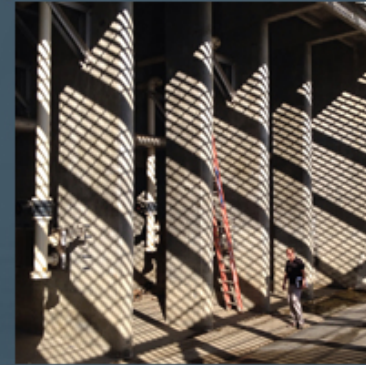
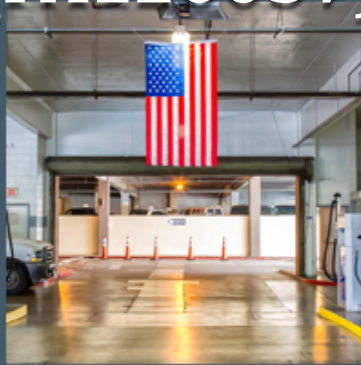
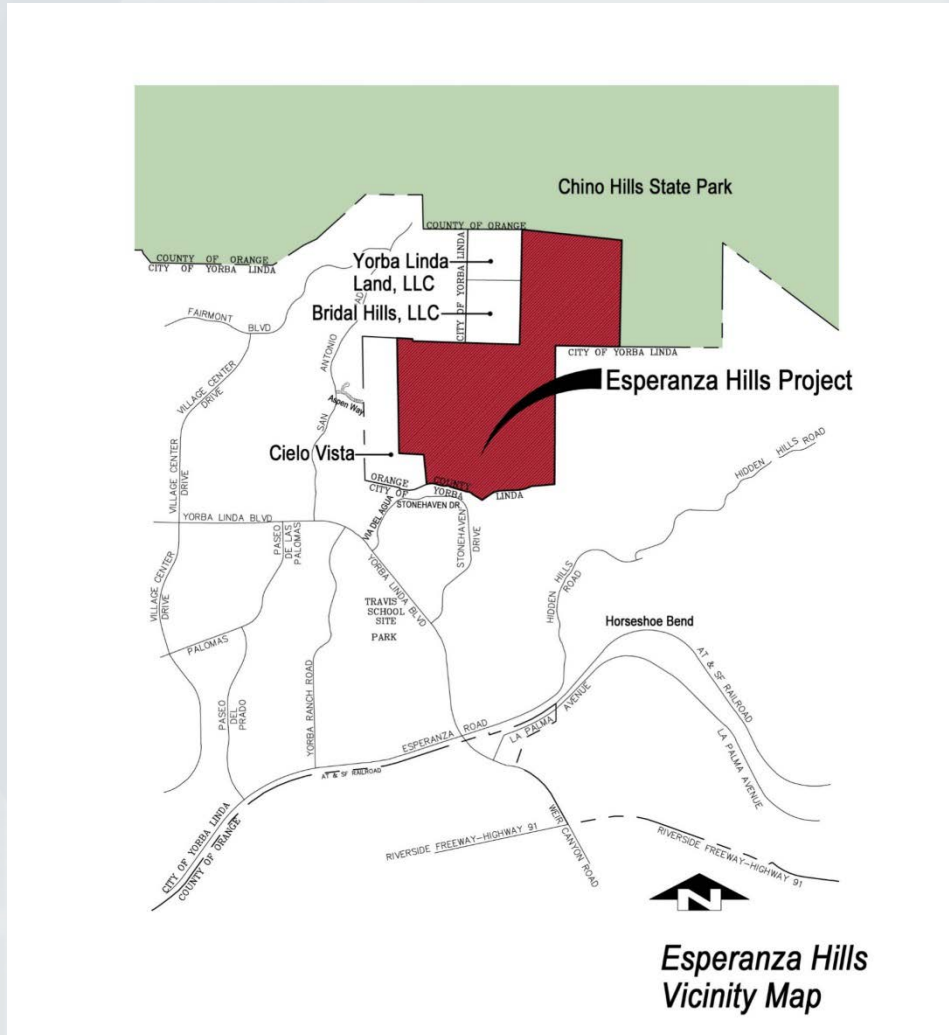


Esperanza Hills (PA120037)



*Board Referral to OC Planning Commission
January 11, 2017*

Esperanza Hills Project



469 acres

340 dwelling units

0.73 DU/AC

12+ acres of local parks

Gated, private streets

Processing Timeline

Application Submittal	Aug. 2012
Scoping Meeting	Jan. 2013
Draft EIR Public Review	Dec. 2013
RTC Responses/Final EIR	Dec. 2014
Planning Commission Hearing	Jan. 2015
BOS EH (EIR Only)	Mar. 2015
BOS EH Approval (GPA, ZC and SP)	June 2015
CEQA Litigation filed	Jul. 2015
CEQA Litigation Statement of Decision	Jul. 2016
Writ of Mandate	Aug. 2016
Planning Commission Hearing	Sept. 2016
Board hearing and referral back to PC	Dec. 2016
	Today



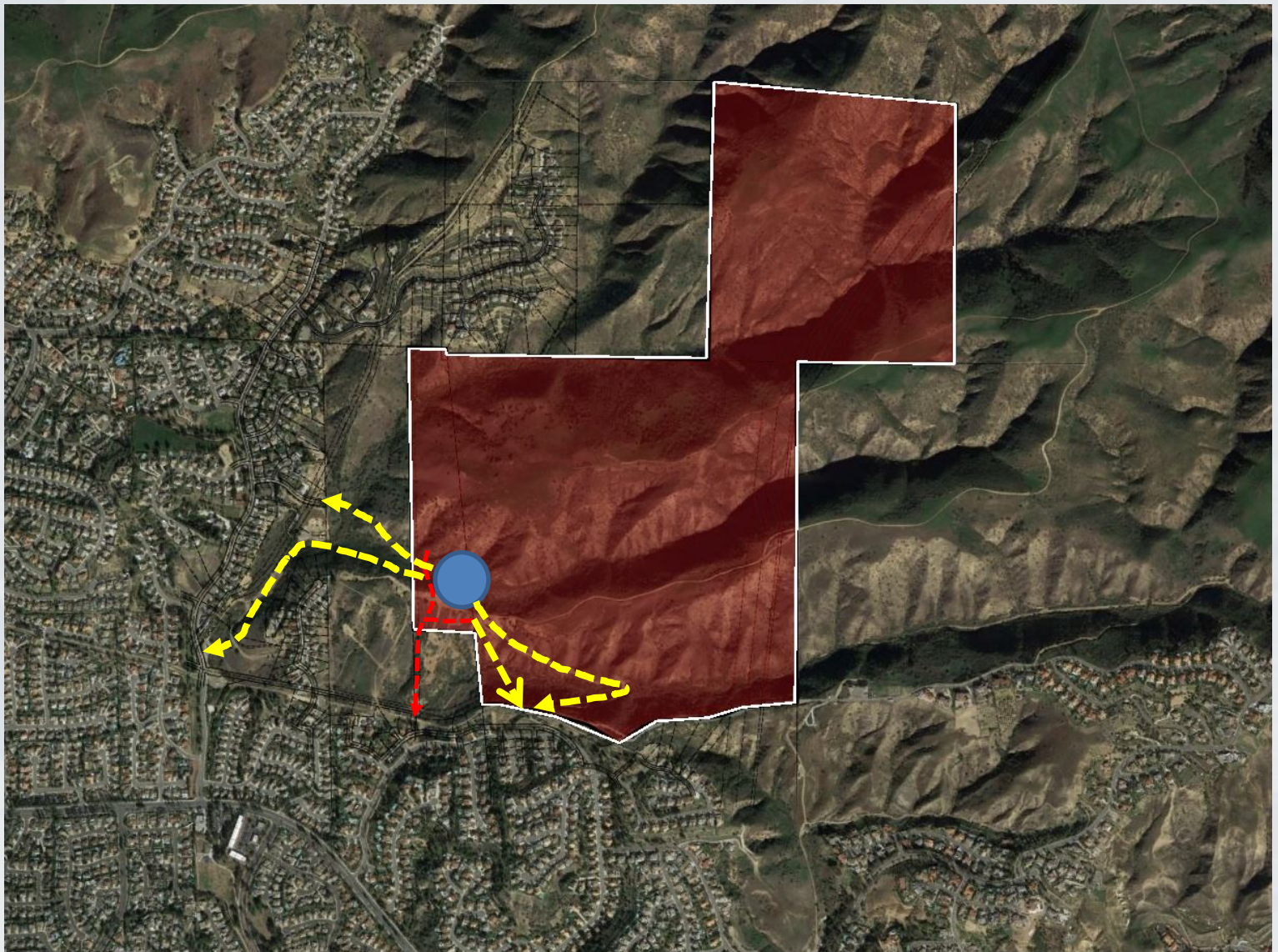
Board Direction to Commission

ON THE MOTION OF SUPERVISOR SPITZER AND SECONDED BY CHAIRWOMAN BARTLETT, THE BOARD REFERRED THE ITEM BACK TO THE PLANNING COMMISSION WITH DIRECTION TO:

- CONSIDER A SECONDARY ACCESS VIA ASPEN WAY,
- FURTHER STUDY THE BRIDGE OPTION VS OPTION 1, AND
- CONSIDER A REDUCED UNIT PROJECT.



Access Options Studied



Access Options Approved by PC - 2015

DESIGN CONCEPT

THE DESIGN CONCEPT FOR SPURHILL HILLS IS TO EMPHASIZE YOUR ARRIVAL TO AN EXCLUSIVE HIGH-END RESIDENTIAL COMMUNITY NESTED IN ONE OF THE MOST PRIME AND PICTURESQUE HILLOP LOCATIONS IN YORBA LINDA.

THE LUXURY SPANISH-INSPIRED CLUSTERHOUSING COMMUNITY A LARGE ARRIVAL RAMPAGE AT THE BASE OF A ROUGH SLOPE WITH VIEW HOMES PERCHED HIGH ABOVE YOUR HEAVILY LANDSCAPED APPROACH OPENS UP AT ARRIVAL WITH DRIVING BEYOND VIEW OF A CASCADING WATER FALL ON YOUR LEFT AND A BROAD ARCHING SPANISH COURTYARD ON YOUR RIGHT BRIDGING ACROSS A WATER BODY OF DRAMATIC COTON CASCADING VIEWS THROUGH THE VINE ADORN COLOMBIAN ESTATE AND SPANISH ASSOCIATION-MANAGED COTON ORCHARD OR GARDEN VINEYARD BEYOND, PATHWAYS THROUGH COMMUNITY STAGING AREA, A MEETING BROOK, AND SPECIAL VIEWING LOCATIONS.

DRIVING THROUGH THE GATES, YOU ARE GREETED WITH A STUNNING DISPLAY OF WHITEWATER CASCADING DOWN THE OPENING SLOPE SHAPING UNDER THE STREET BELOW. ALL THROUGHOUT SCENIC AND NEIGHBORHOOD PARKS WILL BE HARMONIOUSLY INTERWoven WITH THE NATURAL HILLSIDE BY UTILIZING AN ORGANIC USE OF CALIFORNIA OAKS, FICUS, NATURAL SHRUBS AND GRASSES TO BURY HOMES AND REINFORCE VIEWS. PARKS AND TRAILS WILL ALSO BE USED TO PROMOTE NEIGHBORHOOD ACTIVITIES AND RESIDENT INTERACT WITH THE NATURAL SET AMBIENT INCLUDING CONNECTIONS TO REGIONAL TRAILS AND TOPOGRAPHIC HIGHLIGHTS.

CONCEPTUAL PARKS PLAN STONEHAVEN DRIVE OPTION 1 YORBA LINDA, CALIFORNIA



Option 1

Option 2B

CONCEPTUAL PARKS PLAN SAN ANTONIO ROAD OPTION 2B YORBA LINDA, CALIFORNIA



Board Approved Access Options - 2015

DESIGN CONCEPT

THE DESIGN CONCEPT FOR SPYRANZA HILLS IS TO IMPROVE YOUR ARRIVAL TO AN EXCLUSIVE HIGH-END RESIDENTIAL COMMUNITY NESTLED IN ONE OF THE MOST PRIME AND PICTURESQUE HILTOP LOCATIONS IN YORBA LINDA.

THE SEVERE SPANISH-ARTICULATED CLIMBERHOUSE CONVEYS A LARGE ARRIVAL RITUAL AT THE BASE OF A BOSS SLOPE WITH VIEW HOMES PROVIDED HIGH ABOVE YOUR HEAVILY LANDSCAPED APPROACH OPEN UP AT ARRIVAL WITH STARK DRIVING VIEWS OF A CASCADING WATER LAKE ON YOUR LEFT AND A BROAD ARCHING SPANISH COLONNADA ON YOUR RIGHT BRIDGING ACROSS A WATER SCOPY OF DRAMATIC COTON PLANTATIONS. VIEWS THROUGH THE VINE LOZEN COLONNADA REVEAL AN OPEN-ROOF ASSOCIATION-MONUMENTED CITRUS ORCHARD OR GRAPE VINEYARD BEYOND, PATHWAYS THROUGH COMMUNITY STAGING AREA, A BARKING BRIDGE, AND SPECIAL VIEWING LOCATIONS.

DRIVING THROUGH THE GATES YOU ARE GREETED WITH A STRIKING DISPLAY OF WHITEWATER CASCADING DOWN THE OPTICALLY SLOPE DRAINING UNDER THE STREET BELOW. ALL TRAFFIC-APPEAL SCULPTURE AND NEIGHBORHOOD PARKS WILL BE HARMONICALLY INTERMIXED WITH THE NATURAL BELIEF BY UTILIZING AN ORGANIC USE OF CALIFORNIA CREEK, FLOWING NATURAL SHORE AND CANALS TO BUTTE HOMES AND REINFORCE VIEWS. PARKS AND TRAILS WILL ALSO BE USED TO PROMOTE NEIGHBORHOOD ACTIVITIES AND RESIDENT INTERFERENCE WITH THE NATURAL SITE AMENITIES INCLUDING CONNECTIONS TO REGIONAL TRAILS AND TOPOGRAPHIC HIGHLIGHTS.

CONCEPTUAL PARKS PLAN SAN ANTONIO ROAD OPTION 2B YORBA LINDA, CALIFORNIA



Option 2B

Option 2A

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



Option 1 Modified



Option 1 Modified





Potential New Option 1A

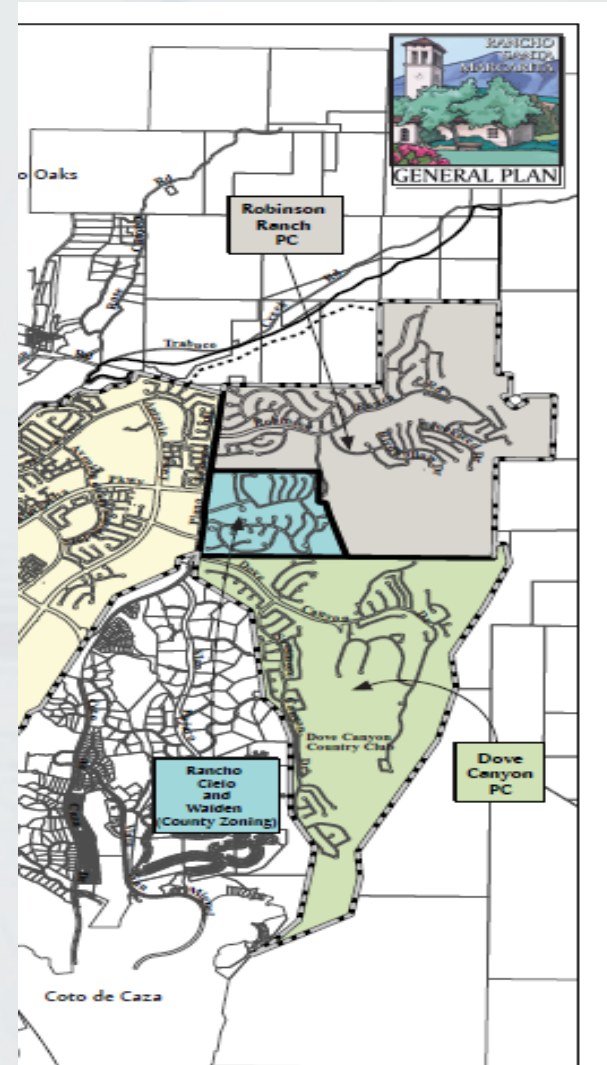
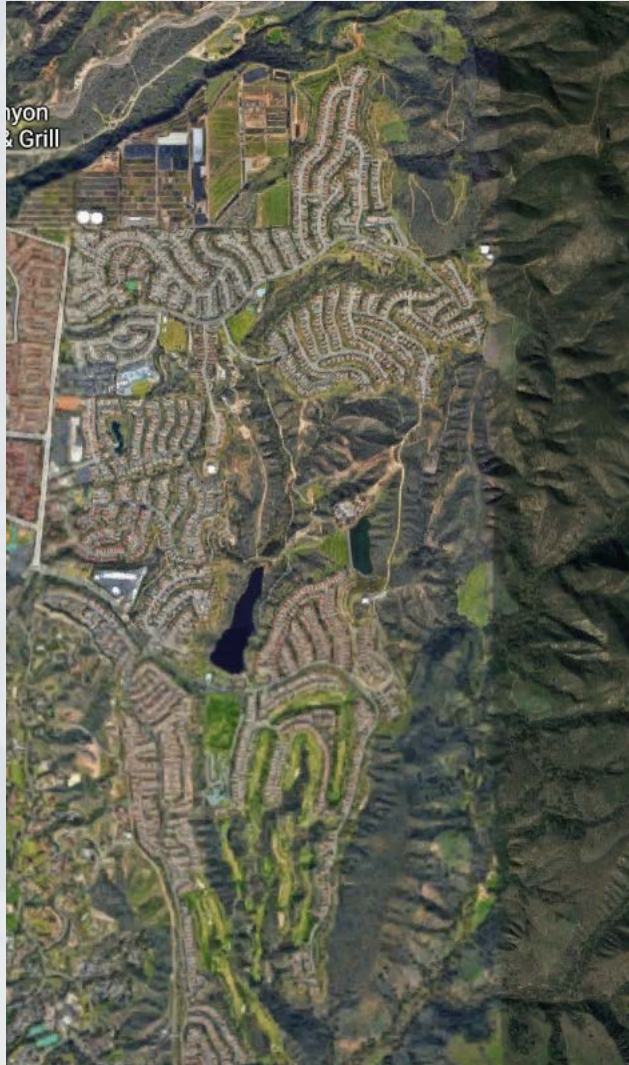


Clarifications

- CEQA Status
- Project Density
 - City General Plan (1993 and 2016 Draft)
 - Land Use Element
 - Circulation Element
- Dwelling Unit to # Access Points - Ratio
 - OCFA vs OCPW



Single Access >150 DU



Staff Recommendation

1. Receive Board of Supervisor's Minute Order dated December 13, 2016;
2. Receive information from project applicant, and staff as necessary, regarding potential modifications to the Esperanza Hills Specific Plan project responding to the Board of Supervisor action of December 13, 2016;
3. Direct staff to coordinate with applicant to submit project materials that analyze the following, pursuant to Board direction:
 - a. A secondary access option via Aspen Way; and/or
 - b. A modified design project utilizing either the Modified Option 1 (Bridge) or Option 1 access ;and/or
 - c. A reduce unit project,
4. Direct staff to prepare a Planning Commission report, pursuant to Government Code section 65857, to the Board of Supervisors stating that the Planning Commission received the Board's direction from December 13, 2016 and has directed staff to coordinate with the applicant to submit materials to allow the Planning Commission to fully consider the Board direction.



Questions?

- For Staff ?
- For Applicant ?
- Issues / Answers to be addressed at next hearing?

