the property, special fuel management practices have been incorporated into this SP in addition to the standard fuel modification zones required by the Orange County Fire Authority (OCFA) as further described in Section 7, Fuel Modification/Fire Protection (page 43).

2.6 Consistency with the County of Orange General Plan

Because of its unincorporated status, all discretionary permits allowing development of the property must be approved by the County and be consistent with the County General Plan and the Zoning Code. A General Plan Consistency Analysis is presented in the Appendix.

Prior to the adoption of this SP, the General Plan land use designation for the property was Open Space (5), and the Zoning was A1 General Agriculture and A1 (O) General Agriculture/Oil Production. The General Plan Amendment (GPA) associated with this SP changes the General Plan land use designation from Open Space (5) to Suburban Residential (1B) to allow for residential use. In addition to the General Plan Amendment, this SP replaces the A1 and A1 (O) zoning designations to regulate and guide development of the property.

The County General Plan building density for Suburban Residential ranges from 0.5 to 18.0 dwelling units per acre, which allows for a wide range of housing types, from estates on large lots to

attached dwelling units. The overall building density allowed by this SP is approximately 0.73 dwelling units per acre, but lots are clustered into designated areas to maximize open space and adapt to the landform. The minimum lot size is 12,000 square feet, and the average lot size is in excess of 18,000 square feet (exclusive of the estate lots).

2.7 City of Yorba Linda General Plan – Sphere of Influence

Because the Project is within the Sphere of Influence for the City, the Project has been designed to comply with the City's development policies wherever possible. The Yorba Linda 1993 General Plan identifies a range of housing densities for the sphere area that includes Esperanza Hills, but generally calls for a density of one unit per acre, which, when applied to the Esperanza Hills property, would allow for significantly more dwelling units (468) than the 340 established by this SP. The proposed density for the Project of 0.73 dwelling units per acre is lower than any of the surrounding subdivisions located within the City. The average lot size in excess of 18,000 square feet is greater than the City's equestrian designation, which calls for 15,000 square feet. The Project site is part of a larger area commonly referred to in the City's General Plan as the Murdock Property. Appendix One of the Yorba Linda General Plan Update (December 1993) identifies access to the Esperanza Hills site via San Antonio Road and Via del Agua, with access easements or development in conjunction with adjacent properties being required.

2.8 Relationship to Other Relevant Planning Programs

Several other planning documents provide guidance relevant to the Esperanza Hills site. In alphabetical order, they include:

- Chino Hills State Park General Plan
- City of Yorba Linda Code of Ordinances, Title 18
- City of Yorba Linda General Plan dated 1993
- City of Yorba Linda General Plan Update for Riding, Hiking and Bikeway Trails Component dated April 5, 2005
- City of Yorba Linda Master Drainage Plan dated February 2000
- City of Yorba Linda Master Plan of Sewers dated February 1983
- County of Orange General Plan
- County of Orange Master Drainage Plan
- County of Orange Sphere of Influence Policy Guidelines dated April 27, 1999, Resolution 99-301
- County of Orange Zoning Code
- LAFCO Sphere of Influence Map
- Orange County Fire Authority Ready Set Go Program
- Yorba Linda Water District Master Plan
- Yorba Linda Water District Sewer Master Plan
- Yorba Linda Water District Northeast Area Planning Study

2.9 Environmental Impacts

Environmental Impact Report (EIR) No. 616 has been prepared for the Esperanza Hills Specific Plan (SP), which addresses the environmental impacts associated with the implementation of this SP. A Mitigation Monitoring and Reporting Program (MMRP) ensures follow-through and implementation of mitigation measures contained in EIR No. 616 for environmental impacts.

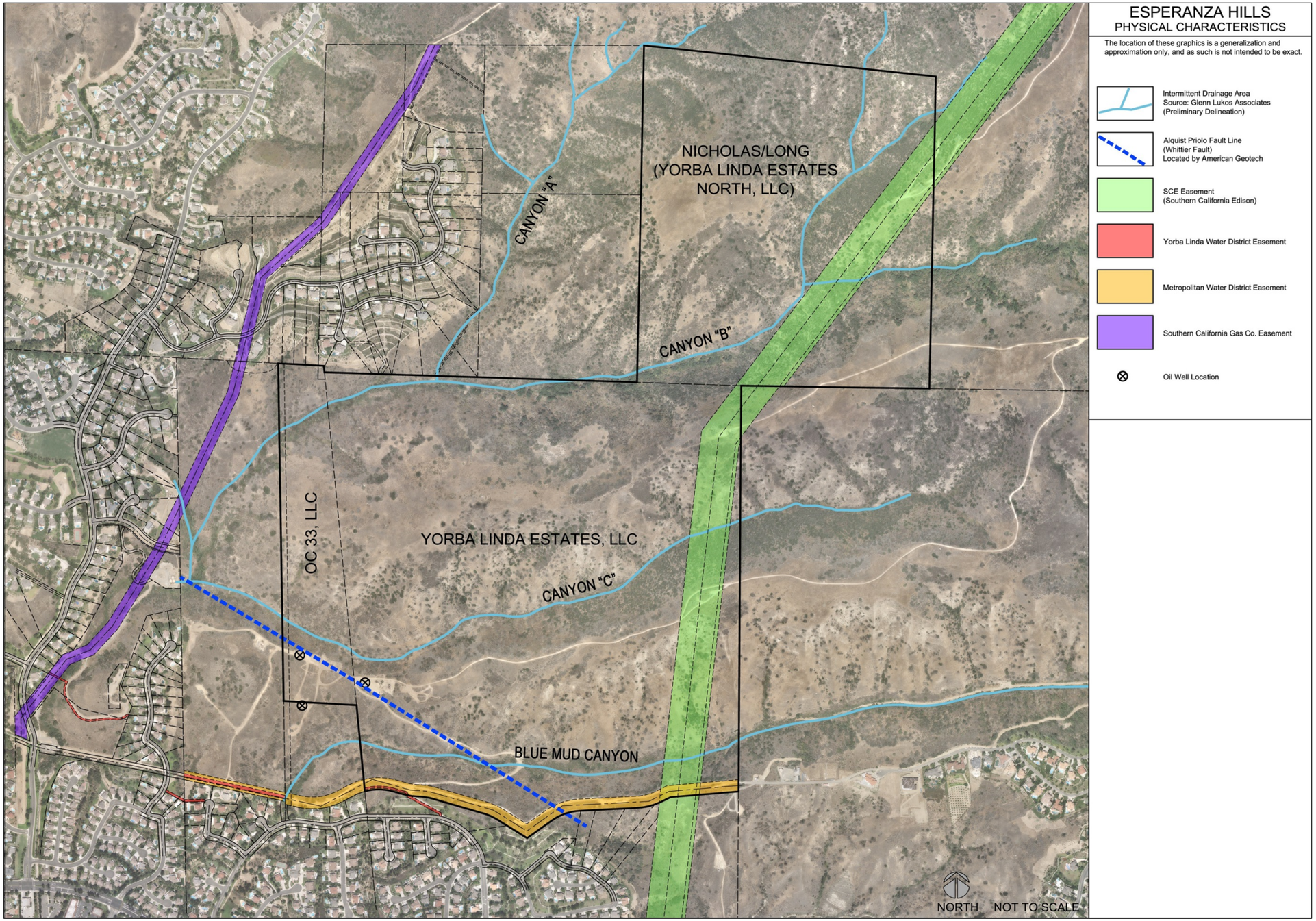


Exhibit 4 – Physical Characteristics

3. Vision and Guiding Goals/Objectives

3.1 Vision

The vision for Esperanza Hills is a low-density luxury single-family community that fits into the landform, is surrounded by open space, and is designed with a strong emphasis on maximizing views. The community is designed with a system of themed parks, open space trail systems, and access to Chino Hills State Park and other natural open space areas. ~~Renderings~~A rendering showing a three-dimensional ~~depictions~~depiction of the development ~~with the two access configurations appear~~appears in Exhibit 5. ~~(page 19) and Exhibit 6 (page 21).~~

3.2 Specific Plan Principles and Objectives

The SP provides land use and design criteria for infrastructure construction and buildout of the Esperanza Hills community. These goals reflect the intent of the development plan – to provide a mix of high-quality residential, recreation, and open space uses in harmony with the surrounding community while preserving the ridgelines and the natural character of the site. Key planning principles and objectives include the following:

- Create clustered residential neighborhoods with abundant surrounding open space.
- Design compatible land uses within the Project and to surrounding areas.
- Create a low-density luxury single-family development.
- To the extent possible, preserve open space, natural landforms, vegetation
- Preserve the northern ridgelines adjacent to Chino Hills State Park.
- Develop safe and effective circulation systems servicing the Project and the adjacent land uses, including hiking and equestrian trail systems.
- Implement a program of sensible and proactive fire prevention methods to reduce the risk associated with wildland fires to Esperanza Hills and the surrounding developments.
- Provide firefighting staging areas, access points, fire flow, and emergency ingress/ egress plans to enhance safety to the residents and the surrounding community.
- Provide construction standards and requirements consistent with OCFA requirements for communities bordered by wildland areas.
- Enhance the visual quality of the areas around the oil extraction operations.
- Integrate hydromodification principles and requirements with biological resources to create bioretention and biodetention areas, passive parks, and aesthetically pleasing landscape features.

~~Exhibit 5 – San Antonio Road Access Configuration~~

~~Exhibit 6 – Aspen Way Drive Access Configuration~~

Exhibit 5 – 3D Model

4. Land Use Planning and Regulatory Provisions

4.1 Planning Areas

Due to geographic and economic considerations, the Project is designed to be constructed in two phases, with each phase being a distinct planning area, as depicted on Exhibit ~~7~~6 (page 28). Both planning areas provide for large-lot, low-density residential neighborhoods. Planning Area 1 has minimum building pads (defined buildable areas) that are 70 feet wide and 140 feet deep, while Planning Area 2 provides minimum building pads that are 90 feet wide and 110 feet deep. The ~~main~~ entrance to the Project is located in Planning Area 1, which will be constructed and developed first. Planning Area 1 contains four parks, an underground water reservoir, open space, existing natural open space, riparian areas, and a trail corridor linking Esperanza Hills to surrounding properties and the Chino Hills State Park.

Planning Area 1 is located on the land owned by Yorba Linda Estates, LLC and OC 33 LLC. Planning Area 2 is located at a higher elevation on the property and is owned by the Nicholas Long family. It contains five parks, a water reservoir, open space, existing natural open space, a trail system that connects to Canyon B to the west, and two estate lots that have the opportunity for ancillary uses such as equestrian and/or viticulture.

Planning Area 2 will be constructed and developed second. The land uses described below are permitted in each Planning Area. Oil operations are permitted within the SP area. ~~Land uses are depicted on Exhibit 8 and Exhibit 9.~~

4.2 Land Use Designations

1. Residential – Dwelling units, streets, directional signs, fuel modification, fire staging, community facilities, including open space and parks uses, and related and similar uses
2. Parks – Open space, landscaped slopes and fuel modification areas, fire staging areas, oil production facilities, project access roadways, underground reservoirs, security and maintenance facilities, and habitat restoration and mitigation areas
3. Open Space – Active and passive parks, public and private (non-commercial recreation centers, and wireless communication facilities consistent with Section 10.9c (Wireless Communication Facilities, page 61), fire staging areas, water quality management facilities, and bioretention basins

4.3 Characteristics of Each Land Use Designation

1. Residential – The Residential land use will have an average lot size of 18,553 square feet. Lots range from 12,044 square feet to 39,354 square feet (exclusive of the estate lots). The two estate lots are custom building sites with their design theme to be determined by the lot purchasers. The estate lots are 21.78 acres (building pad limited to 2.65 acres) and 2.08 acres (building pad limited to 1.11 acres).

~~2~~2. Parks – Each local park will have its own agricultural design areas (e.g., orange, peach, plum, apricot parks). Several of these park areas will be developed for active play and will include turf fields, tot lots, picnic areas, and off-leash dog areas. Other areas are planned for passive use and will include access to the agricultural themed areas. Hydromodification will be integrated with biological resources to incorporate useable space into several parks to maximize open space and water quality enhancements. The parks within Esperanza Hills will be privately maintained by an HOA.

3. Open Space – As defined under Section 4.2 above, Open Space includes natural open space and landscaped areas. A minimum of 129 acres will be retained in natural open space to provide a buffer to adjacent subdivisions within the City, ensure the preservation of the riparian corridors, and preserve native habitat.

   Additional open space of approximately 126 acres will be created consisting of landscaped and irrigated slopes. An additional 12 acres of landscaped parks and detention basins are designated as Parks in Section 4.2 above.

~~3. Parks – Each local park will have its own agricultural design areas (e.g., orange, peach, plum, apricot parks). Several of these park areas will be developed for active play and will include turf fields, tot lots, picnic areas, and off-leash dog areas. Other areas are planned for passive use and will include access to the agricultural themed areas. Hydromodification will be integrated with biological resources to incorporate useable space into several parks to maximize open space and water quality enhancements. The parks within Esperanza Hills will be privately maintained by an HOA.~~

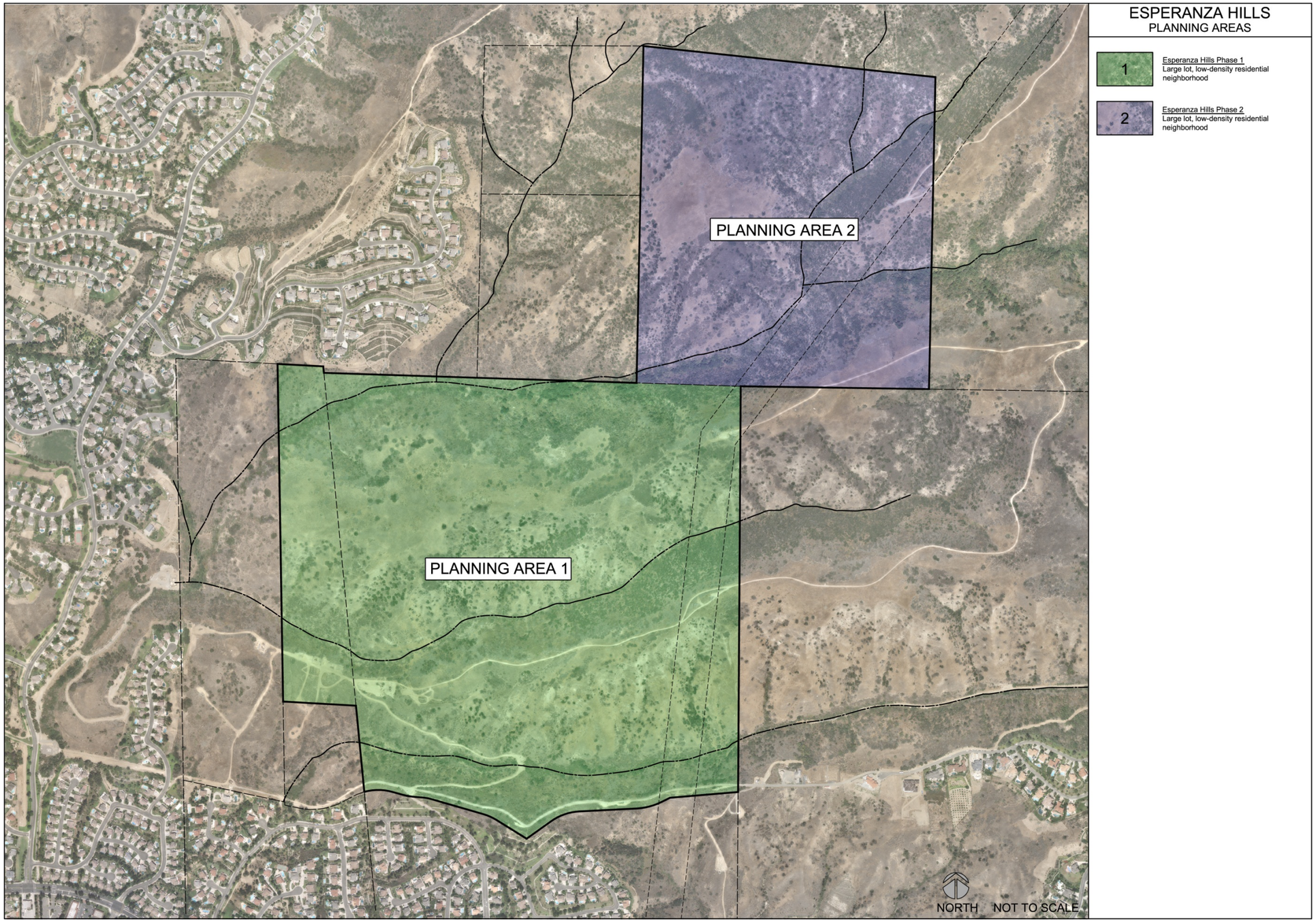
Note: All areas are permitted to have additional uses as follows. Approximately seven miles (35,856 linear feet) of trails will be designed within the boundaries of the Project. These trails will link to existing trail systems and provide access to Chino Hills State Park via the Old Edison Trail. In addition to the trail system designed throughout the development, a trail that provides for hiking, equestrian, and bicycling access on the north side of the drainage area in Blue Mud Canyon will be constructed surrounded by California-friendly plants that will lead to the Old Edison Trail in Chino Hills State Park. Neighbors will be able to access the trail from any access configuration. The uses include public utilities facilities and infrastructure.

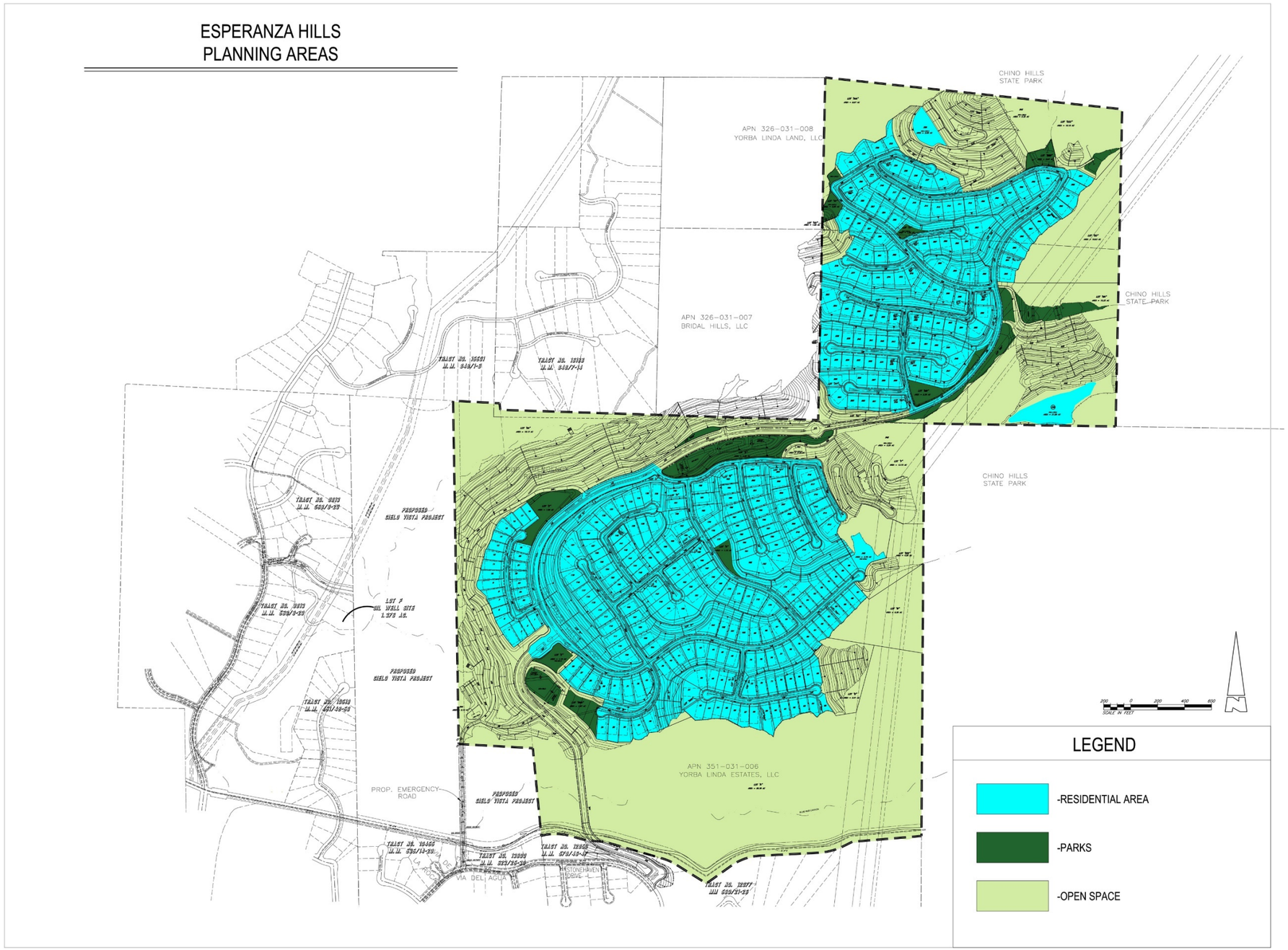
4.4 Infrastructure and Quasi-Public Facilities

Esperanza Hills is within the YLWD water and sewer service area. In addition to construction of off-site facilities providing service to the Project, each Planning Area will have its own domestic and emergency water reservoir that will be constructed on the property consistent with the requirements of the YLWD and the OCFA. A network of water transmission lines and booster pump stations will supply water to the reservoirs. These reservoirs will then provide gravity flow to the development areas within the Project and the required fire hydrants throughout the Project. A gravity flow system eliminates the dependence on pumps, which can be compromised during power outages. In addition to the water quality/runoff management plan implementation measures, a storm drain system will convey runoff from the property into existing off-site facilities consistent with the Orange County Master Drainage Plan.

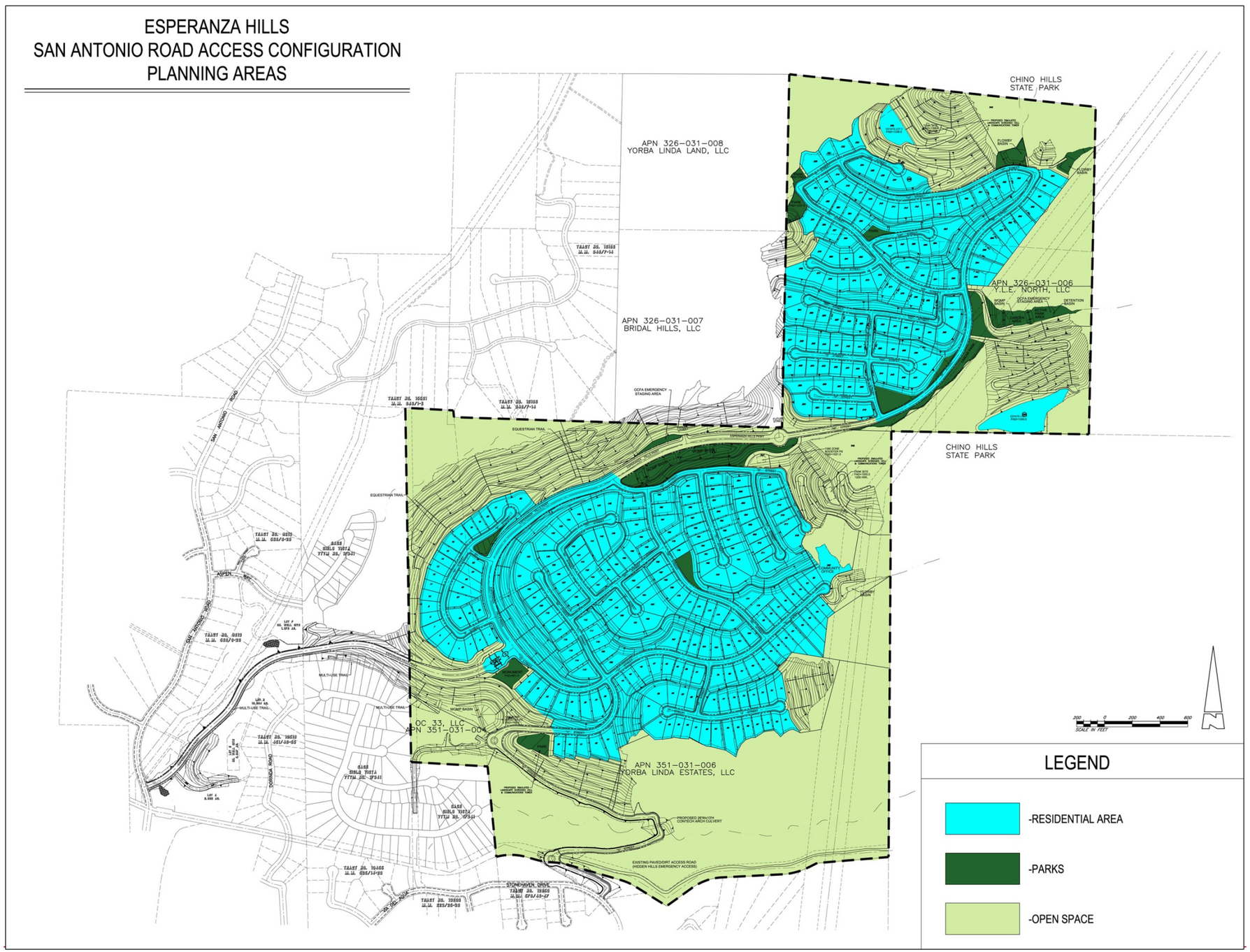
Streets within the Project are designed to promote efficient and safe daily and emergency access. The streets will be privately maintained by the HOA. Sidewalks and/or trails will be located on one side. Rolled curbs will be utilized except where engineering design requirements dictate otherwise.

New utilities will be located underground. Street lights will be designed to minimize light pollution while still meeting minimum safety requirements, and will be privately maintained by the HOA. All lights shall be designed and located so that direct light rays shall be confined to the Project consistent with night sky lighting practices.

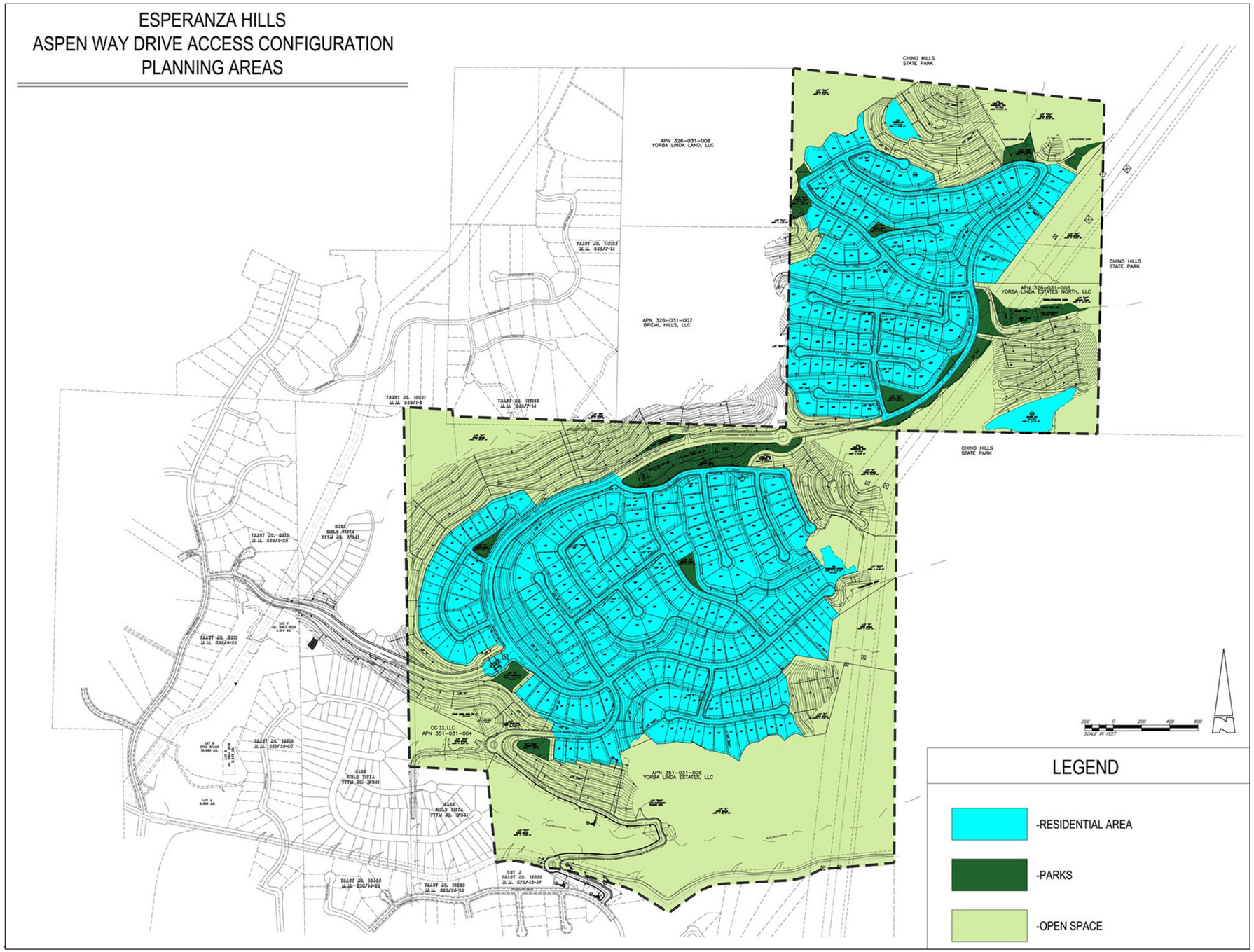

ESPERANZA HILLS
PLANNING AREAS
1
Esperanza Hills Phase 1
Large lot, low-density residential neighborhood
2
Esperanza Hills Phase 2
Large lot, low-density residential neighborhood
PLANNING AREA 2
PLANNING AREA 1
NORTH
NOT TO SCALE



~~Exhibit 7~~Exhibit 6 – **Planning Areas**



~~**Exhibit 8 – Land Uses, San Antonio Road Access Configuration**~~



~~Exhibit 9 – Land Uses, Aspen Way Drive Access Configuration~~

4.5 Statistical Summary

A maximum of 340 dwelling units will be developed in Esperanza Hills on approximately 468.9 acres. Planning Area 1 provides for 218 lots on 310 acres. Planning Area 2 provides for 122 units on approximately 159 acres. A summary of the planning areas is depicted in Table 2 below. Deviations from the standards contained herein shall be allowed consistent with Section 10.9, Development Standards and Section 13.4, Minor Modifications.

Table 2 – Planning Area Statistics

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

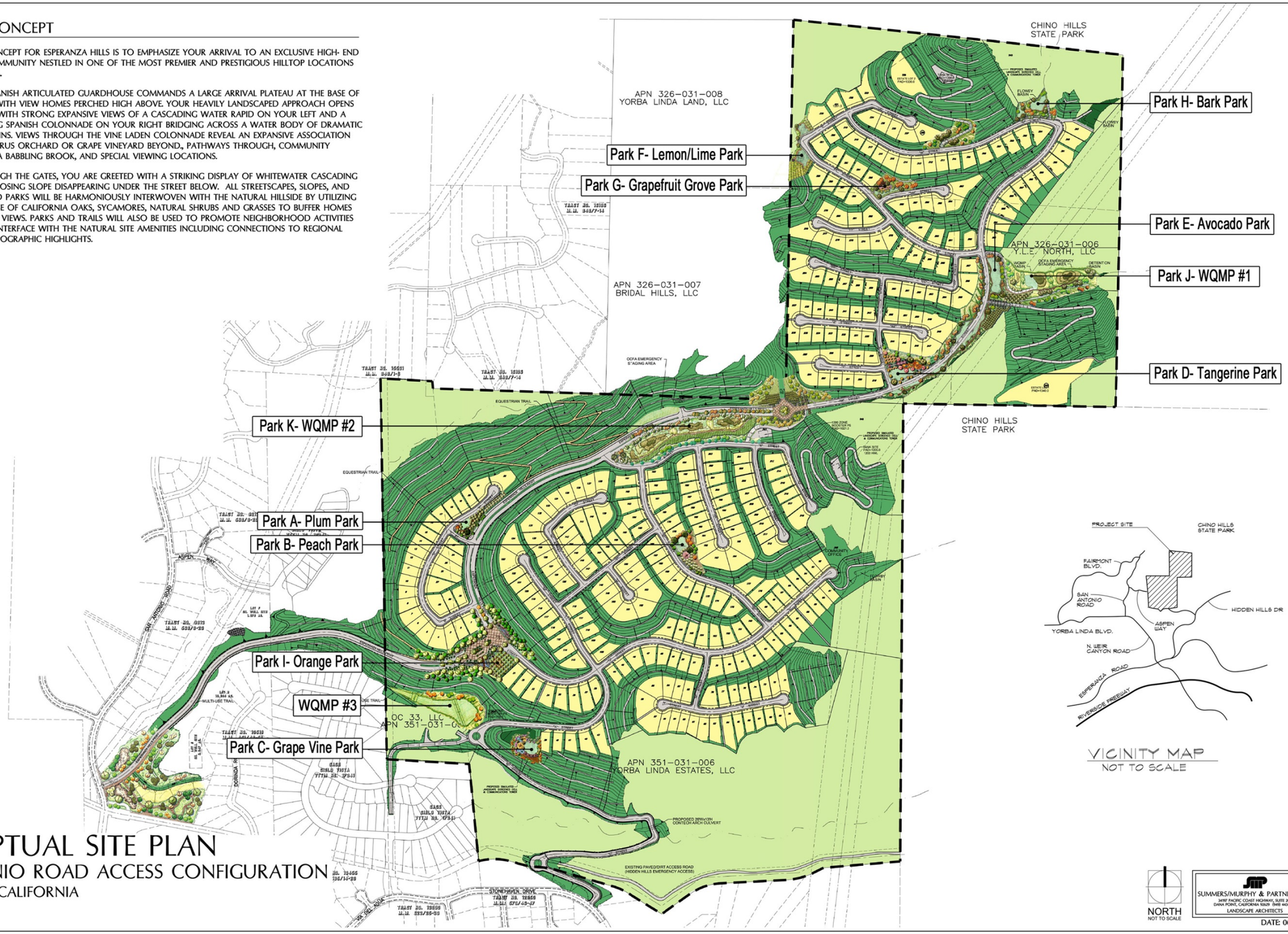
~~Exhibit 10~~Exhibit 7 depicts the conceptual site plan for the ~~San Antonio Road Access Configuration, and Exhibit 11 depicts the conceptual site plan for the Aspen Way Drive Access Configuration~~project, which may be implemented consistent with the provisions of Section 13.3 of this SP. The conceptual site plans depict the lot layout and locations for each of the proposed parks, including the parks designated as retention basins (Park ~~-~~ J – WQMP #1 and Park K – WQMP #2).

DESIGN CONCEPT

THE DESIGN CONCEPT FOR ESPERANZA HILLS IS TO EMPHASIZE YOUR ARRIVAL TO AN EXCLUSIVE HIGH- END RESIDENTIAL COMMUNITY NESTLED IN ONE OF THE MOST PREMIER AND PRESTIGIOUS HILLTOP LOCATIONS IN YORBA LINDA.

THE STATELY SPANISH ARTICULATED GUARDHOUSE COMMANDS A LARGE ARRIVAL PLATEAU AT THE BASE OF A BOLD SLOPE WITH VIEW HOMES PERCHED HIGH ABOVE. YOUR HEAVILY LANDSCAPED APPROACH OPENS UP AT ARRIVAL WITH STRONG EXPANSIVE VIEWS OF A CASCADING WATER RAPID ON YOUR LEFT AND A BROAD ARCHING SPANISH COLONNADE ON YOUR RIGHT BRIDGING ACROSS A WATER BODY OF DRAMATIC GEYSER FOUNTAINS. VIEWS THROUGH THE VINE LADEN COLONNADE REVEAL AN EXPANSIVE ASSOCIATION MAINTAINED CITRUS ORCHARD OR GRAPE VINEYARD BEYOND., PATHWAYS THROUGH, COMMUNITY STAGING AREA, A BABBLING BROOK, AND SPECIAL VIEWING LOCATIONS.

DRIVING THROUGH THE GATES, YOU ARE GREETED WITH A STRIKING DISPLAY OF WHITEWATER CASCADING DOWN THE OPPOSING SLOPE DISAPPEARING UNDER THE STREET BELOW. ALL STREETSCAPES, SLOPES, AND NEIGHBORHOOD PARKS WILL BE HARMONIOUSLY INTERWOVEN WITH THE NATURAL HILLSIDE BY UTILIZING AN ORGANIC USE OF CALIFORNIA OAKS, SYCAMORES, NATURAL SHRUBS AND GRASSES TO BUFFER HOMES AND REINFORCE VIEWS. PARKS AND TRAILS WILL ALSO BE USED TO PROMOTE NEIGHBORHOOD ACTIVITIES AND RESIDENT INTERFACE WITH THE NATURAL SITE AMENITIES INCLUDING CONNECTIONS TO REGIONAL TRAILS AND TOPOGRAPHIC HIGHLIGHTS.



VICINITY MAP
NOT TO SCALE

CONCEPTUAL SITE PLAN

SAN ANTONIO ROAD ACCESS CONFIGURATION

YORBA LINDA., CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
34787 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-9446
LANDSCAPE ARCHITECTS

DATE: 06/18/2013

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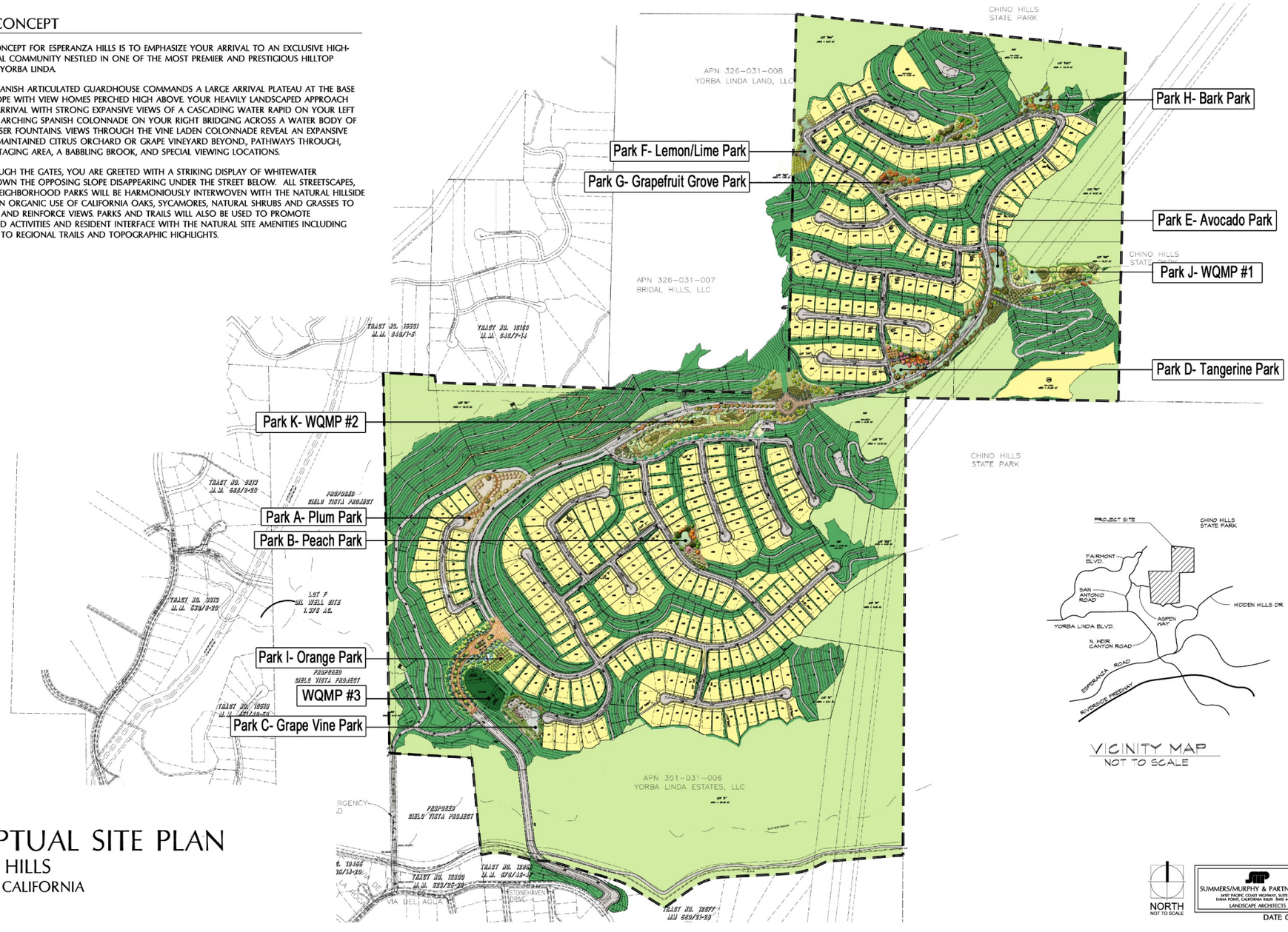

CONCEPTUAL SITE PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

~~Exhibit 10~~Exhibit 6 – **Conceptual Site Plan~~, San Antonio Road Access Configuration~~**

DESIGN CONCEPT

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CONCEPTUAL SITE PLAN
ASPEN WAY DRIVE ACCESS CONFIGURATION
YORBA LINDA, CALIFORNIA

~~**Exhibit 11 – Conceptual Site Plan, Aspen Way Drive Access Configuration**~~

5. Circulation Plan

5.1 Concept and Objectives

~~Access to the Project will be provided via one of two access configurations.~~

~~The first access configuration would provide a primary connection via San Antonio Road approximately 1,850 feet south of Aspen Way, with a secondary Project access via Stonehaven Drive. Under this access configuration Stonehaven Drive and San Antonio Road will serve resident and guest traffic, in addition to emergency access.~~ Access to the Project will be provided going south to Stonehaven Drive, a local residential collector road, following an existing dirt road that has historically been used for access purposes by the oil well operators, the Orange County Fire Authority (OCFA), the City of Yorba Linda (YL), Southern California Edison (SCE), and Chino Hills State Park. A separate ingress/egress road for emergency purposes only extends south along the western edge of the Project through the Cielo Vista property along an existing 50-foot-wide roadway and utility easement to Via Del Agua Exhibit ~~12~~8 (page 82~~) depicts access under the San Antonio Road Access Configuration. The San Antonio Road Access Configuration can be implemented consistent with Section 13.3.~~

~~The second access configuration would provide a primary connection going west from the project to Aspen Way, connecting into San Antonio Road. A separate ingress/egress road for secondary and emergency purposes exits south from the project to Stonehaven Drive. Exhibit 13 (page 81) depicts access via the Aspen Way Drive Access Configuration. The Aspen Way Drive Access Configuration can be implemented consistent with Section 13.3.~~

)). The emergency road access would be gated, secured, and controlled by the HOA subject to the requirements of the OCFA, the Orange County Sheriff's Department (OCSD), and other applicable entities as necessary.

The internal roadways within the Project will be privately maintained by the HOA and designed to be compatible with County and City standards. The roads are designed for internal access, external emergency ingress/egress, and continued access for existing users. Additional service roads are provided for access to the water reservoirs and the existing utility access roads. Illustrative cross sections for the internal various roadways are set forth on Exhibit ~~12~~8 (page 82~~) and Exhibit 13 (page 81).~~). An illustrative cross section for ~~the~~ Esperanza Hills Parkway, the main entrance road or "spine" road, is set forth on Exhibit ~~14~~9 (page 86).

Sidewalk and/or trails will be provided on one side of the street and through improved open space and parks.

5.2 Entries and Monumentation

Entry to the community will be gate-guarded. The access road leading up to the guardhouse will be heavily landscaped to include median planting and a citrus grove.

Conceptual entry, road, and park plans ~~for the San Antonio Road Access Configuration~~ are provided as Exhibit ~~15~~10 (page 92~~), Exhibit 16 (page 87), and Exhibit 17 (page 89). Conceptual entry, road, and park plans for the Aspen Way Drive Access Configuration are provided as Exhibit 18 (page 91).~~). A secondary internal entry similar to the main entry is depicted on ~~Exhibit 19~~Exhibit 11 (page 96).

5.3 Trail System

Three distinct trail systems are designed within the Project. An equestrian trail system connects to an existing equestrian trail located just north of Aspen Way and extends north to Chino Hills State Park through Canyon B. Multi-use trails connect to the south and west, and traverse the property out to Chino Hills State Park. These connections would require easements through the Cielo Vista property. The Esperanza Hills community will have internal pedestrian trails that are designed to provide pedestrian-only access through corridors within the Project to provide the residents with trails that can be accessed from their neighborhoods to the other trail systems surrounding the community. These trails connect into existing informal trail corridors along Blue Mud Canyon and Canyon B. The trail system is designed to facilitate public access to park and open space resources within the Project area and only to the Old Edison Trail, as requested by California State Parks for trail management purposes, providing access with the larger wildland areas within Chino Hills State Park (Exhibit ~~20~~12 ~~on page 95 and Exhibit 21 on page 97~~ on page 98).

Table 3 below shows the minimum linear feet for each type of trail.

Table 3 – Trail Features

Item No.	Item	Linear Feet
1	Multi-use trails – 8-foot-wide decomposed granite	5,851
2	Equestrian trails – 10-foot-wide decomposed granite	11,588
3	In-tract pedestrian walks – 5-foot-wide concrete*	17,568
	Total trails	**35,856**

*Totals exclude sidewalks in front of residences

6. Parks and Open Space Plan

6.1 Concept and Objectives

The Project will have a minimum of 12.18 acres of active and passive parks, which will be available to pedestrian, bicycle, or equestrian access from existing or proposed trails. When the Project is completed, it will have approximately 62% Open Space. The Project has approximately seven miles of trails, including linkages designed to permit non-vehicular access to the Chino Hills State Park and through natural open space to the south, west, and northwest portions of the Project.

Natural open space of approximately 140.0 acres consists primarily of existing canyons with intermittent water flow, ridgelines, and other undisturbed natural open space. In Blue Mud Canyon, non-native plants will be removed to enhance fire security and encourage historic habitat revival. Most of the open space serves as a buffer between existing subdivisions so that no existing residents will have homes built adjacent to their backyards, either infringing on their privacy or obstructing their views.

Exhibit ~~22~~13 (page 102~~) and Exhibit 23 (page 101) show~~) shows the calculations and locations of the Open Space ~~based on the two access configurations~~.

6.2 Parks

The Project contains nine parks, each with a different theme commemorating Orange County's agricultural heritage. Table 4 below provides the details for the size of each park. Design features and details for each park are further provided in Section 11.4, Landscape Community Furnishings (beginning on page 68). Two additional parks are provided within the WQMP basins, which have been designed as bioretention facilities for the treatment and filtration of storm water runoff. These facilities provide passive and active park use in addition to their functional uses. Non-vehicular public access to the parks will be provided via equestrian, hiking, and biking trails.

Exhibit ~~24~~14 (page 106) ~~and Exhibit 25 (page 105) show~~shows the locations of each park ~~based on either access configuration~~.

Table 4 – Park and Water Quality Management Features

Item	Item	Square Feet	Acres
	Parks		
1	Park A - Plum Park	18,400	0.42
2	Park B - Peach Park	24,430	0.56
3	Park C – Grape Vine Park	25,300	0.58
4	Park D – Tangerine Park	43,670	1.00
5	Park E – Avocado Park	128,900	2.96
6	Park F – Lemon/Lime Park	26,720	0.61
7	Park G – Grapefruit Grove Park	16,300	0.37
8	Park H – Bark Park	18,950	0.44
9	Park I – Main Entry – Orange Park*	47,945	1.10
	Total active parks	350,615	8.05
	WQMP/Park Areas		
1	Park J – WQMP #1	60,300	1.38
2	Park K – Bioretention area/park/WQMP #2	119,650	2.75
	Total WQMP/Park Area	179,950	4.13
	Total Park and WQMP/Park Areas	**530,565**	**12.18**

6.3 Natural Open Space

Natural open space consists of areas that will not be graded. However, due to the historic threat of wildfires, the existing plant palette will be modified to promote regeneration of historic native habitat such as the black walnut trees together with other native vegetation that is more fire resistant.

7. Fuel Modification/Fire Protection

Due to the Project location within a Very High Fire Hazard Severity Zone (VHFHSZ), a Fuel Modification/Fire Protection plan was developed to identify requirements for water supply, fuel modification, and defensible space, emergency access, building ignition and fire resistance, fire protection systems and wildfire emergency pre-planning and evacuation. While no singular measure is intended to be relied upon for the site's fire protection, a system of fire protection measures, methods, and features combines to result in enhanced fire safety, reduced fire potential, and practiced evacuation protocols. The following methods will be utilized in Esperanza Hills to reduce fire hazard risk.

The developed areas will be surrounded by 170-foot fuel modification zones, which will be maintained by the Esperance Hills Homeowners' Association (HOA). The first 20 feet of each zone will be a non-combustible construction zone located on the lot (Zone A). The second 50 feet will be an irrigated zone (Zone B) that is planted with drought-tolerant, deep-rooted, moisture-retentive material. The third 50 feet will be a dry zone characterized by a 50% thinning of native shrubs (Zone C). The fourth zone is a dry zone with 30% thinning of native shrubs (Zone D).

Portions of Blue Mud Canyon will be a non-native vegetation removal zone where the non-native brush and other plants will be removed periodically to promote the regeneration of native plants such as the black walnut tree. In addition, another fire break zone will be installed, subject to Orange County Fire Authority (OCFA) approval, near the southwestern edge of the property, running in a north/south direction to further protect surrounding neighborhoods. Other fire break areas may be designed to the northwest to facilitate fire protection for the western portion of the Project and the neighborhoods to the west and southwest. The fuel modification areas and the fire break areas will be maintained by the HOA.

A Fire Protection and Emergency Evacuation Plan (FPEP) was prepared by Dudek dated June 2013 providing recommendations based on site-specific characteristics and input from the OCFA and the Orange County Sheriff's Department Emergency Management Planning. Recommendations from the FPEP are incorporated into this SP to lower fire hazard risks for the Esperanza Hills site and provide fire risk reduction benefits for existing and future surrounding communities. The following Project features form the basis of the system of protection to minimize structural ignitions as well as provide adequate access by emergency responders and are based on current California Building and Fire Codes:

- Application of Building and Fire Codes Chapter 7A ignition resistant building requirements
- Minimum 1-hour rated exterior walls and doors
- Multi-pane glazing with a minimum of one tempered pane on windows
- Ember resistant vents
- Interior automatic fire sprinklers
- Infrastructure, access roads and water delivery system -designed to current standards

- 170 feet of maintained fuel modification areas
- Fire apparatus access roads and staging areas throughout the community

The Project's fire protection system will include a redundant layering of protection methods that have been proven to reduce overall fire risk. The HOA will adopt, practice, and implement a "Ready, Set, Go!" approach to site evacuation.

- Gates – Access gates will comply with the Fire Code and OCFA standards for electric gates or as modified in a manner meeting the approval of OCFA. Gates will be equipped with a KNOX key switch, which overrides all command functions and opens the gate. Switches will be dual keyed, or two switches will be provided for fire and law enforcement. Gate activation devices will be equipped with a battery backup or manual mechanical disconnect in case of power failure.

- Water –- The water supply for fire protection will be designed and installed to the standards of the YLWD. Two underground water reservoirs will provide gravity flow to on-site hydrants for firefighting. Adequate on- and off-site redundant water supply will be provided for residential and emergency use.

- Emergency Response Procedures – A Community Evacuation Plan (CEP) will be prepared for the Esperanza Hills community prior to occupancy and will form the backbone of hazard relocation/evacuation planning. In case of wildfire, the preferred plan is early evacuation following the "Ready, Set, Go" concept. The concept includes attention on being "Ready" for wildfire by pre-planning, being "Set" through ongoing preparedness training, and implementing the "Go" by implementing evacuations well before the community is directly threatened. Any wildfire within the vicinity of the community will trigger a consideration by the OCFA for whether full or partial evacuation is necessary. Under a partial evacuation scenario, priority residents will be instructed to relocate out of the community. Other residents would be directed to remain in their homes. Priority residents are those in homes on the periphery of each neighborhood where interface with wildland areas may be more exposed to wildfire than interior community structures.

- Off-Site Evacuation – A mass notification system (reverse 9-1-1) as well as radio and television, will provide notification within several minutes of fire reporting. Vehicles will be directed by law enforcement to exit the community to Yorba Linda Boulevard and west or south from there. When evacuation involves a shorter lead time, Esperanza Hills residents will follow their evacuation pre-plan then follow direction from law enforcement.

- Contingency On-Site Relocation – If fire and law enforcement personnel determine that a higher risk exists during off-site evacuation than if people were to temporarily seek protection inside their well-protected homes, the contingency on-site relocation plan will be initiated. The combined fire protection system, including site-specific fuel management zones, enhanced, ignition-resistive construction, interior sprinklers, and

infrastructural improvements result in a significantly reduced potential for structure ignition.

Emergency vehicle staging areas have been designed in three locations allowing five fire trucks in each of two areas with access to fire hydrants that are gravity fed directly from the water reservoirs to be constructed on-site. The third area will provide for access by one fire truck. Firefighting access ways through the residential planning areas have been designed to provide access to the open space areas and Chino Hills State Park in accordance with OCFA standards for a VHFHSZ. ~~Exhibit 26~~Exhibit 15 (page ~~107) and Exhibit 27 (page 109) show~~110) shows the fuel modification and fire break plans ~~for each access configuration.~~.

The community has been designed to facilitate emergency apparatus and personnel access. Driveway and road design and additional on-site roadways with fire engine turnarounds provide access to within 150 feet of all sides of every building. Water availability and flow will be consistent with OCFA requirements including fire flow and hydrant distribution.

Although the Esperanza Hills development and landscape will be significantly improved in terms of ignition resistance, it should not be considered a shelter-in-place site except as defined with the FPEP. Esperanza Hills residents will be provided on-going education regarding wildfire, the CEP and the FPEP requirements. The OCFA will review and approve all wildfire educational material/ programs prior to printing and distribution.

8. Public Services

8.1 Schools

The Esperanza Hills Specific Plan (SP) area is located within the Yorba Linda-Placentia Unified School District. Current attendance boundaries for the Project site include the following schools:

- Bryant Ranch Elementary
- Travis Ranch Middle School
- Yorba Linda High School

Residential development within the Project area is subject to the payment of school fees in accordance with fees authorized under the *California Government Code*. No schools exist on the Project site and none are anticipated to be built within this SP.

8.2 Police Protection

Esperanza Hills is located within the Orange County Sheriff's Department's North Operation service area. The Sheriff's North Patrol provides police services for residents of unincorporated areas adjacent to the City. Existing communities adjacent to Esperanza Hills within the City are provided police protection services through a contract between the City and the Sheriff's Department.

8.3 Fire Protection and Paramedics

The Project is within the service and response area of the Orange County Fire Authority (OCFA) for fire protection and paramedic emergency response. Currently, OCFA provides fire protection services to the City and maintains a fire/paramedic station at 20990 Yorba Linda Boulevard at San Antonio Road (Fire Station #32).

8.4 Library Services

The Yorba Linda City Library is located at 18181 Imperial Highway. An Orange County Library is located at 1 Civic Center Circle in the City of Brea. These libraries provide the typical range of library resources to serve the residents of Esperanza Hills.

8.5 Parks

In addition to Chino Hills State Park, a significant number of parks and recreational amenities exist within proximity to the Project site. Some of the notable parks in the general vicinity include:

- Jessamyn West Park, 19153 Yorba Linda Boulevard
- Fairmont Knolls Park, 4700 Fairmont Boulevard
- East Side Community Park, 5400 Eastside Circle
- Yorba Regional Park, 7600 E. La Palma (Anaheim)
- Carbon Canyon Regional Park, 4442 Carbon Canyon Road (Brea)

8.6 Bus Transportation

The Orange County Transportation Authority has regularly scheduled bus service available on Yorba Linda Boulevard (Route 26), the City of Yorba Linda Savi Ranch Center (Route 38), and Imperial Highway (Route 20).

9. Infrastructure and Utilities

9.1 Concept and Objectives

The Esperanza Hills Specific Plan (SP) area will have an infrastructure system that complements and enhances the vision and design objectives of the Project. These public facilities will be developed to the required industry standards of the service provider and as required by the applicable government standards. In many cases, the facilities may be developed to a higher standard in order to meet Project objectives.

9.2 Grading

The Project is situated on an undeveloped vacant site that is characterized by rolling hills and fairly steep topography with elevations generally falling in a southwesterly direction across the site. There are four canyons that convey the existing on-site and off-site storm water runoff. The USGS Quad Map has identified one of these canyons as Blue Mud Canyon, which is located on the southerly end of the Project. Grading will occur for a road through the canyon, but its drainage area will be left undisturbed. Canyons B and C will be partially filled in during the proposed grading activity.

The area impacted by the proposed Project grading will consist of the cutting, filling, and re-contouring of the natural terrain to create new roadways, useable park area, slope areas, open space, and residential lot areas. Grading consists of approximately 323 acres of the 469-acre site and may include approximately 25 acres of off-site area. The majority of the manufactured slopes are designed as 2:1 slopes; however, several locations within the site will require 1.5:1 slopes with geo-fabric to stabilize the steeper slopes. The grading plan shall be approved consistent with Orange County Zoning Code §7-9-139. The design and construction of these slopes will conform to the minimum state and local code requirements and per the recommendations of the soils engineer. The grading concept will include retaining wall systems along any proposed access road off Stonehaven Drive. The Project site will balance the cut and fill volumes so that there is no exporting or importing of material. ~~Grading plans for each access configuration are~~A grading plan is provided as Exhibit ~~28~~16 ~~(page 111) and Exhibit 29 (page 113~~ (page 114).

9.3 Water

The site is located within the Yorba Linda Water District's (YLWD) Improvement District 1 water service area. The YLWD will be the potable water purveyor for the Esperanza Hills and adjacent future developments. The water improvements proposed by this Project will be designed and constructed in accordance with the YLWD's Standards and Specifications and in accordance with one of the two main options as described below.

In anticipation of the proposed Esperanza Hills and future adjacent developments, YLWD completed the Northeast Area Planning Study (NEAPS) dated March 2013 by Carollo Engineers. The NEAPS analyzes YLWD's existing water system and recommends that the source of water supply for Esperanza Hills will come from Zone 1000-1 of the existing YLWD system, served by the Little

Canyon Reservoir and fed by the Fairmount pumping station to two separate reservoirs to be built on-site at the 1,200 and 1,390 foot elevations. The NEAPS also recommends, in addition to the proposed Project water infrastructure facilities, that the following minimum off-site system improvements be made to support the supply needs of the proposed future projects:

1. Increase firm pumping capacity of the existing Fairmont Pump Station;
2. Construct a parallel 16-inch diameter pipeline (3,500 linear feet) and in the future abandon the existing 12-inch-diameter Zone 1000-1 pipeline along Fairmont Boulevard between Fairmont Pump Station and Forest Avenue;
3. Construct a new 24-inch-diameter pipeline in Fairmont Boulevard from Bastanchury Road to the Fairmont Pump Station; and
4. Add off-site well capacity and pipeline upgrades (including zone reconfiguration improvements), to be determined by the YLWD staff.

As stated in the NEAPS, the combination of these proposed off-site YLWD water system improvements and the proposed Esperanza Hills water infrastructure improvements will not only meet the demands of the future developments in the area but also improve the water service reliability and fire protection for the surrounding area.

A development agreement will be entered into with YLWD to construct water facilities on-site to serve Esperanza Hills. The sizes of the two reservoirs can be increased as long as suitable agreements are entered into by and between adjoining landowners and YLWD that will include contribution to YLWD to construct off-site facilities to balance the water supply for the area while at the same time serving Esperanza Hills and the other adjoining properties.

Three water pressure zones will service the Project. These pressure zones are identified as the 1000 Zone, the 1200 Zone, and the 1390 Zone water system. A network of transmission and domestic water lines and two booster stations are proposed to supply water to the two proposed on-site underground reservoirs within the Project site. These two reservoirs will service the upper 1,200-foot and 1,390-foot pressure zones within the Project as well as the proposed 1,000-foot pressure zones via a proposed 16-inch transmission line and tie-in point to the existing 780-foot zone water system (33-inch-diameter transmission pipeline) located at east of Dorinda Road within the existing MWD Easement, or at such other points as designated by the YLWD if it chooses to supply Esperanza Hills or any of the adjoining developments from its 1000-1 zone.

The 1200 Zone Reservoir will have a capacity of approximately 0.70 million gallons (MG), and the 1390 Zone Reservoir will have a capacity of 0.40 MG. The 1200 Zone Reservoir and the 1390 Zone Reservoir are sized to include storage for the Project only unless agreements are reached with adjoining property owners and development agreements between adjoining property owners and YLWD are entered into as set forth above. Per the NEAPS, Esperanza Hills and Cielo Vista total storage requirements for all pressure zones is 1.30 MG. Storage requirements discussed herein are estimates only. As discussed in this section, the OCFA is responsible for establishing final fire flow requirements, and additional storage requirements shall be determined and finalized after completion of the design and approval by all jurisdictional agencies. Booster pump stations will

feed the reservoirs and provide a large supply of water storage intended for daily and emergency use. Water in the reservoirs will then be transmitted via a gravity fed system to residences and fire hydrants. The 1200 Zone Booster Pump Station is sized to include one fire flow and emergency natural gas or diesel pump, two supply pumps, and one duty pump. This pump station is located at the southwest corner of the Project site on a pad elevation with a minimum of 720 feet and will be sized as required by the final design. The proposed 1390 Zone Booster Pump Station is sized to include one fire flow and emergency natural gas or diesel pump, two supply pumps, and one duty pump. This pump station is located at the central portion of the Project site on a pad elevation with a minimum of 1,021 feet and will be sized for a pumping capacity as required by the final design. A pressure-reducing station interconnection is proposed to reduce the operating pressures from the 1390 Zone water system to the 1200 Zone and from the 1200 Zone water system to the 1000 Zone. This will provide redundancy to the water system in the event that the 1200 Zone Reservoir is non-operational. The proposed water system infrastructure improvements are shown in Exhibit ~~30~~17 (page ~~115) and Exhibit 31 (page 117~~118).

a. Water Demand and Pressure Summary

A projected water demand factor of 1,070 gpd per dwelling unit was used to determine the Average Day, Maximum Day, and Peak Hour Demands for the Project assuming an approximate density of 1 dwelling unit per acre. The maximum day and peak hour demands are estimated as 1.48 and 2.55 times the average daily demand, respectively, as identified in the YLWD 2005 Water Master Plan. Table 5 and Table 6 summarize the projected water demands and proposed water zones for Esperanza Hills based on the maximum number of dwelling units (340).

Table 5 – Project Development Water Demand Summary

Watershed ID	Tributary Lots (DU)	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
Esperanza Hills	340	0.36	0.54	0.93
Total	340	0.36	0.54	0.93

Note: Demands based on unit count within each zone assuming an approximate density of 1 dwelling unit per acre

Table 6 – Pressure Zone Water Demand Summary

Watershed ID	Tributary Lots (DU)	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
1000 Zone	46	0.05	0.07	0.13
1200 Zone	206	0.22	0.33	0.56
1390 Zone	88	0.09	0.13	0.23
Total	340	0.36	0.53	0.92

Note: Demands based on unit count within each zone assuming an approximate density of 1 dwelling unit per acre

The Project's water infrastructure system shall be designed to meet YLWD's design minimum and maximum requirements for system pressures, pipe velocity, reservoir storage, and fire flow capacities. A minimum static pressure of 60 psi shall be provided for the Project based on the reservoirs designed high water level for each pressure zone. OCFA is the agency responsible for establishing the fire flow requirements for the YLWD's service area. These flows are based on the

current California Fire Code. A minimum fire flow storage of 1,500 gpm for a 2-hour duration with a minimum residual pressure of 20 psi is proposed for the Project to meet OCFA's and YLWD's fire flow requirements for single-family residential developments. OCFA normally allows a reduction to the fire flow requirements for developments that have incorporated fire sprinkler systems, specific building construction types, fuel modification, fire breaks, and other special fire protection measures. However, OCFA has indicated that it will not allow credits or reduction on the fire flow requirements for this Project, because it is located in a VHFHSZ.

9.4 Sanitary Sewer

The site is located is within the Orange County Sanitation District (OCSD) sewer area for sewer treatment and YLWD for local sewer service area. The YLWD will provide the sanitary sewer disposal collection system for the Project. The sewer improvements proposed by this Project will be designed and constructed in accordance with the YLWD's Standards and Specifications and will be implemented.

The Project proposes a system of sewer collection lines that collects sewer flows from the homes within the Project and ~~approximately 140~~ future single-family residential lots adjacent and tributary to the Project from other proposed developments. The proposed sewer collection system will consist of constructing approximately 32,100 feet of 8-inch gravity sewer line. A segment of the sewer system ~~will~~may consist of a temporary sewer siphon system located near Stonehaven Drive and Via De La Roca~~.~~, or it may be located on a structure spanning the Metropolitan Water easement from Stonehaven Drive. This sewer siphon will be temporary until the future Cielo Vista development occurs. ~~If Cielo Vista is not developed, the sewer siphon can remain or be relocated under the Metropolitan Water District line.~~ The sewer flow is conveyed southerly to an existing 10-inch sewer collection system located in Stonehaven Drive and Yorba Linda Boulevard before entering into the YLWD and OCSD trunk sewer systems located southwesterly of the Project site. The flows from this system will drain to the existing Wastewater Treatment Plant #1 in Fountain Valley for treatment. The proposed sewer collection system improvements are shown in Exhibit ~~32~~18 ~~(page 119) and Exhibit 33 (page 121~~ (page 122).

9.5 Storm Water Drainage

The Project site is located within the Santa Ana River Watershed, the largest watershed in Orange County, covering 153.2 square miles. Four canyons that traverse the site convey the storm water drainage existing drainage on- and off-site. Three of the four canyons are not named per the USGS Quad Maps. The fourth canyon, Blue Mud Canyon, is located at the southern edge of the Project.

Blue Mud Canyon drains to an existing storm drain inlet and 7-foot-wide by 8-foot-high RCB storm drain system located at Stonehaven Drive just east of Via De La Roca. This existing storm drain system is maintained by the City. Flow from the unnamed canyons drains to the existing Esperanza Channel (Orange County Flood Control Facility No. E06) located about one mile southwest of the Project site along San Antonio Road between Via Corzo and Alder Avenue. The existing Esperanza Channel is a 13-foot-wide by 11-foot-high trapezoidal channel. This Project's development flows are

tributary to channel; however, the Project's storm drain discharge point will be farther upstream of the existing channel inlet structure.

Special Flood Hazard Areas (SFHA) have been identified and mapped on the Flood Insurance Rate Maps (FIRM) that are produced by the Federal Emergency Management Agency (FEMA). According to FIRM Panel 06059C0069J for the Orange County, California and Unincorporated Areas, the entire Project site is designated within a Flood Zone X, which is beyond the 0.2% annual chance of flood (500-year) condition. Therefore, this Project does not require special flood hazard studies and does not require flood insurance for homeowners within this Project development.

A network of proposed storm drain systems utilizing above- and below-ground facilities will be used to treat, detain, and convey storm water flows where necessary across the Project site. These drainage systems will be designed in accordance with the Orange County Local Drainage Manual, County of Orange Standards and Specifications, and shall conform to the County of Orange Master Plan of Drainage (Drainage Area Master Plan). All storm drain and catch basin facilities will be designed for the 25-year frequency storm while allowing for 100-year flood protection for habitable structures. Off-site drainage flows from the adjacent Chino Hills State Park located along the easterly and northerly property line will be intercepted by several proposed on-site flow-by and detention basins. The flow-by basins are designed to allow the 100-year storm flows to pass freely into the proposed storm drain system to be conveyed downstream to the discharge point. The detention basins will allow the 100-year storm flows to go into the proposed storm drain system after mitigating the necessary incremental increased runoff due to development. The flow-by basins and the detention basins are designed to accommodate the potential debris loads from the off-site undeveloped natural tributary drainage areas.

The proposed above-ground drainage facilities and storm drain laterals, such as the catch basins, inlet structures, and drainage basins, will be privately maintained by the HOA. The proposed main line drainage facilities and outlet structures will be maintained by the County via proposed dedicated easements. All storm water drainage shall be in compliance with the National Pollution Discharge Elimination System (NPDES) permit. Design shall be consistent with the conceptual Water Quality Management Program (WQMP) as approved by the County. ~~The proposed drainage facilities for the two access configurations are described separately due to the large difference in tributary areas.~~

~~a. San Antonio Road Access Configuration~~

The drainage ~~shed~~area for the ~~San Antonio Road Access Configuration, which may be implemented consistent with the provisions of Section 13.3,~~project comprises a combination of approximately ~~1,379~~690 acres of on-site and off-site tributary area ~~that will flow~~ to ~~a~~the two proposed discharge ~~point~~points to the existing unnamed canyons located ~~west of the Project site just south of Aspen Way~~along the westerly property line within the unincorporated area of Orange County. The Project proposes to construct ~~three~~two flow-by basins and ~~one~~two detention ~~basin~~basins. The detention basins are sized to detain an approximate total volume of 5.~~1 acre feet in the 100 year storm event, thereby reducing the discharge flows to pre-development conditions. The flow by and detention~~

~~basins are designed to accept approximately 0.98 acre-feet, 1.98 acre-feet, 4.43 acre-feet, and 3.54 acre-feet of debris volume. The Project's total existing and proposed 100-year storm flows at the discharge point are approximately 3,436 cfs and 3,534 cfs, respectively. The proposed storm drain system comprise a network of 24-inch to 78-inch pipes. A 14-foot-wide by 8-foot-high box culvert is proposed at the discharge point along the proposed Esperanza Hills Parkway west of the Project site. A culvert of similar size is also proposed farther downstream as the entry roadway crosses the existing streambed, again near San Antonio Road. The proposed drainage facilities for the San Antonio Road Access Configuration are shown in Exhibit 34 (page 123). The WQMP basins for San Antonio Road Access Configuration are identified on Exhibit 35 (page 125).~~

~~b. Aspen Way Drive Access Configuration~~

~~The drainage shed for the Aspen Way Drive Access Configuration, which may be implemented consistent with the provisions of Section 13.3, is composed of approximately 1,379 acres of on-site and off-site tributary area that will flow to a proposed discharge point located west of the Project site at Aspen Way within the unincorporated area of Orange County. The Project proposes to construct three flow-by basins and one detention basin. The detention basins are sized to detain an approximate total volume of 5.1~~ acre-feet in the 100-year storm event, thereby reducing the discharge flows to pre-development conditions. The flow-by and detention basins are designed to accept approximately 0.56 acre-feet, 1.15 acre-feet, 2.55 acre-feet, and 2.04 acre-feet of debris volume. The estimated potential debris volume in Blue Mud Canyon at the western terminus of the Project boundary based on existing tributary drainage area is 11.02 acre-feet. The Project's total existing and proposed 100-year storm flows at the discharge ~~point~~points are ~~3,436~~1,852 cfs and ~~3,534~~2,109 cfs, respectively. The proposed storm drain system ~~will be~~is composed of a network of 24-inch to 78-inch pipes. ~~A double 10-foot-wide by 10-foot-high box culvert~~A pre-fabricated bridge is proposed ~~at the discharge point at Aspen Way.~~across Blue Mud Canyon along the main entry road and will be designed to accommodate the existing 100-year storm flow of 1140 cfs. The locations of the proposed drainage facilities ~~for the Aspen Way Drive Access Configuration~~ are shown in ~~Exhibit 36~~Exhibit 19 (page ~~127).~~ 126). The WQMP basins ~~for the Aspen Way Drive Access Configuration~~ are identified on ~~Exhibit 37~~Exhibit 20 (page ~~129).~~ 128).

9.6 Solid Waste

Under contract with the City, Yorba Linda Disposal will provide the refuse collection and recycling services for the Project area. All residential solid waste and recycled material will be picked up curbside or in accordance with City policies and procedures and deposited at the Brea-Olinda Landfill.

9.7 Utilities

All new utility lines within the Project site will be placed underground within private paved roadways, and property within easements will be dedicated for public utility purposes. These utilities will be located and constructed in accordance with standard specifications and other policies and regulations of the County and the applicable utility agency.

- Power – Electrical services will be provided by SCE via an extension of the existing electrical lines from ~~Aspen Way or~~ Stonehaven Drive. Existing transmission lines will remain as is.
- Gas – Gas services will be provided by Southern California Gas Company via an extension of the existing gas lines from ~~Aspen Way or~~ Stonehaven Drive.
- Telephone – Telephone services will be provided by AT&T. ~~Existing points~~An existing point of connection ~~are~~is located in ~~Aspen Way and~~ Stonehaven Drive.
- Cable Television – Cable television services will be provided by Time Warner. Existing points of connection are located in Aspen Way and Stonehaven Drive.
- Water - A complete discussion of water services is contained in Section 9.3 (beginning on page 49).

9.8 Street Lighting

Project lighting is extremely important to ensure an overall consistency and cohesiveness to the community theme and to preserve views of the night sky. Lighting location and design must complement the community design elements such as landscaping, parks, signage, and monumentation, as well as for public safety. Custom street light standards and fixtures may be used to implement the design guidelines. These custom street lights shall be reviewed by and comply with the applicable technical requirements of the County and SCE.

10. Development Standards

10.1 Purpose

The purpose of the development standards is to provide a framework for implementation of the objectives of the Project. The standards are presented in written and graphic form and demonstrate how the objectives can be achieved through sensitive landform alteration, architectural and landscape design themes, efficient internal community circulation, and trail systems. These standards will assure: 1. high quality community appearance, 2. compatibility of development with surrounding existing developments, and 3. alteration of the landform and development of structures while ensuring public health, safety, and welfare.

The development standards for the Project will establish building setbacks and height requirements to ensure that building separation and views are appropriate.

10.2 References

Any reference to zoning regulations shall mean the Esperanza Hills Zoning Regulations. The County of Orange Zoning Ordinance is referred to as the Orange County Zoning Code.

The zoning codes of the County and the City have been considered with respect to the Esperanza Hills Design Guidelines.

10.3 Resolution of Issues

Whenever the development regulations of this SP conflict with the regulations of the County of Orange Zoning Code, the regulations contained herein shall prevail.

The Orange County Zoning Code shall regulate this development whenever regulations are not provided within this SP. All words and phrases used within this SP shall have the same meaning and definition as used by the County unless defined differently in Section 1.3, Definitions and Acronyms.

10.4 Severability

If any provision (or portions of any provision) of this SP or its application to any person or circumstance is held to be invalid, the remainder of the Esperanza Hills Zoning Regulations contained herein and the application of that provision to other persons or circumstances shall not be affected.

10.5 Zoning Districts and Zoning Map

These Esperanza Hills Zoning Regulations implement the Specific Plan Land Use Designations for the property contained in Section 4.2 (beginning on page 23). Upon approval of the SP, the zoning of all areas within the SP shall be designated "S Esperanza Hills," and the Orange County Zoning Map will be amended to identify the Project area as the "S Esperanza Hills." Minor adjustments to the proposed planning area boundaries may be made concurrent with subdivision approvals as described in Section 13 (beginning on page 76) to ensure that final zoning designations precisely coincide with future street or utility facility lot lines.

10.6 Permitted Uses

Permitted uses are set forth in the table below. The uses identified are not comprehensive but rather major use categories. Uses determined to be accessory or ancillary to permitted uses or temporary uses are also permitted, as described in Section 10.7 and Section 10.8. The Planning Director may determine other uses not specifically listed herein, provided they are consistent with the Planning Areas and the purpose of the property designation.

Table 7 – Principal Permitted Uses

Land Use Designation	Permitted Uses
Residential	Dwelling units, streets, fuel modification, fire staging, community facilities, including the following uses, and related and similar uses: • Intra-community directional signs • Public and private (non-commercial) recreation centers and facilities including, but not limited to, swimming pools, tennis courts and clubhouses • Security and maintenance facilities related directly to the residential community • Wireless communication facilities consistent with Section 10.9.c
Open Space	Open space, fuel modification, fire staging areas, oil production facilities
Parks	Active and passive parks, public and private (non-commercial) recreation centers and facilities including, but not limited to, swimming pools, tennis courts and clubhouses
Trails	Equestrian, hiking and bicycle trails

Note: Fuel modification, fire staging areas, bio-retention areas, and other similar features are permitted in any of the land use designations.

10.7 Accessory Permitted Uses

Accessory uses and structures are permitted when customarily associated with and subordinate to a Permitted Use on the same building site. Additional accessory uses and structures not described below are permitted consistent with Orange County Zoning Code §7-9-137.

- Garages and carports
- Detached accessory structures such as greenhouses, gazebos, cabanas, and storage sheds
- Swimming pools, therapy baths, water fountains, and related equipment

- Covered patios and decks
- Fences and walls
- Tennis courts, parks, trails, greenbelts, and common areas
- One guest cottage or caretaker unit per building site. (A detached building that is used primarily for sleeping purposes for members of the family occupying the main dwelling or their nonpaying guests – not to exceed ~~2~~1,500 square feet in floor area and may include a kitchen). Guest cottages and caretaker units are not included within the category of, and are not counted toward, permitted dwelling units. Detached accessory buildings shall be located no closer than the setback required for the main building. One additional uncovered parking space is required.
- Non-commercial keeping of pets and animals – pens, cages, and other structures specifically for keeping animals, other than in the residence, shall be located at least 25 feet from any residential window located on an adjoining building site consistent with Orange County Zoning Code §7-9-146.3; exceptions may be provided for by a use permit approved by the Zoning Administrator.
- Non-commercial/non-profit art displays
- Community facilities – guard gate, recreation facilities

10.8 Temporary Uses

Temporary uses such as seasonal holiday and event sales are permitted without the need to secure a site development permit, provided that they comply with the HOA CC&Rs and do not take place in the vehicular right of way. Model home sales complexes, construction offices, and directional signage are permitted subject to a site development permit consistent with Orange County Zoning Code §7-9-150.1(d). Each individual, agency, organization, institution, or association wishing to conduct a temporary use other than those specified above shall first obtain approval from the County Planning Department consistent with Orange County Zoning Code §7-9-136. The Planning Director shall be the reviewing and approval authority for any temporary use not involving public facilities or rights of way.

10.9 Development Standards

Table 8 sets forth the development and building standards for Esperanza Hills.

Table 8 – Development Standards

Standards		Residential Product Type	
		Detached Single Family Dwelling	Estate
Lot size and dimensions			
Minimum lot area		12,000 sf	80,000 sf
Minimum lot width (Note 1)		70'	100'
Minimum lot depth (Note 2)		100'	150'
Height			
Maximum height - main structure (Note 3)		35' and 2 stories	35' and 2 stories
Maximum height - accessory structure		15'	15'
Maximum height - walls (front setback)		3.5'	3.5'
Maximum height – walls (side/rear setbacks)		~~6'~~8'	~~6'~~8'
Maximum height – retaining walls (Note 4)		8'	8'
Setbacks (Note 5)		20'	25'
Front yard setback to main structure		20'	25'
Front yard setback to garage opening facing street (Note 6)		20'	25'
Rear yard setback - main structure and accessory uses		20'	20'
Accessory, pool/spa		5'	5'
Side yard setback, interior lots combined setbacks (Note 7)		15'	30'
Side yard setback - corner lot street side		10'	40'
Distance between building on adjacent lots		10'	10'
Distance between main structure and accessory buildings on same lot		7'	10'
Exceptions			
Balconies and decks -	side setback encroachment	3'	3'
	front/rear setback encroachment	5'	5'
Eaves and cornices -	side setback encroachment	2'	2'
	front/rear setback encroachment	2'	2'
Chimneys and fireplaces -	side/front/rear setback encroachment	2'	2'
Parking- Off-Street			
Main structure (covered)		2	2
Accessory structure - guest cottage/caretaker unit		1	1

Notes:

1. Minimum lot width is measured at the minimum front yard building setback.
2. Minimum lot depth is measured along a line from the center of the front and rear property lines.
3. Basements are permitted and not considered in determining number of story requirements.
4. Retaining walls constructed as part of the subdivision including those required for roadways are not limited to 8' in height.
5. Front and rear yard setbacks are measured from the center of the lot and also apply to accessory structures.
6. Side-loaded garage (entire structure) can encroach 10 feet into front yard setback.
7. Minimum side yard setback is 5 feet.

General Notes:

- Architectural projections including elevator towers, cupolas, chimneys, or other architectural projections and focal elements may exceed the maximum height limit by up to 10 feet.
- Setbacks between structures shall be measured as the shortest distance between the exterior surfaces to the structures.

a. Deviations

To allow for variety in subdivision design, deviations from the from the minimum lot area, lot width, lot depth, and setback requirements are permitted up to 15% of those standards, for a maximum of 50 of the lots at the time of approval of the subdivision maps. In addition, the Planning Director shall administratively approve modifications to the above referenced standards in excess of 15% so long as the criteria outlined in Section 13.4, Minor Modifications are met.

b. Projections into Required Yard Areas

Architectural elements, structures, and equipment shall be permitted in required yard setbacks as follows:

- Fireplace structures, buttresses, wing walls, eaves, cantilevered roofs, awnings, canopies, and utility meters may be located in required side and rear yard setbacks, provided that they are located no closer than five feet to any lot line. Accessory structures shall be permitted and are subject to the same requirements.
- Ground-mounted air conditioners, swimming pool pumps, waterfalls not exceeding six feet in height, heaters, filters, and fans may be located in setback areas, provided that they are screened from view.
- Swimming pools and spas are permitted in required rear yard setbacks, provided that they are located no closer than five feet to any lot line and comply with minimum safety standard requirements. The setback shall be measured from the water line of a pool or spa.

c. Wireless Communication Facilities

Wireless communication facilities are principal permitted uses subject to the following conditions:

- A maximum of eight wireless communication facilities are permitted throughout the Project area.
- Wireless communication facilities are anticipated at the Project entries, the water reservoirs, and the estate lots, and may also be located on community facilities and fire staging areas. Anticipated locations are depicted on Exhibit ~~38~~21 (page 134~~) and Exhibit 39 (page 133~~).
- Such facilities shall either be incorporated into a decorative feature or otherwise screened from view, except those placed on or near water reservoirs, and therefore not predominantly visible from other areas within the site.

Changes to the number or location of wireless communication facilities may be approved by the Planning Director consistent with Section 13.4, Minor Modifications

11. Design Guidelines

11.1 Purpose/Objectives

The Esperanza Hills Specific Plan (SP) establishes the basic use pattern and overall design concept for development of the Project. The SP is made up of two Planning Areas and four land use designations as detailed in Section 4.2, Land Use Designations and Section 10.6, Permitted Uses. Each designation is defined by differing requirements, as expressed within the Development Standards. The following design objectives are in substantial conformance with the SP, build on the foundation established in the SP, and provide the planning framework for the Esperanza Hills Design Guidelines.

1. Promote an open character for Esperanza Hills through preservation of open space and effective use of landscaping.

2. Create a plan that establishes a strong sense of community by:

    - Establishing shared community spaces~~/~~/parks
    - Developing a trail system that interconnects neighborhoods to each other and to the existing trail system
    - Providing features to identify the community that reinforces local tradition, such as entry architectural features and themed landscaped elements
    - Providing high quality architectural design and construction to foster a sense of "pride of ownership" among residents

3. Provide Project continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping, and other design elements that will endure for the life of the community.

4. Establish an architectural theme and character consistent with existing neighborhoods while allowing some flexibility in the mix of home styles.

11.2 How to Use the Design Guidelines

The following design guidelines are intended to ensure that the objectives of the SP with respect to community character are implemented for each development phase. The guidelines are not regulatory in nature and, where appropriate, design alternatives are recommended.

11.3 The Guidelines

Community Structure

To achieve the SP design objectives, a framework of community design elements and public use components are designed to create a "community structure." These community structure components are in substantial conformance with the SP and include the following:

1. A circulation system that provides adequate vehicular and pedestrian circulation through Esperanza Hills and connects the community to the existing roadway and trails network.
2. A park and open space design that provides recreational amenities for use by local residents and those who live outside the community.
3. A neighborhood architectural design that reflects the character of the surrounding area and the Southern California region.
4. A landscape framework that establishes neighborhood character and identifies Esperanza Hills as a unique community.

The circulation system is fully discussed ~~In~~in Section 5, Circulation Plan (beginning on page 39). The remaining structural elements are discussed in detail in the following sections of this document. These discussions are intended to provide a sufficient level of guidance for development of the community structural elements, such as the park and trail system and for development of individual properties within the spirit of the overall community design objectives.

Community Visual Appearance

1. Color of Homes – In addition to grading concepts, landscaping and color will be utilized to soften the appearance of the homes visible from outside the property. Home colors will be selected to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors on the homes visible from outside Esperanza Hills will be predominately earth tones, such as browns, ochres, sepias, and grays.
2. Landscaping – The Esperanza Hills landscape plan will create elements of design continuity to reinforce an established "sense of place" for the community as a whole, and will enhance the overall character of the site by combining a mixture of formal and informal landscaping. Native and architecturally thematic plant material will be used to establish entry monuments, signage, walls, fences, and hardscape elements complementing and evoking the same respect for the surrounding natural environment. All streetscapes, slopes, and neighborhood parks will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized shrubs, and grasses that are drought tolerant and considerate of long-term maintenance needs. Each of the nine community parks within Esperanza Hills will offer a specific grove of fruit-bearing trees that will provide residents of the community the opportunity to pick fresh fruit in a return to sustainable ways of living of the past. The parks have been named to identify with each specific fruit grove. Pedestrian connections and residential streets will offer canopy trees and flowering accent trees to provide shade, while open spaces will host

informal plant and tree groupings and large evergreen shrubs. Plant material has been selected to complement the scale of the architecture. View opportunities will be considered from the neighborhoods to the surrounding landscape, enhancing views outside the immediate Project limits wherever possible. ~~Conceptual~~A conceptual landscape ~~plans for the access configurations are~~plan is contained on Exhibit ~~40~~22 ~~(page 135) and Exhibit 41 (page 137~~ (page 138).

Community Entry Treatment

Entry ~~treatments are~~monumentation is provided at Stonehaven Drive and in Esperanza Hills at the community and neighborhood levels. Locations for each entry treatment are shown on ~~Exhibit 15 (page 85) and Exhibit 18 (page 91~~Exhibit 10 (page 92).

Walls and Fences

1. Community Theme Walls and Fences

   The neighborhood perimeter walls and fences for Esperanza Hills provide a sense of commitment to community identity. The community theme wall materials and style allow for continuity throughout the Project, while the private residential walls and fencing provide for the flexibility to relate to each architectural style. The primary purpose of these guidelines is to provide a visual continuity within Esperanza Hills. Community theme walls will be located around the perimeter of each neighborhood and select interior locations of individual parcels. These walls and fences provide privacy for homeowners and mark distinct boundaries between individual owner and HOA maintenance areas. Some portions of the Esperanza Hills will incorporate masonry walls to provide sound attenuation.

   Depending on the location and the view opportunity, the community theme walls are constructed of stone, masonry, or wrought iron. Pilasters will be provided at regularly spaced intervals along the wall and will also be included at corners and changes in direction as needed. View fences will be located adjacent to some open spaces and HOA-maintained slopes. These fences allow for views of adjacent and nearby scenery.

   A split rail fence will accent the riding, hiking and pedestrian paths that wind through the community. In some instances this fencing is located adjacent to streets between the sidewalk and pathway. This fencing will reinforce the semi-rural character of the area.

   Exhibit ~~42~~23 (page 142~~) and Exhibit 43 (page 141) illustrate~~) illustrates the locations of the community fencing throughout Esperanza Hills.

2. Retaining Walls

   The access ~~roads~~road to the Project from Stonehaven Drive will include plantable Verdura retaining walls in which vegetation will provide an aesthetically pleasing "green" wall. Cascading vines and ground covers will be integrated throughout the plantable wall pockets along with opportunities for additional planting at the top of the wall and the toe of wall. Evergreen/flowering color will provide contrast and variety. An alternative to the Verdura plantable walls in steep areas would be a Shotcrete retaining wall in which a shear retaining

wall will be covered in a naturalistic-colored concrete that would be detailed by skilled craftsmen to mimic naturally occurring rock outcroppings and would provide planting pockets for vegetation. Examples of each type of proposed wall are shown on Exhibit ~~44~~24 (page 145).

Retaining walls necessary for stability associated with grading operations shall be allowed in excess of 8 feet in height. Retaining walls may be at whatever height is approved on a grading/improvement plan with the additional requirement that any such wall exceeding 8 feet in height on the exposed visible face shall be treated or constructed with such aesthetics materials/treatments as described in Section 1 above.

3. Private Residential Walls and Fencing

   As set forth on Exhibit ~~44~~24 (page 145) and/or approved by the architectural control committee, walls that are viewed from the street may be of masonry block construction or vinyl fence material consistent with the architectural style of the home. Homeowner privacy fencing shall not exceed six feet in height. Other privacy fencing shall be made of durable, synthetic material, block, or wrought iron.

   Interior fencing, gates across a side-driveway and decorative attachments are to reflect the architectural style of the home. Retaining walls on residential lots shall be developed consistent with the standards provided in Section 10.9, Development Standards.

4. Maximum Height within the Required Side and Rear Yards

   Wall or fences shall not exceed 3.5 feet (42 inches) in height in any required front yard setback.

5. Prohibited Wall and Fence Materials

   Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon, or other similar material shall not be permitted as fencing materials, unless as otherwise approved by the HOA Architectural Review Committee.

6. Mechanical Equipment

   a. All ground-mounted mechanical equipment shall be completely screened from view from surrounding and adjacent properties. Exposed gutters, downspouts, vents, louvers, and similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.

   b. Air conditioners, heating, cooling, and ventilating equipment, and all other mechanical, lighting or electrical devices shall be operated to minimize disturbance to adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets.

   c. Roof air conditioners shall be prohibited for detached single-family dwellings and accessory buildings. Window-installed units shall be prohibited for all development.

   d. Above-ground utility boxes, telephone boxes, water lines, backflow preventers, cable boxes, or similar structures within public view shall be screened and painted to blend

into surrounding areas. Satellite dishes shall be placed to minimize visual impact and painted to match surrounding areas.

Community Furnishings

1. Lighting

   Overall height – 19 feet maximum or as otherwise approved by OC Public Works/SCE
   Clear height – 11'6" inches minimum or as otherwise approved by OC Public Works/SCE
   Maximum width of fixture – 3'6" (double globe) or as otherwise approved by OC Public Works/SCE.

   Custom street lights may be installed within public street rights of way, easements, and private streets/lots, and may be shown on public/private street improvement plans submitted for OCEMA approval. Landscape and architectural lighting may also be used to provide street lighting within residential areas (e.g., cul-de-sac up-lights).

   Following installation, street lights may be maintained by the HOA, SCE, and/or a public agency or assessment district.

   Exterior residential lighting, including landscape lighting, shall be shielded and directed downward consistent with the HOA's CC&Rs.

2. Accent Lighting

   There may be up-lighting at all specimen trees that are located at the entry statements to the community and each neighborhood.

   Lighted bollards are located at pedestrian crossings to accentuate the Esperanza Hills concept of a walkable community by night. Bollard-type lighting may also be located within parks to denote trails and provide for user safety.

3. Community Elements

   To reinforce the Esperanza Hills community concept, unifying hardscape elements are integrated into the community design. These elements will be incorporated throughout the residential areas, parks, and open spaces. These elements may include special paving materials, textures, and colors at Project entries, street furniture, and decorative elements such as planters, benches, bicycle racks, or drinking fountains.

4. Mailboxes

   Mailboxes are a necessary component of the residential streetscape, and careful consideration should be given to their style and placement. Grouped mailboxes should be placed so as not to interfere with pedestrian movements or motorists' visibility. The style of mailboxes and stands should blend with other materials chosen within the neighborhood in which they are located. Locations are subject to review by the U.S. Postal Service.

5. Custom Street Signs

   Custom street signs, consistent with OCFA and Orange County Sheriff's Department standards, may be created and may be either lighted or unlighted.

11.4 Landscape Community Furnishings

A Spanish articulated guardhouse (Exhibit ~~45~~25, page 147) is situated on a large arrival plateau at the base of a slope. The heavily landscaped approach opens up at arrival with views of cascading water and a broad, arching Spanish colonnade bridging a water body with geyser fountains. Through the vine-laden colonnade are a citrus orchard or a grape vineyard, a community staging area, a babbling brook, and special viewing locations as shown on Exhibit ~~15~~10 ~~(page 85) and Exhibit 18 (page 91~~ (page 92).

All streetscapes, slopes, and neighborhood parks will be harmoniously interwoven with the natural hillside by utilizing a variety of California oaks, sycamores, natural shrubs, and grasses to buffer homes and reinforce views. Parks and trails will also be used to promote neighborhood activities and resident interface with the natural site amenities including connections to regional trails and topographic highlights.

An internal secondary neighborhood entry monument incorporating a similar design style and use of materials to the main community entry is provided to denote the upper residential neighborhood on the main parkway, as shown on Exhibit ~~19~~11 (page 96).

The community furnishings for Esperanza Hills will be selected to reinforce the Spanish style architectural theme of the community. Wood or a recycled plastic that resembles wood will be predominately used as a material for many of the elements, including the shade structures and benches. Boulders unearthed in grading operations will be incorporated into the parks.

The following site amenities are a comprehensive list of site furnishings that are planned for Esperanza Hills in each of the nine community parks. ~~Exhibit 15~~Exhibit 10 (page 92) depicts the ~~San Antonio Road Access configuration entry Fig Grove Park, and Exhibit 18 (page 91) depicts the Aspen Way Drive Access~~access configuration entry Orange Grove Park~~.~~, Exhibits depicting the remainder of the parks are provided as Exhibit ~~46~~26 (page 150) through Exhibit ~~55~~35 (page 168).

(Park I) Main Entry, Orange Grove Park (Exhibit ~~45~~25)

1. Entry monumentation with guardhouse
2. Pedestrian portal colonnade over water body with dramatic fountain geysers and boulder-lined babbling brook
3. Orange grove with decomposed granite surface
4. Decorative Spanish pots
5. Park signage on low pilasters
6. Decorative benches
7. Decorative Spanish pots

Park A – Plum Grove Park (Exhibit ~~46~~26)

1. Park signage on low pilaster
2. Split rail fencing barrier
3. Plum grove on slope
4. Decorative stone planter wall with boulders
5. Multi-purpose path
6. Flagstone paving gathering area with picnic table
7. Decorative bench seating

Park B – Peach Grove Park (Exhibit ~~47~~27)

1. Park signage on low pilaster
2. Split rail fencing barrier
3. Peach grove with decomposed granite surface
4. 2- to 5-year-old tot lot with play structure on rubberized surface/sand
5. Multi-purpose path
6. Picnic tables on concrete pads
7. Decorative bench seating

Park C – Grape Vine Park (Exhibit ~~48~~28)

1. Park signage on low pilasters
3. Split rail fencing barrier
3. Grape Vine orchard on supports over decomposed granite
4. 5- to 12-year-old and 2- to 5-year-old tot lots with play structures on rubberized surface
5. Spanish overhead colonnade over picnic tables
6. Raised railroad ties planter boxes with bench seating
7. Decorative bench seating

~~Exhibit 48 depicts Grape Vine Park under the San Antonio Road Access Configuration.~~

Park D – Tangerine Grove Park (Exhibit ~~49~~29)

1. Park signage on low pilasters with wood eyebrow trellis
2. Split rail fencing barrier
3. Tangerine orchard with decomposed granite surface
4. 5- to 12-year-old and 2- to 5-year-old tot lots with play structures on rubberized surface
5. Spanish overhead colonnade over picnic tables and pedestal barbeques
6. Stone serpentine wall with large decorative boulders
7. Decorative bench seating

Park E – Avocado Grove Park (Exhibit ~~50~~30)

1. Park signage on low pilasters
2. Multi-purpose path
3. Avocado tree orchard with decomposed granite surface
4. Decorative bench seating

Park F – Lemon/Lime Grove Park (Exhibit ~~51~~31)

1. Large decorative boulders with park signage
2. Split-rail fencing barrier
3. Lemon and Lime orchards on slopes
4. Spanish theme hexagon lookout structure
5. Decorative bench seating

Park G – Grapefruit Grove Park (Exhibit ~~52~~32)

1. Large decorative boulders with park signage
2. Split rail fencing barrier
3. Grapefruit orchard with decomposed granite surface
4. 2- to 5-year-old tot lot with play structure on rubberized surface/sand
5. Rock ~~Climbing~~climbing play structure
6. Spanish overhead structure over picnic tables and pedestal barbeques
7. Decorative bench seating

Park H – Bark Park Dog Park (Exhibit ~~53~~33)

1. Park signage on low pilasters
2. Multi-purpose path
3. Dog park amenities including water fountain, pet waste bag dispensers, trash cans
4. Decorative bench seating
5. Signage of ~~Dog Park~~dog park rules

Park J – WQMP #1 (Exhibit ~~54~~34)

1. Bench seating area
2. Fitness stations
3. Orchard on slope
4. Multi-purpose trail
5. Bioretention basin

Park K –WQMP #2 (Exhibit ~~55~~35)

1. Bench seating area
2. Fitness stations
3. Passive seating area
4. Large decorative boulders with park signage
5. Orchard on slope
6. Bioretention basin
7. Multi-purpose trail

12. Implementation Plan

12.1 Phasing Plan

The buildout of the lots will occur in ten phases, as set forth on Exhibit ~~56~~36 (page 170~~) and Exhibit 57 (page 169).~~). Development Plans shall be submitted consistent with Orange County Zoning Code §7-9-150.1(d) Site Development Permits.

12.2 Process for New Structures – Development Processing

The purpose of the Development Plan Review process is to provide for review of development proposal for new structures within the Esperanza Hills Specific Plan (SP). Prior to the issuance of a building permit, all development proposals shall be subject to a Plan Review by the Planning Director to determine compliance with the SP and the Design Regulations. It is anticipated that this will occur per building phase. However, appropriate increments shall be determined by the developer and the Planning Director.

Temporary real estate offices, model homes, and temporary signs may be established within the area of an approved tentative tract to be used solely for the first sales of homes subject to the following provisions and consistent with Orange County Zoning Code §7-9-136.1 through §7-9-136.3:

1. Building site is not required – The parcel(s) of land on which a temporary real estate office and model homes complex is to be established is not required to be a building site, provided the parcel is precisely described.

2. Type of permit required – Approval of a temporary real estate office, model home complex or site development permit by the Director of Planning and as per Orange County Zoning Code §7-9-150.

3. Permitted structures - Include model homes in compliance with the development standards in this SP and temporary sales office buildings, temporary real estate offices.

4. Approvals for temporary real estate offices and model homes shall be approved pursuant to applicable sections of the Orange County Zoning Code unless the Planning Director finds that:

    a. The access, parking and circulation facilities results in excess traffic congestion or traffic safety hazards.

    b. The operation of the real estate office and associated activities conflicts with adjacent and nearby residential areas.

5. Signs – Signs in connection with uses permitted above shall be permitted pursuant to applicable sections of the Orange County Zoning Code. Sign size is limited to 64 square feet maximum in area at each street entrance, shall be unlighted, and shall have adequate sight distance clearances.

6. Construction office – The temporary use of a construction office during the construction of a main building shall be permitted pursuant to applicable sections of the Orange County Zoning Code. Such construction office shall be removed or shall be converted to a permitted use prior to the issuance of a certificate of use and occupancy for the main building or buildings.

12.3 Maintenance

Parks, firefighting staging areas, on site streets, WQMP bioretention basins, lighting, landscape, fuel modification, and natural non-native plant removal zones will be maintained by the HOA.

The existing access ways to the SCE easements will continue to be maintained under the current arrangement between OCFA and SCE.

Sewer and water facilities will be maintained by the YLWD or as otherwise agreed to in a development agreement between YLWD and the developer of the Project.

Existing easements and improvements, such as the YLWD easement and pipeline, the Metropolitan Water District easement and pipeline, the Hidden Hills emergency exit road, the SCE easement and electrical transmission lines, oil facilities, roadways for access to the various easements listed above, and landscape and entry easements in favor of the City will remain the responsibility of the respective easement holders under the terms of existing easement documents.

12.4 Homeowners Association

The developer shall establish a Homeowners' Association (HOA) to maintain all common landscape areas and landscape areas within the public rights of way. As a condition of recordation of any subdivision map, each lot shall have recorded appropriate Codes, Covenants, and Restrictions (CC&Rs) that provide for the maintenance of fuel modification/fuel break plan/vegetation removal zones, common areas and private facilities and streets. In addition, the CC&Rs may include architectural, landscape, exterior lighting, and development standards consistent with the guidelines contained in the SP.

12.5 Required Actions and Entitlements

The following approvals are being made by the County of Orange concurrently with adoption of this SP. Other agencies with review and permit authority, in addition to the County of Orange, include but are not limited to.

- Environmental Impact Report – Certification of the Environmental Impact Report (EIR), approval of a Mitigation Monitoring and Reporting Program (MMRP) and a Statement of Overriding Considerations, as applicable
- Amendment to the County of Orange General Plan changing the land use designation for the Project

Other public agencies whose approval may be required for the Project include but are not limited to:

- U. S. Army Corps of Engineers (ACOE) approval of permits under Section 404 of the Clean Water Act
- California Department of Fish and Wildlife (CDFW) approval of future potential streambed alteration agreements, pursuant to Section 1600 of the *California Fish and Game Code*
- U.S. Fish and Wildlife Service consultation related to biological impact assessments
- Regional Water Quality Control Board (RWQCB), National Pollutant Discharge Elimination System (NPDES) permits under Section 402 of the Clean Water Act as well as approval of Section 401 Water Quality Certification
- Yorba Linda Water District related to provision of water
- County of Orange Local Agency Formation Commission for annexation to the City of Yorba Linda, if a pre-annexation agreement is entered into by Esperanza Hills
- Orange County Fire Authority
- City of Yorba Linda for encroachment permits

13. Administration

The Esperanza Hills Specific Plan (SP) has been prepared in accordance with the *California Government Code* §65450, et seq., the California Environmental Quality Act (CEQA), the County of Orange General Plan, and all other applicable codes and ordinances.

13.1 Interpretation

If any issue, condition, or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, the Planning Director shall resolve the issues, conditions, or situations in a manner that is consistent with the SP and applicable provisions of the Orange County Zoning Code. This provision shall not be used to permit uses not authorized by the regulations contained herein. The intent is to resolve ambiguity in the regulations and ensure their consistent application.

13.2 Amendments to the Specific Plan

This SP shall be amended by the same procedure as the plan was adopted and in compliance with applicable law and the Orange County Zoning Code, as applicable.

13.3 Implementation of Access Configuration

For the initial tentative map(s) that establish the public access roadway configurations to the residential area of the project, an alternate procedure for approval to that established by the Orange County Subdivision Code, Orange County Codified Ordinances sections 7-9-251 shall apply.

For tentative tract map(s) that establish the public access roadway configurations, once an application for such tentative tract map(s) has been deemed complete by the Planning Director within the time frames established by the Permit Streamlining Act (*California Government Code* §§65920-65964), unless those time frames are waived, the Subdivision Committee shall make a written report to the Board containing its recommendations concerning findings (including those outlined in Orange County Subdivision Code section 7-9-255 and 7-9-256), and for approval, conditional approval, or disapproval of the map. This written report shall be made within the time frame established by *California Government Code* §66452.1(c), unless otherwise waived. If the Subdivision Committee recommends denial of the tentative map, the project developer may request that Board consideration be delayed until issues are resolved. Following any developer requested delay, the Subdivision Committee shall within 30 days submit an amended report to the Board detailing whether the issues have been resolved and outlining its recommendations.

The Board shall schedule a hearing on the map within 30 days after its next regular meeting (following receipt of the written report) and must approve, conditionally approve, or disapprove the map within that 30-day period pursuant to *California Government Code* §66452.2(a), unless the time period is waived. There shall be no further administrative appeals of the tentative map under this alternate procedure; the Board's decision shall be final. Orange County Subdivision Code

sections 7-9-259 and 7-9-260 are inapplicable to the Board's decision to approve, conditionally approve, or disapprove the initial tentative tract map(s) that establish public roadway access configurations.

Tentative tract map approval or conditional approval may be made by the Board of Supervisors subject to the following findings or conditions in addition to those recommended by the Subdivision Committee:

1. Permission to gain access across land area not owned by the Project Applicant has been secured or it is reasonably assured that access rights will be secured
2. Permission to allow for off-site grading has been secured or it is reasonably assured that permission will be secured
3. ~~A Pre-annexation Agreement between the City of Yorba Linda and the developer has been completed~~
4. ~~4~~3. Finding of consistency with Final Environmental Impact Report No. 616
5. ~~5~~4. Finding of consistency with Final Environmental Impact Report No. 616 Mitigation Monitoring and Reporting Program
6. ~~6~~5. Findings of consistency with this Specific Plan, the Orange County Zoning Code, the Orange County Subdivisions Code, and applicable laws and regulations~~.~~

Board approval of tentative tract map(s) shall only be required for the initial tentative tract map(s) that would establish the public access roadway configurations. Modifications to the initial tentative tract map(s) that establish the public access roadway configurations shall be subject to the procedures specified in Orange County Subdivision Code section 7-9-257 for the modification of approved tentative maps, unless the modification involves a change in the public roadway access configuration approved by the Board. Such a modification request shall be heard by the Board in compliance with the procedures outlined above.

Subsequent subdivision map actions shall be made by the Subdivision Committee in accordance with the procedures outlined by the Orange County Subdivision Code with a finding that such actions are consistent with previous Board actions.

13.4 Minor Modifications

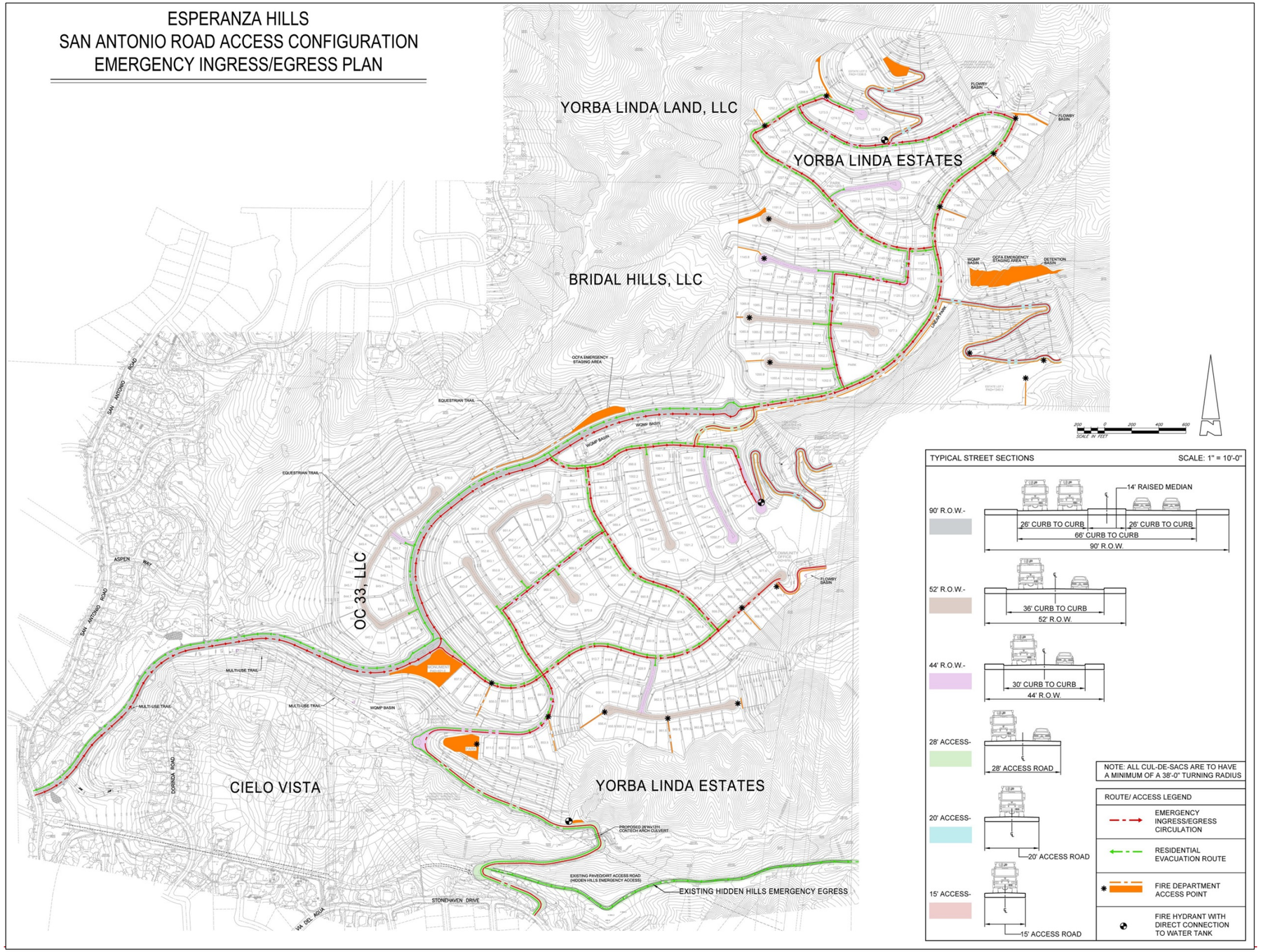
As tentative tract maps are prepared to implement the SP, minor adjustments to the Planning Area boundaries and the development standards contained in Section 10.6, Permitted Uses (page 58) may be necessary. Other adjustments may include, but are not limited to, transfer of dwelling units from one Planning Area to another, street alignments/connections, and trail connections. Minor adjustments may be approved administratively by the Planning Director, consistent with Orange County Zoning Code §7-9-150.3(h) Changed Plans, if the adjustments are in substantial conformance with the SP and further provided that the following requirements are met:

- The minor adjustment does not increase the maximum number of dwelling units that can be constructed within the Project,

- The minor adjustment does not result in a decrease of more than 10% of the park area or the total number of parks within the Project~~.~~,
- The minor adjustment does not result in a decrease of more than 10% of the total open space acreage set forth in Section 6, Parks and Open Space Plan (page 41), and
- All applicable provisions of state law are complied with.

14. Exhibits

ESPERANZA HILLS
SAN ANTONIO ROAD ACCESS CONFIGURATION
EMERGENCY INGRESS/EGRESS PLAN

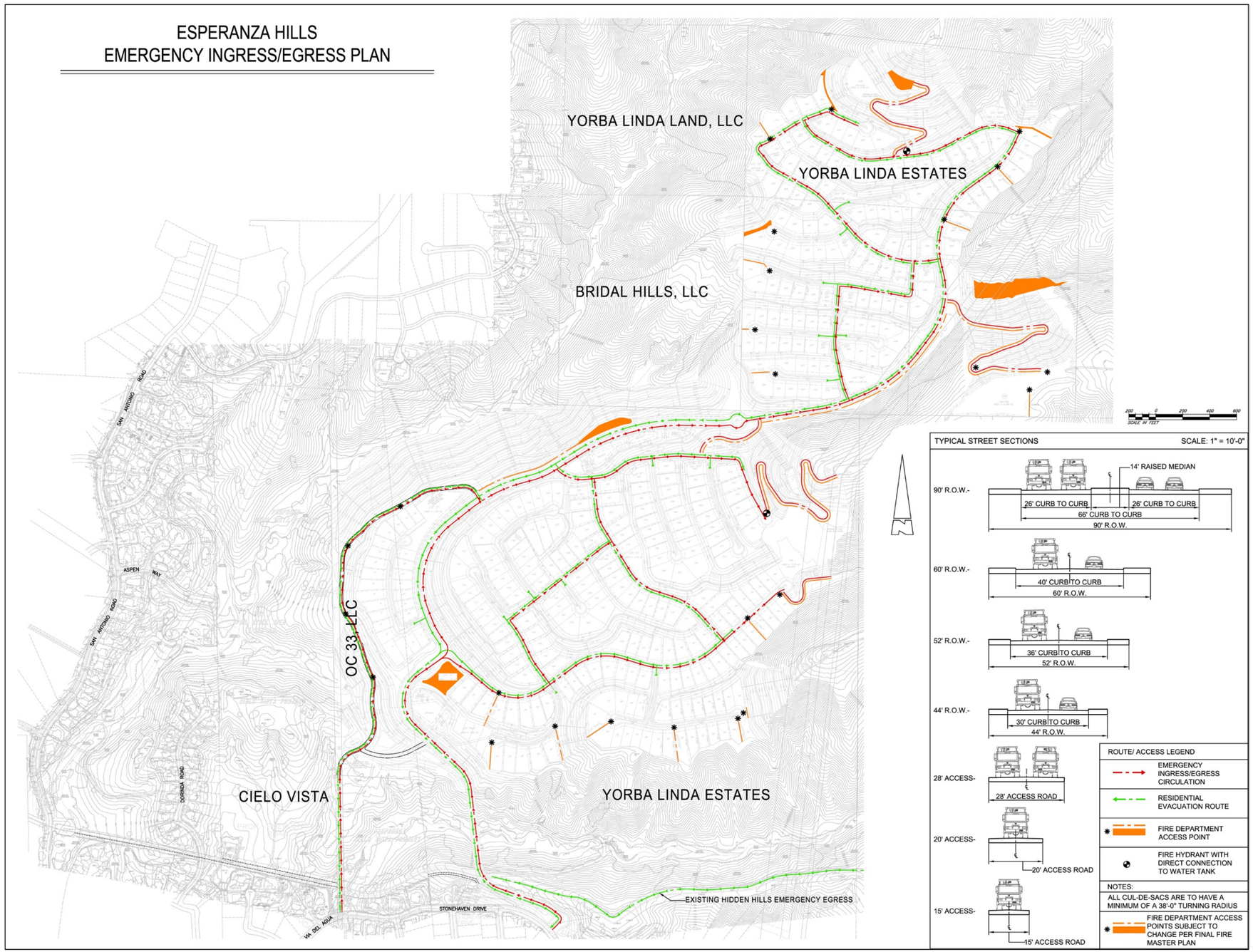


TYPICAL STREET SECTIONS — SCALE: 1" = 10'-0"

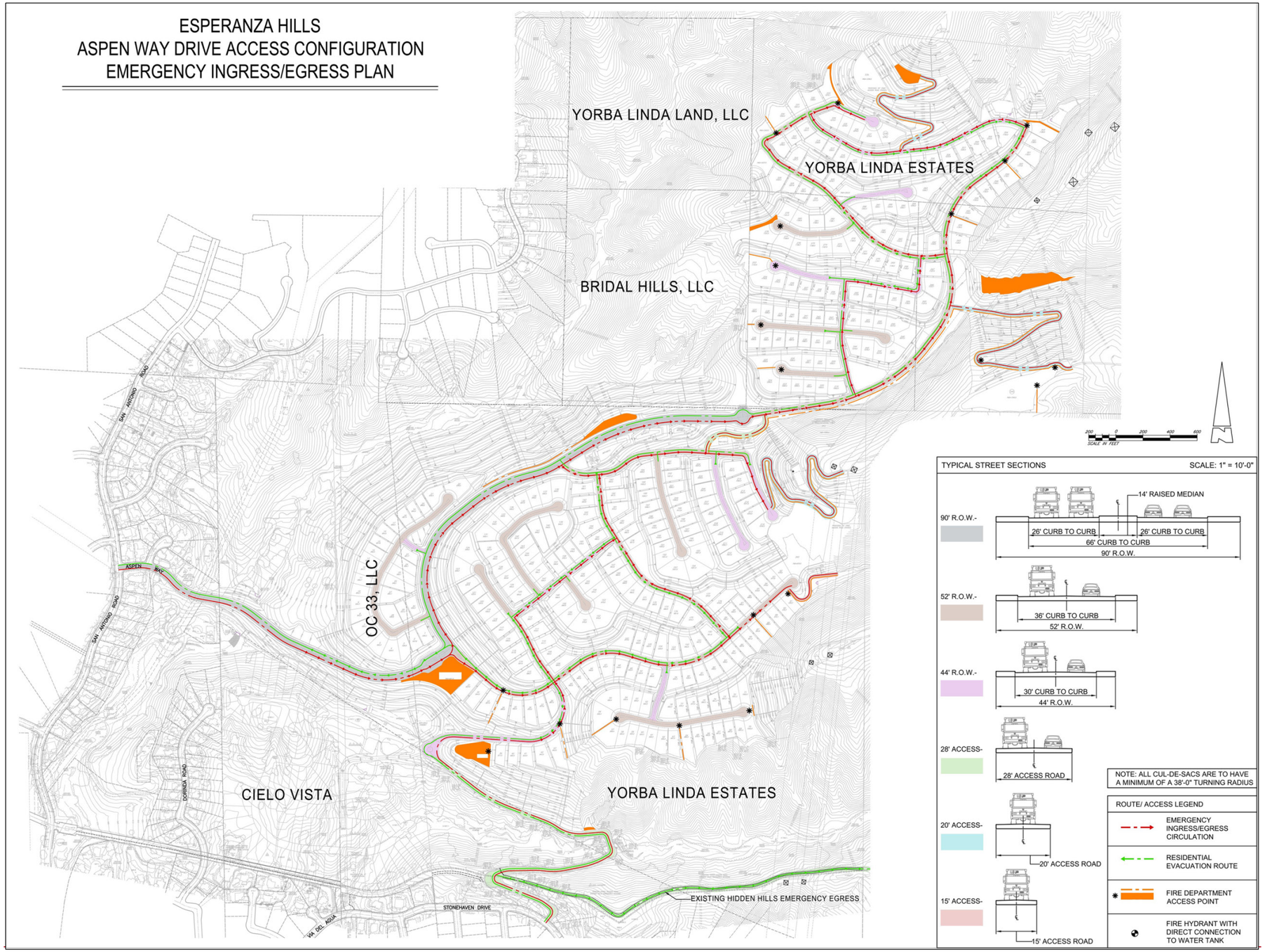
NOTE: ALL CUL-DE-SACS ARE TO HAVE A MINIMUM OF A 38'-0" TURNING RADIUS

ROUTE/ ACCESS LEGEND

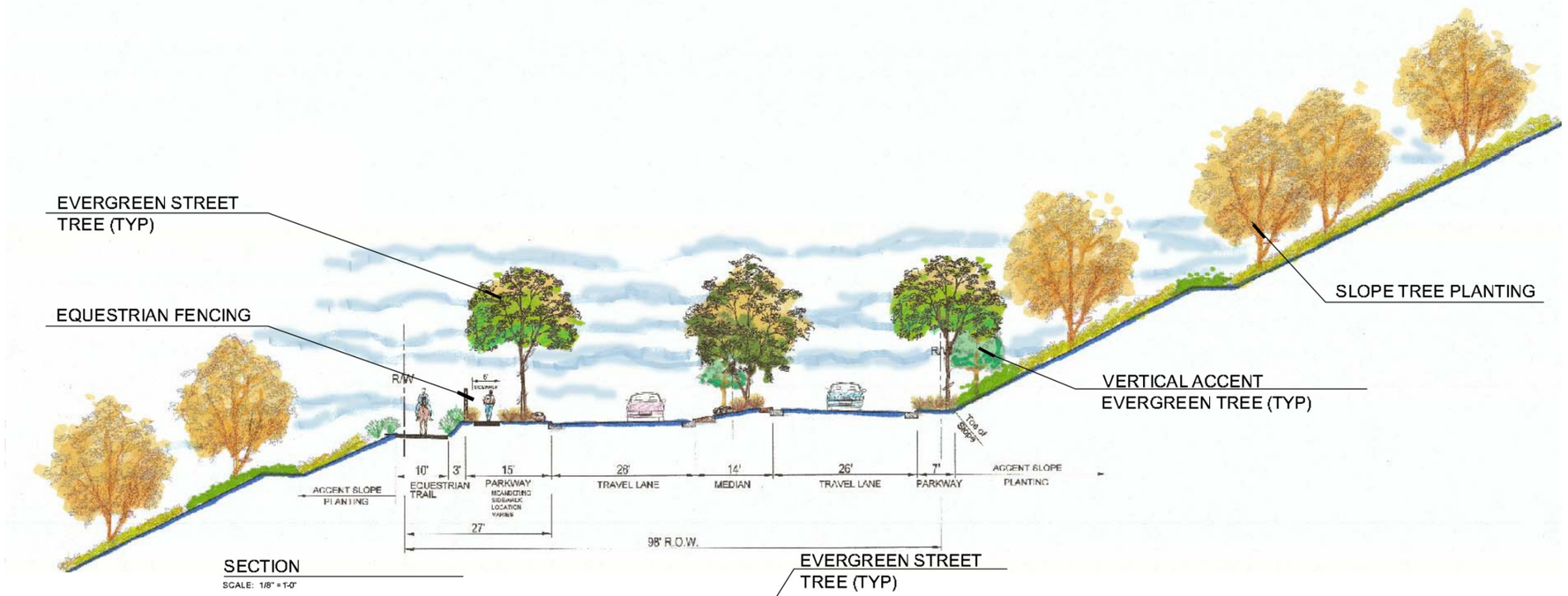
- EMERGENCY INGRESS/EGRESS CIRCULATION
- RESIDENTIAL EVACUATION ROUTE
- FIRE DEPARTMENT ACCESS POINT
- FIRE HYDRANT WITH DIRECT CONNECTION TO WATER TANK



~~Exhibit 12~~Exhibit 7 – **Emergency Ingress/Egress Plan~~, San Antonio Road Access Configuration~~**

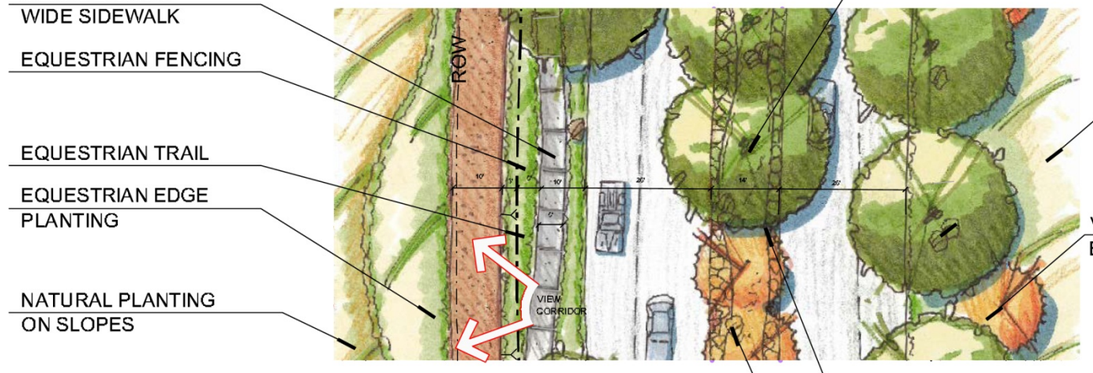


~~**Exhibit 13 – Emergency Ingress/Egress Plan, Aspen Way Drive Access Configuration**~~



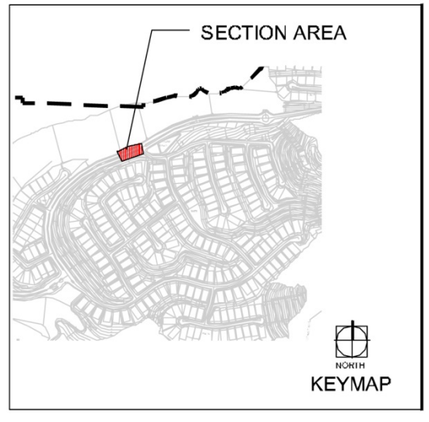
SECTION

SCALE: 1/8" = 1'-0"



PLAN VIEW

SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

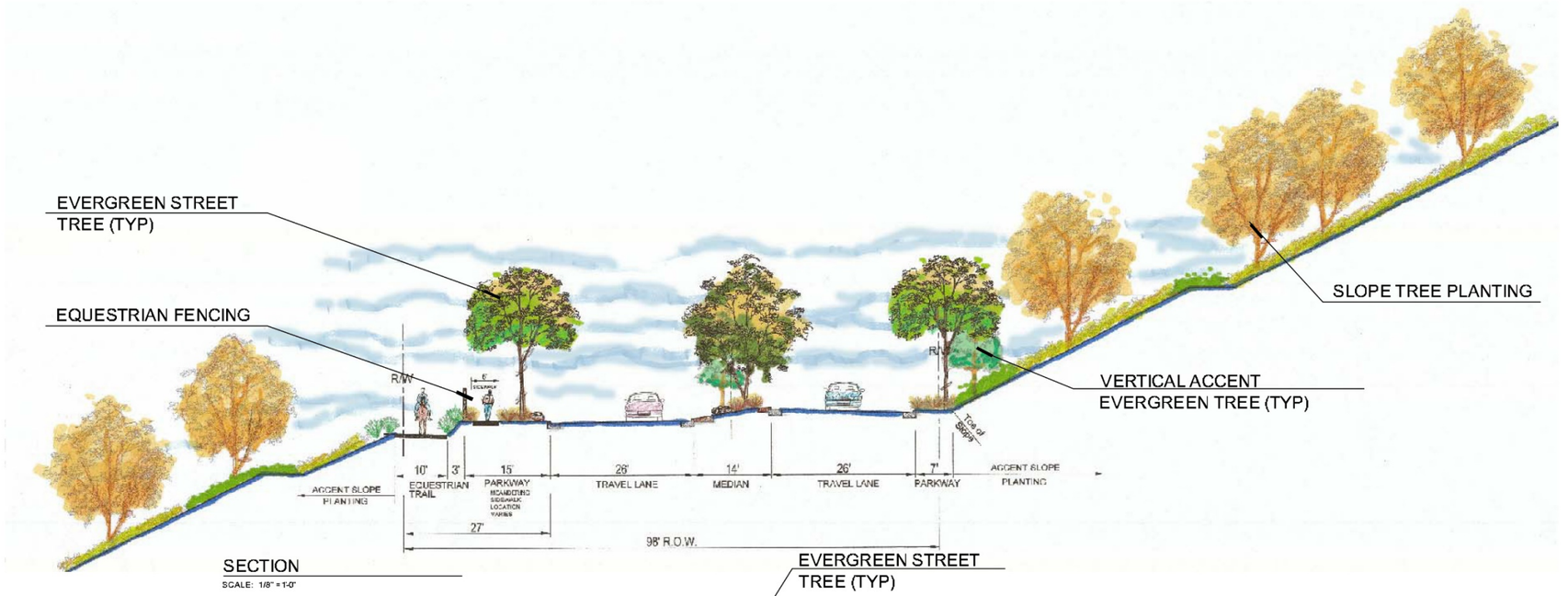
NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733772 DATE 07/26/2012

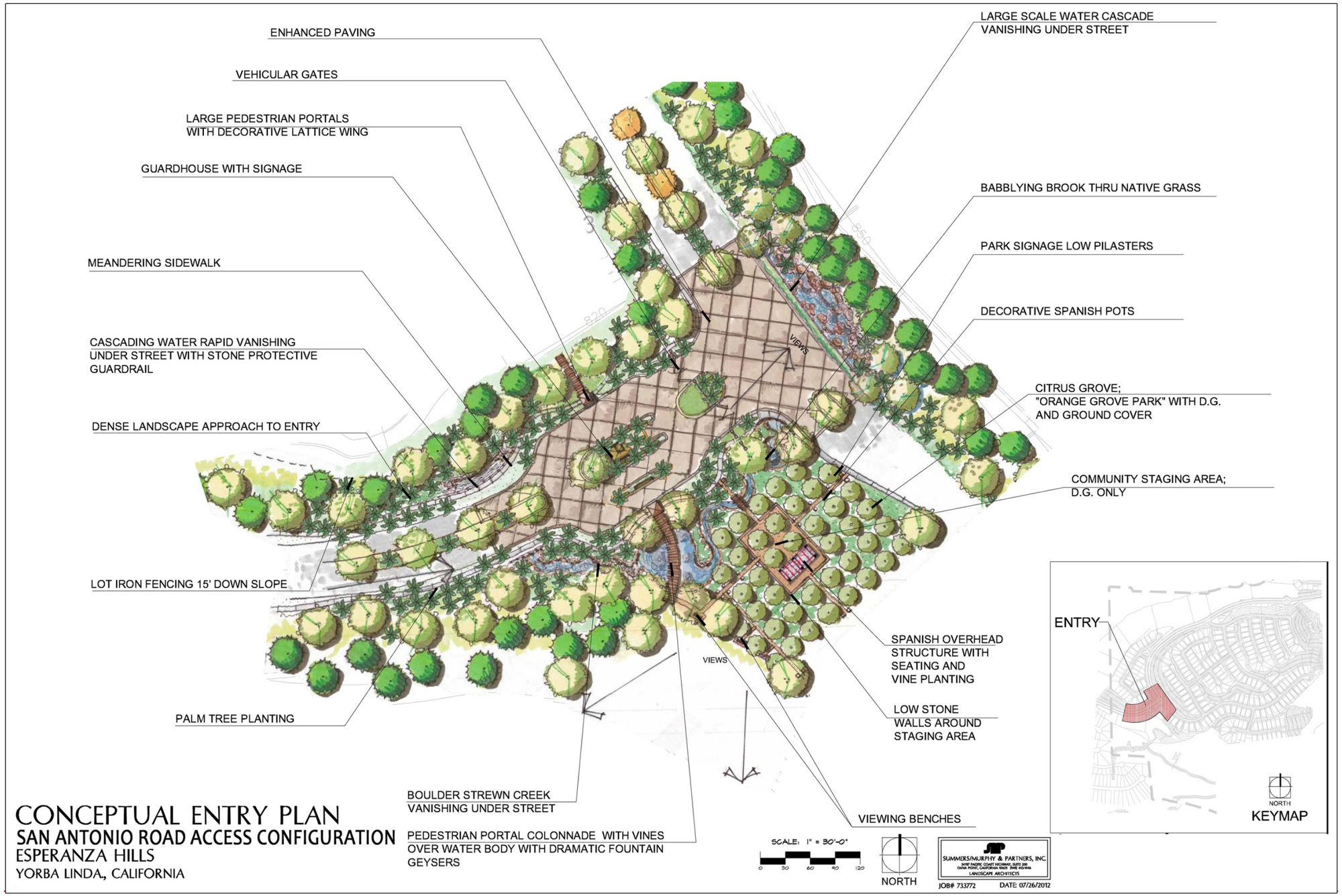
CONCEPTUAL SECTION: ESPERANZA HILLS PKWY

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA



~~Exhibit 14~~Exhibit 8 – **Conceptual Section, Esperanza Hills Parkway**



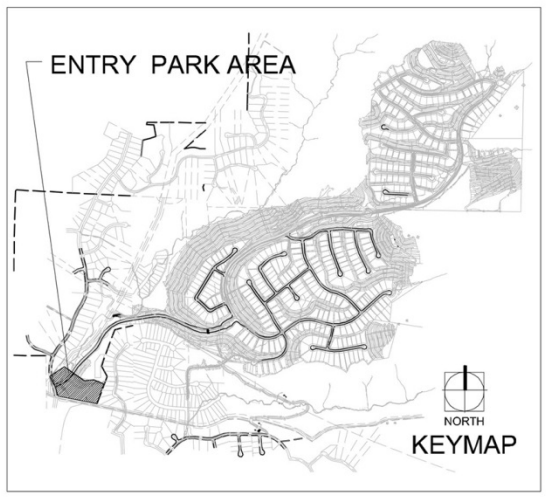
~~Exhibit 15 – Conceptual Entry Plan, San Antonio Road Access Configuration~~

Conceptual Entry Road - San Antonio Road Access Configuration

Esperanza Hills
Yorba Linda, California

SCALE: 1" = 100'-0"
0 100 200 300 400
NORTH
SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733772 DATE: 05/31/2013

~~Exhibit 16 – Conceptual Entry Road, San Antonio Road Access Configuration~~



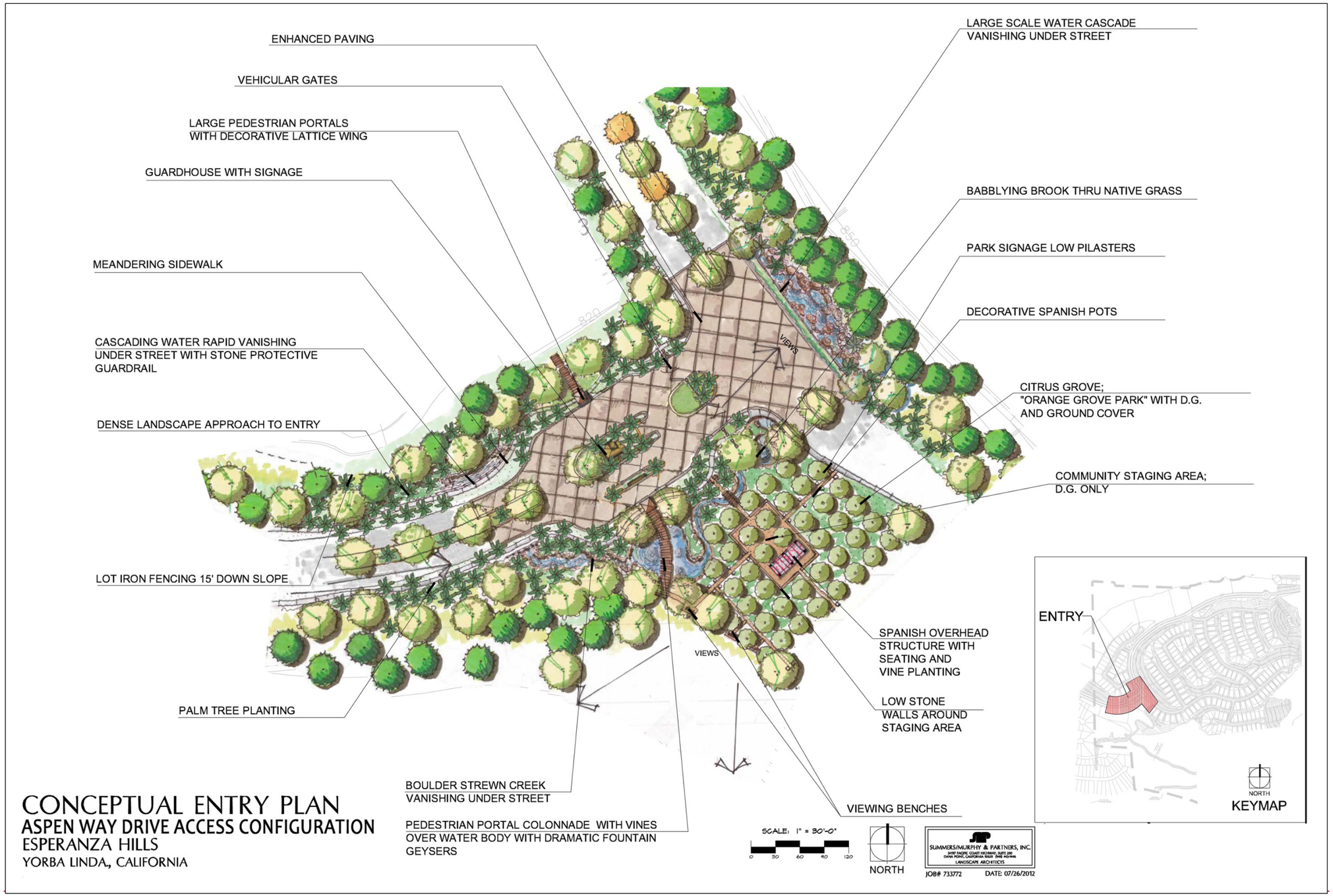
CONCEPTUAL PARK AT
SAN ANTONIO ROAD
ACCESS CONFIGURATION

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

CONCEPTUAL PARK- ENTRY PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

~~Exhibit 17~~Exhibit 9 – Conceptual Park ~~at~~, Entry ~~Road, San Antonio Road Access Configuration~~Plan



CONCEPTUAL ENTRY PLAN
ASPEN WAY DRIVE ACCESS CONFIGURATION
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

~~**Exhibit 18 – Conceptual Entry Plan, Aspen Way Drive Access Configuration**~~

SECTION: TOWER MONUMENT

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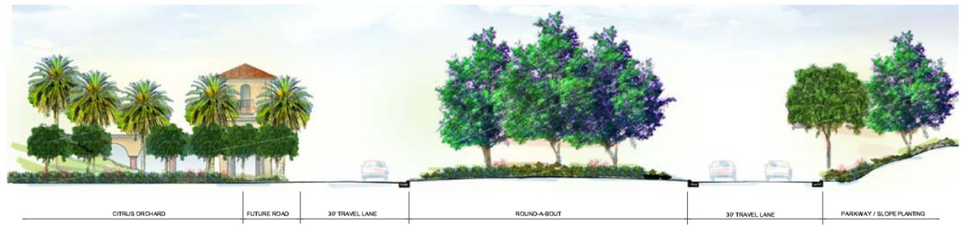


SECTION: ROUND-A-BOUT

SCALE: 1" = N.T.S.

CONCEPTUAL SECONDARY ENTRY

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

PLAN VIEW

SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30 60 90 120

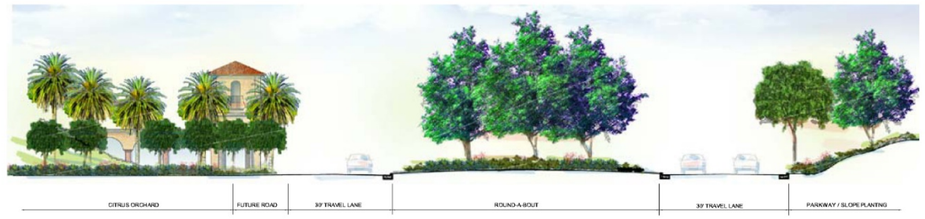
NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE: 07/26/2012

SECTION: TOWER MONUMENT

SCALE: 1" = N.T.S.



SECTION: ROUND-A-BOUT

SCALE: 1" = N.T.S.

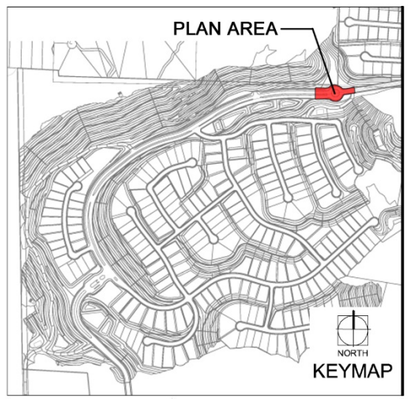
CONCEPTUAL SECONDARY ENTRY

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

PLAN VIEW

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"

0 30 60 90 120

NORTH

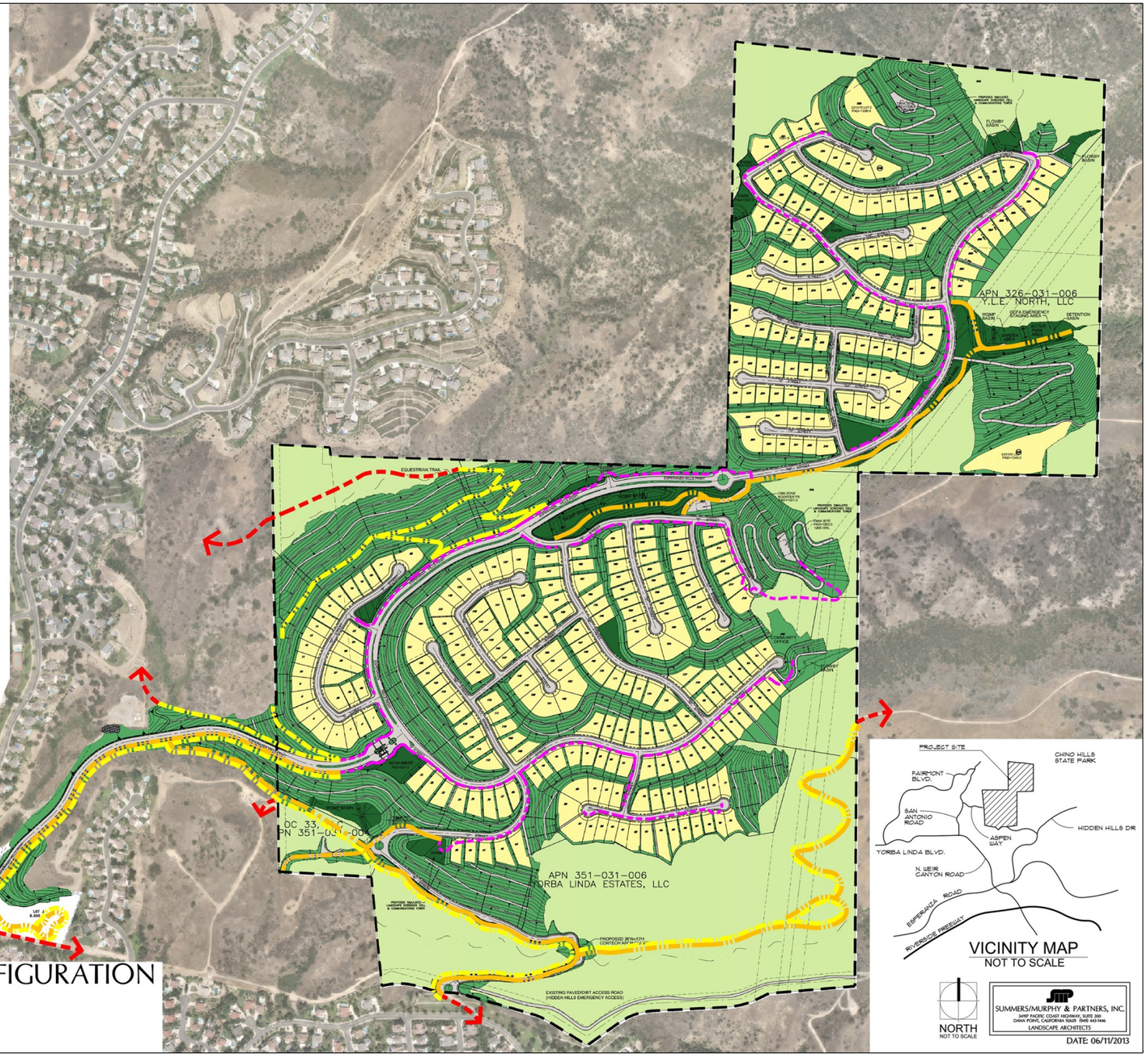
SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE: 07/26/2012

~~Exhibit 19~~Exhibit 10 – Conceptual Secondary Entry Plan

TRAILS LEGEND

- EXISTING TRAILS
- PROPOSED EQUESTRIAN TRAILS
- PROPOSED MULTI-USE TRAILS
- PROPOSED PEDESTRIAN WALKS



CONCEPTUAL TRAILS PLAN
SAN ANTONIO ROAD ACCESS CONFIGURATION
ESPERANZA HILLS
YORBA LINDA., CALIFORNIA

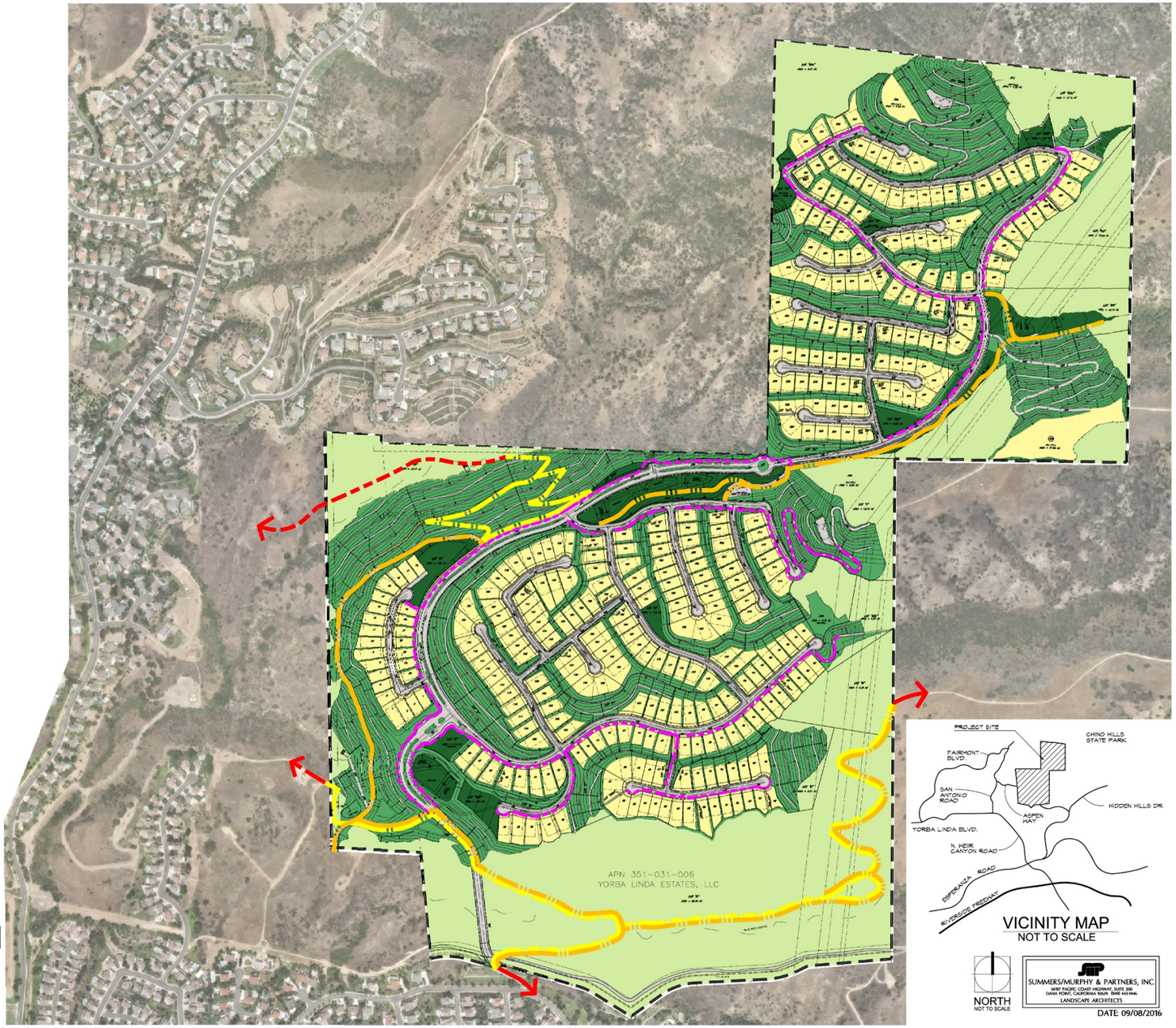
TRAILS LEGEND

EXISTING TRAILS

PROPOSED EQUESTRIAN TRAILS

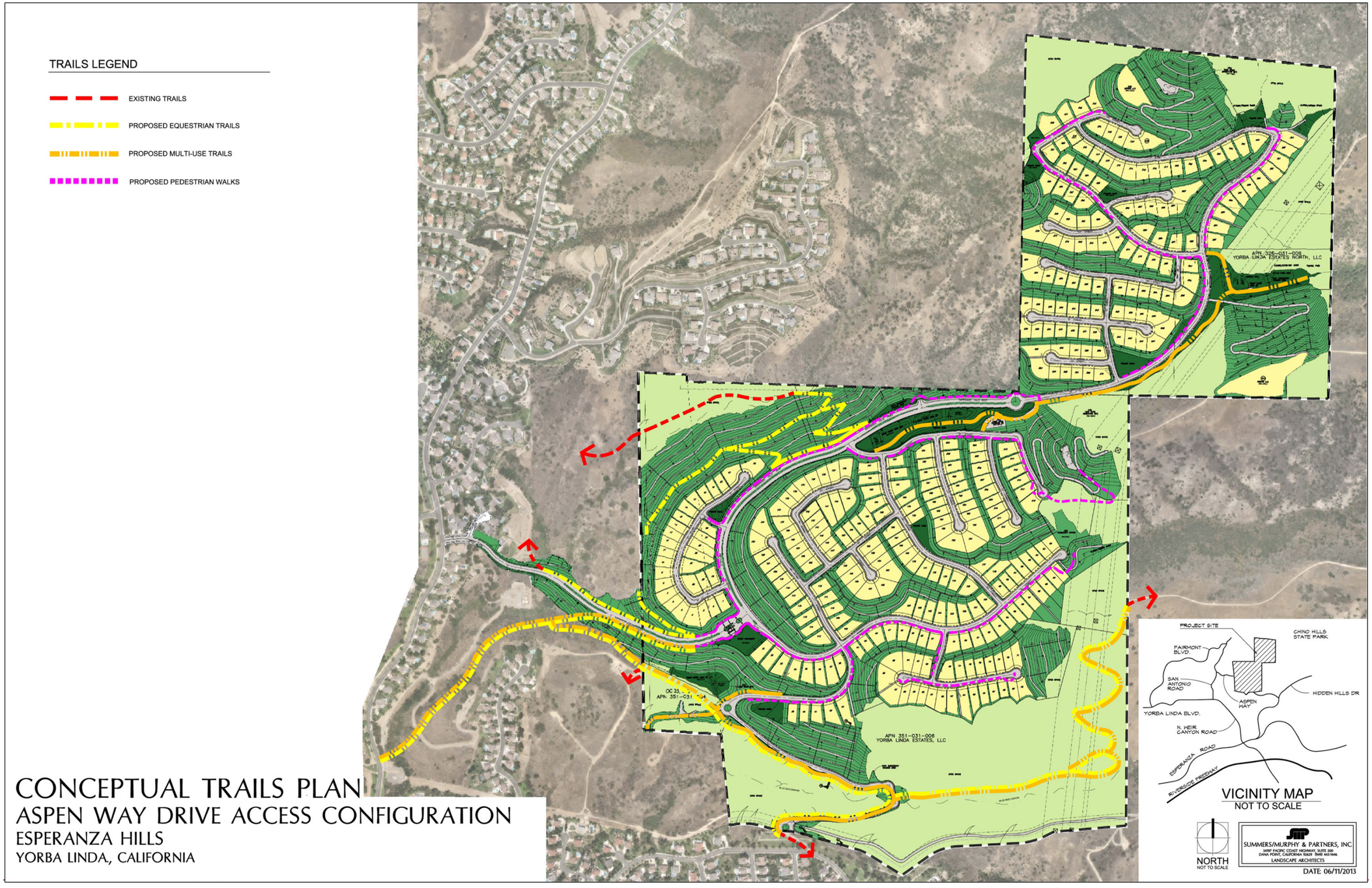
PROPOSED MULTI-USE TRAILS

PROPOSED PEDESTRIAN WALKS



CONCEPTUAL TRAILS PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

~~Exhibit 20~~Exhibit 11 – Conceptual Trails Plan~~, San Antonio Road Access Configuration~~



~~Exhibit 21 – Conceptual Trails Plan, Aspen Way Drive Access Configuration~~

NATURAL OPEN SPACE PRESERVED - 6,591,886 SF OR 151.3 ACRES (32.2%)

LANDSCAPED & IRRIGATED SLOPES - 5,512,649 SF OR 126.6 ACRES (26.9%)

LANDSCAPED PARKS/ DETENTION BASINS - 715,767 SF OR 16.4 ACRES (3.6%)

USEABLE RESIDENTIAL PAD AREA - 4,936,958 SF OR 113.3 ACRES (24.2%)

ROADS, WATER TANKS, SIDEWALKS & BENCH DRAINS - 2,699,643 SF OR 61.3 ACRES (13.1%)

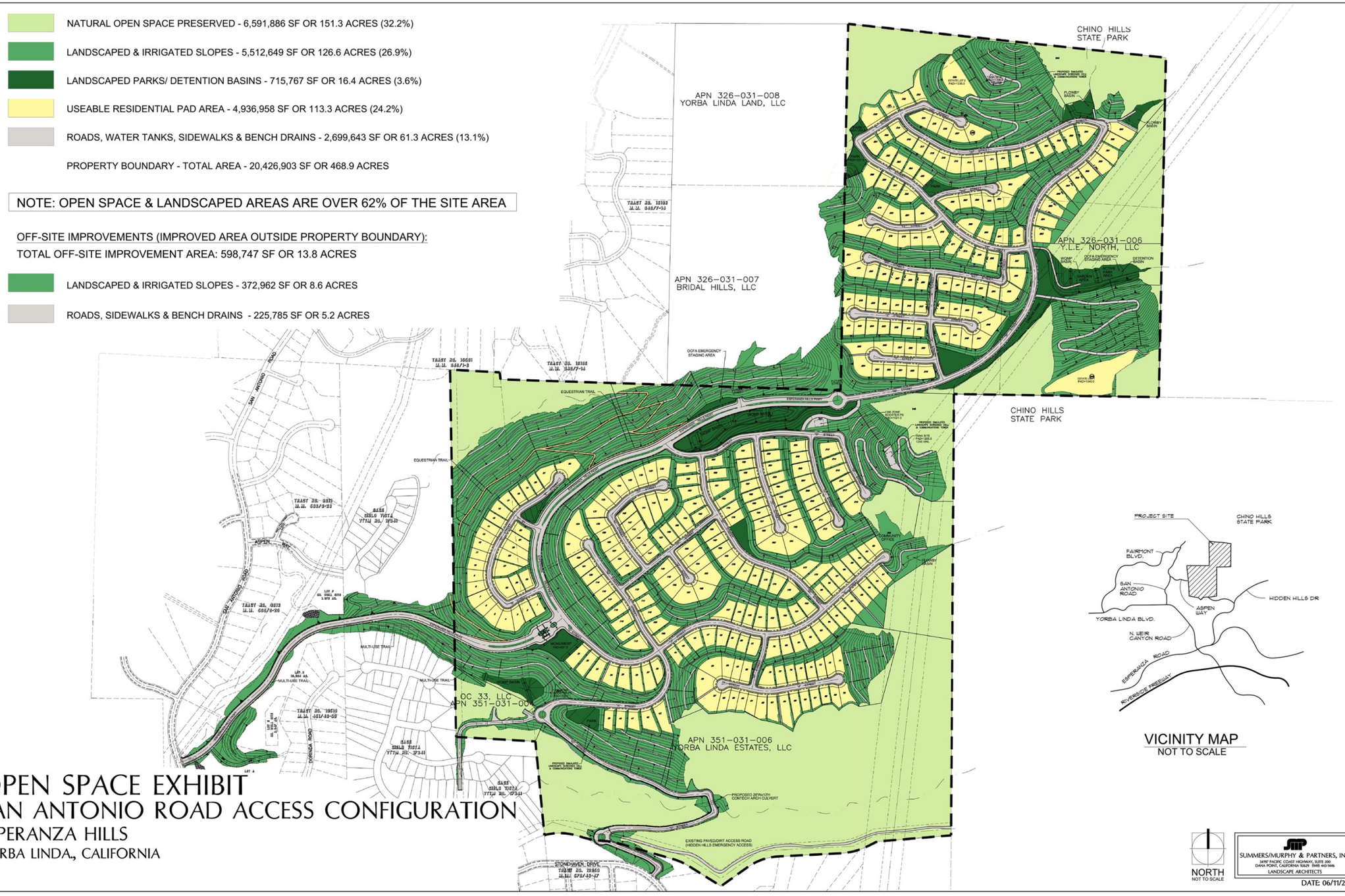
PROPERTY BOUNDARY - TOTAL AREA - 20,426,903 SF OR 468.9 ACRES

NOTE: OPEN SPACE & LANDSCAPED AREAS ARE OVER 62% OF THE SITE AREA

OFF-SITE IMPROVEMENTS (IMPROVED AREA OUTSIDE PROPERTY BOUNDARY):
TOTAL OFF-SITE IMPROVEMENT AREA: 598,747 SF OR 13.8 ACRES

LANDSCAPED & IRRIGATED SLOPES - 372,962 SF OR 8.6 ACRES

ROADS, SIDEWALKS & BENCH DRAINS - 225,785 SF OR 5.2 ACRES



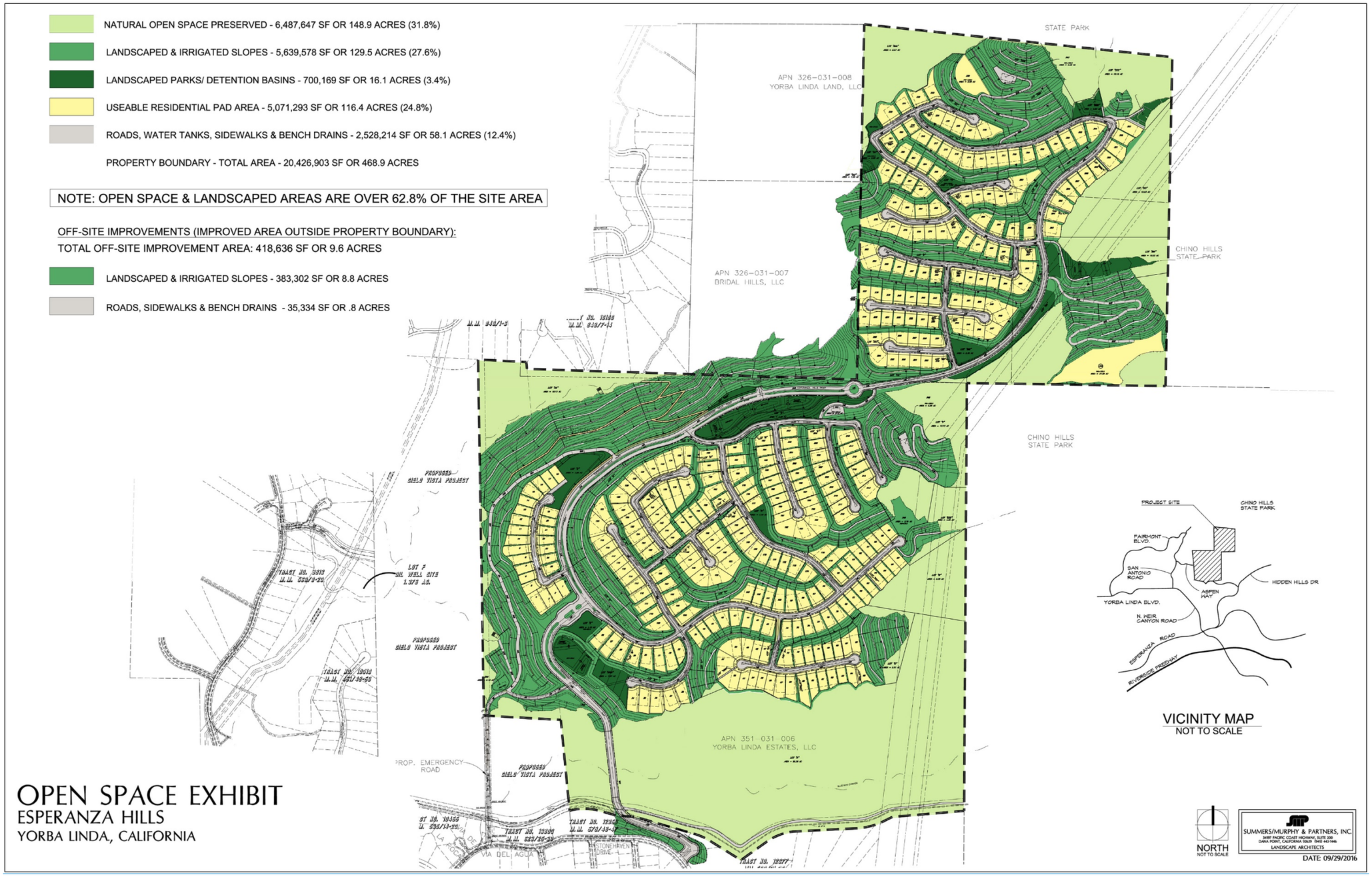
VICINITY MAP
NOT TO SCALE

OPEN SPACE EXHIBIT
SAN ANTONIO ROAD ACCESS CONFIGURATION
ESPERANZA HILLS
YORBA LINDA., CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
34117 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 06/11/2013



~~Exhibit 22~~Exhibit 12 – Open Space~~, San Antonio Road Access Configuration~~

NATURAL OPEN SPACE PRESERVED - 6,591,886 SF OR 151.3 ACRES (32.2%)

LANDSCAPED & IRRIGATED SLOPES - 5,512,649 SF OR 126.6 ACRES (26.9%)

LANDSCAPED PARKS/ DETENTION BASINS - 715,767 SF OR 16.4 ACRES (3.6%)

USEABLE RESIDENTIAL PAD AREA - 4,936,958 SF OR 113.3 ACRES (24.2%)

ROADS, WATER TANKS, SIDEWALKS & BENCH DRAINS - 2,699,643 SF OR 61.3 ACRES (13.1%)

PROPERTY BOUNDARY - TOTAL AREA - 20,426,903 SF OR 468.9 ACRES

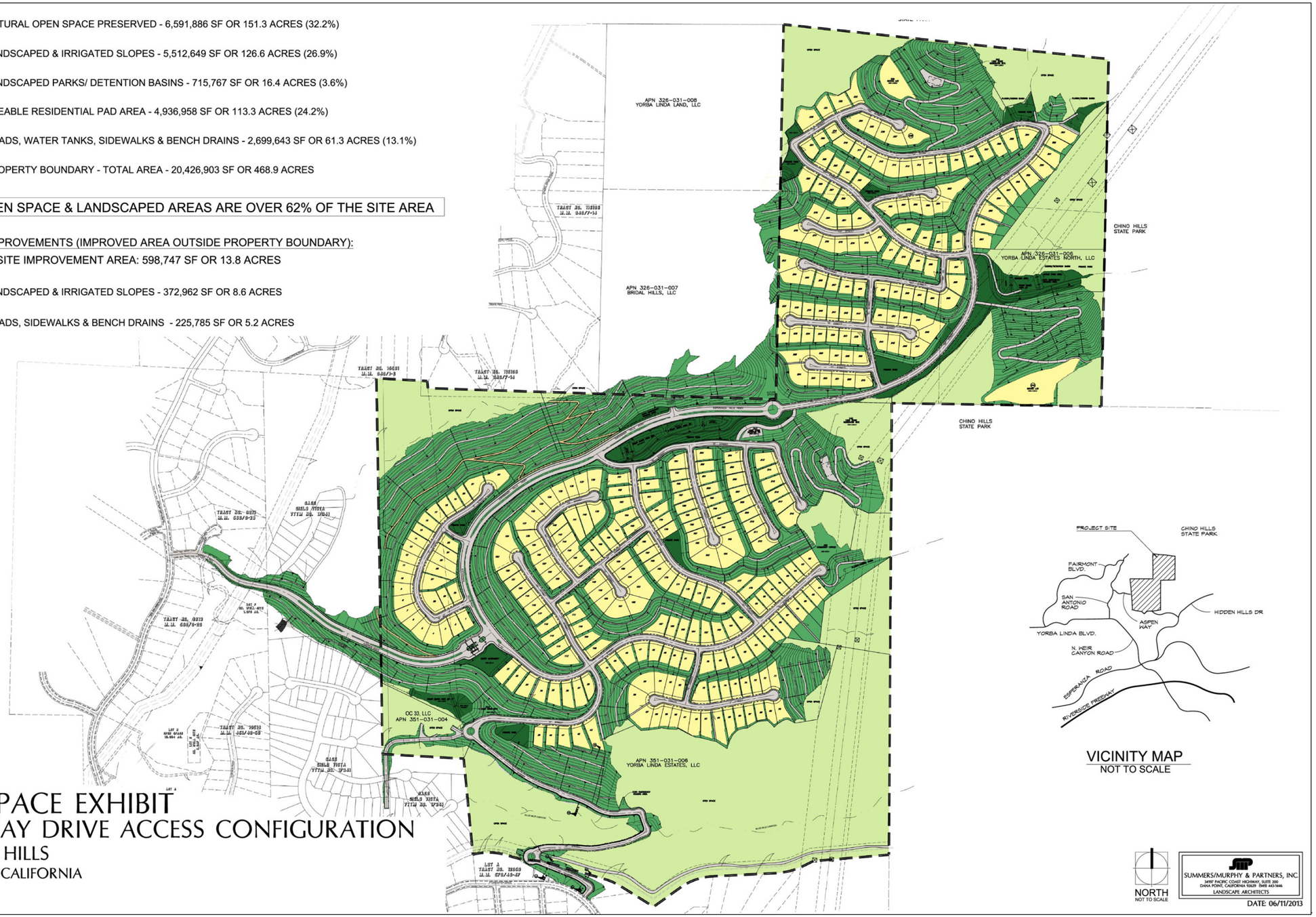
NOTE: OPEN SPACE & LANDSCAPED AREAS ARE OVER 62% OF THE SITE AREA

OFF-SITE IMPROVEMENTS (IMPROVED AREA OUTSIDE PROPERTY BOUNDARY):

TOTAL OFF-SITE IMPROVEMENT AREA: 598,747 SF OR 13.8 ACRES

LANDSCAPED & IRRIGATED SLOPES - 372,962 SF OR 8.6 ACRES

ROADS, SIDEWALKS & BENCH DRAINS - 225,785 SF OR 5.2 ACRES



VICINITY MAP
NOT TO SCALE

OPEN SPACE EXHIBIT
ASPEN WAY DRIVE ACCESS CONFIGURATION
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
34787 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE 06/11/2013

~~**Exhibit 23 – Open Space, Aspen Way Drive Access Configuration**~~

DESIGN CONCEPT

THE DESIGN CONCEPT FOR ESPERANZA HILLS IS TO EMPHASIZE YOUR ARRIVAL TO AN EXCLUSIVE HIGH- END RESIDENTIAL COMMUNITY NESTLED IN ONE OF THE MOST PREMIER AND PRESTIGIOUS HILLTOP LOCATIONS IN YORBA LINDA.

THE STATELY SPANISH ARTICULATED GUARDHOUSE COMMANDS A LARGE ARRIVAL PLATEAU AT THE BASE OF A BOLD SLOPE WITH VIEW HOMES PERCHED HIGH ABOVE. YOUR HEAVILY LANDSCAPED APPROACH OPENS UP AT ARRIVAL WITH STRONG EXPANSIVE VIEWS OF A CASCADING WATER RAPID ON YOUR LEFT AND A BROAD ARCHING SPANISH COLONNADE ON YOUR RIGHT BRIDGING ACROSS A WATER BODY OF DRAMATIC GEYSER FOUNTAINS. VIEWS THROUGH THE VINE LADEN COLONNADE REVEAL AN EXPANSIVE ASSOCIATION MAINTAINED CITRUS ORCHARD OR GRAPE VINEYARD BEYOND., PATHWAYS THROUGH, COMMUNITY STAGING AREA, A BABBLING BROOK, AND SPECIAL VIEWING LOCATIONS.

DRIVING THROUGH THE GATES, YOU ARE GREETED WITH A STRIKING DISPLAY OF WHITEWATER CASCADING DOWN THE OPPOSING SLOPE DISAPPEARING UNDER THE STREET BELOW. ALL STREETSCAPES, SLOPES, AND NEIGHBORHOOD PARKS WILL BE HARMONIOUSLY INTERWOVEN WITH THE NATURAL HILLSIDE BY UTILIZING AN ORGANIC USE OF CALIFORNIA OAKS, SYCAMORES, NATURAL SHRUBS AND GRASSES TO BUFFER HOMES AND REINFORCE VIEWS. PARKS AND TRAILS WILL ALSO BE USED TO PROMOTE NEIGHBORHOOD ACTIVITIES AND RESIDENT INTERFACE WITH THE NATURAL SITE AMENITIES INCLUDING CONNECTIONS TO REGIONAL TRAILS AND TOPOGRAPHIC HIGHLIGHTS.

VICINITY MAP
NOT TO SCALE

CONCEPTUAL PARKS PLAN

SAN ANTONIO ROAD ACCESS CONFIGURATION

YORBA LINDA., CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
34787 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 06/18/2013

DESIGN CONCEPT

THE DESIGN CONCEPT FOR ESPERANZA HILLS IS TO EMPHASIZE YOUR ARRIVAL TO AN EXCLUSIVE HIGH-END RESIDENTIAL COMMUNITY NESTLED IN ONE OF THE MOST PREMIER AND PRESTIGIOUS HILLTOP LOCATIONS IN YORBA LINDA.

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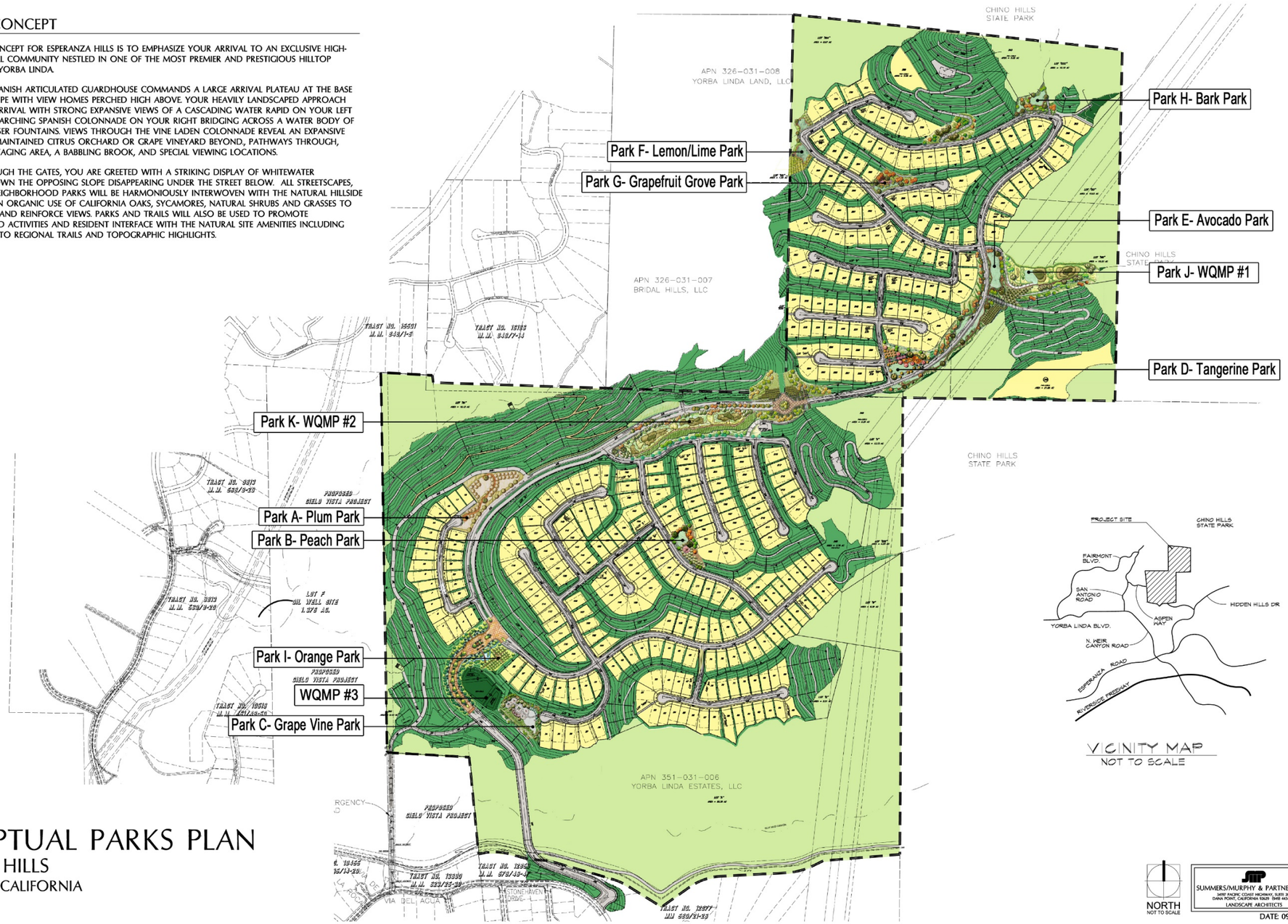

CONCEPTUAL PARKS PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

~~Exhibit 24~~Exhibit 13 – **Conceptual Parks Plan~~, San Antonio Road Access Configuration~~**

DESIGN CONCEPT

THE DESIGN CONCEPT FOR ESPERANZA HILLS IS TO EMPHASIZE YOUR ARRIVAL TO AN EXCLUSIVE HIGH-END RESIDENTIAL COMMUNITY NESTLED IN ONE OF THE MOST PREMIER AND PRESTIGIOUS HILLTOP LOCATIONS IN YORBA LINDA.

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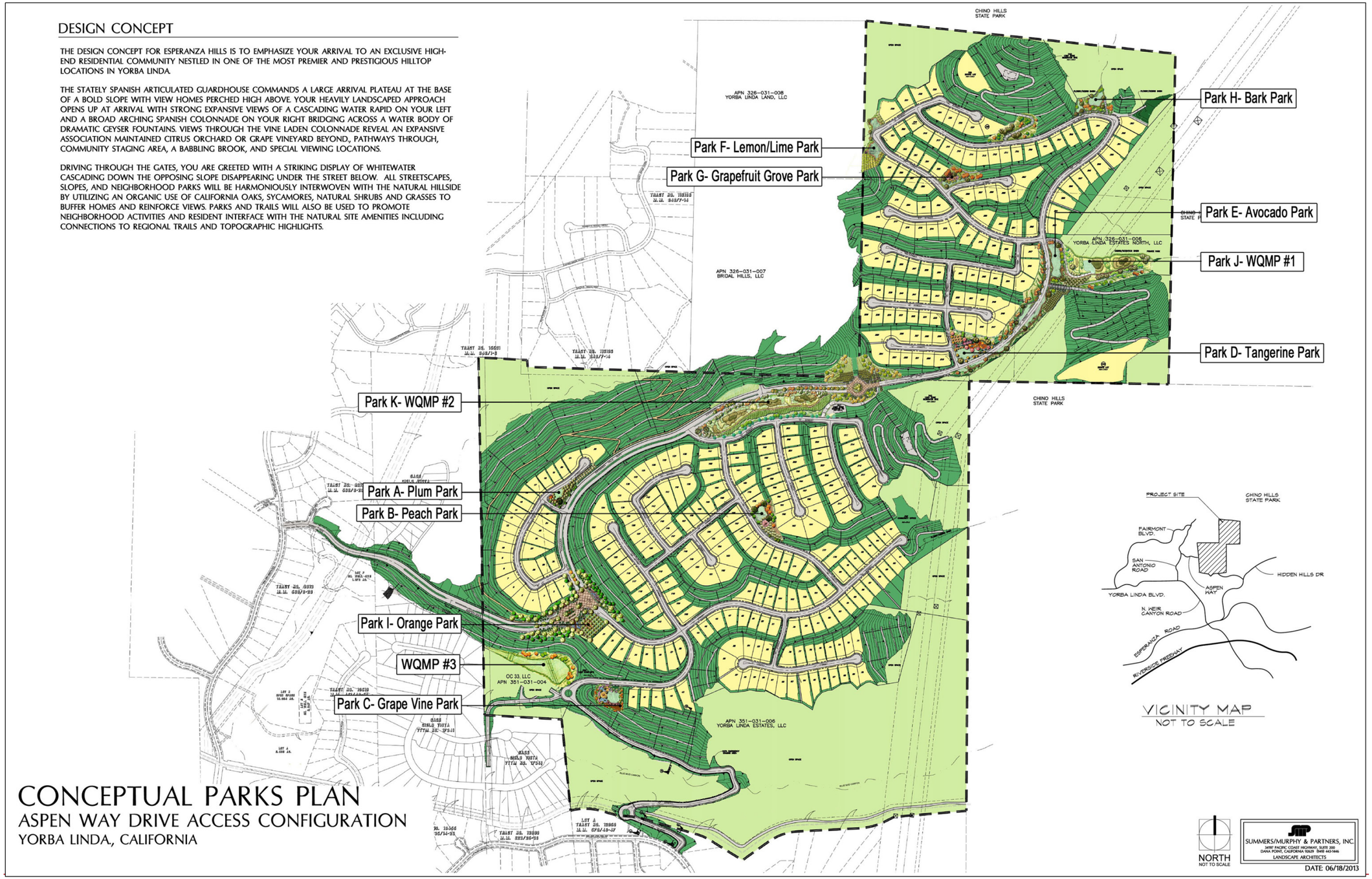
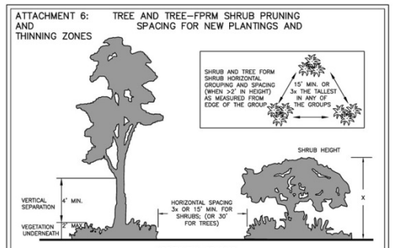
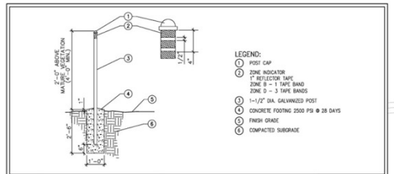


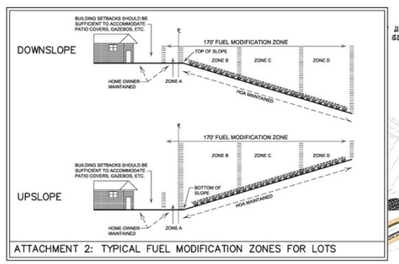
CONCEPTUAL PARKS PLAN
ASPEN WAY DRIVE ACCESS CONFIGURATION
YORBA LINDA, CALIFORNIA

~~**Exhibit 25 – Conceptual Parks Plan, Aspen Way Drive Access Configuration**~~

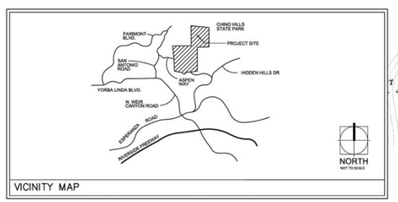




ATTACHMENT 4: IDENTIFICATION MARKER DETAIL



ATTACHMENT 2: TYPICAL FUEL MODIFICATION ZONES FOR LOTS



VICINITY MAP

ATTACHMENT 7: UNDESIRABLE PLANT SPECIES (TARGET SPECIES)

EUCALYPTUS ARE CONSIDERED TO BE UNDESIRABLE IN THE LANDSCAPE DUE TO CHARACTERISTICS THAT MAKE THEM HIGHLY FLAMMABLE. THESE CHARACTERISTICS CAN BE EITHER PHYSICAL OR CHEMICAL. PHYSICAL PROPERTIES THAT WOULD CONTRIBUTE TO HIGH FLAMMABILITY INCLUDE LARGE AMOUNTS OF DEAD MATERIAL RETAINED WITHIN THE PLANT, ROUGH OR PEELING BARK, AND THE PRODUCTION OF COPIOUS AMOUNTS OF LITTER. CHEMICAL PROPERTIES INCLUDE THE PRESENCE OF VOLATILE SUBSTANCES SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE VOLATILE SUBSTANCES.

PLANTS WITH THESE CHARACTERISTICS SHALL NOT BE PLANTED IN ANY OF THE FUEL MODIFICATION ZONES. SHOULD THESE SPECIES ALREADY EXIST WITHIN THE AREAS, THEY SHALL BE REMOVED AS A PRIORITY. DUE TO THE POTENTIAL THREAT THEY POSE TO ANY STRUCTURES, THEY ARE REFERRED TO AS TARGET SPECIES SINCE THEIR COMPLETE REMOVAL IS A CRITICAL PART OF HAZARD REDUCTION. THESE FIRE-PRONE PLANT SPECIES INCLUDE (BUT NOT LIMITED TO):

BOTANICAL NAME	COMMON NAME
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
RICINUS COMMUNIS	CASTOR BEAN PLANT
CIRSIUM VULGARE	WILD ARTICHOKE
BRASSICA NIGRA	BLACK MUSTARD
SILYBUM MARIANUM	MILK THISTLE
SACSOLA AUSTALIS	RUSSIAN THISTLE/TUMBLEWOOD
NICOTIANA BIGELEVIL	INDIAN TOBACCO
NICOTIANA GLAUCA	TREE TOBACCO
LACTUCA SERRIOLA	PRICKLY LETTUCE
CONYZA CANADENSIS	HORSEWEED
HETEROTHACA GRANDIFLORA	TELEGRAPH PLANT
ANTHEMIS COTULA	MAYWEED
URTICA URENS	BURNING NETTLE
CARDARIA DRABA	HOARY CRESS, PEPPERGRASS
BRASSICA RAPA	WILD TURNIP, YELLOW MUSTARD
ADENOSTOMA FASCICULATUM	CHAMISE
ADENOSTOMA SPARSIFOLIUM	RED SHANKS
CORTADERIA SELLOANA	PAMPAS GRASS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH
ERIODICTYUM FASCICULATUM	COMMON BUCKWHEAT
SALVIA MELLIFERA	BLACK SAGE
ORNAMENTALS	
CORTADERIA	PAMPAS GRASS
CUPRESSUS SP.	CYPRESS
EUCALYPTUS SP.	EUCALYPTUS
JUNIPERUS SP.	JUNIPER
PINUS SP.	PINE

ATTACHMENT 8: PLANTING PALLETTE FOR FUEL MODIFICATION ZONE B

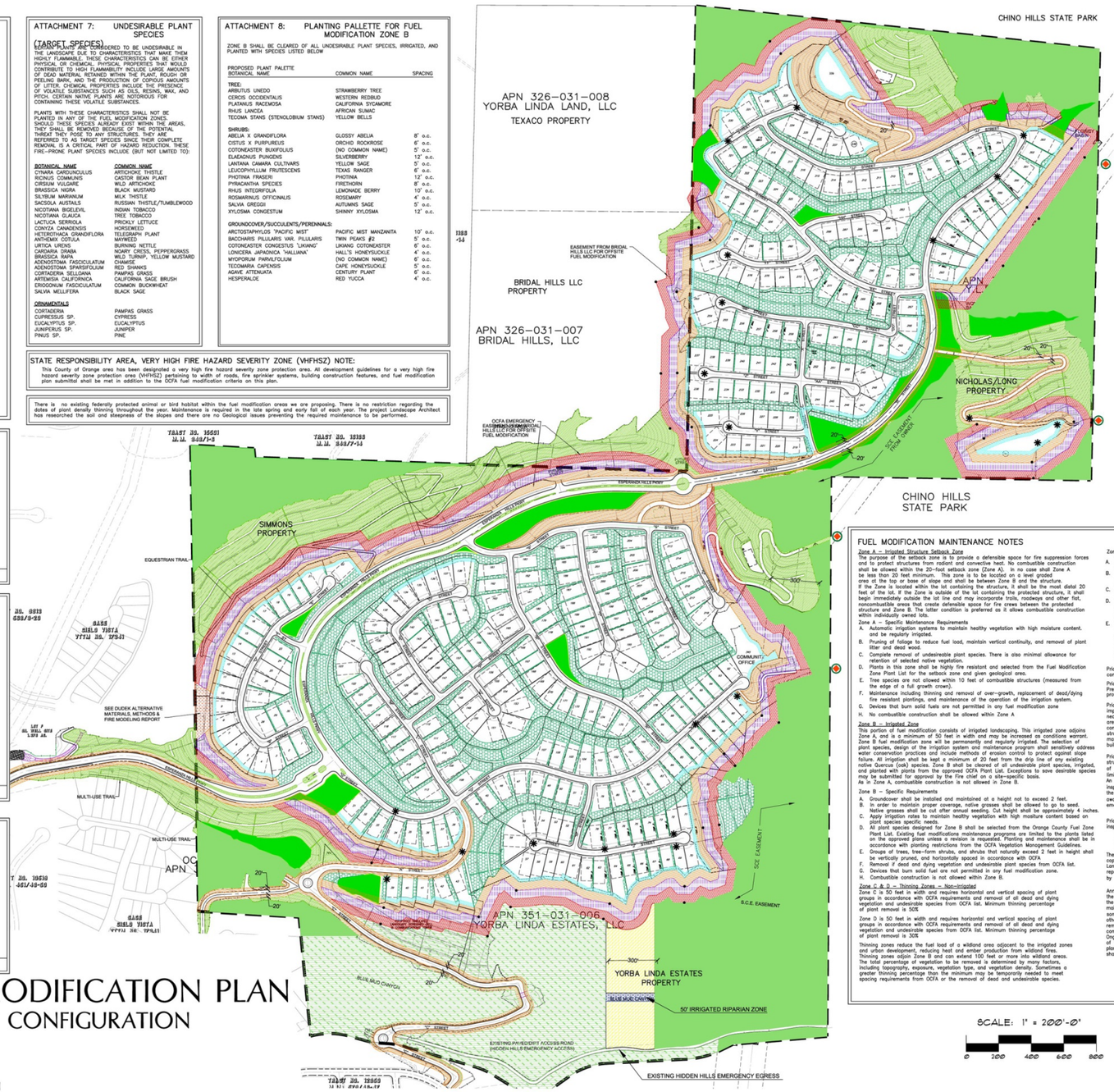
ZONE B SHALL BE CLEARED OF ALL UNDESIRABLE PLANT SPECIES, IRRIGATED, AND PLANTED WITH SPECIES LISTED BELOW

PROPOSED PLANT PALETTE BOTANICAL NAME	COMMON NAME	SPACING
TREE:		
ARBUTUS UNEDO	STRAWBERRY TREE	
CERCIS OCCIDENTALIS	WESTERN REDBUD	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
RHUS LANCEA	AFRICAN SUMAC	
TECOMA STANS (STENOLOBIUM STANS)	YELLOW BELLS	
SHRUBS:		
ABELIA X GRANDIFLORA	GLOSSY ABELIA	8' o.c.
CISTUS X PURPUREUS	ORCHID ROCKROSE	6' o.c.
COTONEASTER BUXIFOLIUS	(NO COMMON NAME)	5' o.c.
ELAEAGNUS PUNGENS	SILVERBERRY	12' o.c.
LANTANA CAMARA CULTIVARS	YELLOW SAGE	5' o.c.
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	6' o.c.
PHOTINIA FRASERI	PHOTINIA	12' o.c.
PYRACANTHA SPECIES	FIRETHORN	8' o.c.
RHUS INTEGRIFOLIA	LEMONADE BERRY	10' o.c.
ROSMARINUS OFFICINALIS	ROSEMARY	4' o.c.
SALVIA GREGGII	AUTUMNS SAGE	5' o.c.
XYLOSMA CONGESTUM	SHINNY XYLOSMA	12' o.c.
GROUNDCOVER/SUCCULENTS/PERENNIALS:		
ARCTOSTAPHYLOS "PACIFIC MIST"	PACIFIC MIST MANZANITA	10' o.c.
BACCHARIS PILULARIS VAR. PILULARIS	TWIN PEAKS #2	5' o.c.
COTONEASTER CONGESTUS "LIKIANG"	LIKIANG COTONEASTER	6' o.c.
LONICERA JAPONICA "HALLIANA"	HALL'S HONEYSUCKLE	4' o.c.
MYOPORUM PARVIFOLIUM	(NO COMMON NAME)	6' o.c.
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5' o.c.
AGAVE ATTENUATA	CENTURY PLANT	6' o.c.
HESPERALOE	RED YUCCA	4' o.c.

STATE RESPONSIBILITY AREA, VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) NOTE:

This County of Orange area has been designated a very high fire hazard severity zone protection area. All development guidelines for a very high fire hazard severity zone protection area (VHFHSZ) pertaining to width of roads, fire sprinkler systems, building construction features, and fuel modification plan submittal shall be met in addition to the OCFA fuel modification criteria on this plan.

There is no existing federally protected animal or bird habitat within the fuel modification areas we are proposing. There is no restriction regarding the dates of plant density thinning throughout the year. Maintenance is required in the late spring and early fall of each year. The project Landscape Architect has researched the soil and steepness of the slopes and there are no Geological issues preventing the required maintenance to be performed.



CONCEPTUAL FUEL MODIFICATION PLAN
SAN ANTONIO ROAD ACCESS CONFIGURATION
ORANGE COUNTY, CALIFORNIA

ESPERANZA HILLS, LLC
7114 EAST STETSON DRIVE SUITE 350, SCOTTSDALE, AZ 85251

VESTING TENTATIVE TRACT MAP NO. 17522 D

FUEL MODIFICATION LEGEND

- ZONE A (FLAT) – NON-COMBUSTIBLE CONSTRUCTION
- ZONE B – WET ZONE (100% REMOVAL NATIVE SHRUBS)
- ZONE C – DRY ZONE (50% THINNING NATIVE SHRUBS)
- ZONE D – DRY ZONE (50% THINNING NATIVE SHRUBS)
- FUEL BREAK ZONE: ALL VEGETATION IN THIS ZONE TO BE EQUIVALENT TO ZONE C AND MAINTAINED AS A FUEL BREAK
- FIRE PRONE VEGETATION REMOVAL ZONE: ALL FIRE PRONE VEGETATION IN THIS ZONE OF NATURAL OPEN SPACE TO BE REMOVED
- SPECIAL MAINTENANCE AREAS: ALL VEGETATION IN THIS ZONE TO BE IRRIGATED AND MAINTAINED AS EQUIVALENT TO ZONE B
- 50' IRRIGATED RIPARIAN ZONE
- SEE DUDEK ALTERNATIVE MATERIALS, METHODS & FIRE MODELING REPORT

SYMBOL LEGEND

- FIRE ACCESS POINT (A 5' NON-COMBUSTIBLE TUBULAR STEEL GATE) 500' MINIMUM DISTANCE BETWEEN FUEL MODIFICATION ACCESS POINTS
- FUEL MODIFICATION ZONE MARKER: PERMANENT IDENTIFICATION MARKERS SHALL BE CONSTRUCTED TO IDENTIFY THE LIMITS OF APPLICABLE FUEL MODIFICATION ZONES. MARKER DESIGN SHALL BE 2" dia. X 8'-0" LONG GALVANIZED PIPE, EMBED MINIMUM 2'-6" INTO SOLID GROUND. STENCIL TOP 6" WITH A LETTER 'B', 'C' OR 'D', EXPOSE PIPE 2'-0" ABOVE VEGETATION MINIMUM. SEE DETAIL ON LEFT.
- ROAD CONNECTS TO EXISTING CHINO HILLS STATE PARK ROAD AT THIS POINT
- NATURAL OPEN SPACE
- IRRIGATED LANDSCAPE SLOPES/ENTRY/MEDIANS
- IRRIGATED LANDSCAPE PARKS/OPEN SPACE
- 242 LOT NUMBER
- PROPERTY BOUNDARY

FUEL MODIFICATION MAINTENANCE NOTES

Zone A – Irrigated Structure Setback Zone

The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. No combustible construction shall be allowed within the 20-foot setback zone (Zone A). In no case shall Zone A be less than 20 feet minimum. This zone is to be located on a level graded area at the top or base of slope and shall be between Zone B and the structure. If the Zone is located within the lot containing the structure, it shall be the most distal 20 feet of the lot. If the Zone is outside of the lot containing the protected structure, it shall begin immediately outside the lot line and may incorporate trails, roadways and other flat, noncombustible areas that create defensible space for fire crews between the protected structure and Zone B. The latter condition is preferred as it allows combustible construction within adjacently owned lots.

Zone A – Specific Maintenance Requirements

A. Automatic irrigation systems to maintain healthy vegetation with high moisture content. and be regularly irrigated.
B. Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood.
C. Complete removal of undesireable plant species. There is also minimal allowance for retention of selected native vegetation.
D. Plants in this zone shall be highly fire resistant and selected from the Fuel Modification Zone Plant List for the setback zone and given geological area.
E. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
F. Maintenance including thinning and removal of over-growth, replacement of dead/dying fire resistant plantings, and maintenance of the operation of the irrigation system.
G. Devices that burn solid fuels are not permitted in any fuel modification zone
H. No combustible construction shall be allowed within Zone A

Zone B – Irrigated Zone

This portion of fuel modification consists of irrigated landscaping. This irrigated zone adjoins Zone A, and is a minimum of 50 feet in width and may be increased as conditions warrant. Zone B fuel modification zone will be permanently and regularly irrigated. The selection of plant species, design of the irrigation system and maintenance program shall sensitively address water conservation practices and include methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Quercus (oak) species. Zone B shall be cleared of all undesirable plant species, irrigated, and planted with plants from the approved OCFA Plant List. Exceptions to save desirable species may be submitted for approval by the Fire chief on a site-specific basis.
As in Zone A, combustible construction is not allowed in Zone B.

Zone B – Specific Requirements

A. Groundcover shall be installed and maintained at a height not to exceed 2 feet.
B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut height shall be approximately 4 inches.
C. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
D. All plant species designed for Zone B shall be selected from the Orange County Fuel Zone Plant List. Existing fuel modifications maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from the OCFA Vegetation Management Guidelines.
E. Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with OCFA
F. Removal if dead and dying vegetation and undesirable plant species from OCFA list.
G. Devices that burn solid fuel are not permitted in any fuel modification zone.
H. Combustible construction is not allowed within Zone B.

Zone C & D – Thinning Zones – Non-Irrigated

Zone C is 50 feet in width and requires horizontal and vertical spacing of plant groups in accordance with OCFA requirements and removal of all dead and dying vegetation and undesirable species from OCFA list. Minimum thinning percentage of plant removal is 50%

Zone D is 50 feet in width and requires horizontal and vertical spacing of plant groups in accordance with OCFA requirements and removal of all dead and dying vegetation and undesirable species from OCFA list. Minimum thinning percentage of plant removal is 30%

Thinning zones reduce the fuel load of a wildland area adjacent to the irrigated zones and urban development, reducing heat and ember production from wildland fires. Thinning zones adjoin Zone B and can extend 100 feet or more into wildland areas. The total percentage of vegetation to be removed is determined by many factors, including topography, exposure, vegetation type, and vegetation density. Sometimes a greater thinning percentage than the minimum may be temporarily needed to meet spacing requirements from OCFA or the removal of dead and undesirable species.

Zone C & D – Specific Requirements

A. Removal of all dead and dying vegetation and undesirable plant species from OCFA list.
B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
C. Groups of trees, tree-form shrubs, and shrubs that naturally exceed 4 feet in height shall be vertically pruned, and horizontally spaced in accordance with OCFA requirements.
D. Plant species introduced into Zone C or D shall be selected from OCFA Fuel Modification Zone plant list. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from OCFA plant lists.
E. Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems. Maintain sufficient cover to prevent erosion with requiring planting. Root of species listed in OCFA undesireable plant species shall be removed from the zone unless an erosion analysis has been performed by a qualified professional or Geologist indicating the need to retain the root systems. Geology reports affecting the fuel modification program shall be provided to the OCFA.

Prior to Rough Grading Permit Issuance: The developer/builder shall have approved/stamped conceptual or Precise Fuel Modification Plan.

Prior to Precise Grading Permit Issuance: The Developer/builder shall have approved/stamped Precise Fuel Modification Plan, with applicable note stating maintenance language will be provided in CC&Rs and reviewed prior to issuance of certificate of occupancy

Prior to Building Permit Issuance: Prior to dropping lumber, the developer/builder shall implement those portions if the approved fuel modification plan determined to be necessary be the OCFA prior to the introduction of any combustible materials into the area. Removal of undesirable species may meet this requirement or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stack-pile. This generally involves removal and thinning of plant materials indicated on the approved plan. An inspection and/or release letter to the building department is required.

Prior to Issuance of Certificate of Occupancy: The fuel modification zones adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved precise fuel modification plan (including but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc). An OCFA inspector will provide written approval of completion at the time of this final inspection. A written disclosure may be requested by the OCFA inspector indicating that the homeowner is aware of the fuel modification zone on their land and that they are aware of the associated restrictions if the zone. Copies of buyer or builder signed emergency and maintenance access easements shall be presented upon occupancy final

Prior to Home Owner Association (HOA) Maintenance Acceptance from Developer: This inspection/meeting must include the Fire Inspector and the following representatives:
– Landscape design professional
– Installing landscape contractor
– HOA management representative
– HOA landscape maintenance contractor

The fuel modification areas shall be maintained as originally installed and approved. A copy of the approved plans must be provided to the HOA representatives at the time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. The CC&R language for maintenance must also be provided and approved by the OCFA.

Annual Inspection and Maintenance: The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained indefinitely in accordance with notes on the approved fuel modification plans. This includes a minimum of two growth reduction maintenance activities throughout all fuel modification zones each year. Perform maintenance sometime within time periods of mid to late spring and once again in early to mid fall. other activities include maintenance of irrigation systems, replacement of dead plant material, removal of trees and shrubs not on the approved plans, and removal of undesirable highly combustible species. The OCFA may conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice a year regardless of the dates of these inspections. The property owner shall retain all approved fuel modification plans. The plans should be used to perform the maintenance. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.

SCALE: 1" = 200'-0"
0 200 400 600 800
NORTH

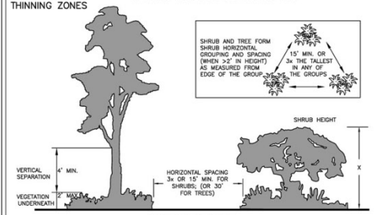
SUMMERS/MURPHY & PARTNERS, INC.
24701 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE 10/04/2013

~~Exhibit 26~~Exhibit 14 – **Conceptual Fuel Modification Plan~~, San Antonio Road Access Configuration~~**

ATTACHMENT 6: TREE AND TREE–FORM SHRUB PRUNING AND THINNING ZONES

SPACING FOR NEW PLANTINGS AND



HORIZONTAL SPACING

LESS THAN 2 FEET IN HEIGHT (GROUNDCOVER/GRASSES):
- NO HORIZONTAL SPACING OR VERTICAL SEPARATION IS REQUIRED. GROUNDCOVER/GRASSES SHOULD COVER THE ENTIRE GROUND BETWEEN GROUPS OF SHRUBS OR TREES. GROUNDCOVER SHALL NOT EXCEED 2 FEET IN HEIGHT.

2 FEET IN HEIGHT OR GREATER:

SHRUB AND TREE GROUP SIZE:
- ALL SHRUBS AND TREES CAN BE IN GROUPS OF 3 SPECIMENS OR LESS. NO HORIZONTAL SPACING IS REQUIRED INSIDE THE GROUP.

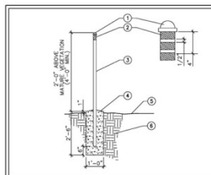
SHRUB/TREE–FORM SHRUB GROUP SPACING:
- GROUPS OF SHRUBS SHALL BE SPACED BE THE GREATER OF THE FOLLOWING TWO MEASUREMENTS: A DISTANCE OF 15 FEET MINIMUM (OR) 3 TIMES THE HEIGHT OF THE TALLEST SPECIMEN IN ANY OF THE GROUPS.
- NO VEGETATION OVER 2 FEET IN HEIGHT IS ALLOWED WITHIN 15 FEET FROM THE EDGE OF TREE CANOPY(S)

TREE GROUP SPACING:
- GROUPS OF TREES SHALL BE SPACED BY A DISTANCE OF 30 FEET MINIMUM REGARDLESS OF HEIGHT

VERTICAL SPACING

LESS THAN 10 FEET IN HEIGHT:
- WHEN THE FUEL MODIFICATION ZONE IS WITHIN 30 FEET OF THE STRUCTURE, A VERTICAL SEPARATION OF 2 FEET MINIMUM IS REQUIRED FROM THE VEGETATION BELOW. (NOT REQUIRED IS SHRUBS ARE FURTHER THAN 30 FEET FROM STRUCTURE).

10 FEET IN HEIGHT OR GREATER:
- A VERTICAL SEPARATION OF 4 FEET MINIMUM IS REQUIRED TO BE MAINTAINED FROM THE VEGETATION BELOW.
- TREES ONLY: ALL VEGETATION LOCATED UNDERNEATH TREES, SHALL BE A MAXIMUM OF 2 FEET IN HEIGHT.



ATTACHMENT 4: IDENTIFICATION MARKER DETAIL

ATTACHMENT 7: UNDESIRABLE PLANT SPECIES (TARGET SPECIES)

PLANTS LISTED AND CONSIDERED TO BE UNDESIRABLE IN THE LANDSCAPE DUE TO CHARACTERISTICS THAT MAKE THEM HIGHLY FLAMMABLE. THESE CHARACTERISTICS CAN BE EITHER PHYSICAL OR CHEMICAL. PHYSICAL PROPERTIES THAT WOULD CONTRIBUTE TO HIGH FLAMMABILITY INCLUDE LARGE AMOUNTS OF DEAD MATERIAL RETAINED WITHIN THE PLANT, ROUGH OR PEELING BARK, AND THE PRODUCTION OF COPIOUS AMOUNTS OF LITTER. CHEMICAL PROPERTIES INCLUDE THE PRESENCE OF VOLATILE SUBSTANCES SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE VOLATILE SUBSTANCES.

PLANTS WITH THESE CHARACTERISTICS SHALL NOT BE PLANTED IN ANY OF THE FUEL MODIFICATION ZONES. SHOULD THESE SPECIES ALREADY EXIST WITHIN THE AREAS, THEY SHALL BE REMOVED BECAUSE OF THE POTENTIAL THREAT THEY POSE TO ANY STRUCTURES. THEY ARE REFERRED TO AS TARGET SPECIES SINCE COMPLETE REMOVAL IS A CRITICAL PART OF HAZARD REDUCTION. THESE FIRE–PRONE PLANT SPECIES INCLUDE (BUT NOT LIMITED TO):

BOTANICAL NAME	COMMON NAME
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
RICINUS COMMUNIS	CASTOR BEAN PLANT
CIRSIUM VULGARE	WILD ARTICHOKE
BRASSICA NIGRA	BLACK MUSTARD
SILYBUM MARIANUM	MILK THISTLE
SACSOLA AUSTALIS	RUSSIAN THISTLE/TUMBLEWOOD
NICOTIANA BIGELEVIL	INDIAN TOBACCO
NICOTIANA GLAUCA	TREE TOBACCO
LACTUCA SERRIOLA	PRICKLY LETTUCE
CONYZA CANADENSIS	HORSEWEED
HETEROTHECA GRANDIFLORA	TELEGRAPH PLANT
ANTHEMIX COTULA	MAYWEED
URTICA URENS	BURNING NETTLE
CARDARIA DRABA	NOARY CRESS, PEPPERGRASS
BRASSICA RAPA	WILD TURNIP, YELLOW MUSTARD
ADENOSTOMA FASCICULATUM	CHAMISE
ADENOSTOMA SPARSIFOLIUM	RED SHANKS
CORTADERIA SELLOANA	PAMPAS GRASS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT
SALVIA MELLIFERA	BLACK SAGE
ORNAMENTALS	
CORTADERIA	PAMPAS GRASS
CUPRESSUS SP.	CYPRESS
EUCALYPTUS SP.	EUCALYPTUS
JUNIPERUS SP.	JUNIPER
PINUS SP.	PINE

ATTACHMENT 8: PLANTING PALLETTE FOR FUEL MODIFICATION ZONE B

ZONE B SHALL BE CLEARED OF ALL UNDESIRABLE PLANT SPECIES, IRRIGATED, AND PLANTED WITH SPECIES LISTED BELOW

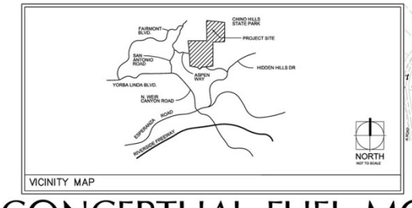
PROPOSED PLANT PALETTE BOTANICAL NAME	COMMON NAME	SPACING
TREE:		
ARBUTUS UNEDO	STRAWBERRY TREE	
CERCIS OCCIDENTALIS	WESTERN REDBUD	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	
RHUS LANCEA	AFRICAN SUMAC	
TECOMA STANS (STENOLOBIUM STANS)	YELLOW BELLS	
SHRUBS:		
ABELIA X GRANDIFLORA	GLOSSY ABELIA	8' o.c.
CISTUS X PURPUREUS	ORCHID ROCKROSE	6' o.c.
COTONEASTER BUXIFOLIUS	(NO COMMON NAME)	5' o.c.
ELAEAGNUS PUNGENS	SILVERBERRY	12' o.c.
LANTANA CAMARA CULTIVARS	YELLOW SAGE	5' o.c.
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	6' o.c.
PHOTINIA FRASERI	PHOTINIA	12' o.c.
PYRACANTHA SPECIES	FIRETHORN	8' o.c.
RHUS INTEGRIFOLIA	LEMONADE BERRY	10' o.c.
ROSMARINUS OFFICINALIS	ROSEMARY	4' o.c.
SALVIA GREGGII	AUTUMNS SAGE	5' o.c.
XYLOSMA CONGESTUM	SHINNY XYLOSMA	12' o.c.
GROUNDCOVER/SUCCULENTS/PERENNIALS:		
ARCTOSTAPHYLOS "PACIFIC MIST"	PACIFIC MIST MANZANITA	10' o.c.
BACCHARIS PILULARIS VAR. PILULARIS	TWIN PEAKS #2	5' o.c.
COTONEASTER CONGESTUS 'LIKIANG'	LIKIANG COTONEASTER	6' o.c.
LONICERA JAPAONICA 'HALLIANA'	HALL'S HONEYSUCKLE	4' o.c.
MYOPORUM PARVIFOLIUM	(NO COMMON NAME)	6' o.c.
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5' o.c.
AGAVE ATTENUATA	CENTURY PLANT	6' o.c.
HESPERALOE	RED YUCCA	4' o.c.

STATE RESPONSIBILITY AREA, VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) NOTE:

This County of Orange area has been designated a very high fire hazard severity zone protection area. All development guidelines for a very high fire hazard severity zone protection area (VHFHSZ) pertaining to width of roads, fire sprinkler systems, building construction features, and fuel modification plan submittal shall be met in addition to the OCFA fuel modification criteria on this plan.

There is no existing federally protected animal or bird habitat within the fuel modification areas we are proposing. There is no restriction regarding the dates of plant density thinning throughout the year. Maintenance is required in the late spring and early fall of each year. The project Landscape Architect has researched the soil and steepness of the slopes and there are no Geological issues preventing the required maintenance to be performed.

ATTACHMENT 2: TYPICAL FUEL MODIFICATION ZONES FOR LOTS



VICINITY MAP

VESTING TENTATIVE TRACT MAP NO. 17522 E

FUEL MODIFICATION LEGEND

- ZONE A (FLAT) – NON–COMBUSTIBLE CONSTRUCTION
- ZONE B – WET ZONE (100% REMOVAL NATIVE SHRUBS)
- ZONE C – DRY ZONE (50% THINNING NATIVE SHRUBS)
- ZONE D – DRY ZONE (30% THINNING NATIVE SHRUBS)
- FUEL BREAK ZONE — ALL VEGETATION IN THIS ZONE TO BE EQUIVALENT TO ZONE C AND MAINTAINED AS A FUEL BREAK
- FIRE PRONE VEGETATION REMOVAL ZONE — ALL FIRE PRONE VEGETATION IN THIS ZONE OF NATURAL OPEN SPACE TO BE REMOVED
- SPECIAL MAINTENANCE AREAS: ALL VEGETATION IN THIS ZONE TO BE IRRIGATED AND MAINTAINED AS EQUIVALENT TO ZONE B
- 50' IRRIGATED REPARIAN ZONE
- SEE DUDEK ALTERNATIVE MATERIALS, METHODS & FIRE MODELING REPORT

SYMBOL LEGEND

- FIRE ACCESS POINT (A 5' NON–COMBUSTIBLE TUBULAR STEEL GATE) 500' MINIMUM DISTANCE BETWEEN FUEL MODIFICATION ACCESS POINTS
- FUEL MODIFICATION ZONE MARKER — PERMANENT IDENTIFICATION MARKERS SHALL BE CONSTRUCTED TO IDENTIFY THE LIMITS OF APPLICABLE FUEL MODIFICATION ZONES. MARKER DESIGN SHALL BE 2" dia. X 8'–0" LONG GALVANIZED PIPE, EMBED MINIMUM 2'–6" INTO SOLID GROUND, STENCIL TOP 6" WITH A LETTER 'B', 'C' OR 'D', EXPOSE PIPE 2'–0" ABOVE VEGETATION MINIMUM. SEE DETAIL ON LEFT.
- ROAD CONNECTS TO EXISTING CHINO HILLS STATE PARK ROAD AT THIS POINT
- NATURAL OPEN SPACE
- IRRIGATED LANDSCAPE SLOPES/ENTRY/MEDIANS
- IRRIGATED LANDSCAPE PARKS/OPEN SPACE
- 242 LOT NUMBER
- PROPERTY BOUNDARY

FUEL MODIFICATION MAINTENANCE NOTES

Zone A – Irrigated Structure Setback Zone

The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. No combustible construction shall be allowed within the 20–foot setback zone (Zone A). In no case shall Zone A be less than 20 feet minimum. This zone is to be located on a level graded area at the top or base of slope and shall be between Zone B and the structure. If the Zone is located within the lot containing the structure, it shall be the most distal 20 feet of the lot. If the Zone is outside of the lot containing the protected structure, it shall begin immediately outside the lot line and may incorporate trails, roadways and other flat, noncombustible areas that create defensible space for fire crews between the protected structure and Zone B. The latter condition is preferred as it allows combustible construction within individual owned lots.

Zone A – Specific Maintenance Requirements
A. Automatic irrigations systems to maintain healthy vegetation with high moisture content. and be regularly irrigated.
B. Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood.
C. Complete removal of undesirable plant species. There is also minimal allowance for retention of selected native vegetation.
D. Plants in this zone shall be highly fire resistant and selected from the Fuel Modification Zone Plant List for the setback zone and given geological area.
E. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
F. Maintenance including thinning and removal of over–growth, replacement of dead/dying fire resistant plantings, and maintenance of the operation of the irrigation system.
G. Accumulation of dead fuels are not permitted in any fuel modification zone
H. No combustible construction shall be allowed within Zone A

Zone B – Irrigated Zone

This portion of fuel modification consists of irrigated landscaping. This irrigated zone adjoins Zone A, and is a minimum of 50 feet in width and may be increased as conditions warrant. Zone B fuel modification zone will be permanently and regularly irrigated. The selection of plant species, design of the irrigation system and maintenance program shall sensitively address water conservation practices and include methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Quercus (oak) species. Zone B shall be cleared of all undesirable plant species, irrigated, and planted with plants from the approved OCFA Plant List. Exceptions to save desirable species may be submitted for approval by the fire chief on a site–specific basis. As in Zone A, combustible construction is not allowed in Zone B.

Zone B – Specific Requirements
A. Groundcover shall be installed and maintained at a height not to exceed 2 feet.
B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut height shall be approximately 4 inches.
C. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
D. All plant species designed for Zone B shall be selected from the Orange County Fuel Zone Plant List. Existing fuel modifications maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from the OCFA Vegetation Management Guidelines.
E. Groups of trees, tree–form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with OCFA
F. Removal if dead and dying vegetation and undesirable plant species from OCFA list.
G. Devices that burn solid fuel are not permitted in any fuel modification zone.
H. Combustible construction is not allowed within Zone B.

Zone C & D – Thinning Zones – Non–Irrigated

Zone C is 50 feet in width and requires horizontal and vertical spacing of plant groups in accordance with OCFA requirements and removal of all dead and dying vegetation and undesirable species from OCFA list. Minimum thinning percentage of plant removal is 50%

Zone D is 50 feet in width and requires horizontal and vertical spacing of plant groups in accordance with OCFA requirements and removal of all dead and dying vegetation and undesirable species from OCFA list. Minimum thinning percentage of plant removal is 30%

Thinning zones reduce the fuel load of a wildland area adjacent to the irrigated zones and urban development, reducing heat and ember production from wildland fires. Thinning zones adjoin Zone B and can extend 100 feet or more into wildland areas. The total percentage of vegetation to be removed is determined by many factors, including topography, exposure, vegetation type, and vegetation density. Sometimes a greater thinning percentage than the minimum may be temporarily needed to meet spacing requirements from OCFA or the removal of dead and undesirable species.

Zone C & D – Specific Requirements
A. Removal of all dead and dying vegetation and undesirable plant species from OCFA list.
B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
C. Groups of trees, tree–form shrubs, and shrubs that naturally exceed 4 feet in height shall be vertically pruned, and horizontally spaced in accordance with OCFA requirements.
D. Plant species introduced into Zone C or D shall be selected from OCFA Fuel Modification Zone plant list. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from OCFA plant lists.
E. Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems. Maintain sufficient cover to prevent erosion with requiring planting. Root of species listed in OCFA undesirable plant species shall be removed from the zone unless an erosion analysis has been performed by a qualified professional or Geologist indicating the need to retain the root systems. Geology reports affecting the fuel modification program shall be provided to the OCFA.

Prior to Rough Grading Permit Issuance: The developer/builder shall have approved/stamped conceptual or Precise Fuel Modification Plan.

Prior to Precise Grading Permit Issuance: The Developer/builder shall have approved/stamped Precise Fuel Modification Plan, with applicable note stating maintenance language will be provided in CC&Rs and reviewed prior to issuance of certificate of occupancy

Prior to Building Permit Issuance: Prior to dropping lumber, the developer/builder shall implement those portions if the approved fuel modification plan determined to be necessary be the OCFA prior to the introduction of any combustible materials into the area. Removal of undesirable species may meet this requirement or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stock–pile. This generally involves removal and thinning of plant materials indicated on the approved plan. An inspection and/or release letter to the building department is required.

Prior to Issuance of Certificate of Occupancy: The fuel modification zones adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved precise fuel modification plan (including but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc). An OCFA Inspector will provide written approval of completion at the time of this final inspection. A written disclosure may be requested by the OCFA Inspector indicating that the homeowner is aware of the fuel modification zone on their land and that they are aware of the associated restrictions if the zone. Copies of buyer or builder signed emergency and maintenance access easements shall be presented upon occupancy final

Prior to Home Owner Association (HOA) Maintenance Acceptance from Developer: This inspection/meeting must include the Fire Inspector and the following representatives:
- Landscape design professional
- Installing landscape contractor
- HOA management representative
- HOA landscape maintenance contractor

The fuel modification areas shall be maintained as originally installed and approved. A copy of the approved plans must be provided to the HOA representatives at the time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. The CC&R language for maintenance must also be provided and approved by the OCFA.

Annual Inspection and Maintenance: The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained indefinitely in accordance with notes on the approved fuel modification plans. This includes a minimum of two growth reduction maintenance activities throughout all fuel modification zones each year. Perform maintenance sometime within time periods of mid to late spring and once again in early to mid fall. other activities include maintenance of irrigation systems, replacement of dead plant material, removal of trees and shrubs not on the approved plans, and removal of undesirable highly combustible species. The OCFA may conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice a year regardless of the dates of these inspections. The property owner shall retain all approved fuel modification plans. The plans should be used to perform the maintenance. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.

SCALE: 1" = 200'–0"

0 200 400 600 800

NORTH

SUMMERS/MURPHY & PARTNERS, INC
34197 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 10/04/2013

CONCEPTUAL FUEL MODIFICATION PLAN

ASPEN WAY DRIVE ACCESS CONFIGURATION

ORANGE COUNTY, CALIFORNIA

ESPERANZA HILLS, LLC
7114 EAST STETSON DRIVE SUITE 350, SCOTTSDALE, AZ 85251

~~**Exhibit 27 – Conceptual Fuel Modification Plan, Aspen Way Drive Access Configuration**~~

SAN ANTONIO ROAD
ACCESS CONFIGURATION

ESPERANZA HILLS
CONCEPTUAL SITE PLAN/GRADING STUDY #23

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

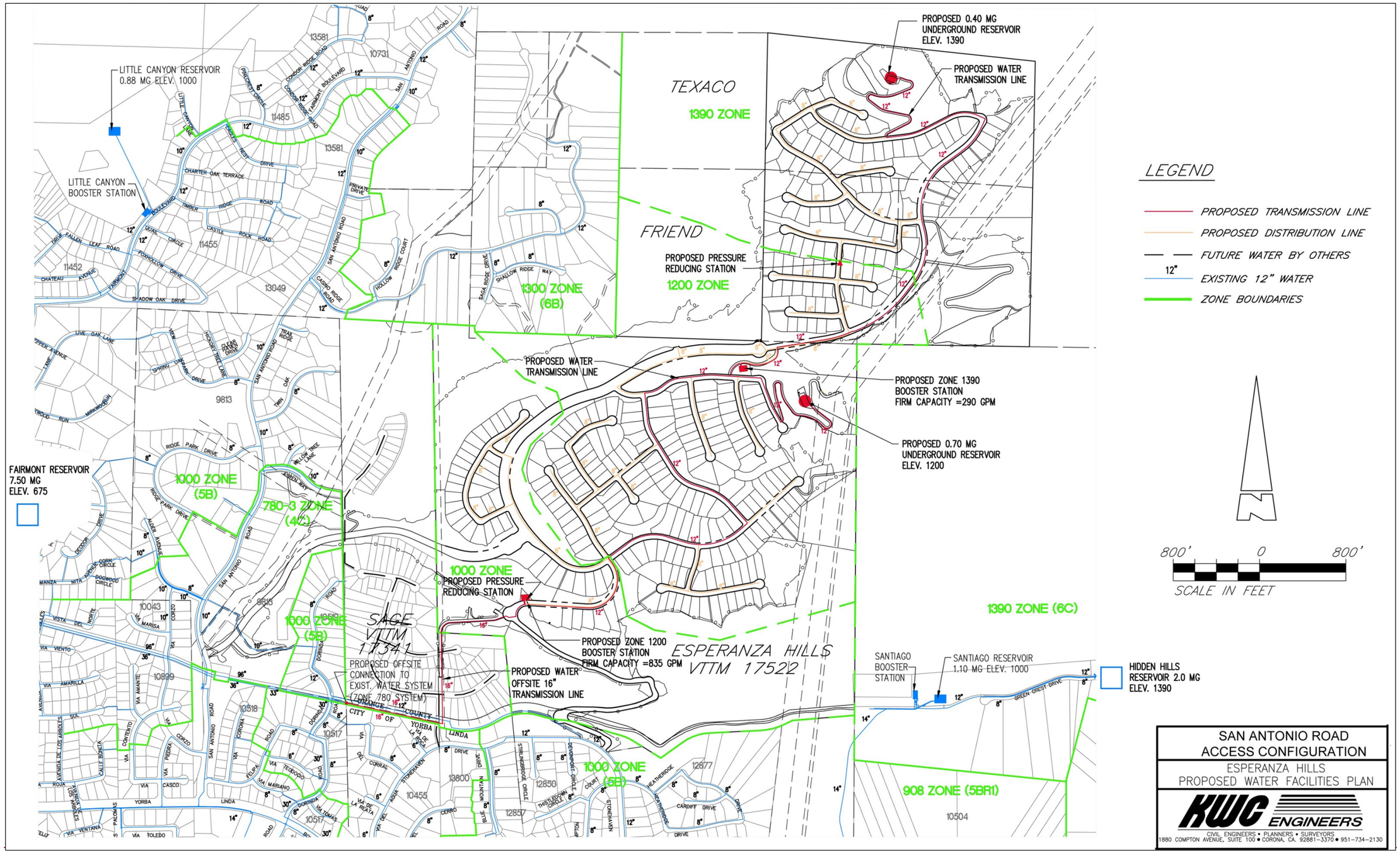
~~Exhibit 28~~Exhibit 15 – Conceptual Grading Study~~, San Antonio Road Access Configuration~~

ASPEN WAY DRIVE ACCESS CONFIGURATION

ESPERANZA HILLS
CONCEPTUAL SITE PLAN/GRADING STUDY #25

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

~~**Exhibit 29 – Conceptual Grading Study, Aspen Way Drive Access Configuration**~~


LITTLE CANYON RESERVOIR
0.88 MG ELEV. 1000
LITTLE CANYON BOOSTER STATION
FAIRMONT RESERVOIR
7.50 MG
ELEV. 675
1000 ZONE (5B)
780-3 ZONE (4Z)
1000 ZONE (5B)
TEXACO
1390 ZONE
FRIEND
1300 ZONE (6B)
PROPOSED PRESSURE REDUCING STATION
1200 ZONE
PROPOSED 0.40 MG UNDERGROUND RESERVOIR ELEV. 1390
PROPOSED WATER TRANSMISSION LINE
PROPOSED WATER TRANSMISSION LINE
PROPOSED ZONE 1390 BOOSTER STATION FIRM CAPACITY =290 GPM
PROPOSED 0.70 MG UNDERGROUND RESERVOIR ELEV. 1200
1000 ZONE
PROPOSED PRESSURE REDUCING STATION
SAGE VTTM 17341
PROPOSED OFFSITE CONNECTION TO EXIST. WATER SYSTEM (ZONE 780 SYSTEM)
PROPOSED ZONE 1200 BOOSTER STATION FIRM CAPACITY =835 GPM
PROPOSED WATER OFFSITE 16" TRANSMISSION LINE
ESPERANZA HILLS VTTM 17522
1000 ZONE (5B)
1390 ZONE (6C)
SANTIAGO BOOSTER STATION
SANTIAGO RESERVOIR 1.10 MG ELEV. 1000
HIDDEN HILLS RESERVOIR 2.0 MG ELEV. 1390
908 ZONE (5BR1)
LEGEND
PROPOSED TRANSMISSION LINE
PROPOSED DISTRIBUTION LINE
FUTURE WATER BY OTHERS
12" EXISTING 12" WATER
ZONE BOUNDARIES
N
800' 0 800'
SCALE IN FEET
SAN ANTONIO ROAD ACCESS CONFIGURATION
ESPERANZA HILLS
PROPOSED WATER FACILITIES PLAN
KWC ENGINEERS
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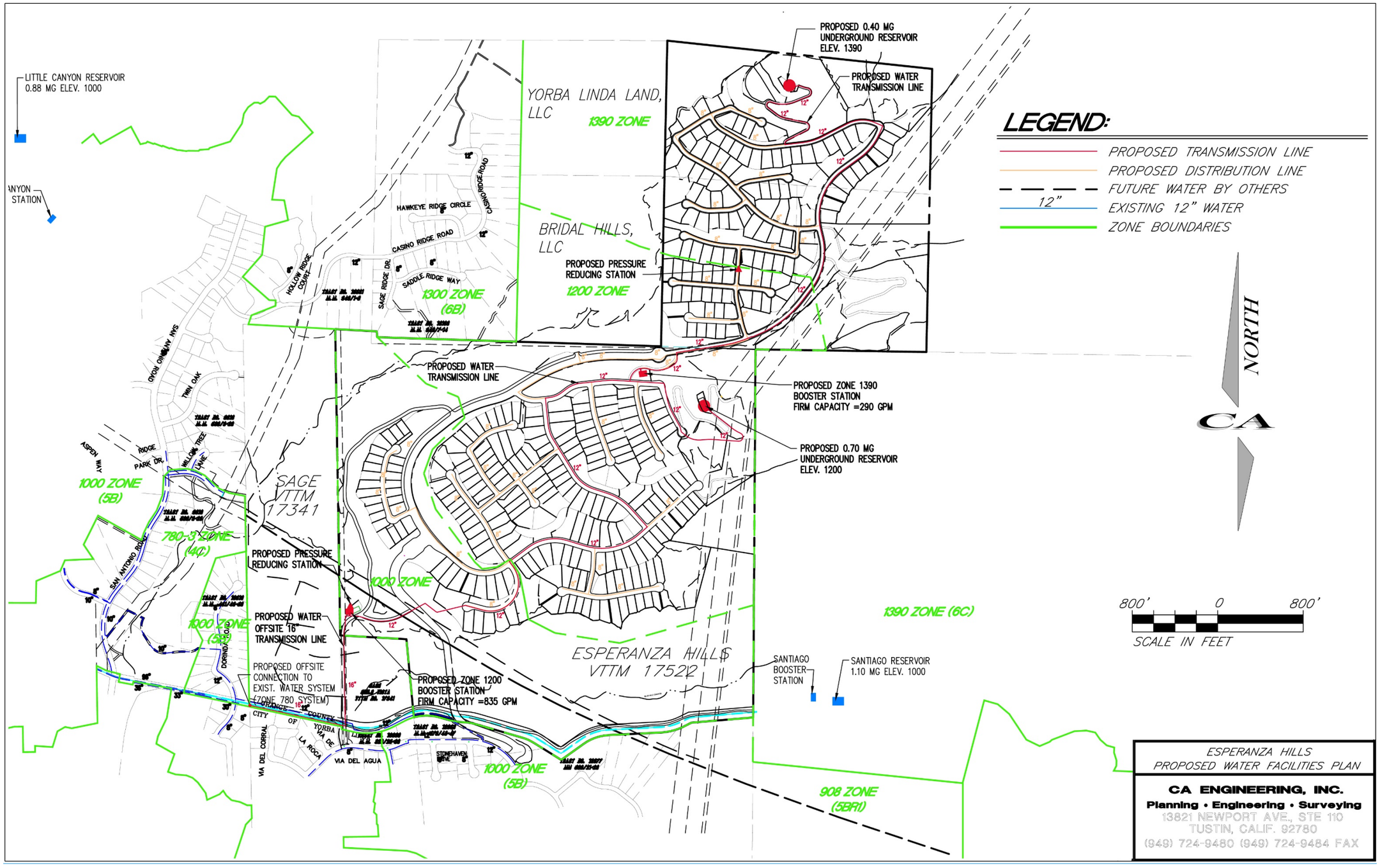
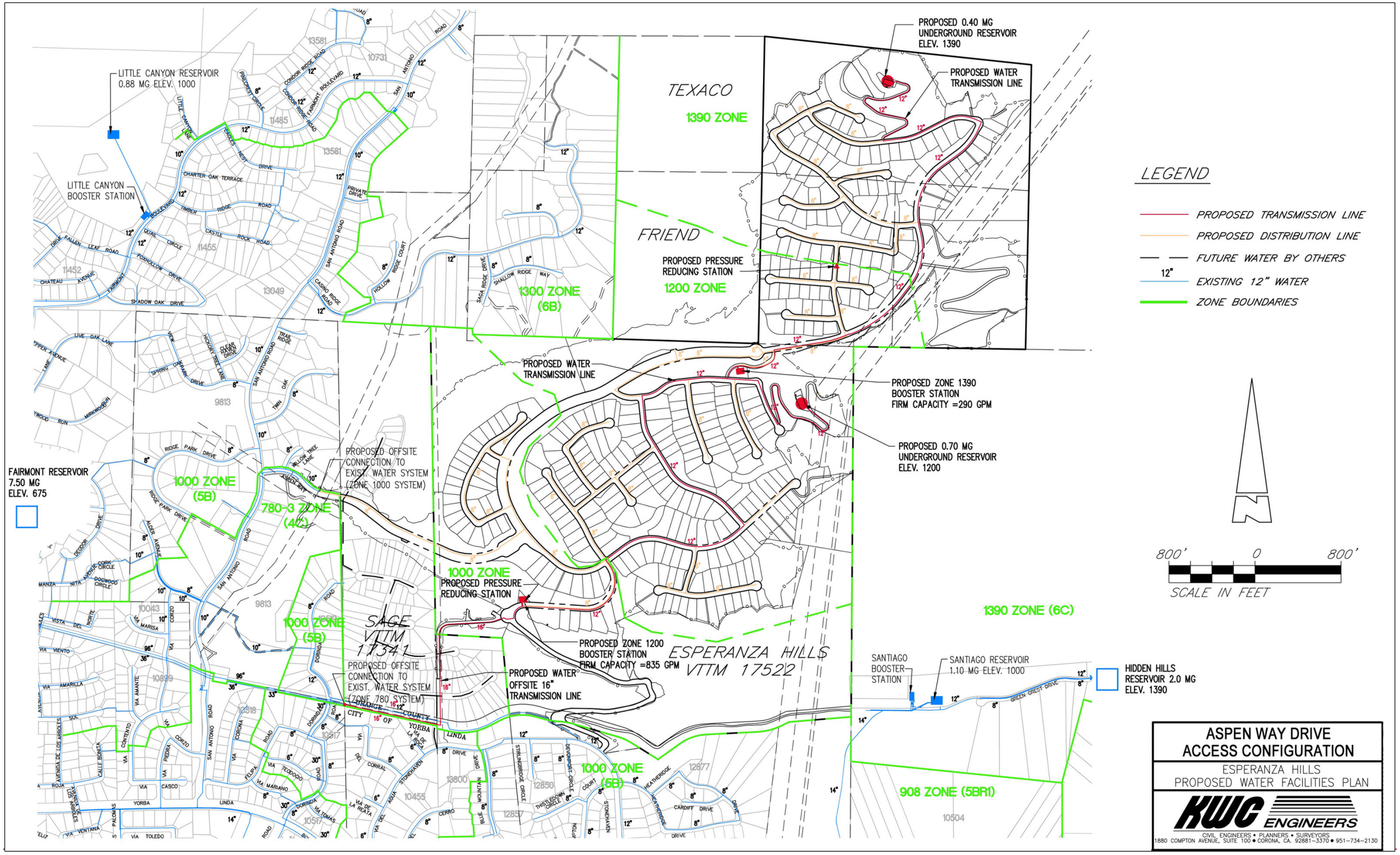


~~Exhibit 30~~Exhibit 16 – Proposed Water Facilities Plan~~, San Antonio Road Access Configuration~~



~~Exhibit 31 – Proposed Water Facilities Plan, Aspen Way Drive Access Configuration~~


TEXACO
FRIEND
SAGE
VTTM 17341
ESPERANZA HILLS
VTTM 17522
SAN ANTONIO ROAD
CHARTER OAK TERRACE
TIMBER RIDGE ROAD
EAGLE ROCK ROAD
SHADOW OAK DRIVE
CHATEAU AVENUE
FAIRMONT BOULEVARD
LONDON BRIDGE ROAD
CASINO RIDGE ROAD
HOLLOW RIDGE COURT
SHALLOW RIDGE WAY
PRIVATE DRIVE
RIDGE PARK DRIVE
WILLOW TREE LANE
ALDER WAY
ALDER AVENUE
CORK CIRCLE
DOGWOOD CIRCLE
VIA MARISA
VIA VIENTO
VIA AMARILLA
VIA AMANTE
VIA CONTENTO
VIA CASCO
VIA TOLEDO
VIA MARIANO
VIA TOMAS
VIA DEL CORRAL
VIA DE LA PAZ
VIA DE LA PLATA
DORINDA ROAD
CORONA ROAD
YORBA
LINDA
ORANGE COUNTY
CITY OF YORBA LINDA
STRATFORD DRIVE
DEVONSHIRE CIRCLE
THISTLEDOWN CIRCLE
HEATHERIDGE DRIVE
CARDIFF DRIVE
GREEN CREST DRIVE
LEGEND
PROPOSED SEWER LINE
FUTURE SEWER BY OTHERS
EXISTING SEWER PIPE
8" PIPE SIZE (INCHES)
N
800' 0 800'
SCALE IN FEET
SAN ANTONIO ROAD
ACCESS CONFIGURATION
ESPERANZA HILLS
PROPOSED SEWER FACILITIES PLAN
KWC ENGINEERS
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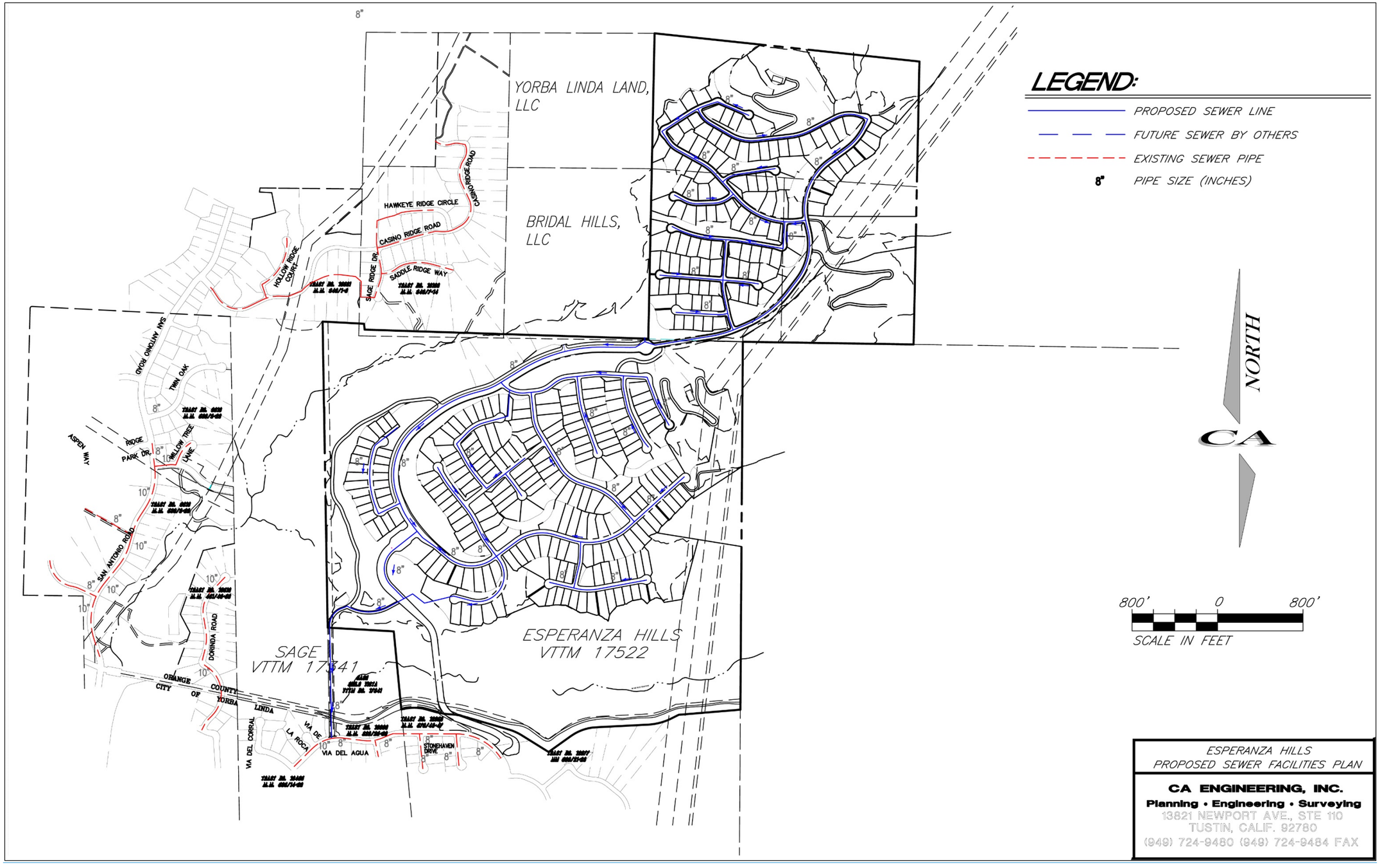
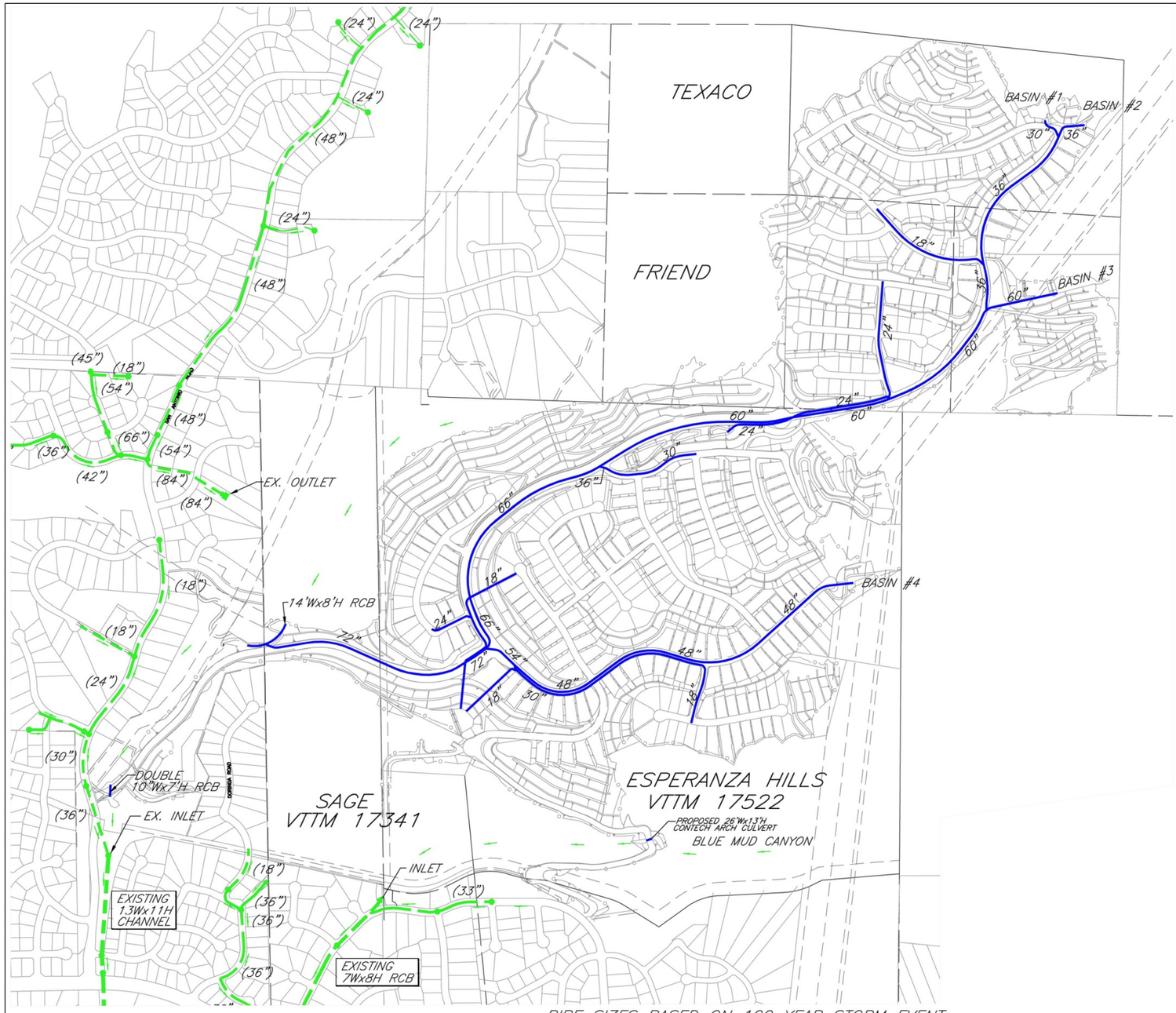


~~Exhibit 32~~Exhibit 17 – Proposed Sewer Facilities Plan~~, San Antonio Road Access Configuration~~

~~**Exhibit 33 – Proposed Sewer Facilities Plan, Aspen Way Drive Access Configuration**~~



LEGEND

- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN PIPE
- 12" PIPE SIZE (INCHES)

N

800' 0 800'

SCALE IN FEET

PIPE SIZES BASED ON 100 YEAR STORM EVENT

SAN ANTONIO ROAD
ACCESS CONFIGURATION

ESPERANZA HILLS
PROPOSED STORM DRAIN FACILITIES

KWC ENGINEERS

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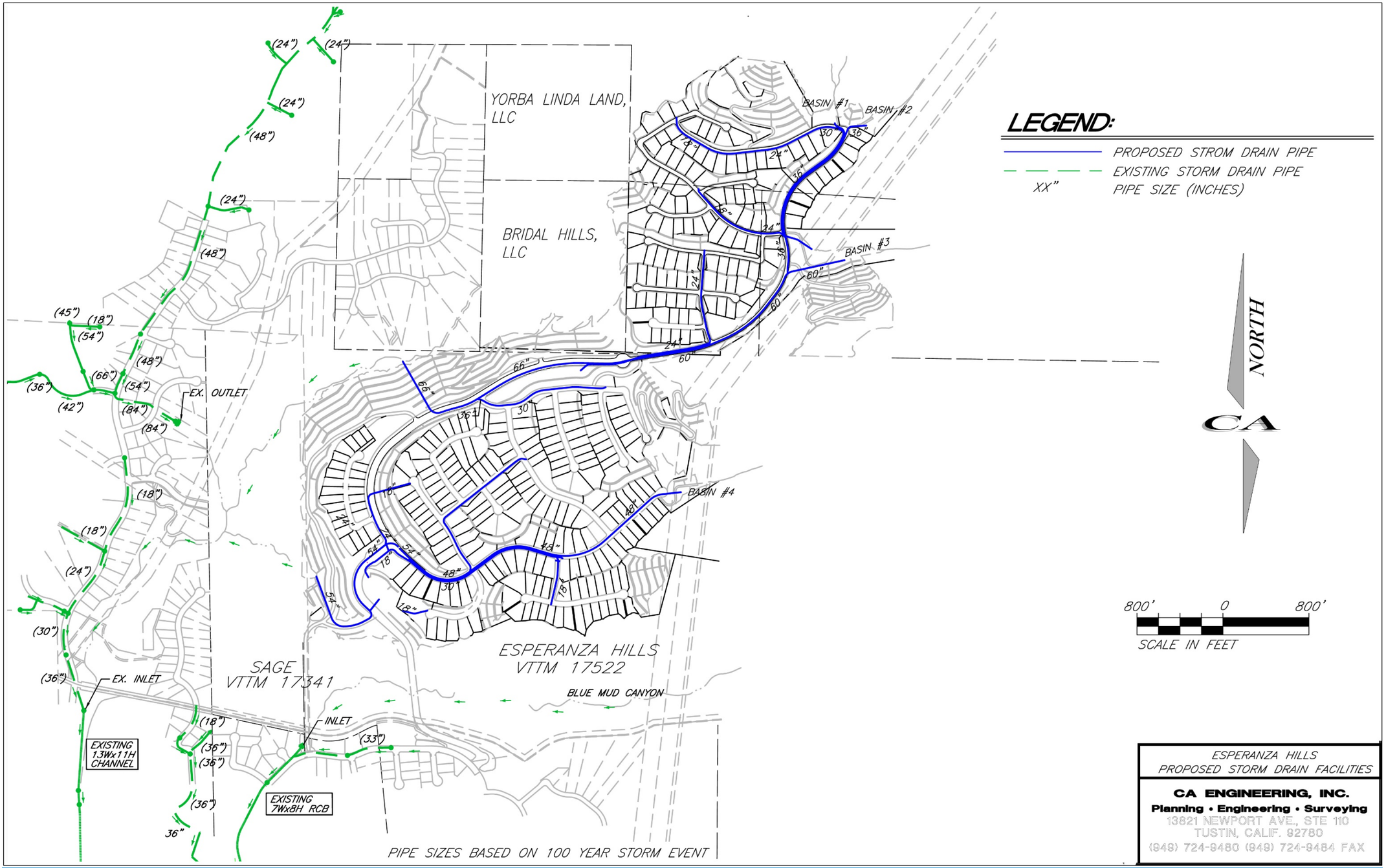
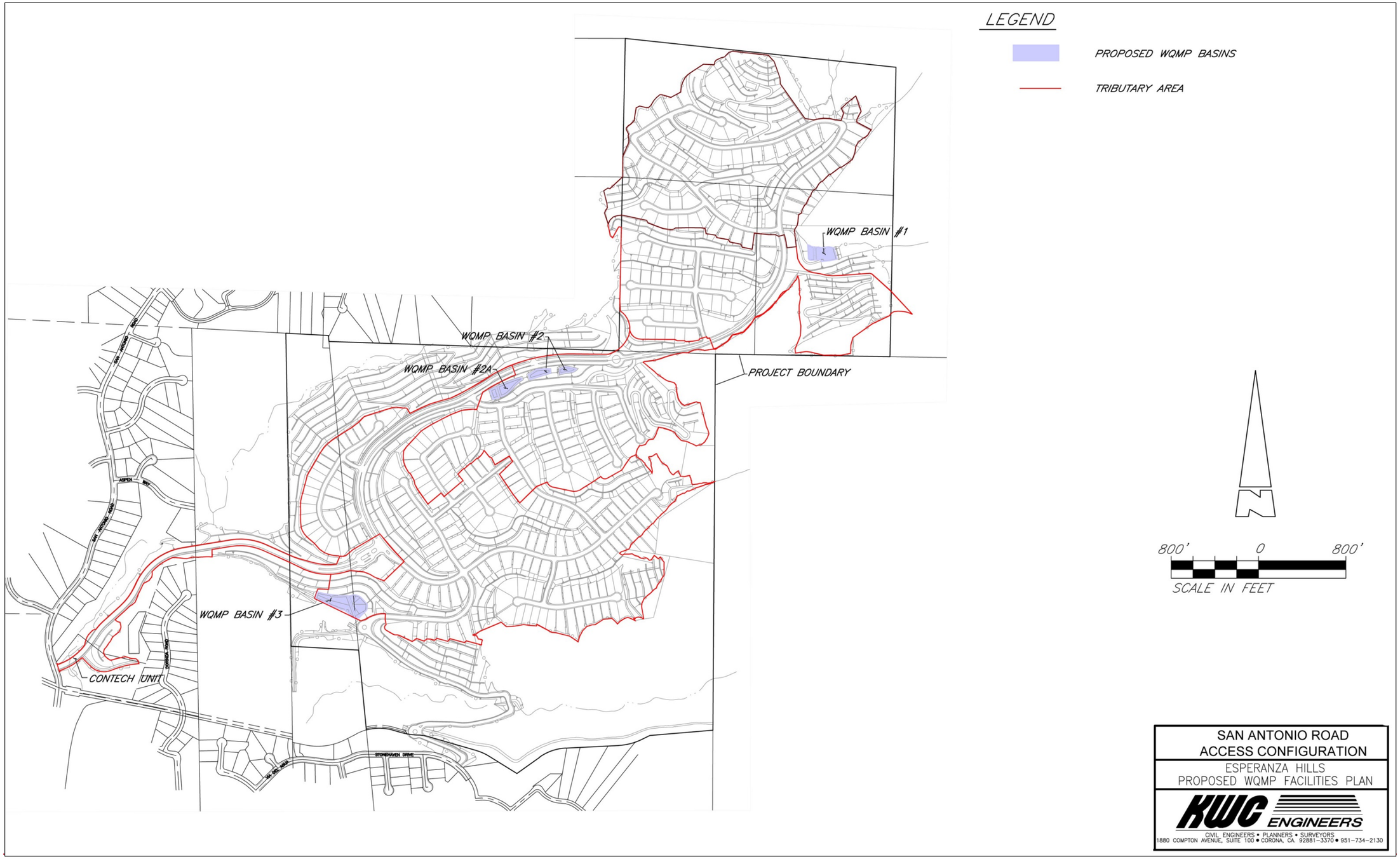


~~Exhibit 34~~Exhibit 18 – **Proposed Storm Drain Facilities Plan~~, San Antonio Road Access Configuration~~**



SAN ANTONIO ROAD
ACCESS CONFIGURATION

ESPERANZA HILLS
PROPOSED WQMP FACILITIES PLAN

KWC ENGINEERS

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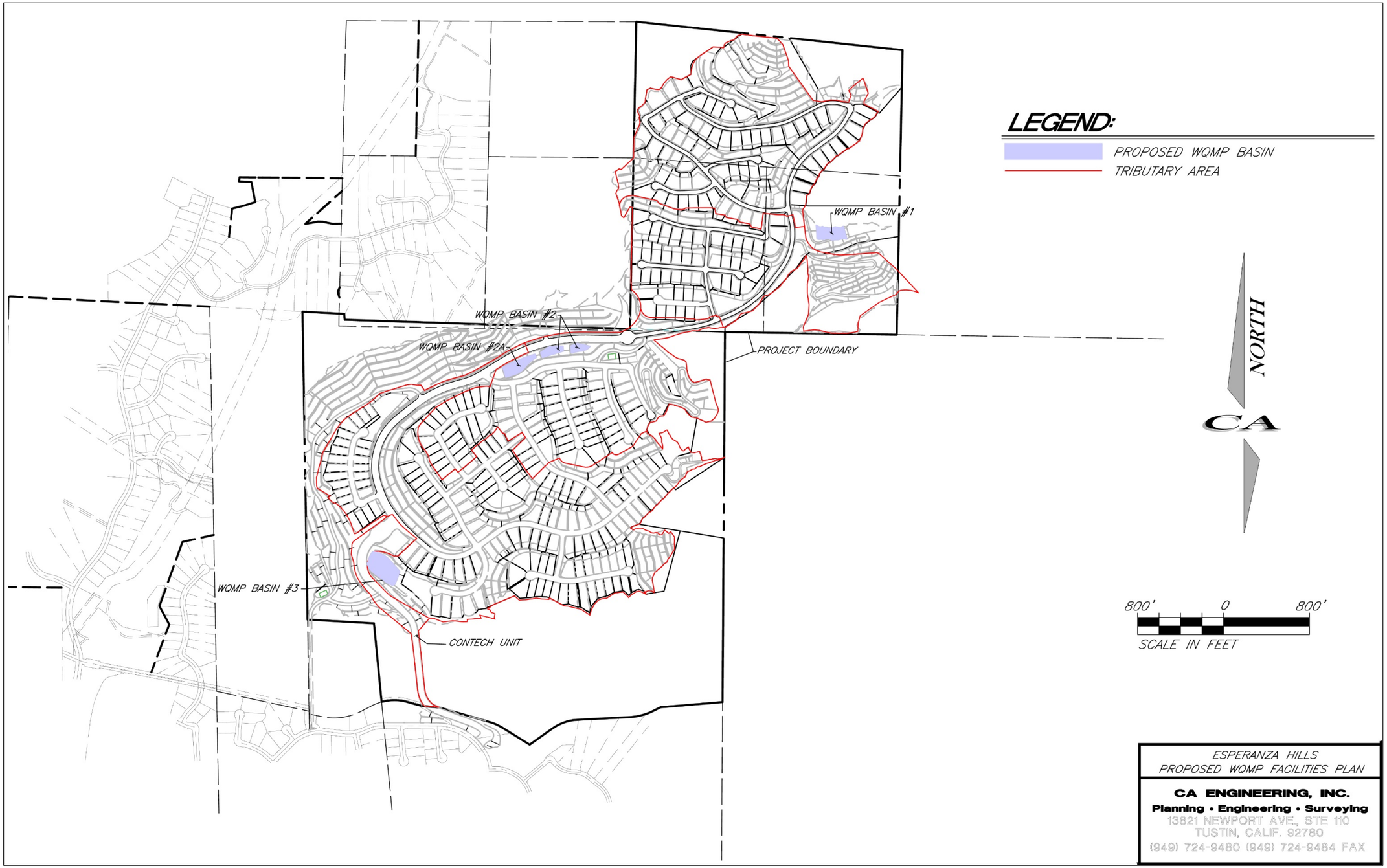
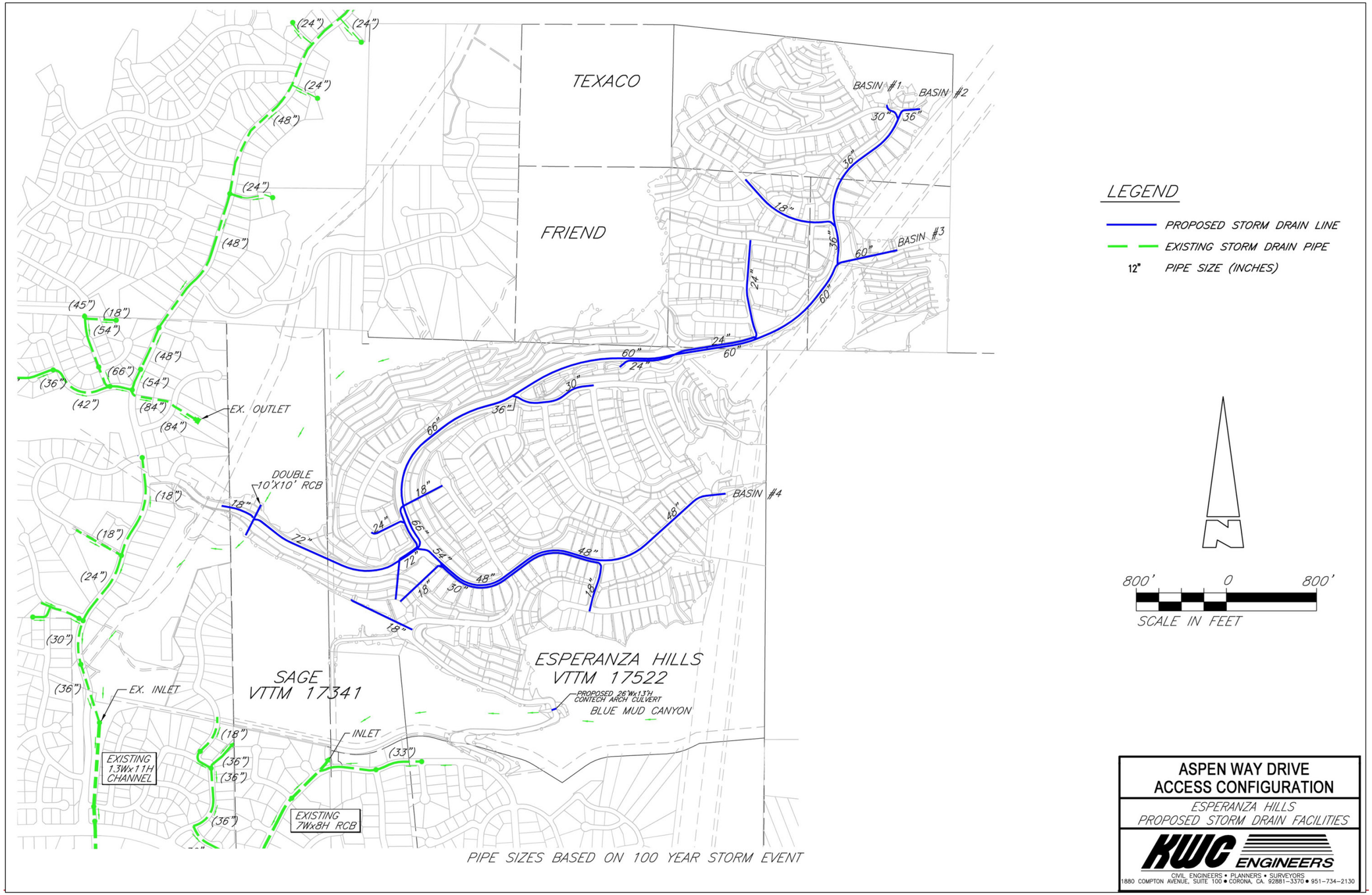
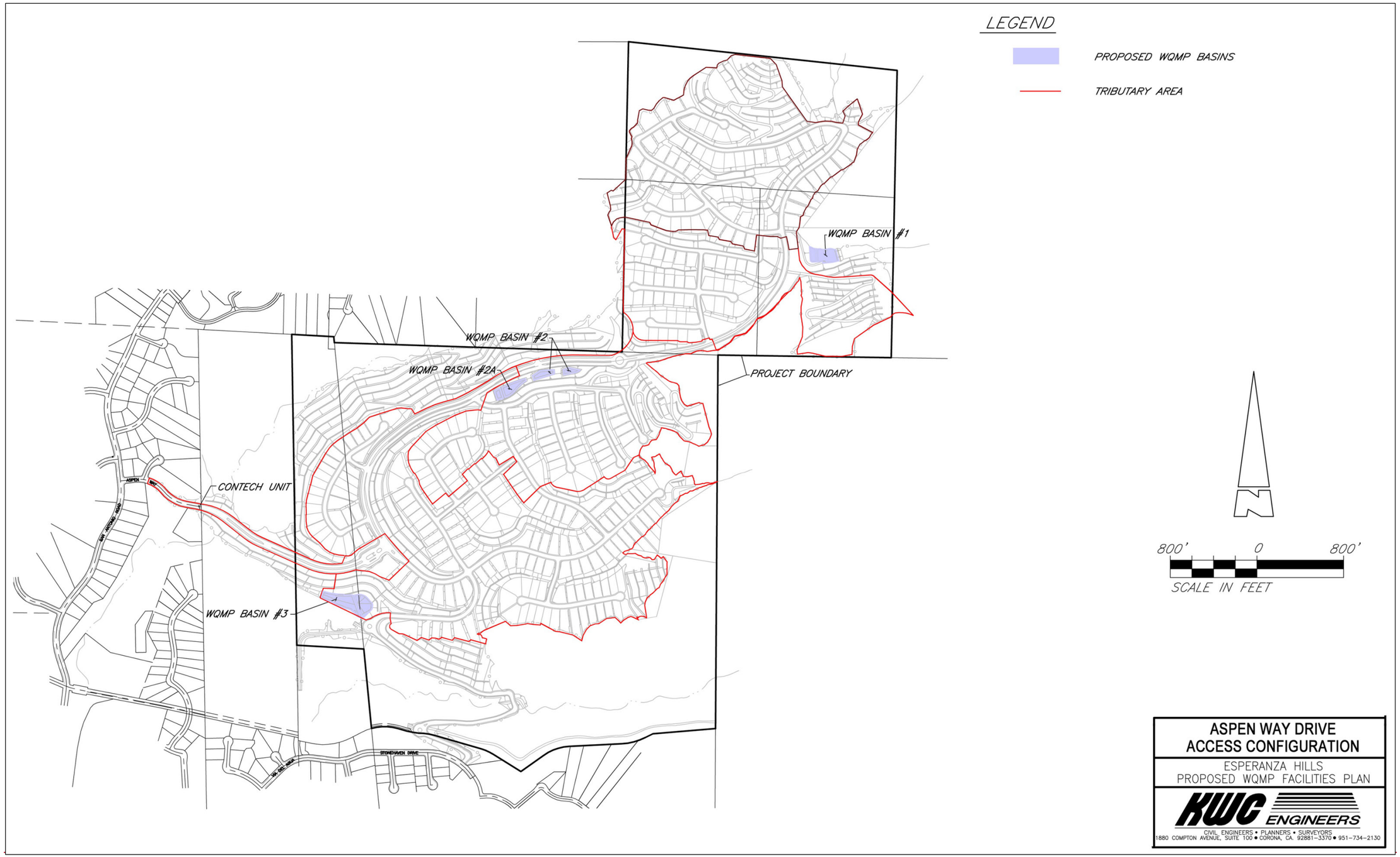


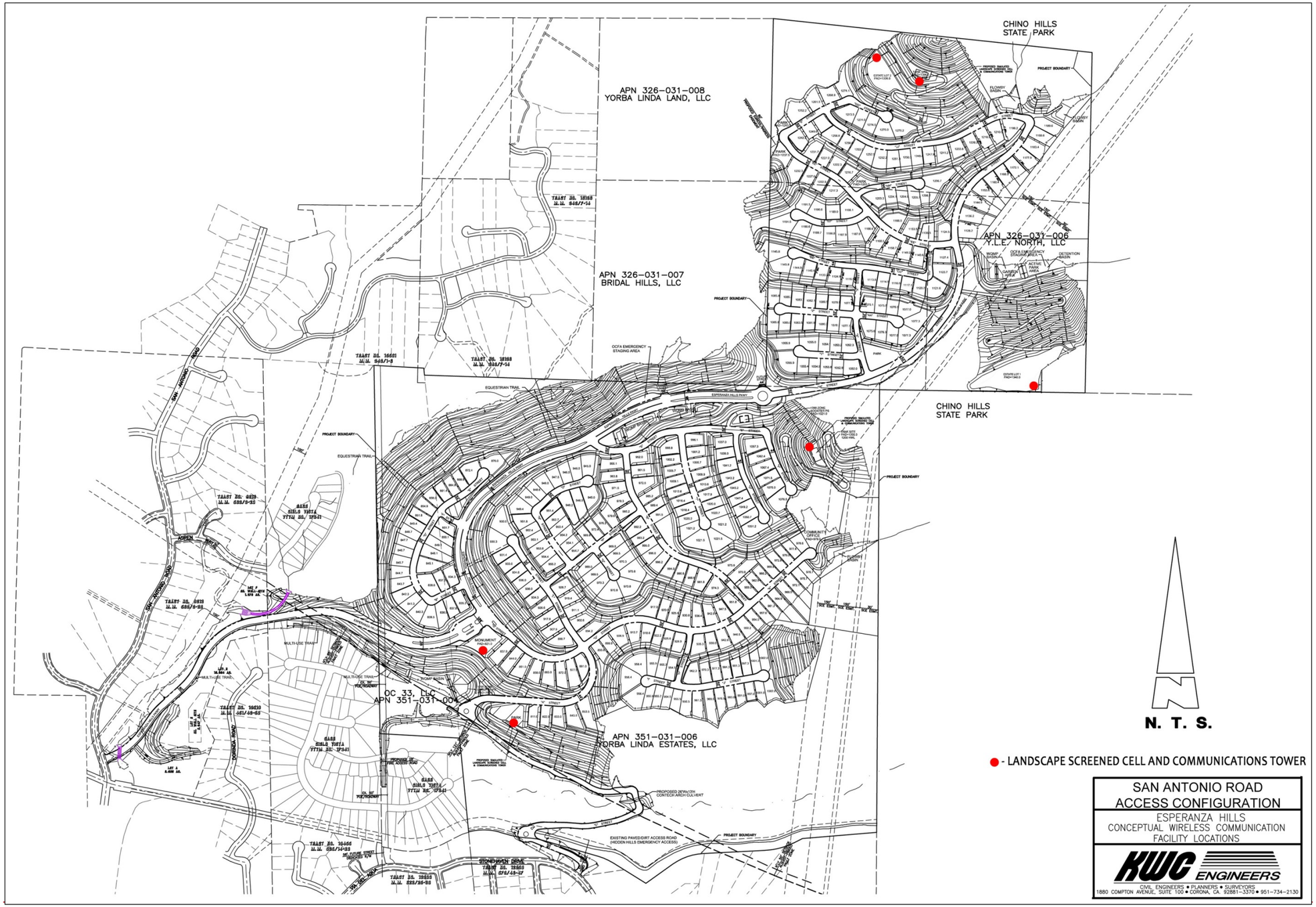
~~Exhibit 35~~Exhibit 19 – WQMP Facilities~~, San Antonio Road Access Configuration~~



~~**Exhibit 36 – Proposed Storm Drain Facilities Plan, Aspen Way Drive Access Configuration**~~



~~Exhibit 37 – WQMP Facilities, Aspen Way Drive Access Configuration~~


CHINO HILLS
STATE PARK
APN 326-031-008
YORBA LINDA LAND, LLC
APN 326-031-007
BRIDAL HILLS, LLC
APN 326-031-006
Y.L.E. NORTH, LLC
CHINO HILLS
STATE PARK
SAN ANTONIO ROAD
OAK HILLS ROAD
DOMINGO ROAD
EQUESTRIAN TRAIL
PROJECT BOUNDARY
OCFA EMERGENCY
STAGING AREA
ESPERANZA HILLS PKWY
OC 33, LLC
APN 351-031-004
APN 351-031-006
YORBA LINDA ESTATES, LLC
STONEHAVEN DRIVE
EXISTING PAVED/DIRT ACCESS ROAD
(HIDDEN HILLS EMERGENCY ACCESS)
PROPOSED 26'Wx13'H
CONTECH ARCH CULVERT
N. T. S.
- LANDSCAPE SCREENED CELL AND COMMUNICATIONS TOWER
SAN ANTONIO ROAD
ACCESS CONFIGURATION
ESPERANZA HILLS
CONCEPTUAL WIRELESS COMMUNICATION
FACILITY LOCATIONS
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

~~Exhibit 38~~Exhibit 20 – Conceptual Wireless Communication Facility Locations~~, San Antonio Road Access Configuration~~

~~**Exhibit 39 – Conceptual Wireless Communication Facility Locations, Aspen Way Drive Access Configuration**~~

PLANT PALETTE

ENTRY PALM TREES

PHOENIX DACTYLIFERA	DATE PALM

THEME CANOPY TREES

QUERCUS SPP.	OAK
SHINUS MOLLE	CALIFORNIA PEPPER
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
CINNAMOMUM CAMPHORA	CAMPHOR TREE

THEME GROVE TREES

JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT
PINUS ELDARICA	MONDELL PINE
PINUS HALEPENSIS	ALEPPO PINE
TRISTANIA CONFERTA	BRISBANE BOX

MEDIUM SLOPE ACCENT TREES

AGONIS FLEXUOSA	AUSTRALIAN WILLOW
ARBUTUS MARINA	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
ACACIA SPP.	ACACIA
PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM

RESIDENTIAL STREET TREES

KOELREUTERIA PANICULATA	GOLDENRAIN TREE
JACARANDA ACUTIFOLIA	JACARANDA
PISTACHIA CHINENSIS	CHINESE PISTACHE
FRAXINUS 'MODESTO'	MODESTO ASH
PYRUS 'BRADFORD'	CALLERY PEAR
TIPUANA TIPU	TIPU
RHUS LANCEA	AFRICAN SUMAC

VERTICAL ACCENT TREES

CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
LAURIS NOBILIS	SWEET BAY
PODOCARPUS HENKELII	YELLOWWOOD
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
MELALEUCA QUIQUENERVIA	CAJEPUT TREE
TRISTANIA CONFERTA	BRISBANE BOX

ORCHARD TREES

ORANGE
PEACH
PLUM
GRAPEFRUIT
LIME
LEMON
APRICOT
TANGERINE
AVOCADO
FIG
OLIVE

SLOPE/SITE SHRUBS:

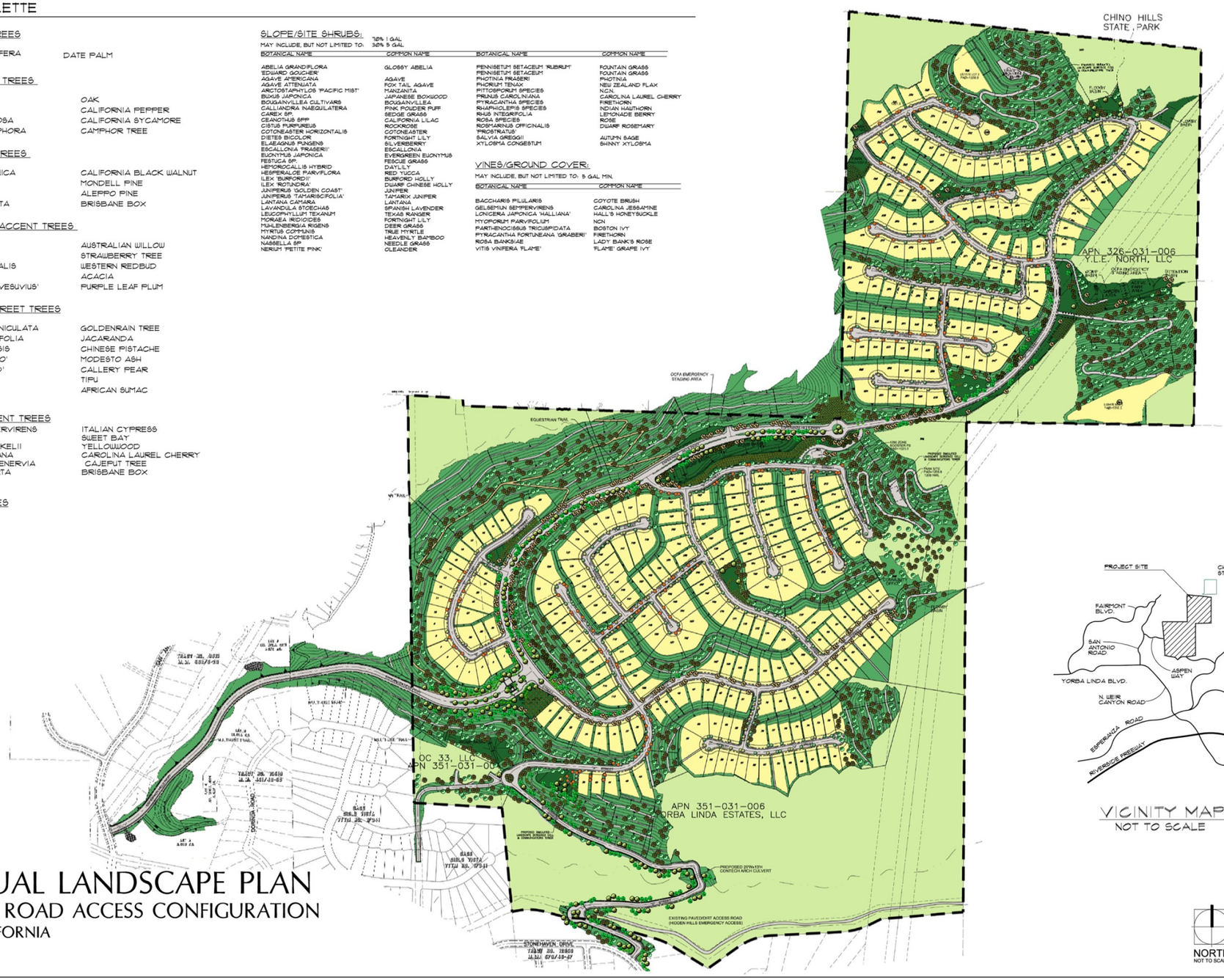
MAY INCLUDE, BUT NOT LIMITED TO: 50% 1 GAL, 50% 5 GAL

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ABELIA GRANDIFLORA	GLOSSY ABELIA	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS
EDWARD GOUCHER'		PENNISETUM SETACEUM	FOUNTAIN GRASS
AGAVE AMERICANA	AGAVE	PHOTINIA FRASERI	PHOTINIA
AGAVE ATTENUATA	FOX TAIL AGAVE	PHORIUM TENAX	NEW ZEALAND FLAX
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	PITTOSPORUM SPECIES	NCN.
BUXUS JAPONICA	JAPANESE BOXWOOD	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
BOUGAINVILLEA CULTIVARS	BOUGAINVILLEA	PYRACANTHA SPECIES	FIRETHORN
CALLIANDRA INAEQUILATERA	PINK POUDER PUFF	RHAPHIOLEPIS SPECIES	INDIAN HAUTHORN
CAREX SPP.	SEDGE GRASS	RHUS INTEGRIFOLIA	LEMONADE BERRY
CEANOTHUS SPP	CALIFORNIA LILAC	ROSA SPECIES	ROSE
CISTUS PURPUREUS	ROCKROSE	ROSMARINUS OFFICINALIS	DWARF ROSEMARY
COTONEASTER HORIZONTALIS	COTONEASTER	'PROSTRATUS'	
DIETES BICOLOR	FORTNIGHT LILY	SALVIA GREGGII	AUTUMN SAGE
ELAEAGNUS PUNGENS	SILVERBERRY	XYLOSMA CONGESTUM	SHINNY XYLOSMA
ESCALLONIA 'FRASERII'	ESCALLONIA		
EUONYMUS JAPONICA	EVERGREEN EUONYMUS		
FESTUCA SP.	FESCUE GRASS		
HEMEROCALLIS HYBRID	DAYLILY		
HESPERALOE PARVIFLORA	RED YUCCA		
ILEX 'BURFORDII'	BURFORD HOLLY		
ILEX 'ROTUNDRA'	DWARF CHINESE HOLLY		
JUNIPERUS 'GOLDEN COAST'	JUNIPER		
JUNIPERUS 'TAMARISCIFOLIA'	TAMARIX JUNIPER		
LANTANA CAMARA	LANTANA		
LAVANDULA STOECHAS	SPANISH LAVENDER		
LEUCOPHYLLUM TEXANUM	TEXAS RANGER		
MORAEA IRIDIOIDES	FORTNIGHT LILY		
MUHLENBERGIA RIGENS	DEER GRASS		
MYRTUS COMMUNIS	TRUE MYRTLE		
NANDINA DOMESTICA	HEAVENLY BAMBOO		
NASSELLA SP	NEEDLE GRASS		
NERIUM 'PETITE PINK'	OLEANDER		

VINES/GROUND COVER:

MAY INCLUDE, BUT NOT LIMITED TO: 5 GAL MIN.

BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	COYOTE BRUSH
GELSEMIUN SEMPERVIRENS	CAROLINA JESSAMINE
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM	NCN
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PYRACANTHA FORTUNEANA 'GRABERI'	FIRETHORN
ROSA BANKSIAE	LADY BANK'S ROSE
VITIS VINIFERA 'FLAME'	'FLAME' GRAPE IVY



VICINITY MAP
NOT TO SCALE

CONCEPTUAL LANDSCAPE PLAN

SAN ANTONIO ROAD ACCESS CONFIGURATION
YORBA LINDA., CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
3697 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 06/18/2013

PLANT PALETTE TREES

ENTRY PALM TREES

PHOENIX DACTYLIFERA	DATE PALM

THEME CANOPY TREES

QUERCUS SPP.	OAK
SHINUS MOLLE	CALIFORNIA PEPPER
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
CINNAMOMUM CAMPHORA	CAMPHOR TREE

THEME GROVE TREES

JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT
PINUS ELDARICA	MONDELL PINE
PINUS HALEPENSIS	ALEPPO PINE
TRISTANIA CONFERTA	BRISBANE BOX

MEDIUM SLOPE ACCENT TREES

AGONIS FLEXUOSA	AUSTRALIAN WILLOW
ARBUTUS MARINA	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
ACACIA SPP.	ACACIA
PRUNUS KRAUTER VESUVIUS'	PURPLE LEAF PLUM

RESIDENTIAL STREET TREES

KOELREUTERIA PANICULATA	GOLDENRAIN TREE
JACARANDA ACUTIFOLIA	JACARANDA
PISTACHIA CHINENSIS	CHINESE PISTACHE
FRAXINUS 'MODESTO'	MODESTO ASH
PYRUS 'BRADFORD'	GALLERY PEAR
TIPUANA TIPU	TIPU
RHUS LANCEA	AFRICAN SUMAC

VERTICAL ACCENT TREES

CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
LAURIS NOBILIS	SWEET BAY
PODOCARPUS HENKELII	YELLOWWOOD
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
MELALEUCA QUIQUENERVIA	CAJEPUT TREE
TRISTANIA CONFERTA	BRISBANE BOX

ORCHARD TREES

ORANGE
PEACH
PLUM
GRAPEFRUIT
LIME
LEMON
APRICOT
TANGERINE
AVOCADO
FIG
OLIVE

SLOPE/SITE SHRUBS:

MAY INCLUDE, BUT NOT LIMITED TO: 70% 1 GAL, 30% 5 GAL

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ABELIA GRANDIFLORA	GLOSSY ABELIA	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS
EDWARD GOUCHER		PENNISETUM SETACEUM	FOUNTAIN GRASS
AGAVE AMERICANA	AGAVE	PHOTINIA FRASERI	PHOTINIA
AGAVE ATTENUATA	FOX TAIL AGAVE	PHORIUM TENAX	NEW ZEALAND FLAX
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	PITTOSPORUM SPECIES	N.C.N.
BUXUS JAPONICA	JAPANESE BOXWOOD	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
BOUGAINVILLEA CULTIVARS	BOUGAINVILLEA	PYRACANTHA SPECIES	FIRETHORN
CALLIANDRA HAEGULATERA	PINK POWDER PUFF	RHAPHIOLEPIS SPECIES	INDIAN HAWTHORN
CAREX SP.	SEDGE GRASS	RHUS INTEGRIFOLIA	LEMONADE BERRY
CEANOTHUS SPP.	CALIFORNIA LILAC	ROSA SPECIES	ROSE
CISTUS PURPUREUS	ROCKROSE	ROSMARINUS OFFICINALIS	DWARF ROSEMARY
COTONEASTER HORIZONTALIS	COTONEASTER	PROSTRATUS'	
DIETES BICOLOR	FORTNIGHT LILY	SALVIA GREGGII	AUTUMN SAGE
ELAEAGNUS PUNGENS	SILVERBERRY	XYLOSMA CONGESTUM	SHINNY XYLOSMA
ESCALLONIA 'FRASERI'	ESCALLONIA		
EUONYMUS JAPONICA	EVERGREEN EUONYMUS		
FESTUCA SP.	FESCUE GRASS		
HEMOROCALLIS HYBRID	DAYLILY		
HESPERALOE PARVIFLORA	RED YUCCA		
ILEX 'BURFORDII'	BURFORD HOLLY		
ILEX 'ROTUNDA'	DWARF CHINESE HOLLY		
JUNIPERUS 'GOLDEN COAST'	JUNIPER		
JUNIPERUS 'TAMARISCIFOLIA'	TAMARIX JUNIPER		
LANTANA CAMARA	LANTANA		
LAVANDULA STOECHAS	SPANISH LAVENDER		
LEUCOPHYLLUM TEXANUM	TEXAS RANGER		
MORAEA IRIDIOIDES	FORTNIGHT LILY		
MUHLENBERGIA RIGENS	DEER GRASS		
MYRTUS COMMUNIS	TRUE MYRTLE		
NANDINA DOMESTICA	HEAVENLY BAMBOO		
NASSELLA SP.	NEEDLE GRASS		
NERIUM 'PETITE PINK'	OLEANDER		

VINES/GROUND COVER:

MAY INCLUDE, BUT NOT LIMITED TO: 5 GAL MIN.

BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	COYOTE BRUSH
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM	NCN
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PYRACANTHA FORTUNEANA 'GRABERI'	FIRETHORN
ROSA BANKSIAE	LADY BANK'S ROSE
VITIS VINIFERA 'PLANE'	PLANE' GRAPE IVY

VICINITY MAP
NOT TO SCALE

CONCEPTUAL LANDSCAPE PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
34197 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE 09/08/2016

~~Exhibit 40~~Exhibit 21 – Conceptual Landscape Plan~~, San Antonio Road Access Configuration~~

PLANT PALETTE

ENTRY PALM TREES

PHOENIX DACTYLIFERA	DATE PALM

THEME CANOPY TREES

QUERCUS SPP.	OAK
SHINUS MOLLE	CALIFORNIA PEPPER
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
CINNAMOMUM CAMPHORA	CAMPHOR TREE

THEME GROVE TREES

JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT
PINUS ELDARICA	MONDELL PINE
PINUS HALEPENSIS	ALEPPO PINE
TRISTANIA CONFERTA	BRISBANE BOX

MEDIUM SLOPE ACCENT TREES

AGONIS FLEXUOSA	AUSTRALIAN WILLOW
ARBUTUS MARINA	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
ACACIA SPP.	ACACIA
PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM

RESIDENTIAL STREET TREES

KOELREUTERIA PANICULATA	GOLDENRAIN TREE
JACARANDA ACUTIFOLIA	JACARANDA
PISTACHIA CHINENSIS	CHINESE PISTACHE
FRAXINUS 'MODESTO'	MODESTO ASH
PYRUS 'BRADFORD'	CALLERY PEAR
TIPUANA TIPU	TIPU
RHUS LANCEA	AFRICAN SUMAC

VERTICAL ACCENT TREES

CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
LAURIS NOBILIS	SWEET BAY
PODOCARPUS HENKELII	YELLOWWOOD
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
MELALEUCA QUIQUENERVIA	CAJEPUT TREE
TRISTANIA CONFERTA	BRISBANE BOX

ORCHARD TREES

ORANGE
PEACH
PLUM
GRAPEFRUIT
LIME
LEMON
APRICOT
TANGERINE
AVOCADO
FIG
OLIVE

SLOPE/SITE SHRUBS:

70% 1 GAL
30% 5 GAL

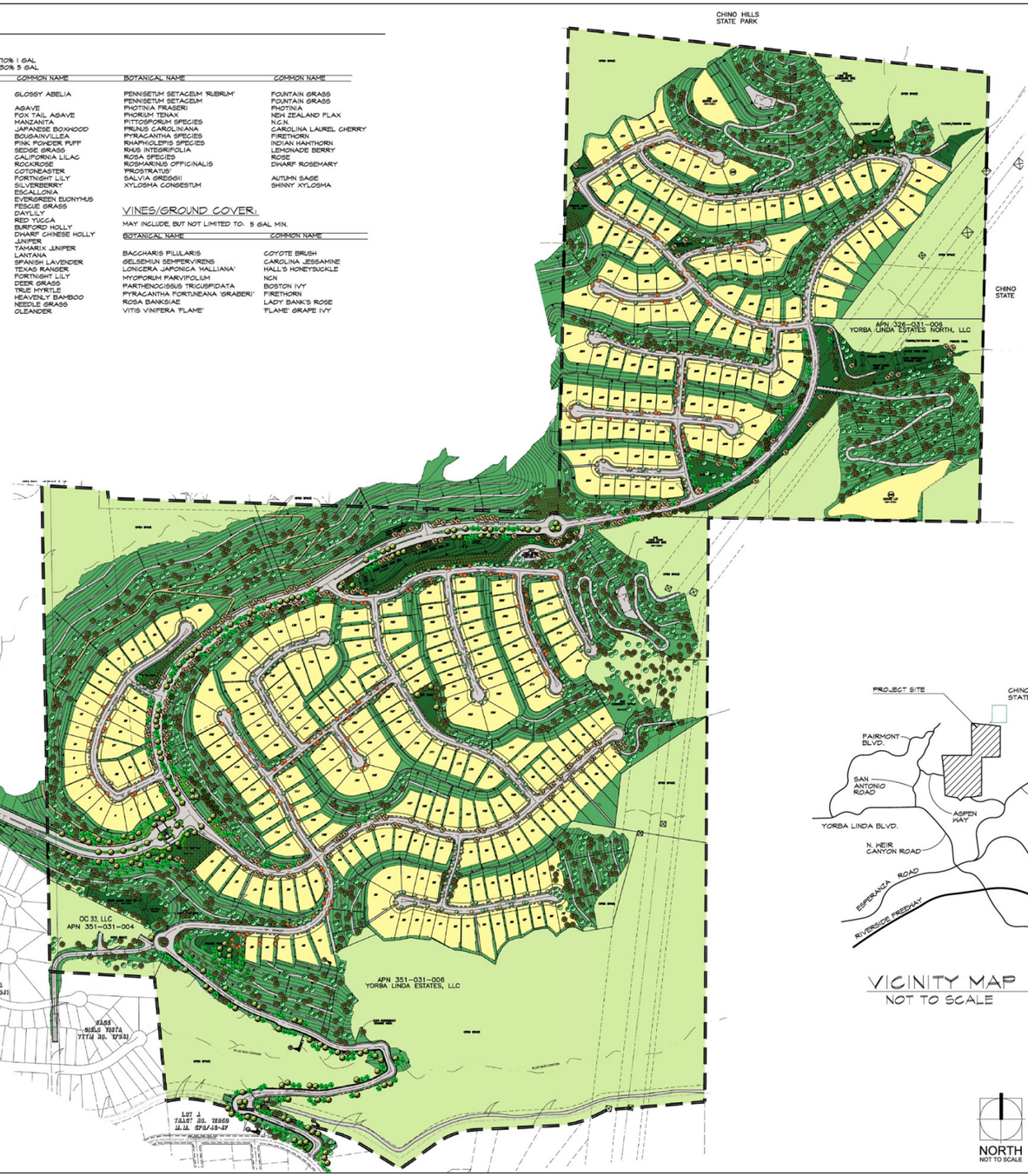
MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ABELIA GRANDIFLORA	GLOSSY ABELIA	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS
EDWARD GOUCHER'		PENNISETUM SETACEUM	FOUNTAIN GRASS
AGAVE AMERICANA	AGAVE	PHOTINIA FRASERI	PHOTINIA
AGAVE ATTENUATA	FOX TAIL AGAVE	PHORIUM TENAX	NEW ZEALAND FLAX
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	PITTOSPORUM SPECIES	N.C.N.
BUXUS JAPONICA	JAPANESE BOXWOOD	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
BOUGAINVILLEA CULTIVARS	BOUGAINVILLEA	PYRACANTHA SPECIES	FIRETHORN
CALLIANDRA INAEQUILATERA	PINK POWDER PUFF	RHAPHIOLEPIS SPECIES	INDIAN HAWTHORN
CAREX SP.	SEDGE GRASS	RHUS INTEGRIFOLIA	LEMONADE BERRY
CEANOTHUS SPP	CALIFORNIA LILAC	ROSA SPECIES	ROSE
CISTUS PURPUREUS	ROCKROSE	ROSMARINUS OFFICINALIS	DWARF ROSEMARY
COTONEASTER HORIZONTALIS	COTONEASTER	'PROSTRATUS'	
DIETES BICOLOR	FORTNIGHT LILY	SALVIA GREGGII	AUTUMN SAGE
ELAEAGNUS PUNGENS	SILVERBERRY	XYLOSMA CONGESTUM	SHINNY XYLOSMA
ESCALLONIA 'FRASERII'	ESCALLONIA		
EUONYMUS JAPONICA	EVERGREEN EUONYMUS		
FESTICA SP.	FESCUE GRASS		
HEMEROCALLIS HYBRID	DAYLILY		
HESPERALOE PARVIFLORA	RED YUCCA		
ILEX 'BURFORDII'	BURFORD HOLLY		
ILEX 'ROTUNDRA'	DWARF CHINESE HOLLY		
JUNIPERUS 'GOLDEN COAST'	JUNIPER		
JUNIPERUS 'TAMARISCIFOLIA'	TAMARIX JUNIPER		
LANTANA CAMARA	LANTANA		
LAVANDULA STOECHAS	SPANISH LAVENDER		
LEUCOPHYLLUM TEXANUM	TEXAS RANGER		
MORAEA IRIDIGIDES	FORTNIGHT LILY		
MUHLENBERGIA RIGENS	DEER GRASS		
MYRTUS COMMUNIS	TRUE MYRTLE		
NANDINA DOMESTICA	HEAVENLY BAMBOO		
NASSELLA SP	NEEDLE GRASS		
NERIUM 'PETITE PINK'	OLEANDER		

VINES/GROUND COVER:

MAY INCLUDE, BUT NOT LIMITED TO: 5 GAL MIN.

BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	COYOTE BRUSH
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
MYOPORUM PARVIFOLIUM	NCN
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PYRACANTHA FORTUNEANA 'GRABERI'	FIRETHORN
ROSA BANKSIAE	LADY BANK'S ROSE
VITIS VINIFERA 'FLAME'	'FLAME' GRAPE IVY



VICINITY MAP
NOT TO SCALE

CONCEPTUAL LANDSCAPE PLAN
ASPEN WAY DRIVE ACCESS CONFIGURATION
YORBA LINDA, CALIFORNIA

NORTH
NOT TO SCALE

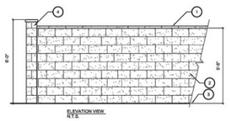
SUMMERS/MURPHY & PARTNERS, INC.
34197 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE 06/18/2013

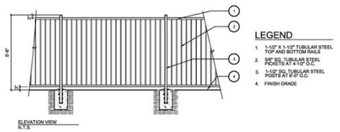
~~**Exhibit 41 – Conceptual Landscape Plan, Aspen Way Access Configuration**~~

WALL AND FENCE LEGEND

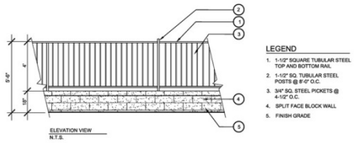
- 5'-6" SPLIT FACE BLOCK WALL & PILASTER
- 5'-6" TUBULAR STEEL VIEW FENCE
- 5'-6" TUBULAR COMBINATION WALL
- 5' SPLIT RAIL VINYL EQUESTRIAN FENCE
- 3' SPLIT RAIL VINYL PARK FENCE



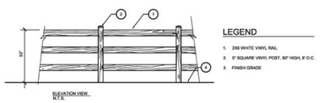
SPLIT FACE WALL ELEVATION



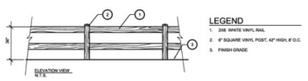
VIEW FENCE ELEVATION



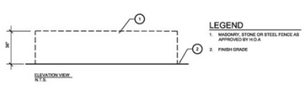
COMBINATION WALL ELEVATION



EQUESTRIAN FENCE ELEVATION



PARK FENCE ELEVATION



FRONT YARD FENCE ELEVATION
(TO BE APPROVED BY H.O.A.)

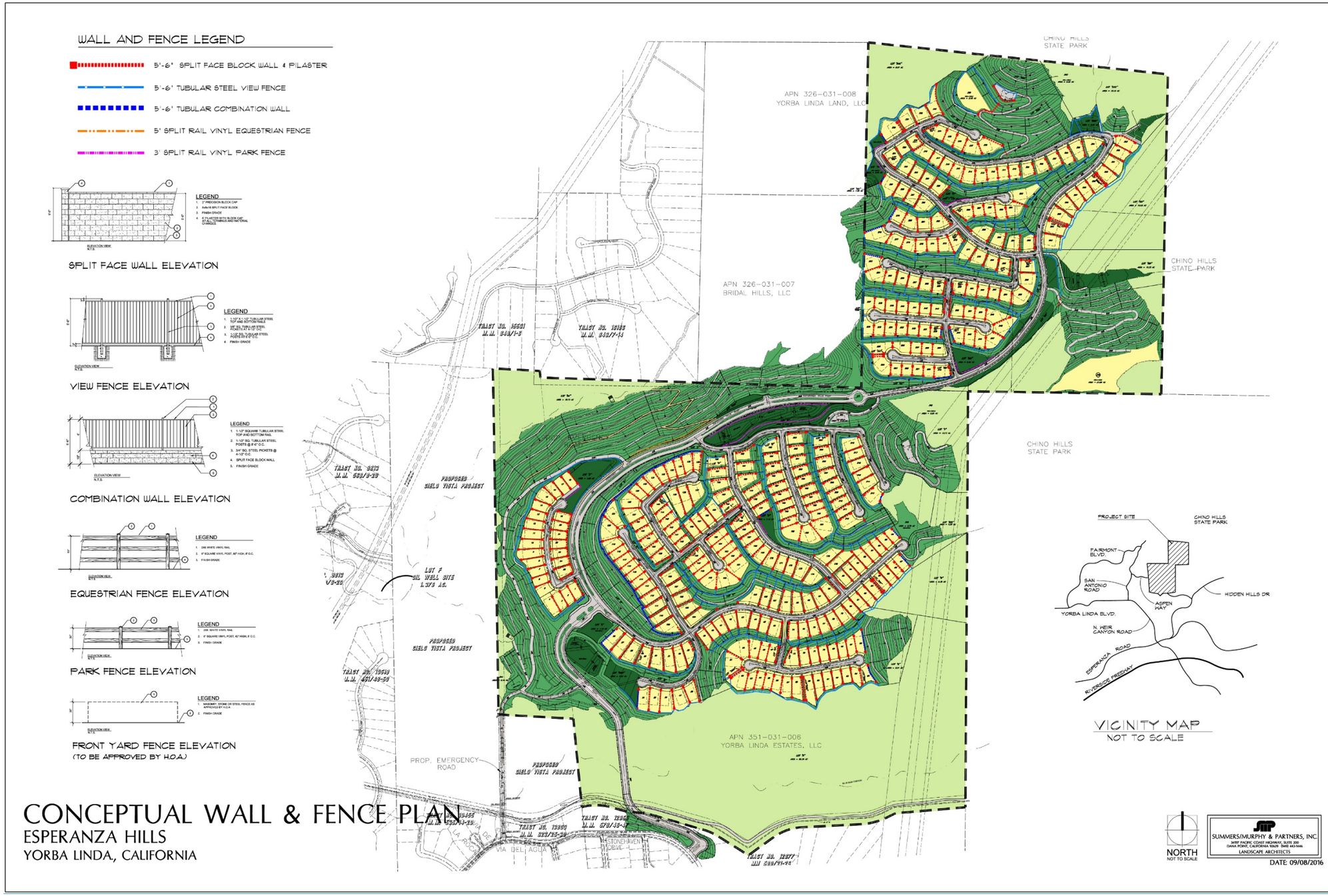
VICINITY MAP
NOT TO SCALE

CONCEPTUAL WALL & FENCE PLAN
SAN ANTONIO ROAD ACCESS CONFIGURATION
YORBA LINDA, CALIFORNIA

NORTH
NOT TO SCALE

SUMMERS/MURPHY & PARTNERS, INC.
3697 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

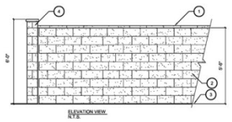
DATE: 06/11/2013



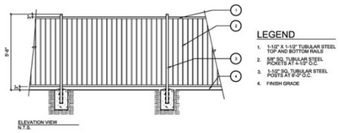
~~Exhibit 42~~Exhibit 22 – **Conceptual Wall and Fence Plan~~, San Antonio Road Access Configuration~~**

WALL AND FENCE LEGEND

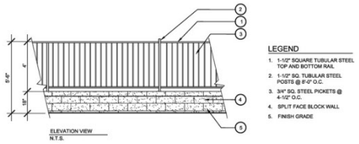
- 5'-6" SPLIT FACE BLOCK WALL & PILASTER
- 5'-6" TUBULAR STEEL VIEW FENCE
- 5'-6" TUBULAR COMBINATION WALL
- 5' SPLIT RAIL VINYL EQUESTRIAN FENCE
- 3' SPLIT RAIL VINYL PARK FENCE



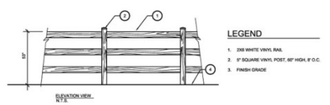
SPLIT FACE WALL ELEVATION



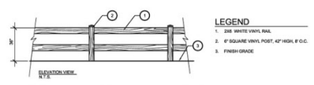
VIEW FENCE ELEVATION



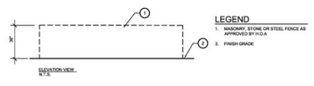
COMBINATION WALL ELEVATION



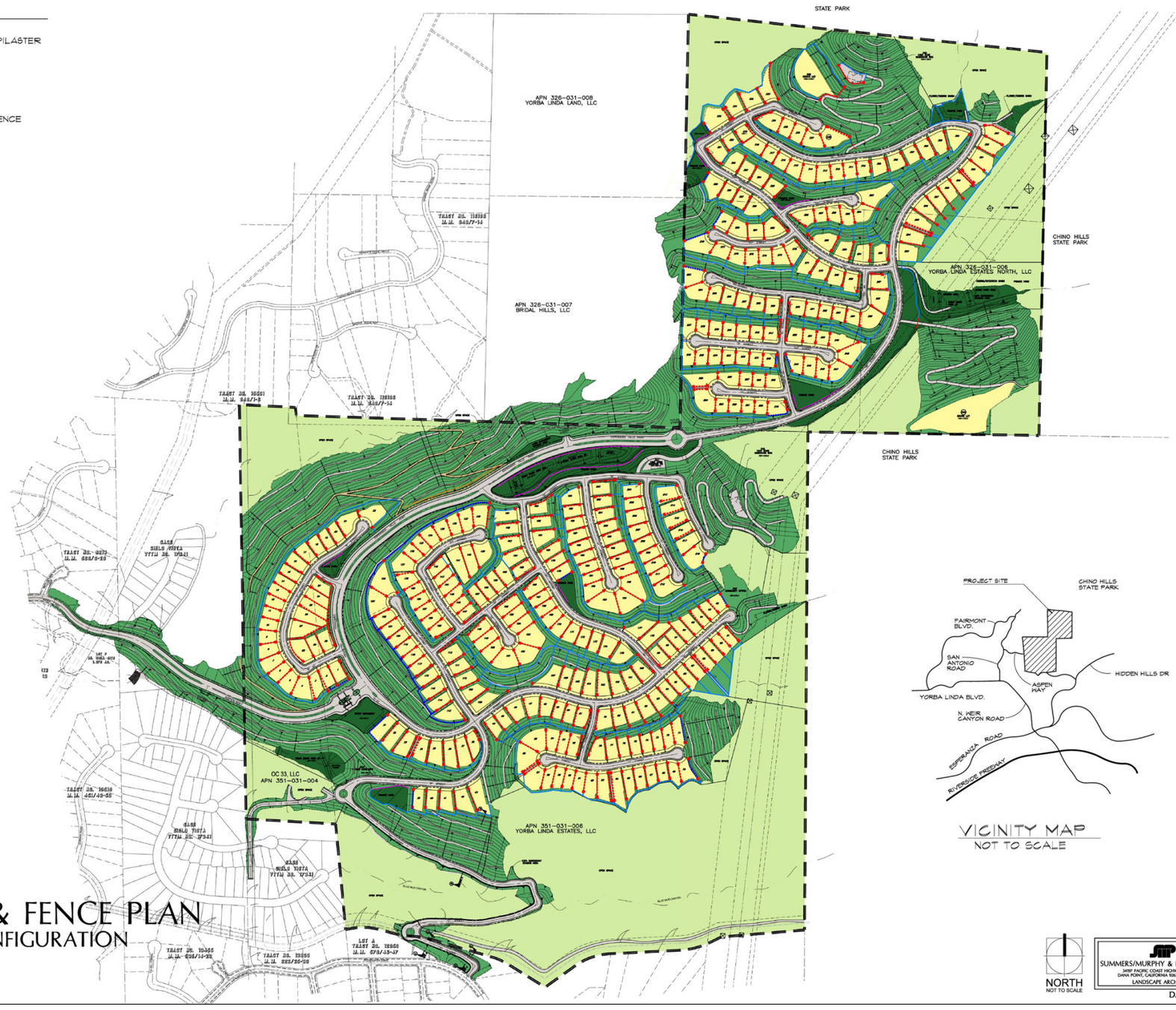
EQUESTRIAN FENCE ELEVATION



PARK FENCE ELEVATION



FRONT YARD FENCE ELEVATION
(TO BE APPROVED BY H.O.A.)



VICINITY MAP
NOT TO SCALE

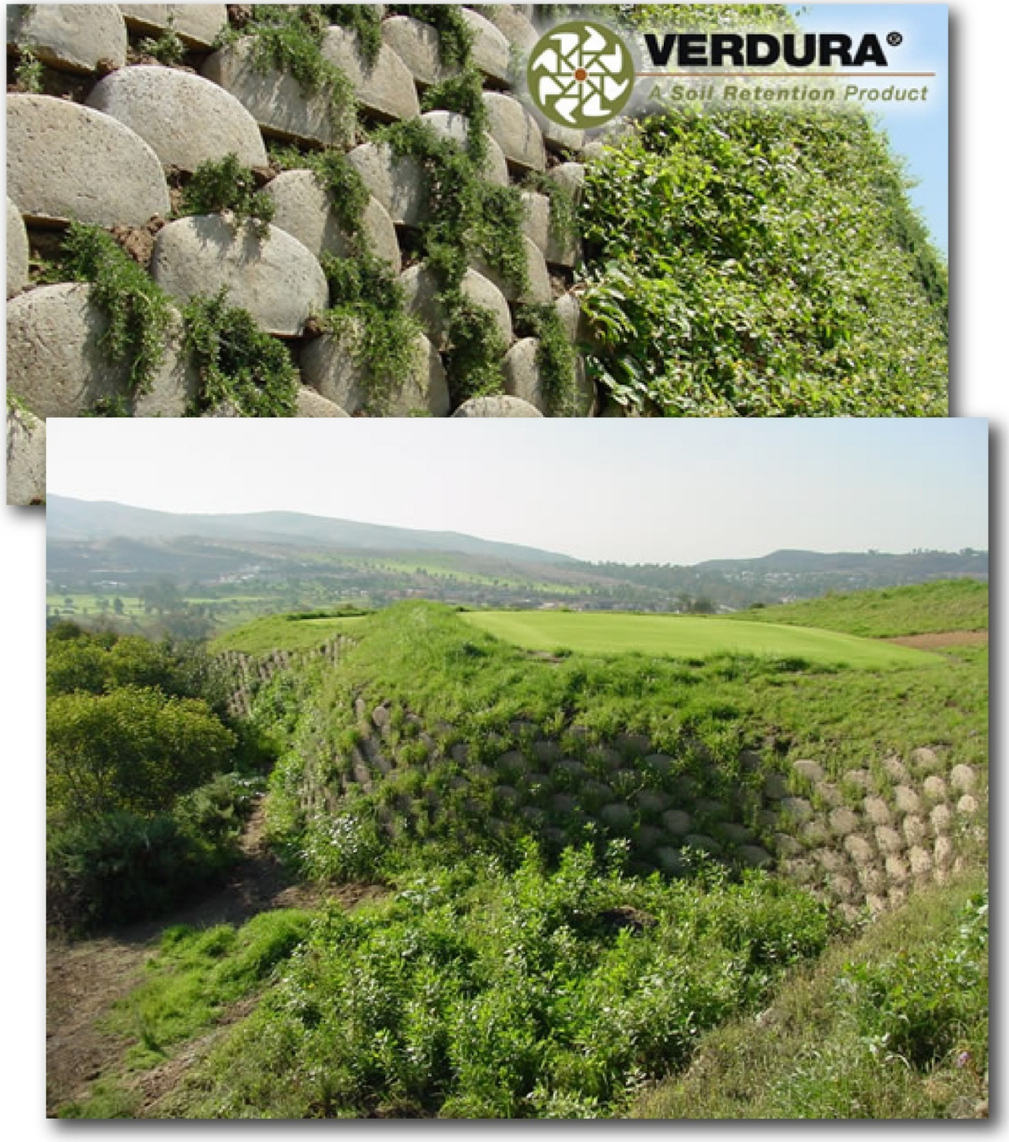
CONCEPTUAL WALL & FENCE PLAN
ASPEN WAY DRIVE ACCESS CONFIGURATION
YORBA LINDA, CALIFORNIA

NORTH
NOT TO SCALE

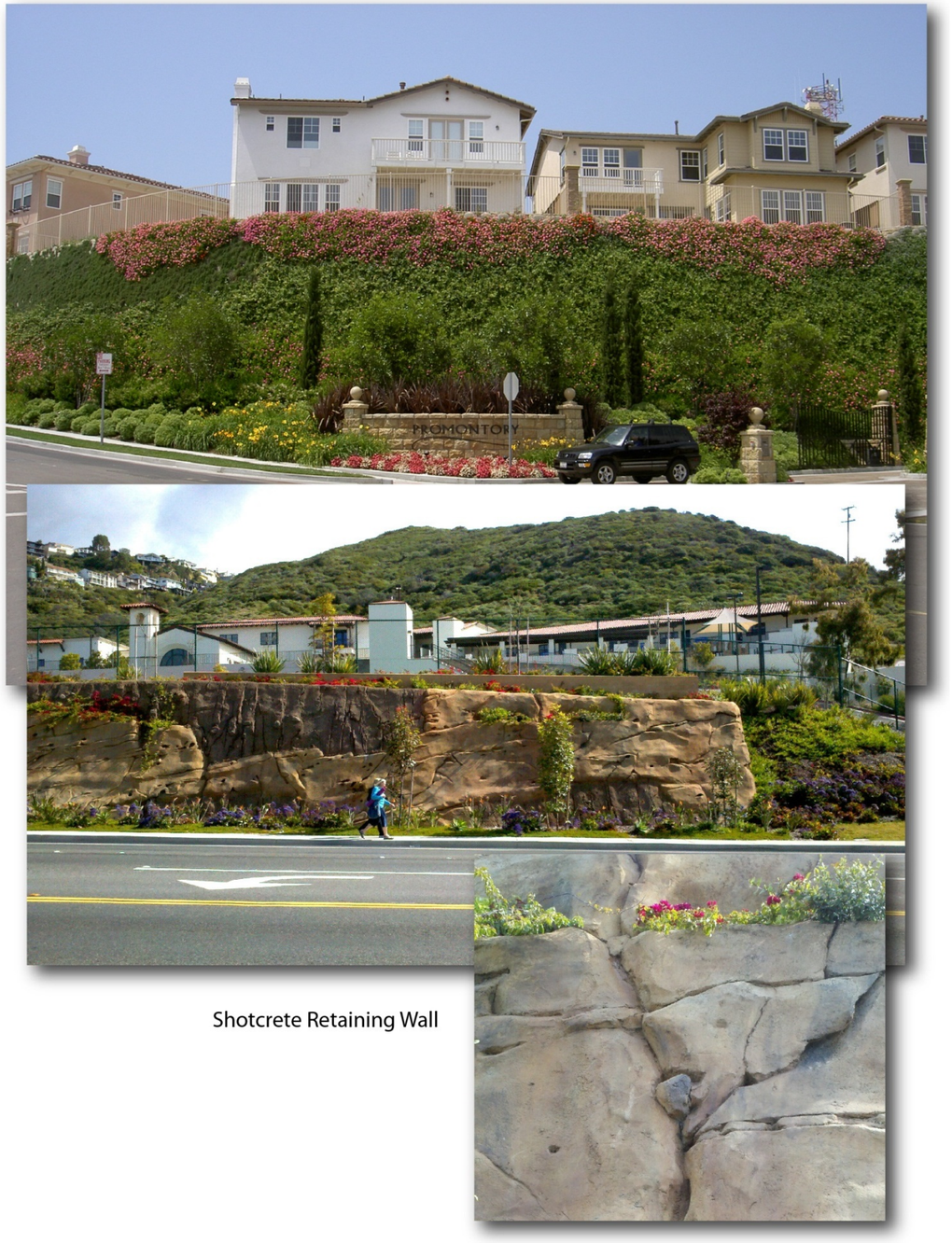
SUMMERS/MURPHY & PARTNERS, INC.
34197 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 06/11/2013

~~**Exhibit 43 – Conceptual Wall and Fence Plan, Aspen Way Access Configuration**~~



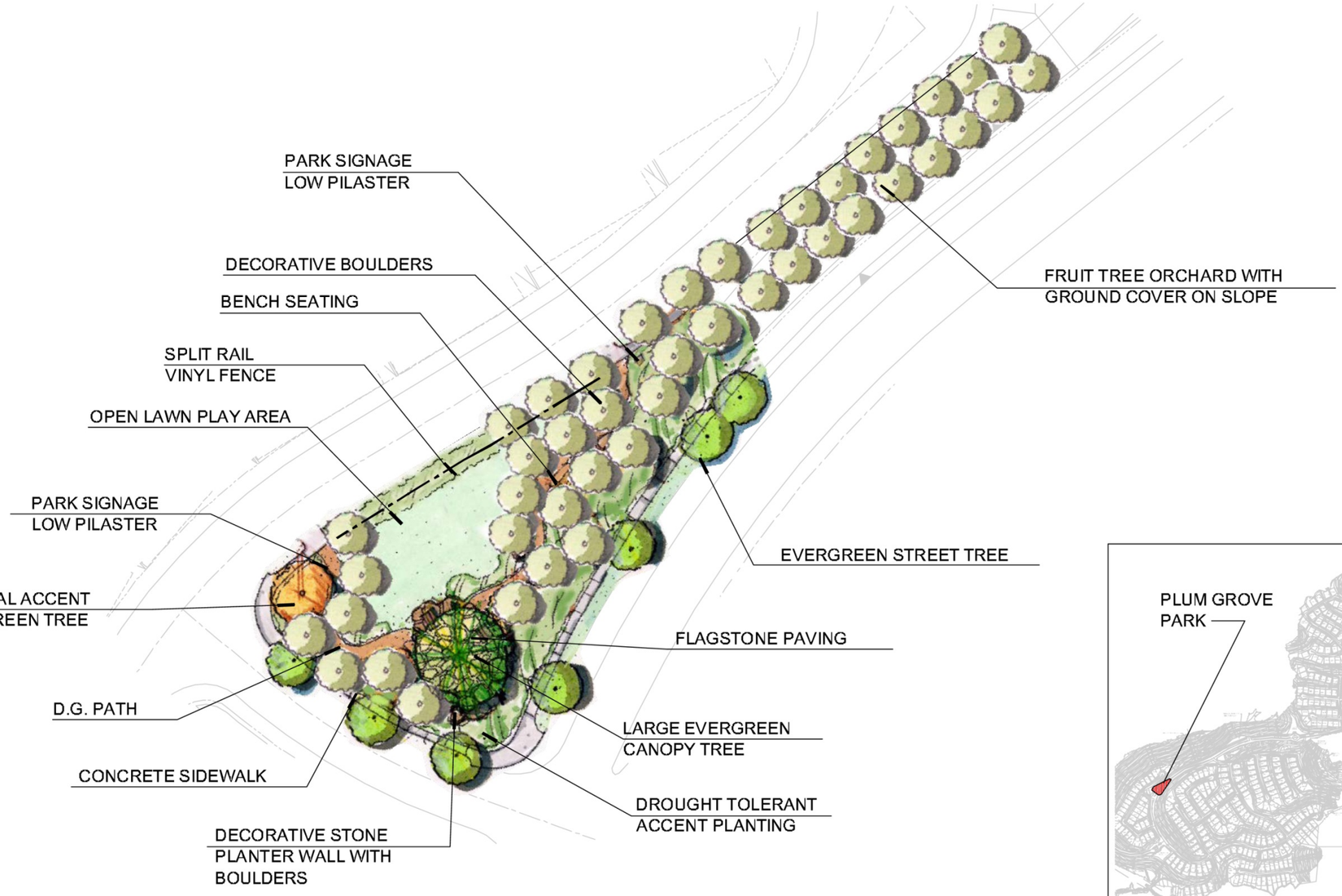
Verdura Retaining Wall

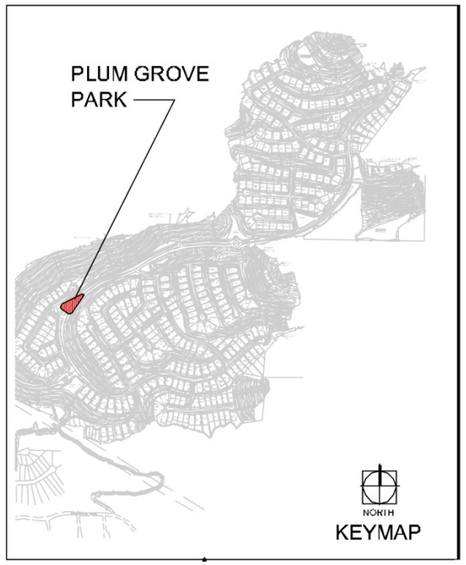


Shotcrete Retaining Wall

~~Exhibit 44~~Exhibit 23 – Wall Examples

~~Exhibit 45~~Exhibit 24 – **Gate Entry Rendering**





CONCEPTUAL PARK - PLUM GROVE PARK

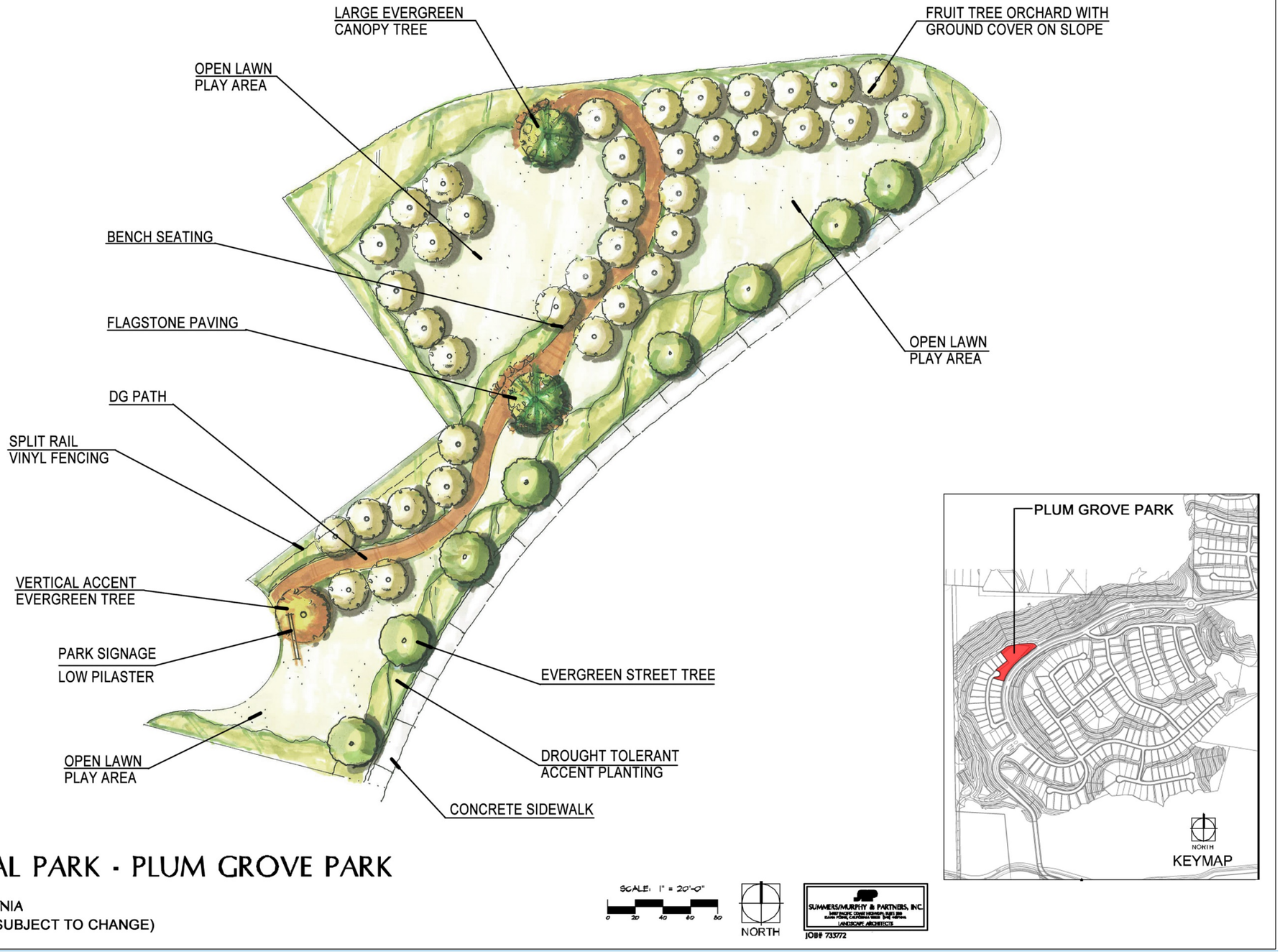
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"
0 20 40 60 80

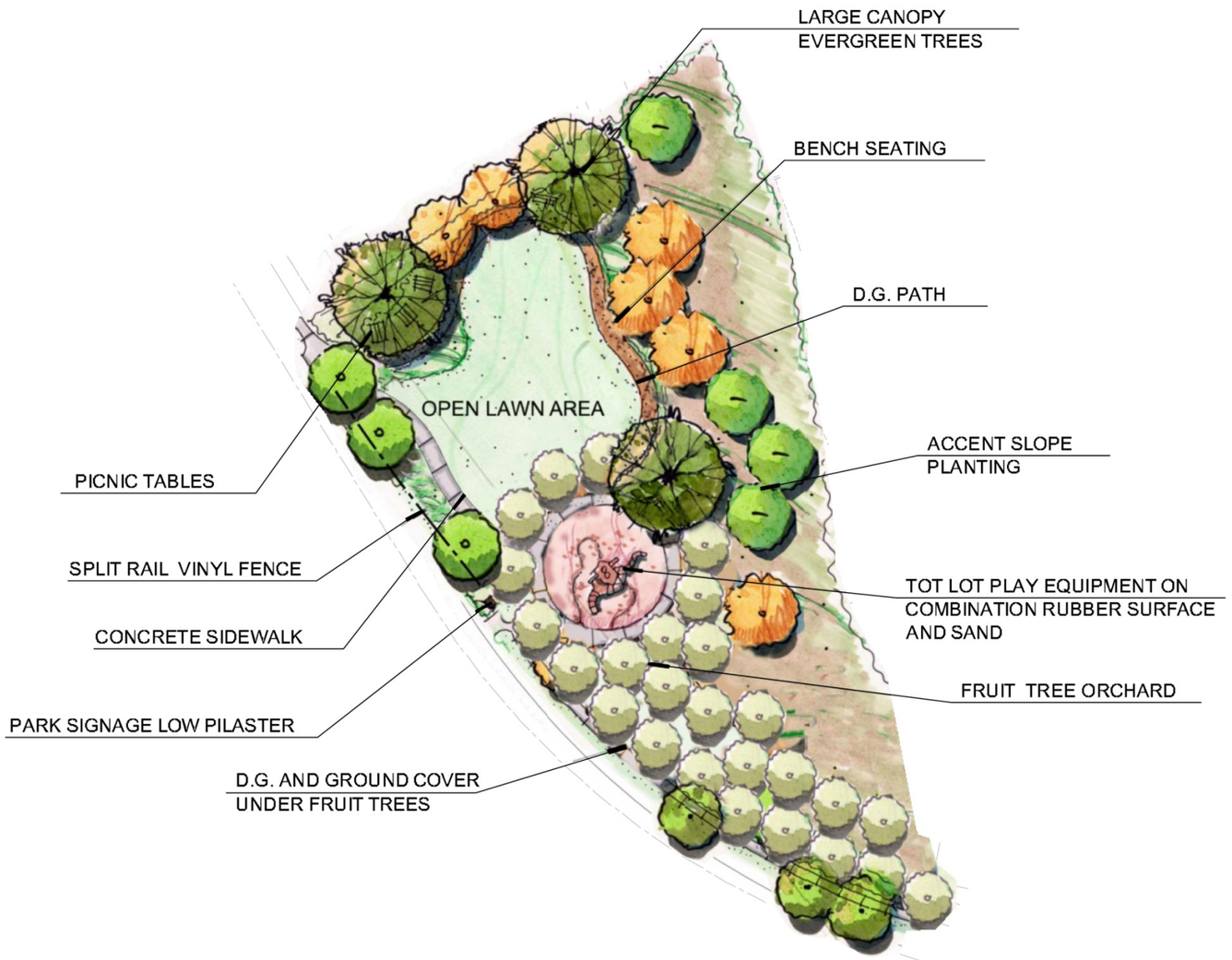
NORTH

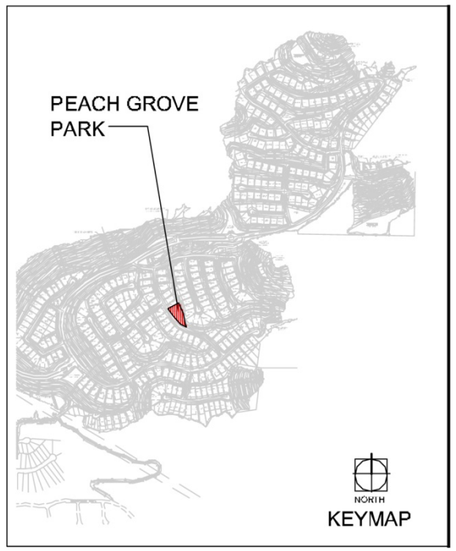
SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE 07/26/2012



~~Exhibit 46~~Exhibit 25 – **Conceptual Park, Plum Grove Park**





CONCEPTUAL PARK- PEACH GROVE PARK

ESPERANZA HILLS

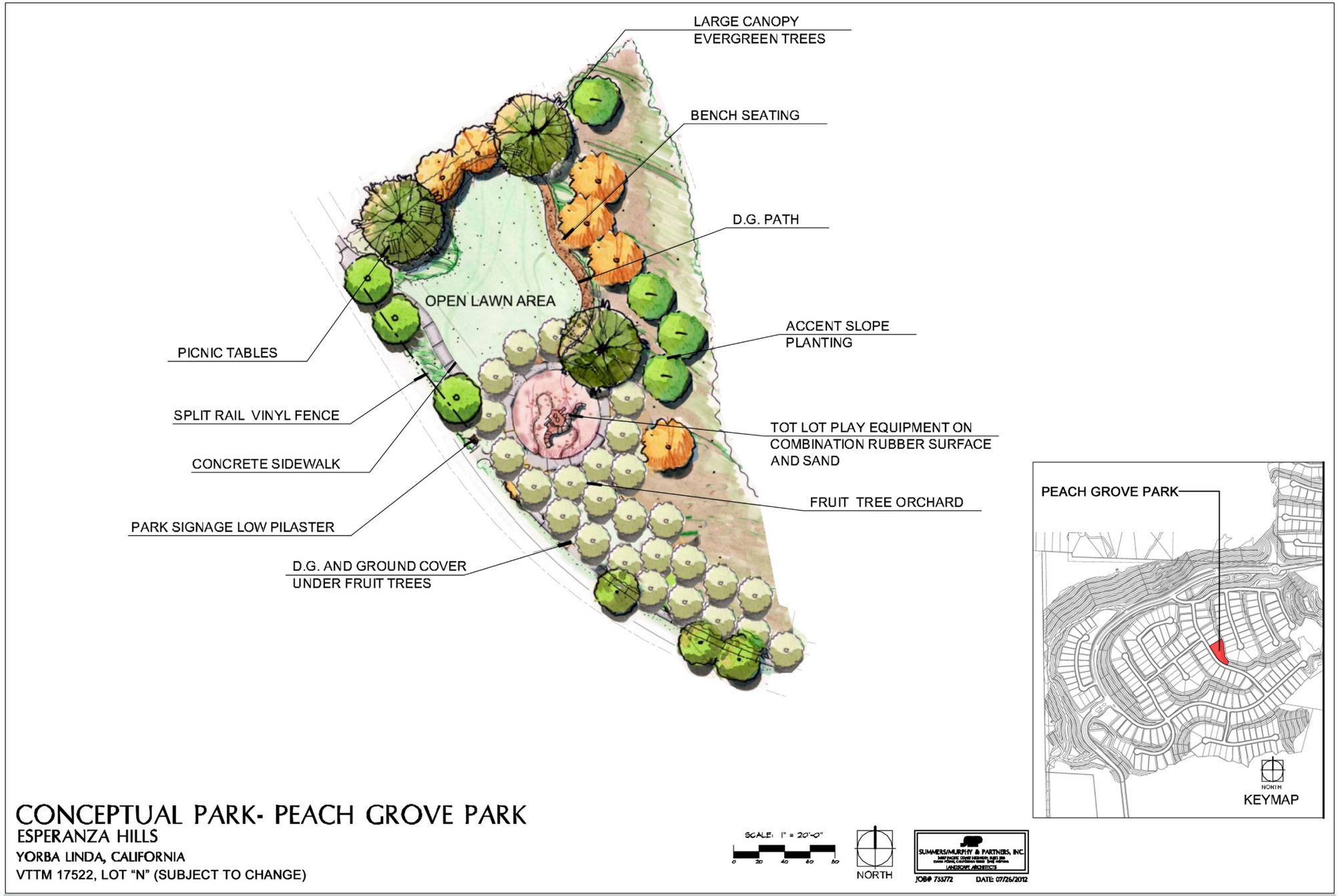
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"

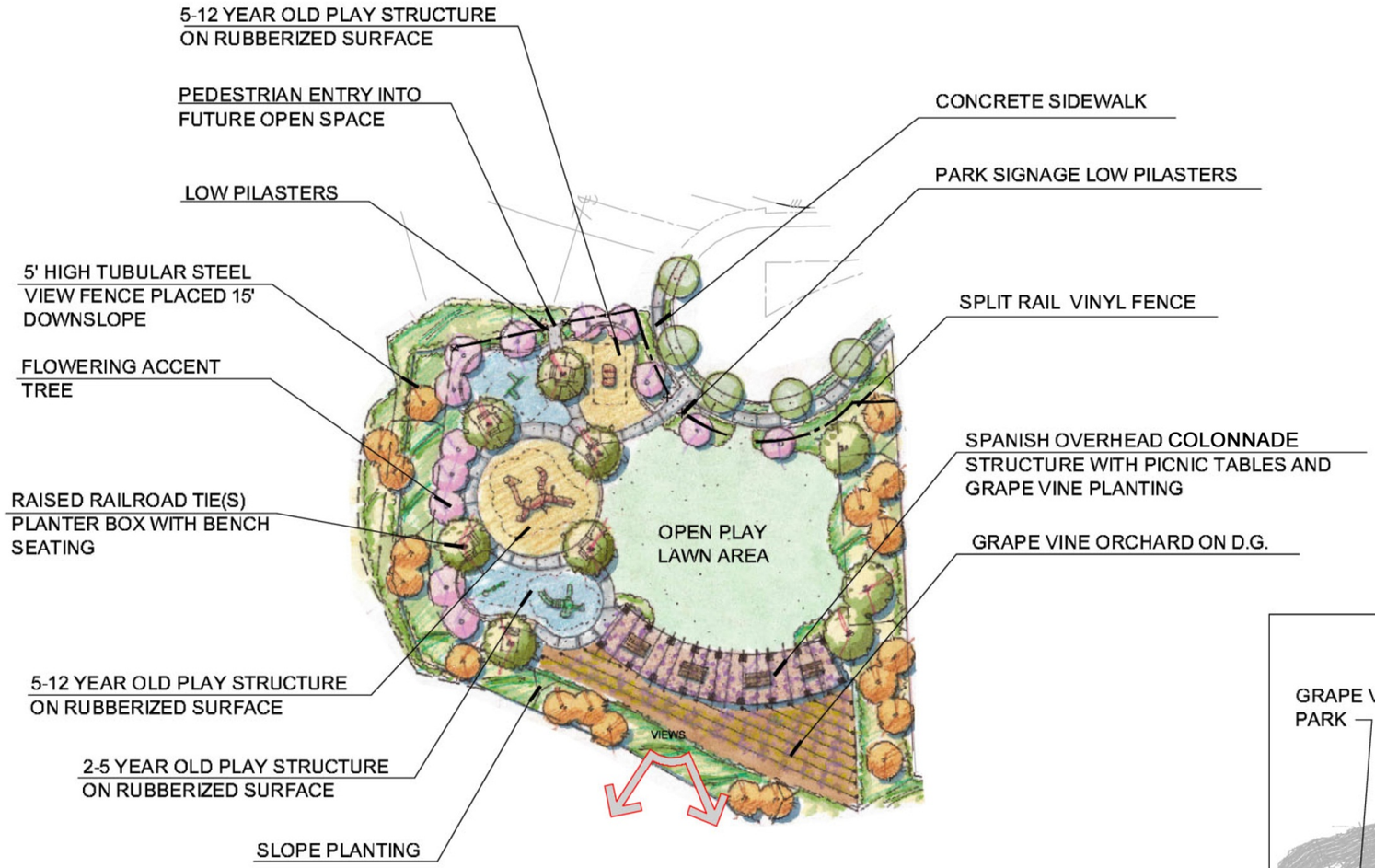
NORTH

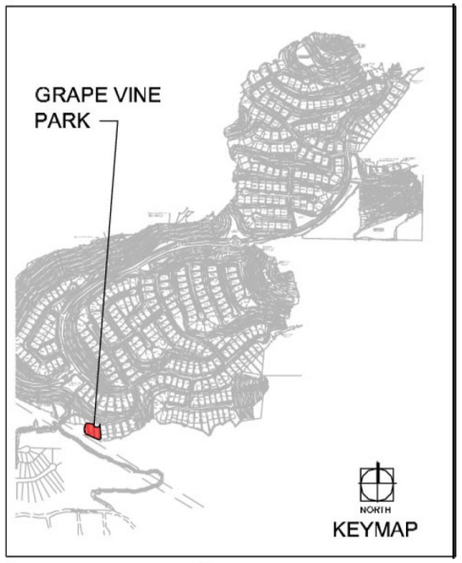
SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE 07/26/2012



~~Exhibit 47~~Exhibit 26 – **Conceptual Park, Peach Grove Park**





CONCEPTUAL PARK- GRAPE VINE PARK

ESPERANZA HILLS

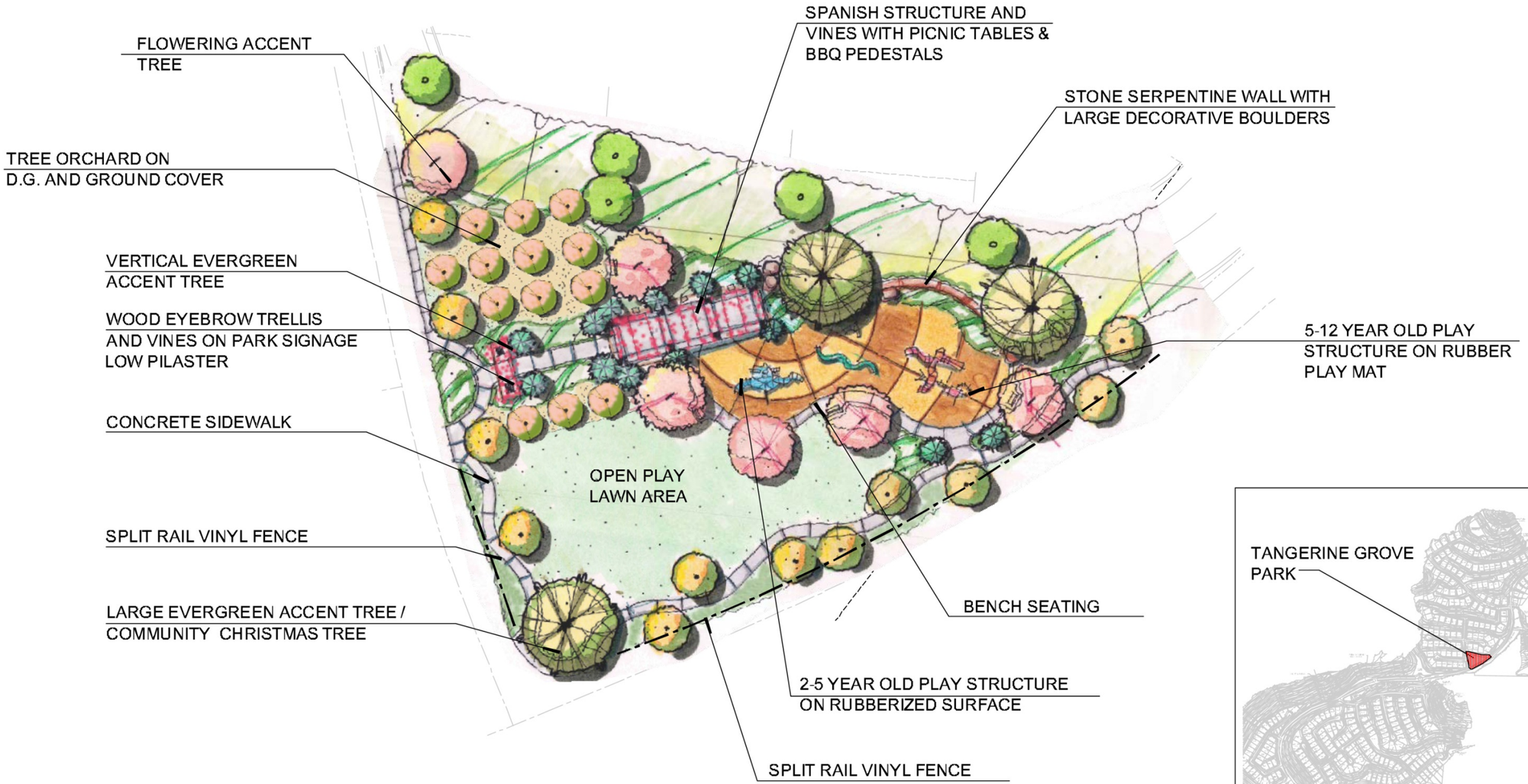
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"

NORTH

SUMMERS/MURPHY & PARTNERS, INC.

~~Exhibit 48~~Exhibit 27 – Conceptual Park, Grape Vine Park~~, San Antonio Road Access Configuration~~



CONCEPTUAL PARK- TANGERINE GROVE PARK

ESPERANZA HILLS

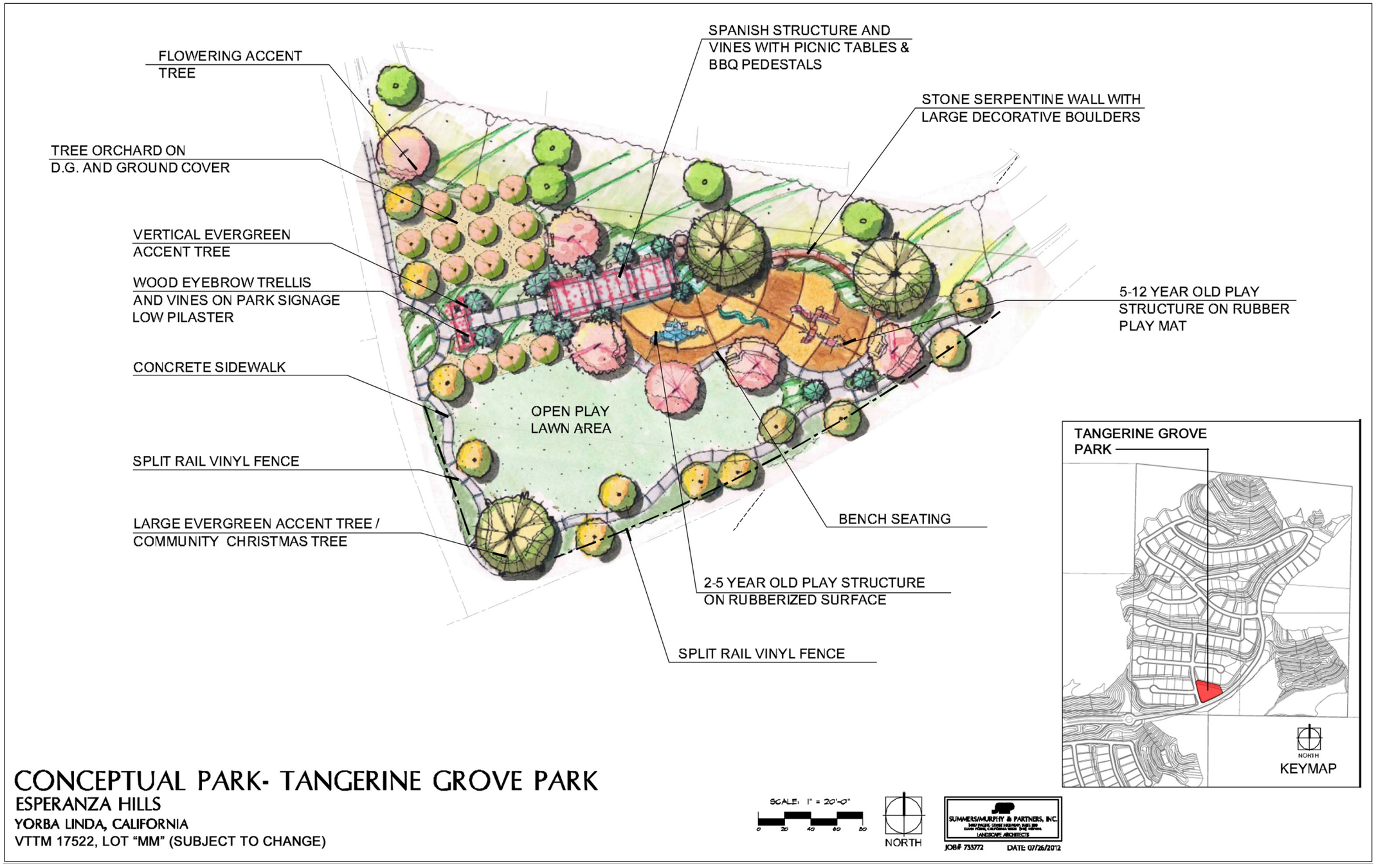
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE: 07/26/2012



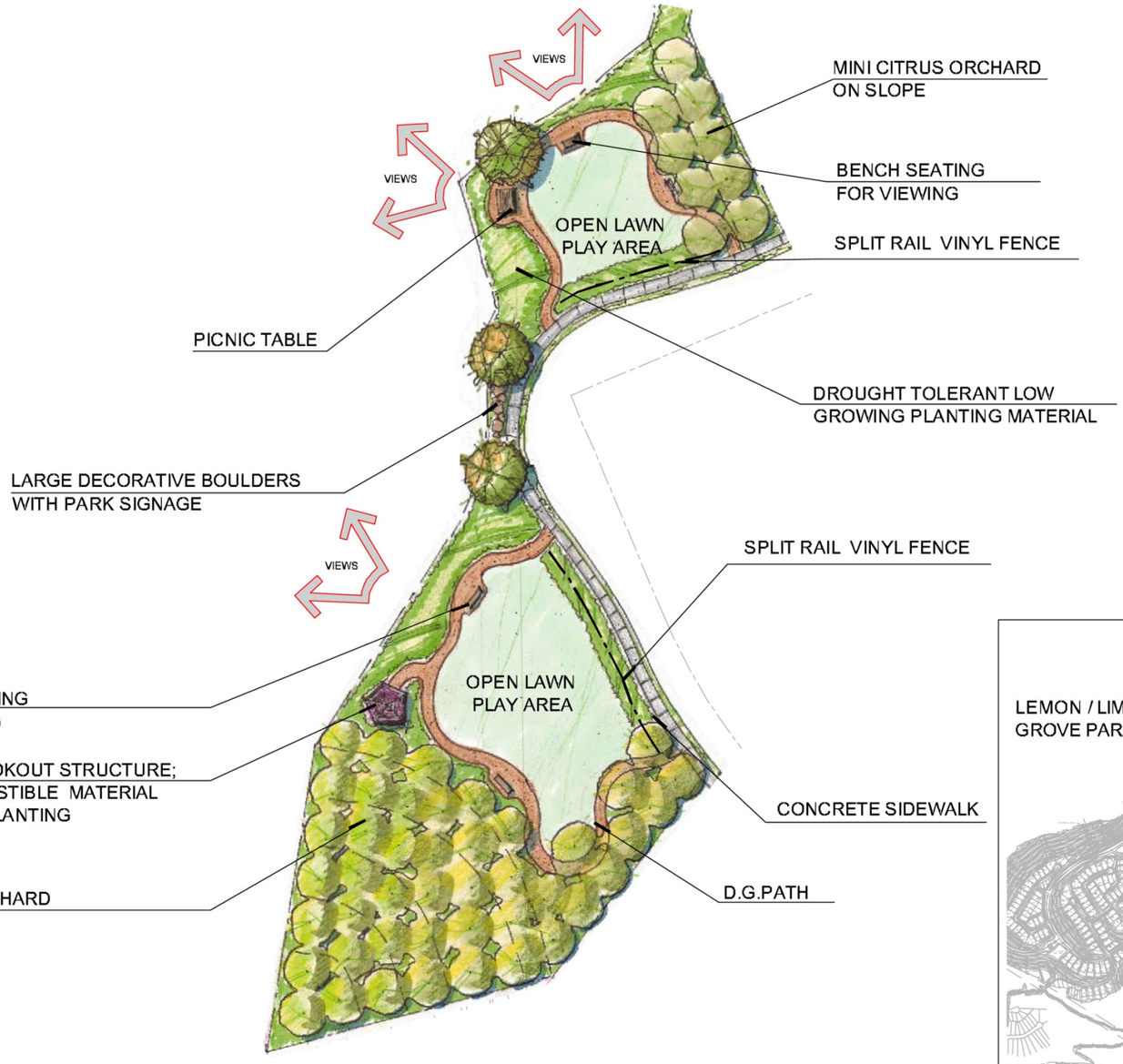
~~Exhibit 49~~Exhibit 28 – **Conceptual Park, Tangerine Grove Park**

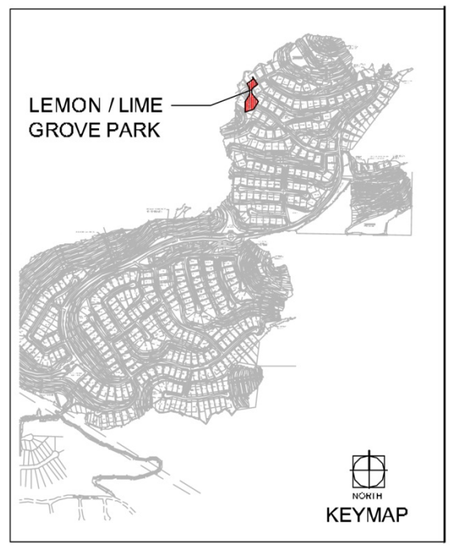
CONCEPTUAL PARK- AVOCADO PARK

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

~~Exhibit 50~~Exhibit 29 – **Conceptual Park, Avocado Park**





CONCEPTUAL PARK- LEMON / LIME GROVE PARK

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

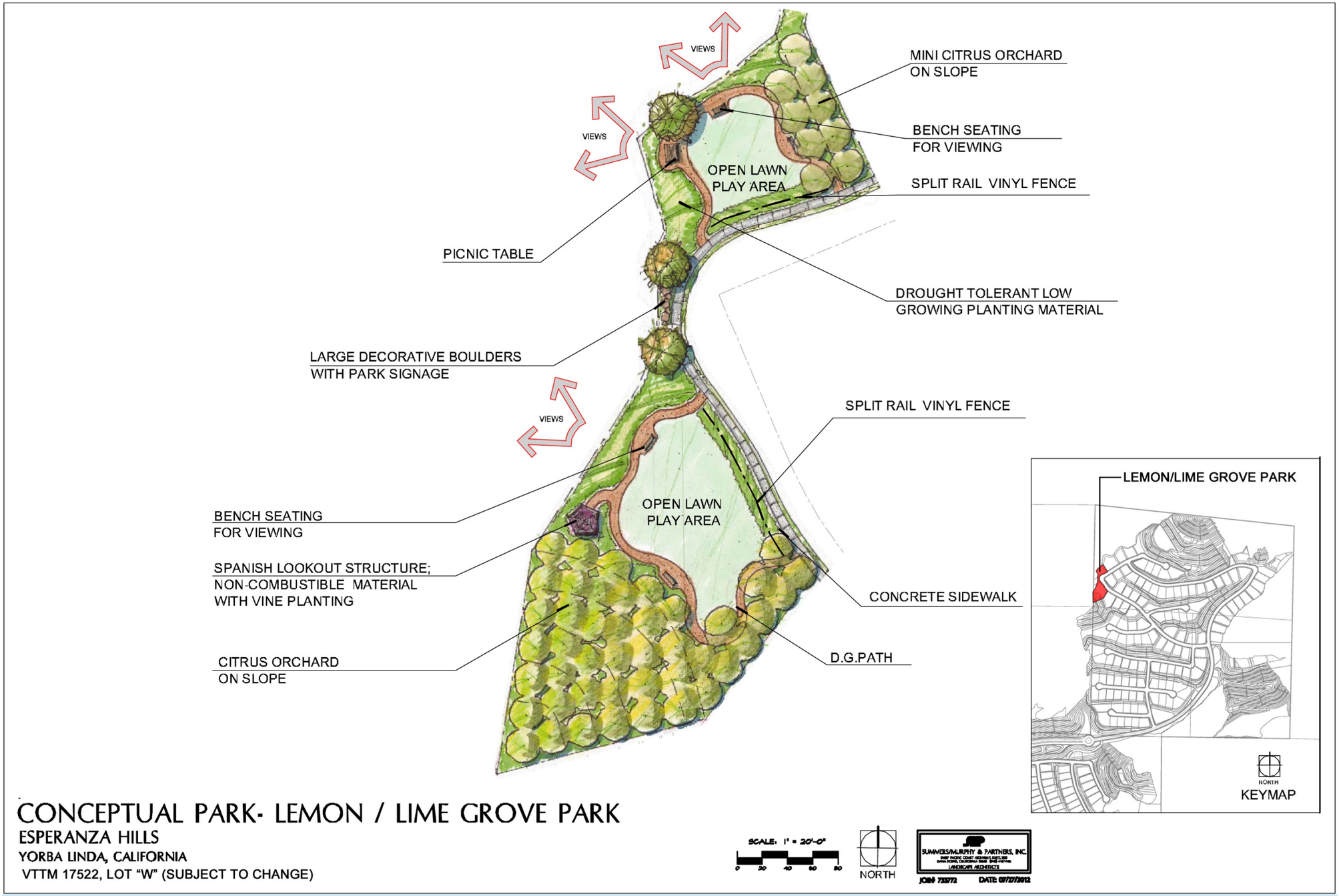
SCALE: 1" = 20'-0"

NORTH

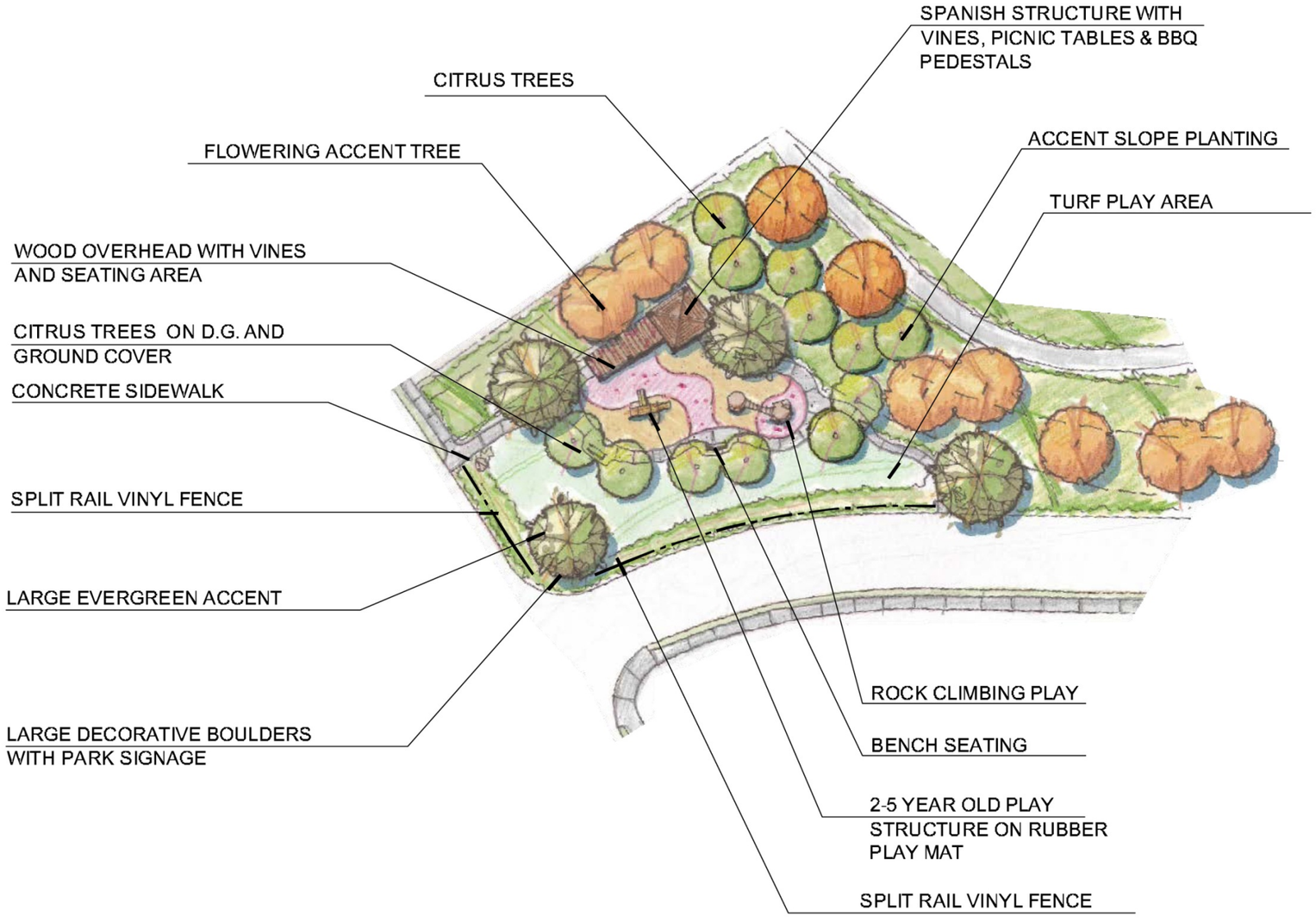
SUMMERS/MURPHY & PARTNERS, INC.

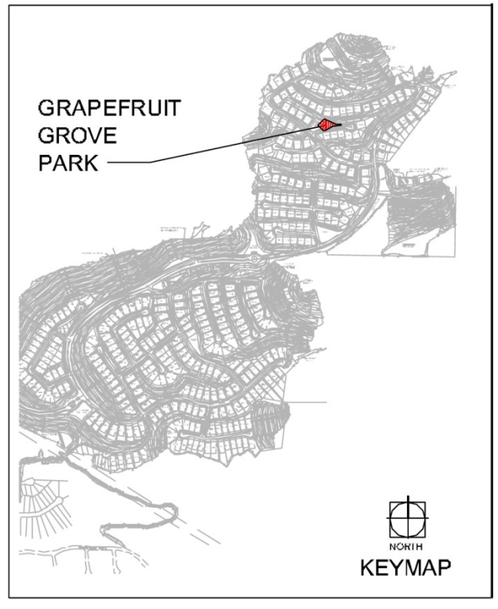
LANDSCAPE ARCHITECTS

JOB# 73372 DATE: 07/27/2012



~~Exhibit 51~~Exhibit 30 – **Conceptual Park, Lemon/Lime Grove Park**





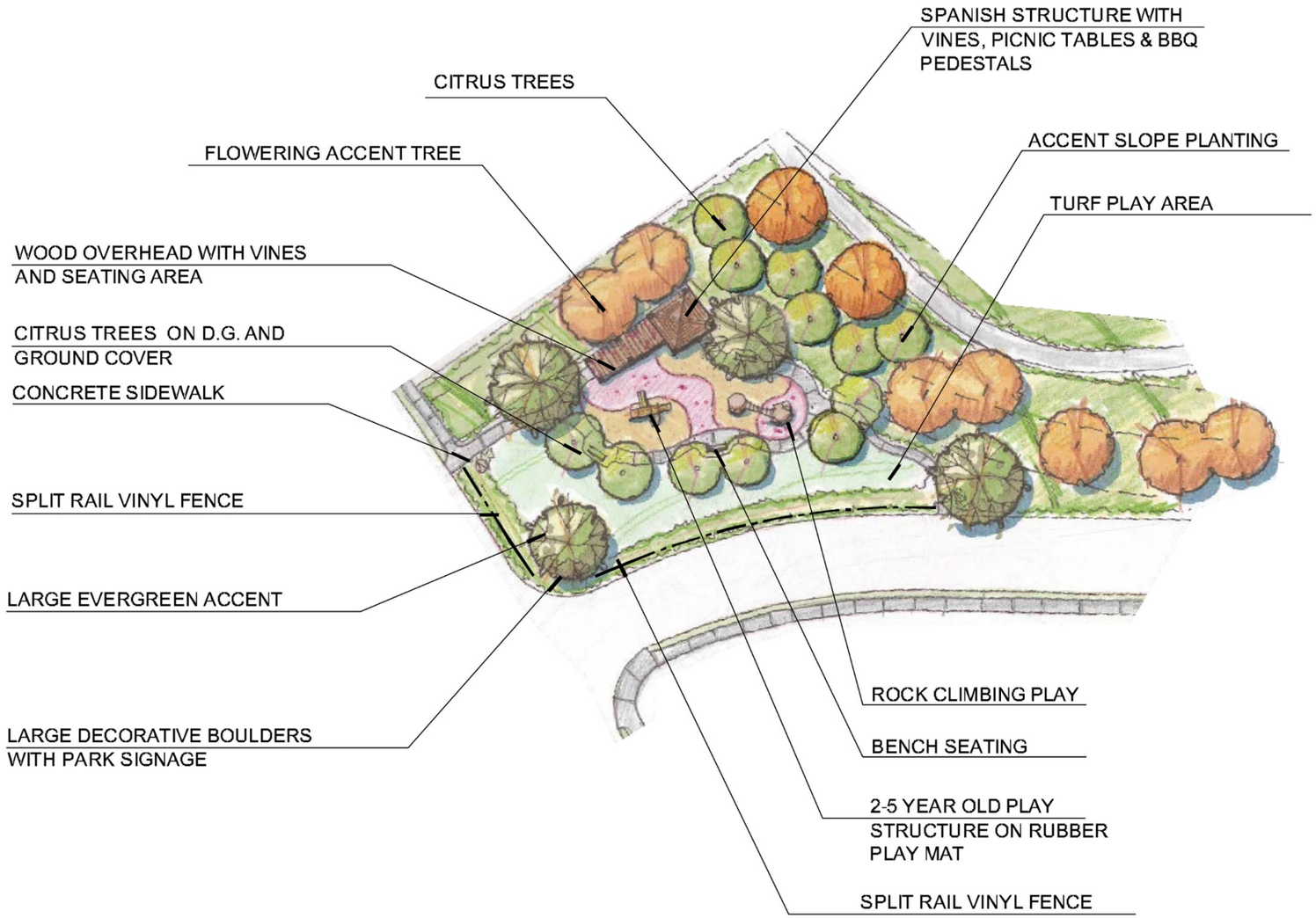
CONCEPTUAL PARK- GRAPEFRUIT GROVE PARK

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"
0 20 40 60 80

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 73372 DATE: 07/26/2012



CONCEPTUAL PARK- GRAPEFRUIT GROVE PARK

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA
VTTM 17522, LOT "TT" (SUBJECT TO CHANGE)

SCALE: 1" = 20'-0"
0 20 40 60 80
NORTH
SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 715772 DATE: 07/26/2012

~~Exhibit 52~~Exhibit 31 – **Conceptual Park, Grapefruit Grove Park**

CONCEPTUAL PARK- BARK PARK DOG PARK

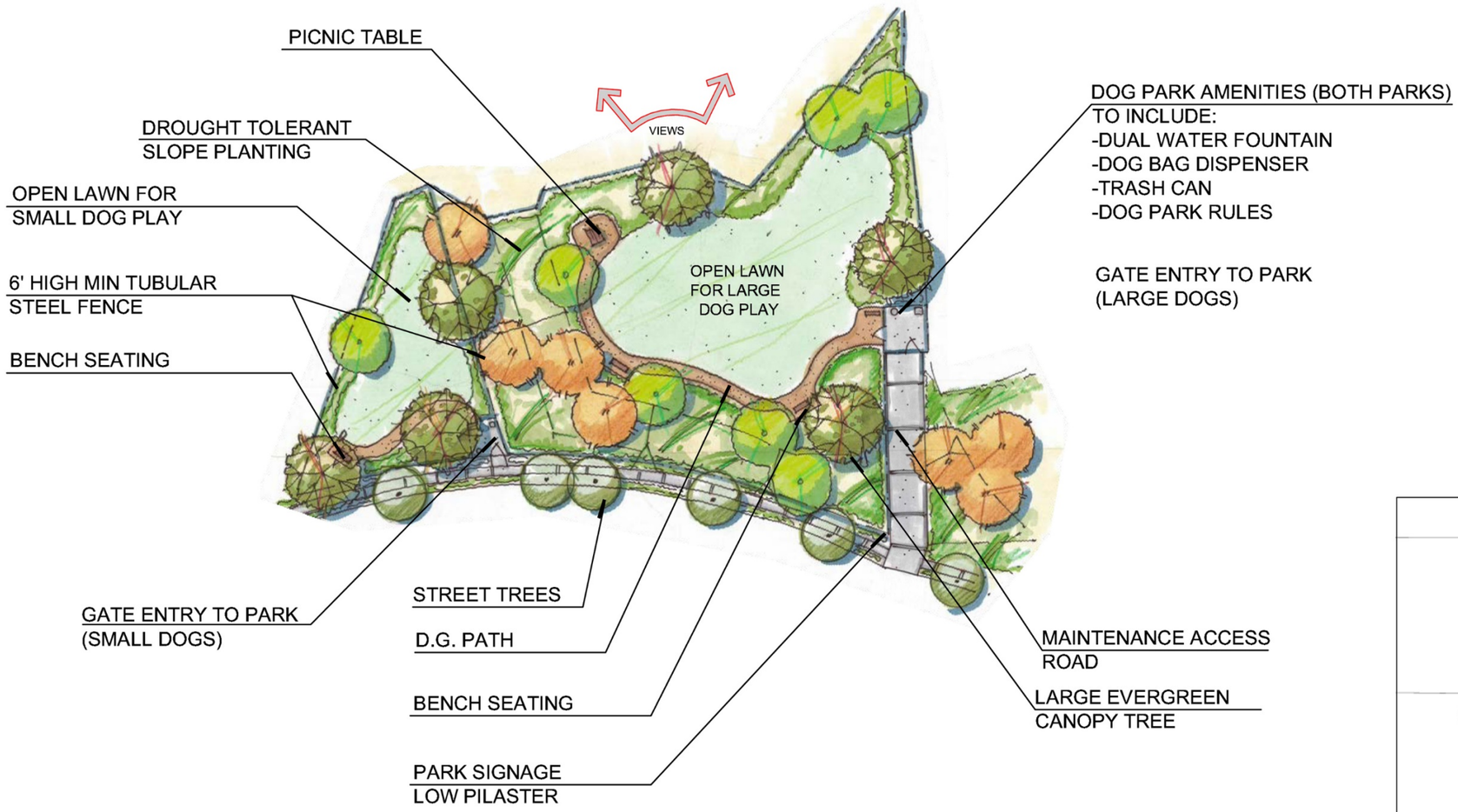
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

SCALE: 1" = 20'-0"
0 20 40 60 80

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS

JOB# 733772 DATE: 07/26/2012



CONCEPTUAL PARK- BARK PARK DOG PARK

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA
VTTM 17522, LOT "BBB" (SUBJECT TO CHANGE)

SCALE: 1" = 20'-0"
0 20 40 60 80

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733772 DATE: 07/26/2012

~~Exhibit 53~~Exhibit 32 – **Conceptual Park H, Bark Park Dog Park**

CONCEPTUAL WQMP BIO RETENTION BASIN #1

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

BIO RETENTION BASINS

THE BIO RETENTION BASINS WILL BE PLANTED IN LOW, MID AND HIGH ZONES WITH VEGETATION THAT WILL FACILITATE NATURAL INFILTRATION OF SURFACE RUNOFF AND ALLOW THE SETTLEMENT OF SUSPENDED SOLIDS. THE LOW ZONE WATER WILL BE PLANTED WITH WATER TOLERANT GRASSES THAT WILL PROVIDE MAXIMUM POLLUTANT FILTRATION OF STORM WATER RUNOFF.THE MID ZONE WILL CONSIST OF GRASSES AND GROUNDCOVER THAT CAN TOLERATE PERIODS WITHOUT WATER AND PERIODIC INUNDATION WHILE ALSO PROVIDING EROSION CONTROL OF THE SLOPES. THE HIGH ZONE PLANTS WILL BE GROUND COVER AND SHRUBS THAT CAN TOLERATE EXTENDED PERIODS OF WATER WITH OCCASIONAL SATURATION.

SCALE: 1" = 20'-0"
0 20 40 60 80
NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733772 DATE: 06/03/2013

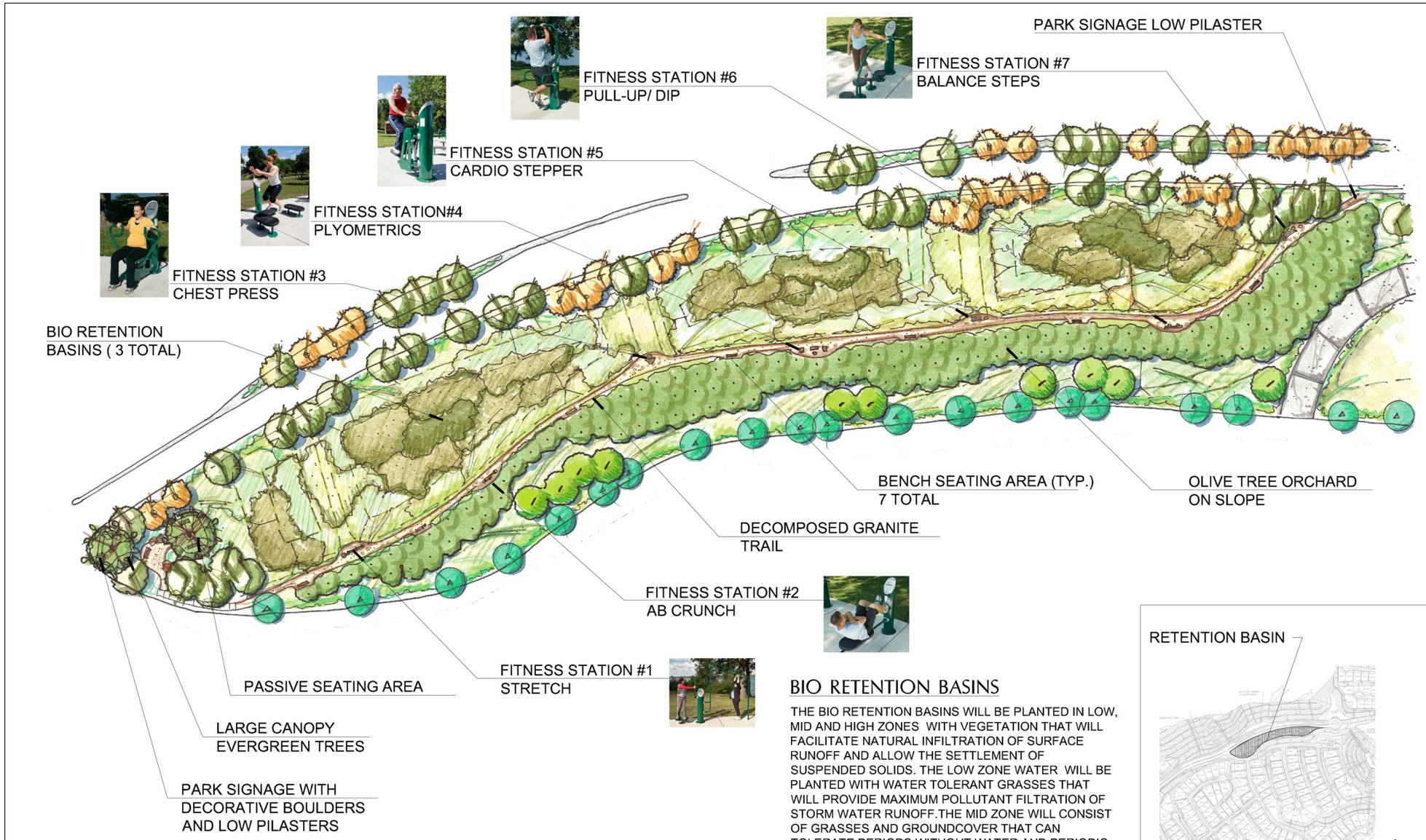
CONCEPTUAL WQMP BIO RETENTION BASIN #1

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA
VTTM 17522, LOT "NN" (SUBJECT TO CHANGE)

BIO RETENTION BASINS

THE BIO RETENTION BASINS WILL BE PLANTED IN LOW, MID AND HIGH ZONES WITH VEGETATION THAT WILL FACILITATE NATURAL INFILTRATION OF SURFACE RUNOFF AND ALLOW THE SETTLEMENT OF SUSPENDED SOLIDS. THE LOW ZONE WATER WILL BE PLANTED WITH WATER TOLERANT GRASSES THAT WILL PROVIDE MAXIMUM POLLUTANT FILTRATION OF STORM WATER RUNOFF.THE MID ZONE WILL CONSIST OF GRASSES AND GROUNDCOVER THAT CAN TOLERATE PERIODS WITHOUT WATER AND PERIODIC INUNDATION WHILE ALSO PROVIDING EROSION CONTROL OF THE SLOPES. THE HIGH ZONE PLANTS WILL BE GROUND COVER AND SHRUBS THAT CAN TOLERATE EXTENDED PERIODS OF WATER WITH OCCASIONAL SATURATION.

~~Exhibit 54~~Exhibit 33 – Conceptual Park J, WQMP Bio Retention Basin #1



CONCEPTUAL WQMP BIO RETENTION BASIN #2

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

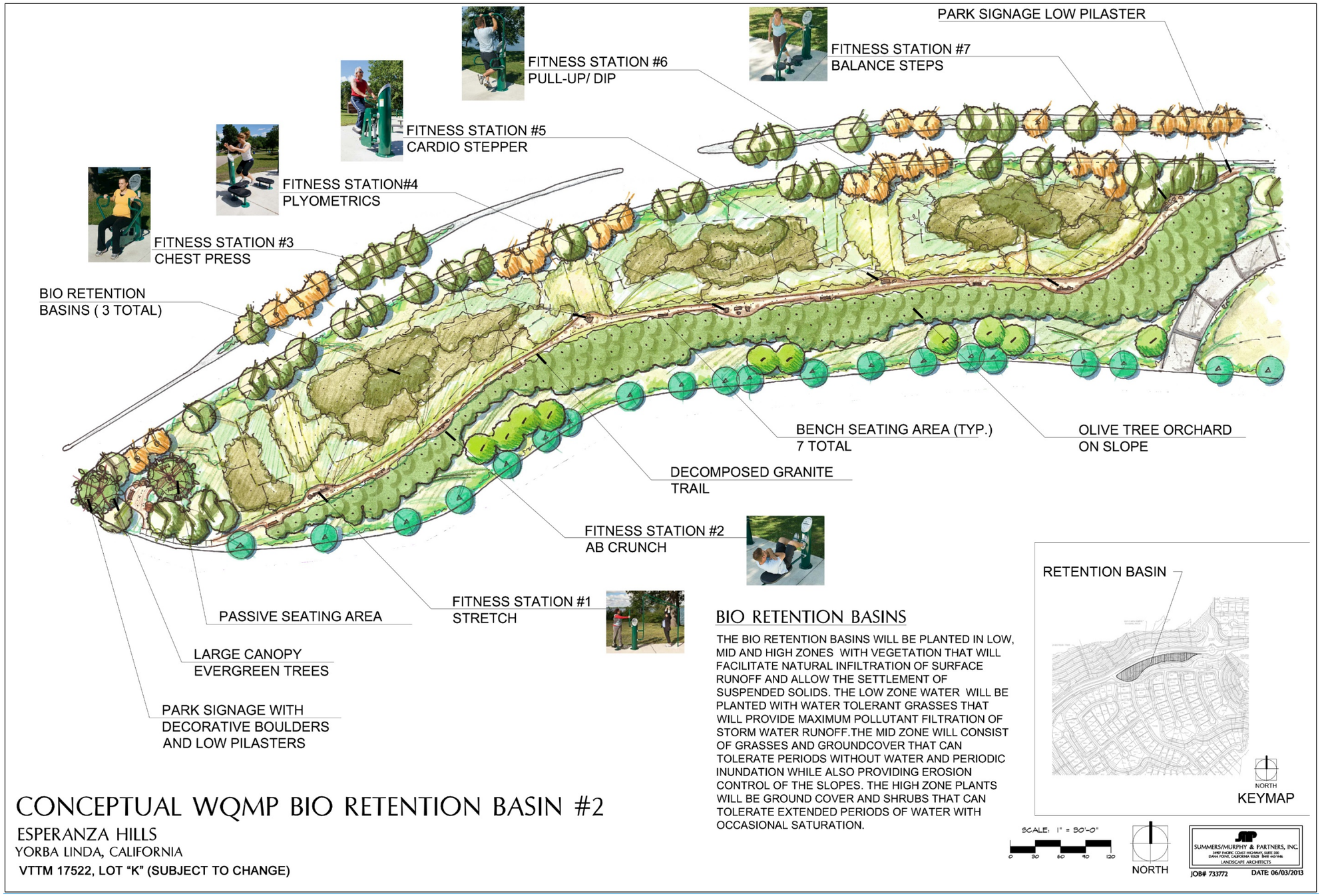
BIO RETENTION BASINS

THE BIO RETENTION BASINS WILL BE PLANTED IN LOW, MID AND HIGH ZONES WITH VEGETATION THAT WILL FACILITATE NATURAL INFILTRATION OF SURFACE RUNOFF AND ALLOW THE SETTLEMENT OF SUSPENDED SOLIDS. THE LOW ZONE WATER WILL BE PLANTED WITH WATER TOLERANT GRASSES THAT WILL PROVIDE MAXIMUM POLLUTANT FILTRATION OF STORM WATER RUNOFF.THE MID ZONE WILL CONSIST OF GRASSES AND GROUNDCOVER THAT CAN TOLERATE PERIODS WITHOUT WATER AND PERIODIC INUNDATION WHILE ALSO PROVIDING EROSION CONTROL OF THE SLOPES. THE HIGH ZONE PLANTS WILL BE GROUND COVER AND SHRUBS THAT CAN TOLERATE EXTENDED PERIODS OF WATER WITH OCCASIONAL SATURATION.

SCALE: 1" = 30'-0"
0 30 60 90 120

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733772 DATE: 06/03/2013



~~Exhibit 55~~Exhibit 34 – **Conceptual Park K, WQMP Bio Retention Basin #2**

VESTING TENTATIVE TRACT MAP NO. 17522 D
TRACT PHASING PLAN & TRACT MAINTENANCE PLAN
COUNTY OF ORANGE, CA

TRACT MAINTENANCE PLAN

	PROPOSED USE	RESPONSIBLE PARTY FOR CONSTRUCTION	RESPONSIBLE PARTY FOR OWNERSHIP	RESPONSIBLE PARTY FOR MAINTENANCE
ESPERANZA HILLS PKWY	PUBLIC/PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"A" – "Z" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"AA" – "JJ" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "A"–"D", "F"–"J", "L", "M", "P"–"X"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AA"–"LL", "OO"–"UU", "WW"–"ZZ"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "PPP", "QQQ", "SSS", "TTT"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "QQQ", "RRR"	OCFA EMERGENCY STAGING AREA	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "E"	ENTRY MONUMENT/PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "K"	WQMP/PARK/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "N", "Z"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "Y"	WQMP/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "MM", "TT", "VV"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NNN"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "FFF"–"MMM"	FUEL MODIFICATION ACCESS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "CCC", "EEE"	DRAINAGE/SLOPE/OS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NN", "BBB"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT 339, 340	ESTATE LOT	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC
LOT 341, 344	BOOSTER STATION	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 342, 343	TANK SITE	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 345	COMMUNITY OFFICE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC

TRACT PHASING PLAN

NOTES

1. ALL PHASES SHOWN HEREON ARE PROPOSED RECORDING PHASES AND ARE SUBJECT TO CHANGE.
2. ALL NATURAL AND MANUFACTURED SLOPES NOT INCLUDED WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROJECT H.O.A.
3. ALL PUBLIC AND PRIVATE WALLS, FENCES AND ENTRY MONUMENTATION AND SIGNAGE SHALL BE MAINTAINED BY THE PROJECT H.O.A.
4. ALL MAINLINE STORM DRAIN SYSTEMS WITHIN PRIVATE ROADWAY SHALL BE MAINTAINED BY COUNTY OF ORANGE.
5. ALL FIRST FLUSH PIPING, WQMP BASINS, AND DRAINAGE/DETENTION FACILITIES WITHIN PROJECT SITE SHALL BE MAINTAINED BY PROJECT H.O.A.
6. ALL UTILITY MAINLINES WITHIN THE PROPOSED PROJECT SITE ARE PUBLIC LINES AND SHALL BE MAINTAINED BY THE PURVEYOR (I.E. SEWER, WATER, POWER, TELEPHONE, C.A.T.V.)

N

220' 0 220' 440' 660'
SCALE IN FEET

ESPERANZA HILLS
VESTING TENTATIVE TRACT MAP NO. 17522 D
SAN ANTONIO ROAD ACCESS CONFIGURATION
COUNTY OF ORANGE

PREPARED FOR:
YORBA LINDA ESTATES, LLC
7114 EAST STETSON DRIVE, SUITE 350
SCOTTSDALE, AZ 85251
(480) 994-5262

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA. 92881-3370 951-734-2130

SHEET 6 OF 6 SHEETS

VESTING TENTATIVE TRACT MAP NO. 17522
PHASING PLAN

TRACT MAINTENANCE PLAN

	PROPOSED USE	RESPONSIBLE PARTY FOR CONSTRUCTION	RESPONSIBLE PARTY FOR OWNERSHIP	RESPONSIBLE PARTY FOR MAINTENANCE
ASPEN WAY	PUBLIC/PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
ESPERANZA HILLS PKWY	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"A", "B", "D" – "Z" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"AA" – "JJ" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "A"–"D", "F"–"J", "L", "M", "T"–"X"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AA"–"LL", "OO"–"JJJ", "WW"–"ZZ"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "OOO" "RRR"–"WW"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "QQQ"	OCFA EMERGENCY STAGING AREA	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "E"	ENTRY MONUMENT/PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "K"	WQMP/PARK/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "N", "Z"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "Y"	WQMP/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "MM", "TT", "W"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NNN"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "FFF"–"MMM"	FUEL MODIFICATION ACCESS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "CCC", "EEE"	DRAINAGE/SLOPE/OS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NN", "BBB"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT 339, 340	ESTATE LOT	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC
LOT 341, 344	BOOSTER STATION	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 342 343	TANK SITE	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 345	COMMUNITY OFFICE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC

TRACT PHASING PLAN

NOTES

1. ALL PHASES SHOWN HEREON ARE PROPOSED RECORDING PHASES AND ARE SUBJECT TO CHANGE.
2. ALL NATURAL AND MANUFACTURED SLOPES NOT INCLUDED WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROJECT H.O.A.
3. ALL PUBLIC AND PRIVATE WALLS, FENCES AND ENTRY MONUMENTATION AND SIGNAGE SHALL BE MAINTAINED BY THE PROJECT H.O.A.
4. ALL MAINLINE STORM DRAIN SYSTEMS WITHIN PRIVATE ROADWAY SHALL BE MAINTAINED BY COUNTY OF ORANGE.
5. ALL FIRST FLUSH PIPING, WQMP BASINS, AND DRAINAGE/DETENTION FACILITIES WITHIN PROJECT SITE SHALL BE MAINTAINED BY PROJECT H.O.A.
6. ALL UTILITY MAINLINES WITHIN THE PROPOSED PROJECT SITE ARE PUBLIC LINES AND SHALL BE MAINTAINED BY THE PURVEYOR (I.E. SEWER, WATER, POWER, TELEPHONE, C.A.T.V.)

MAP ACT NOTE

PER SECTION _____ OF THE SUBDIVISION MAP ACT, THIS PROJECT WILL FILING MULTIPLE FINAL MAPS.

NORTH

SCALE IN FEET: 200 0 200 400 600

ENGINEER

CA ENGINEERING, INC.
Planning • Engineering • Surveying
138212 NEWPORT AVE., STE 110
TUSTIN, CALIF. 92780
(949) 724-9480 (949) 724-9484 FAX

FRED CORNWELL No. 45591 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER DATE:

VESTING TENTATIVE MAP
MAP NO. 17522
ESPERANZA HILLS
COUNTY OF ORANGE, CALIFORNIA

DATE: Sep 14 2016
SHEET: 6
OF: 6

~~Exhibit 56~~Exhibit 35 – **Vesting Tentative Tract Map, ~~San Antonio Road Access Configuration~~Phasing Plan**

VESTING TENTATIVE TRACT MAP NO. 17522 E
TRACT PHASING PLAN & TRACT MAINTENANCE PLAN
COUNTY OF ORANGE, CA

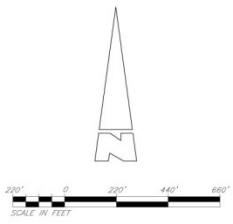
TRACT MAINTENANCE PLAN

	PROPOSED USE	RESPONSIBLE PARTY FOR CONSTRUCTION	RESPONSIBLE PARTY FOR OWNERSHIP	RESPONSIBLE PARTY FOR MAINTENANCE
ESPERANZA HILLS PKWY	PUBLIC/PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"A" – "Z" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"AA" – "JJ" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "A"–"D", "F"–"J", "L", "M", "P"–"X"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AA"–"LL", "OO"–"UU", "WW"–"ZZ"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "FFF", "GGG", "SSS", "TTT"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "QQQ", "RRR"	OCFA EMERGENCY STAGING AREA	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "E"	ENTRY MONUMENT/PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "K"	WQMP/PARK/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "N", "Z"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "Y"	WQMP/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "MM", "II", "W"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NNN"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "FFF"–"MMM"	FUEL MODIFICATION ACCESS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "CCC", "EEE"	DRAINAGE/SLOPE/OS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NN", "BBB"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT 339, 340	ESTATE LOT	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC
LOT 341, 344	BOOSTER STATION	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 342, 343	TANK SITE	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 345	COMMUNITY OFFICE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC

TRACT PHASING PLAN

NOTES

1. ALL PHASES SHOWN HEREON ARE PROPOSED RECORDING PHASES AND ARE SUBJECT TO CHANGE.
2. ALL NATURAL AND MANUFACTURED SLOPES NOT INCLUDED WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROJECT H.O.A.
3. ALL PUBLIC AND PRIVATE WALLS, FENCES AND ENTRY MONUMENTATION AND SIGNAGE SHALL BE MAINTAINED BY THE PROJECT H.O.A.
4. ALL MAINLINE STORM DRAIN SYSTEMS WITHIN PRIVATE ROADWAY SHALL BE MAINTAINED BY COUNTY OF ORANGE.
5. ALL FIRST FLUSH PIPING, WQMP BASINS, AND DRAINAGE/DETENTION FACILITIES WITHIN PROJECT SITE SHALL BE MAINTAINED BY PROJECT H.O.A.
6. ALL UTILITY MAINLINES WITHIN THE PROPOSED PROJECT SITE ARE PUBLIC LINES AND SHALL BE MAINTAINED BY THE PURVEYOR (I.E. SEWER, WATER, POWER, TELEPHONE, C.A.T.V.)



ESPERANZA HILLS
VESTING TENTATIVE TRACT MAP NO. 17522 E
ASPEN WAY OPTION 2C
COUNTY OF ORANGE

PREPARED FOR:
YORBA LINDA ESTATES, LLC
7114 EAST STETSON DRIVE, SUITE 350
SCOTTSDALE, AZ 85251
(480) 994-5262

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
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SHEET
6 OF 6
SHEETS

~~Exhibit 57 – Vesting Tentative Tract Map, Aspen Way Access Configuration~~