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

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Ordinance No. _____

Adopted by:

The Orange County Board of Supervisors on _____

Approved by:

The Orange County Planning Commission on _____

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Adopting Ordinance

[to be added]

1. Introduction

The Esperanza Hills project (Project) is a low-density (.73 DU/acre) 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, 22% less dense than the Cielo Vista project approved by the County on December 13, 2016, and has lower density than any adjacent existing subdivisions and planned developments in the City of Yorba Linda 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 is via Stonehaven Drive, with emergency access to Via Del Agua. The main access road has been re-designed to widen the entry road from 52 feet to 56 feet, with wider curves and medians to facilitate access for moving vans and emergency vehicles, and now includes a sidewalk on one side. The bridge has been extended to 80 feet from 75 feet, and will be approximately 35 feet high instead of 25 feet high. The bridge will be widened to 85 feet to accommodate the median and landscape features on both sides of the bridge. The main entry road from Stonehaven to the southern property line has been redesigned to avoid conflict with existing residential driveways on Stonehaven, and an entry feature and landscape features have been enhanced to resolve the existing issues with landscape in that area, and the area will be maintained at the expense of the HOA instead of the City landscape and maintenance district. The emergency access road has been re-designed to provide additional fire protection to the lots on the west, situated behind lots 1 through 30, add a fire staging area, and enter the project into the middle of Planning Area 1, allowing more expedient access for emergency vehicles into the heart of the project and to provide additional separation from the main project entry. This would provide a secondary emergency connection for use at the discretion of OCFA. Fuel modification zones have been increased where lots are located at the top of slopes, and an additional 100-foot fire break will be installed east of the proposed Cielo Vista project to protect the emergency access road until the Cielo Vista project is constructed.

The Project will promote public safety through construction and maintenance of fuel modification areas, three fire staging areas, construction of hardened homes, and installation of two separate gravity fed underground reservoirs, which will provide water for daily and emergency use and will complete the infrastructure requirements for the Yorba Linda Water District. The Project will also contribute money for installation of off-site water infrastructure facilities that will improve the existing infrastructure of the YLWD in the surrounding area to the west. Construction of the project will provide an additional buffer from direct fire exposure to the existing surrounding neighborhoods, most of which were constructed in the late 1980s and early 1990s prior to the requirements that homes adjacent to wildland urban interface areas be constructed to hardened home standards.

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
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
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, most of the exhibits referenced within a section are grouped together at the end of the document in Section 14 (beginning on page 69).

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 Cielo Vista project approved by the County on December 13, 2016. The Project's southern border is an area owned by private parties subject to an easement for landscape maintenance and open space within the City. Property owned by the Li family 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 21). 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 51), 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 Li family 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 Li family 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	17,545*
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	.95	80	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.

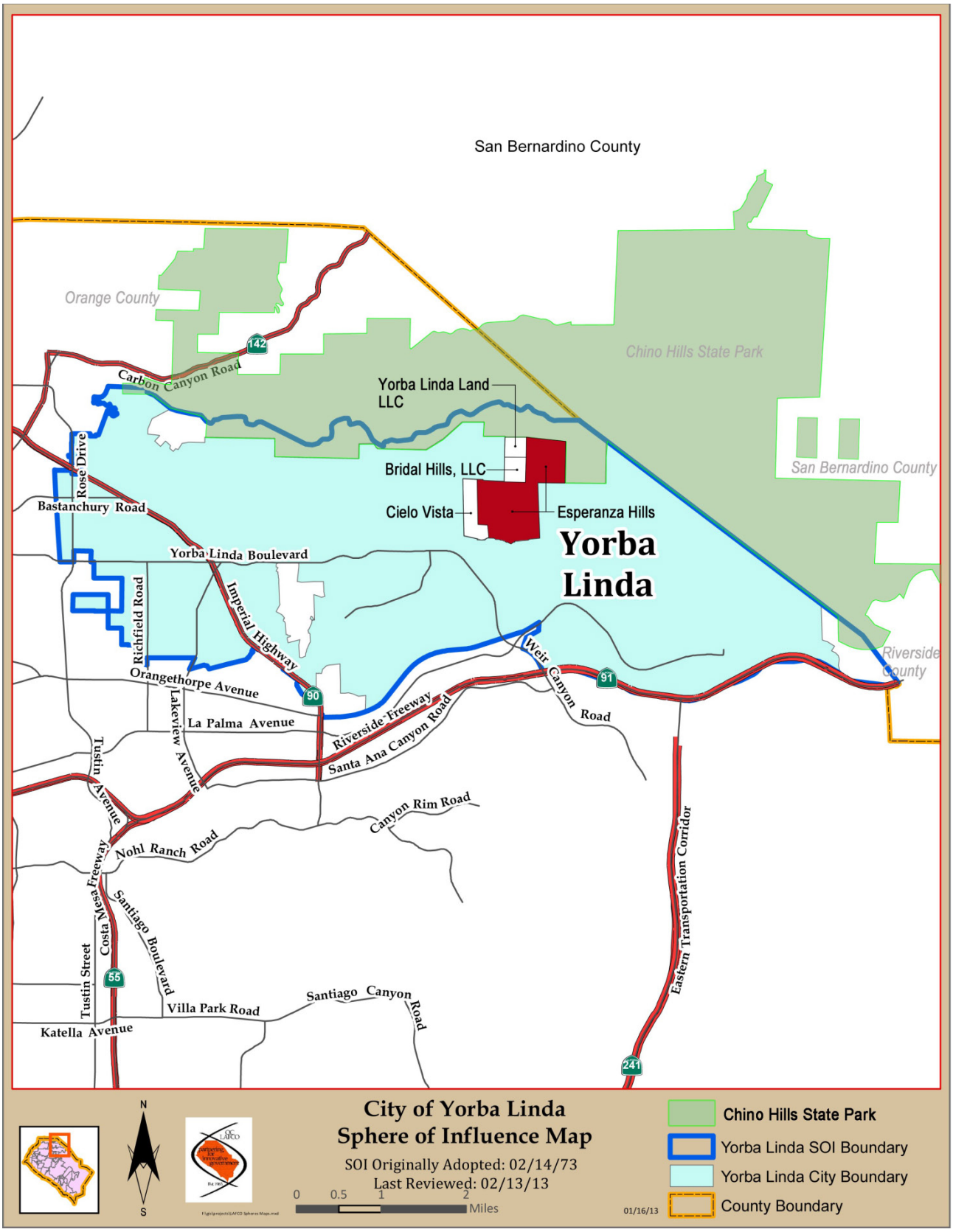

Exhibit 1 – Sphere of Influence Map, City of Yorba Linda

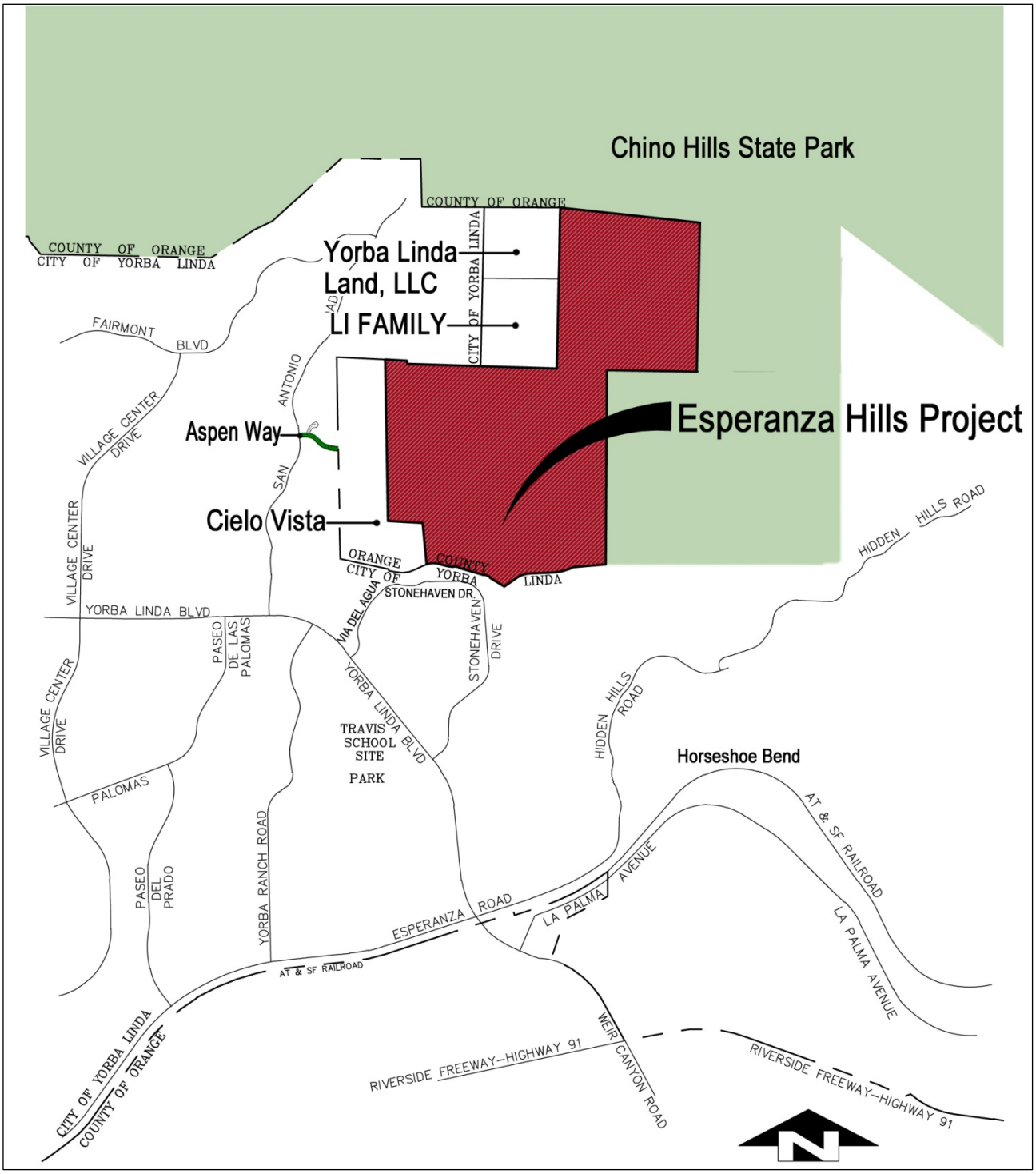

Exhibit 2 – Project Vicinity Map

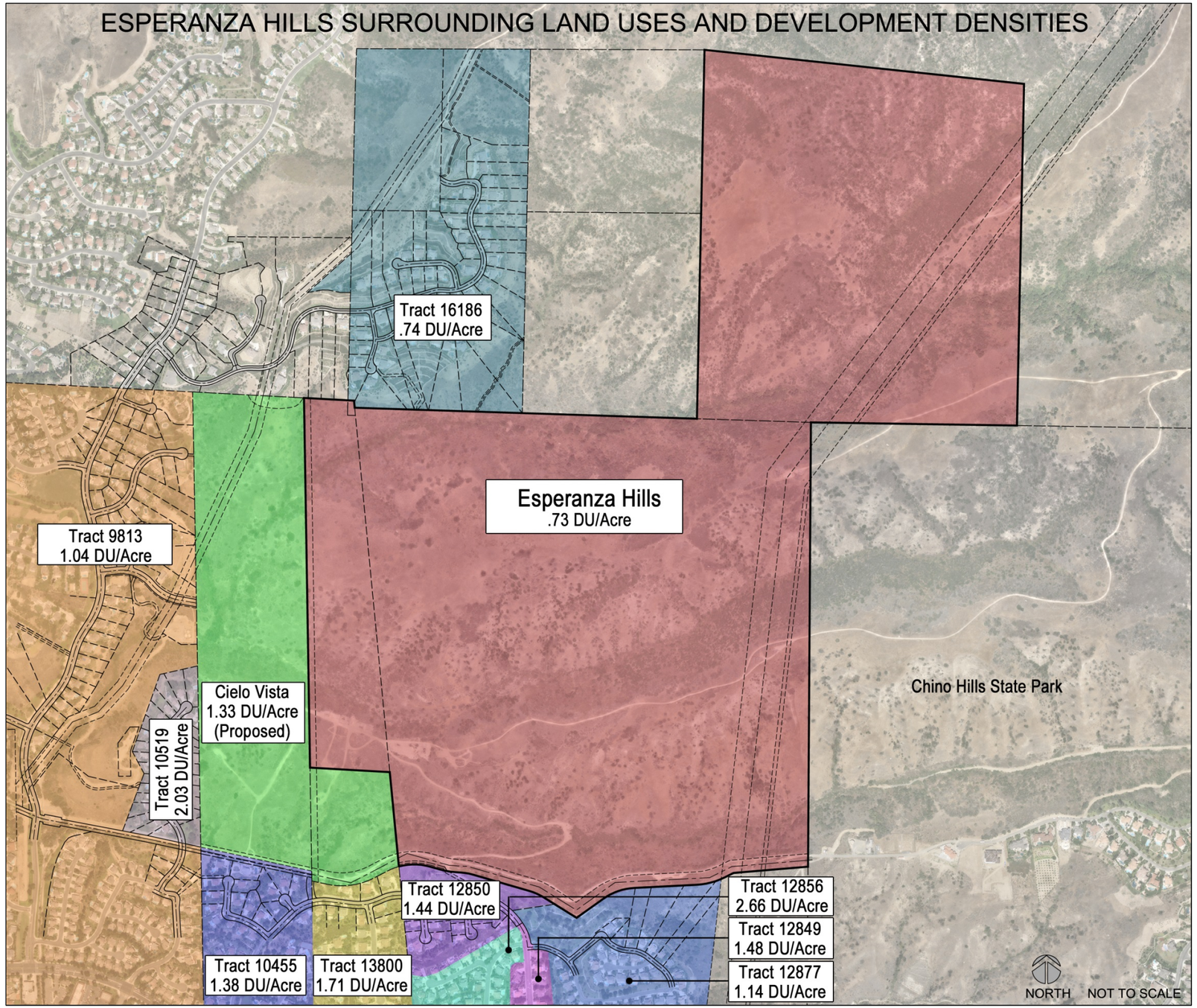

Exhibit 3 – Project Boundaries, Surrounding Land Uses

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 Li family 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 35).

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 17,545 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.

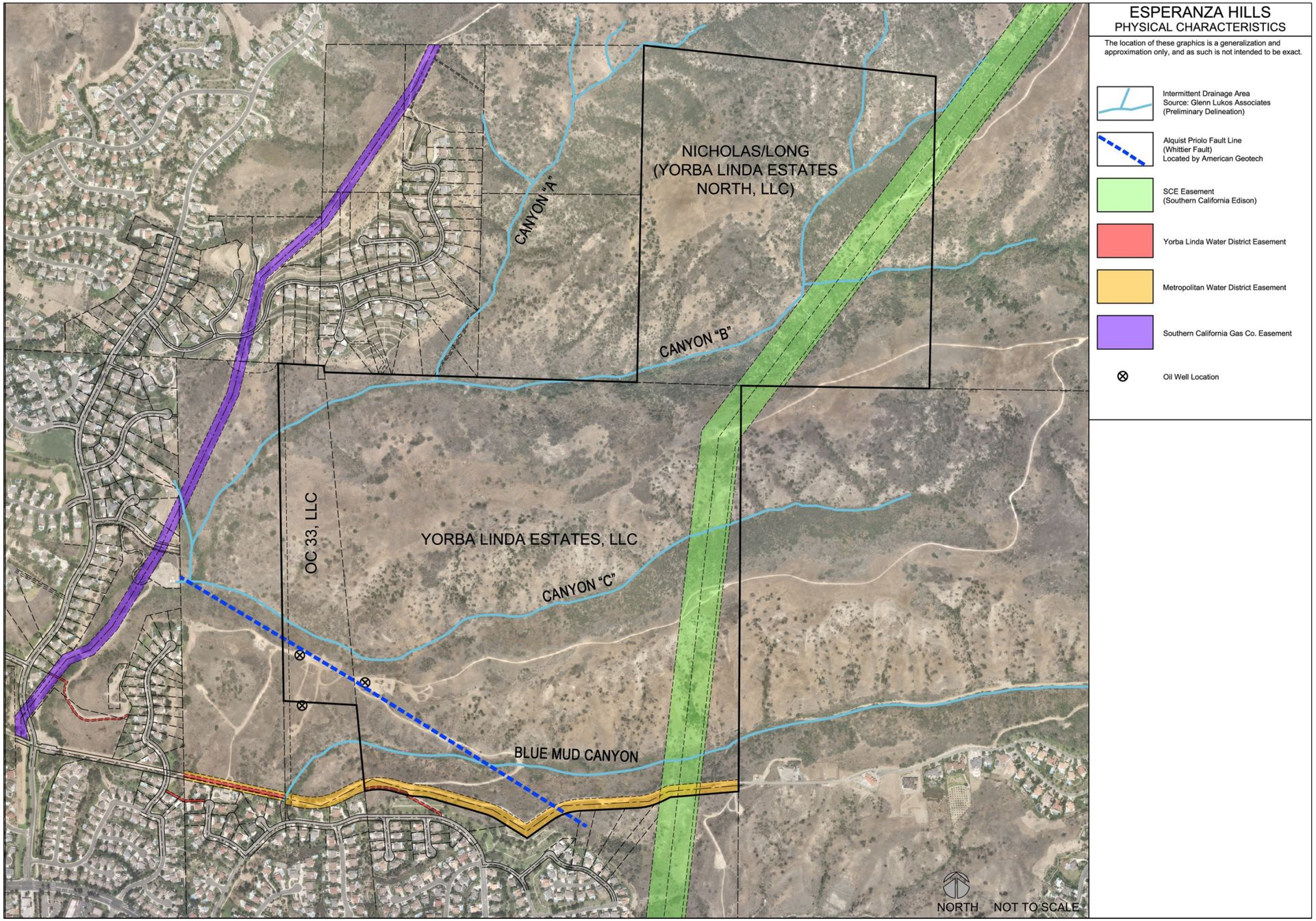

Exhibit 4 – Physical Characteristics

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. A rendering showing a three-dimensional depiction of the development appears in Exhibit 5.

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.

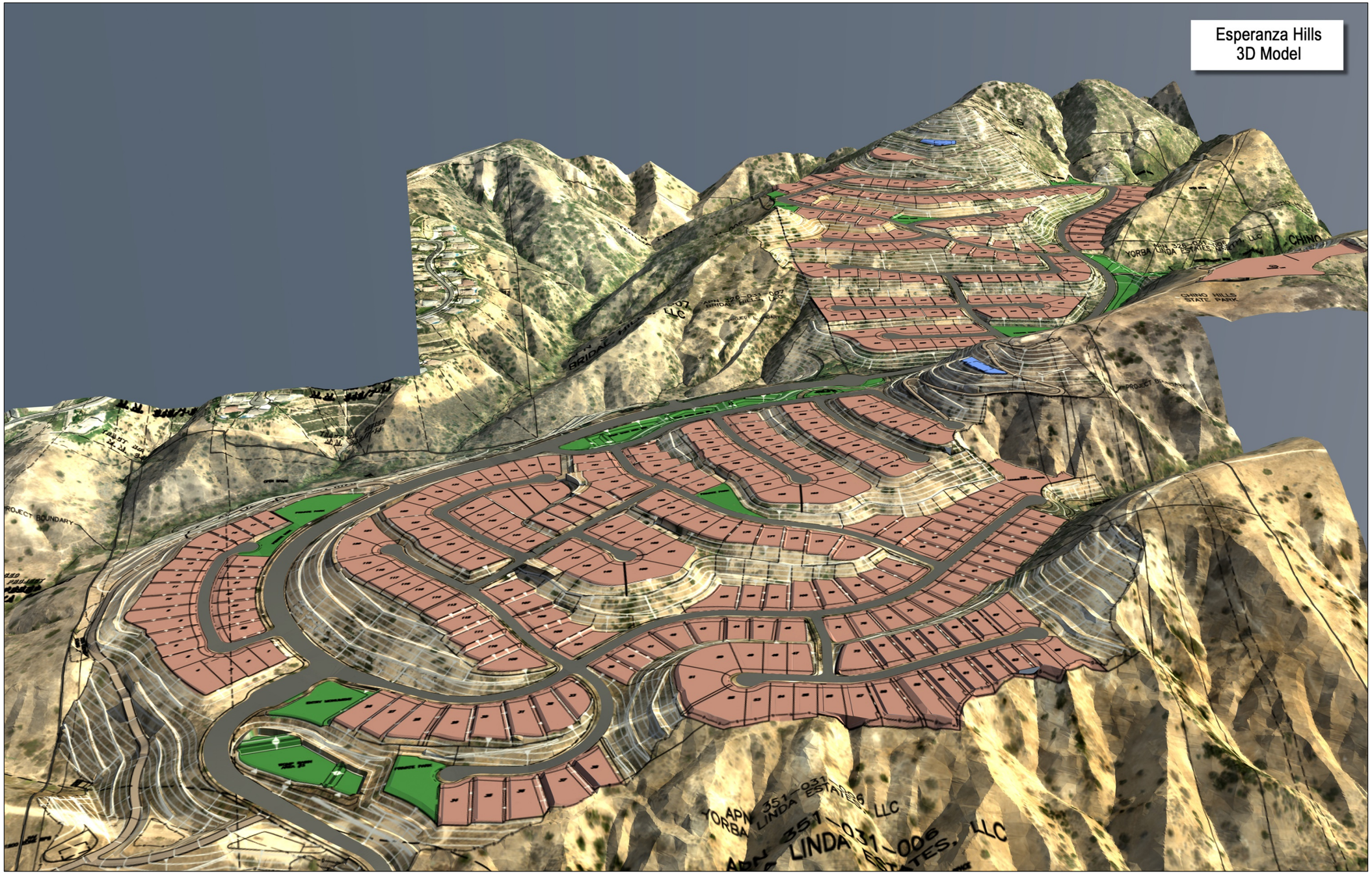

Exhibit 5 – 3D Model

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 6 (page 23). 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 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.

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 51), 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 17,545 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. 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 agriculturally 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.

Note: All areas are permitted to have additional uses as follows. Approximately 7 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.

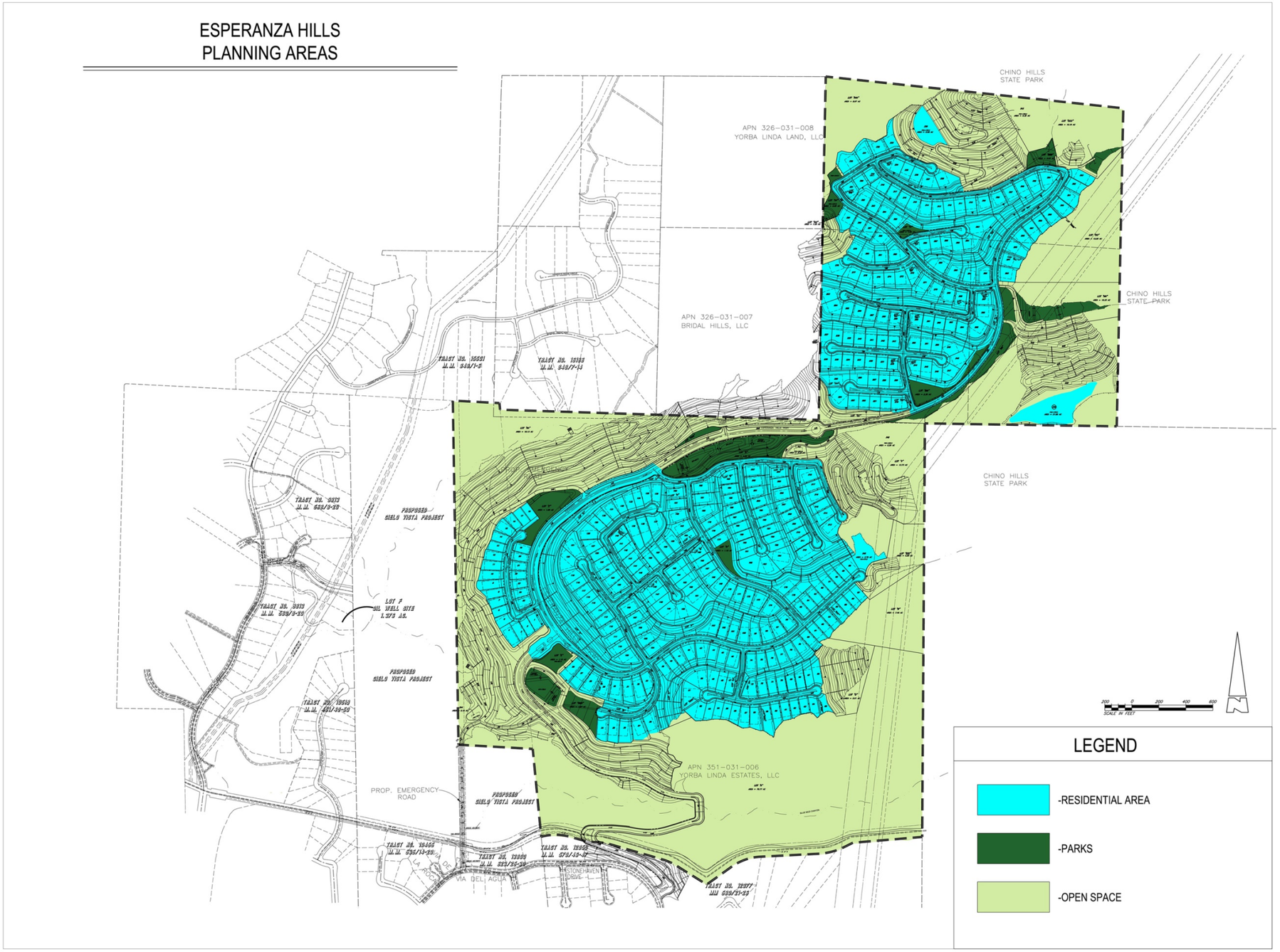

Exhibit 6 – Planning Areas

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 7 depicts the conceptual site plan for the 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).

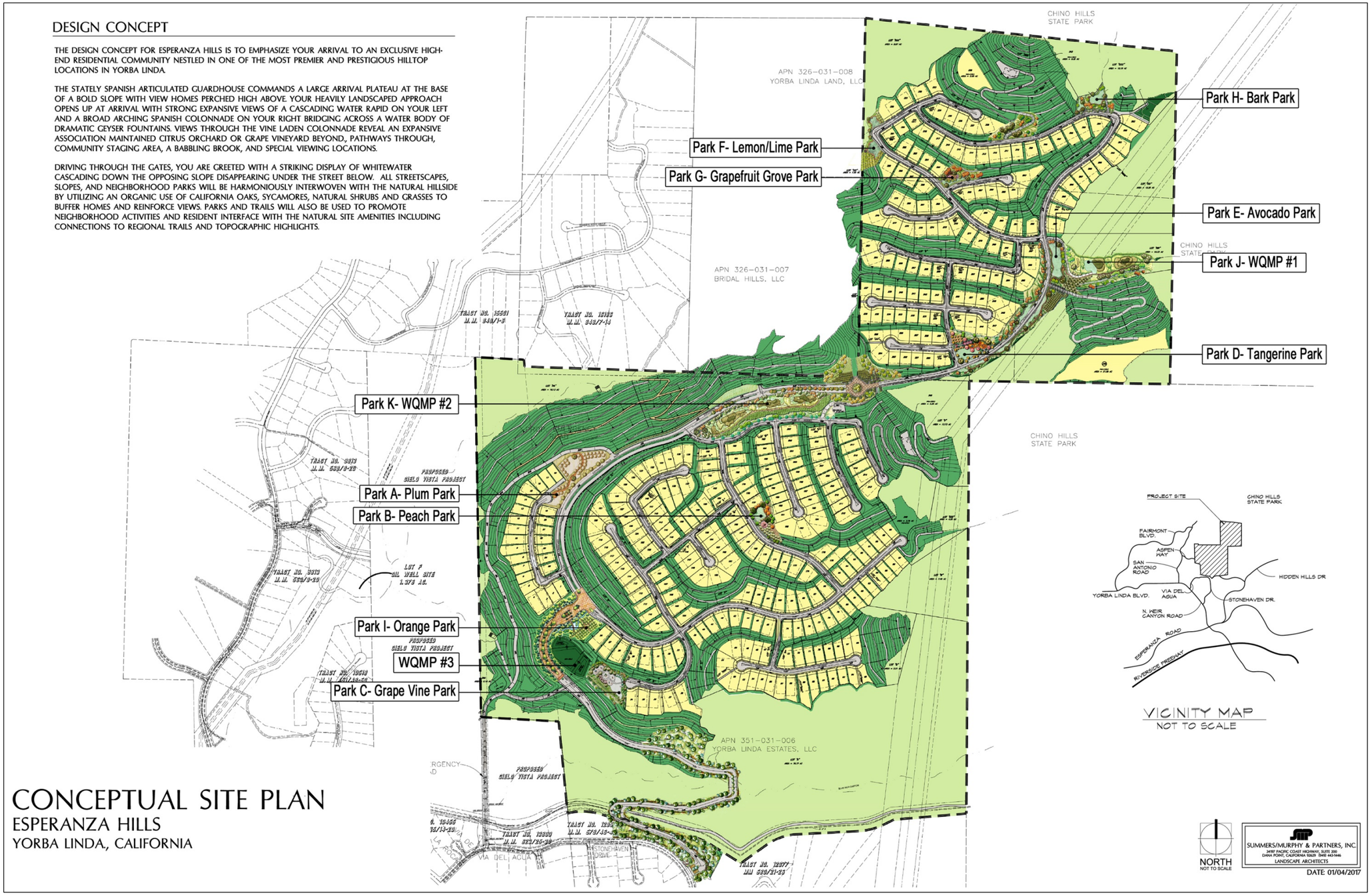

Exhibit 7 – Conceptual Site Plan

Exhibit 8 – Conceptual Bridge Plan

5. Circulation Plan

5.1 Concept and Objectives

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 9 (page 71)). 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 9 (page 71). An illustrative cross section for Esperanza Hills Parkway, the main entrance road or "spine" road, is set forth on Exhibit 10 (page 73).

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 are provided as Exhibit 11 (page 75). A secondary internal entry similar to the main entry is depicted on Exhibit 12 (page 77).

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 13 on page 79).

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 14 (page 81) shows the calculations and locations of the Open Space.

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 58). 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 15 (page 83) shows the locations of each park.

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 except to remove non-native plants or for installation of fuel modification. 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 minimum 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). Fuel modification zones have been increased where lots are located at the top of slopes to as much as 215 feet, on the southeast portion of Planning Area 1, as prescribed by OCFA guidelines.

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, a 300-foot fire break zone will be installed, subject to Orange County Fire Authority (OCFA) approval, in the eastern portion of Blue Mud Canyon, , running in a north/south direction to further protect surrounding neighborhoods, and a temporary 100-foot fire break zone will be installed and maintained at the western boundary of Blue Mud Canyon to protect the emergency access road until the Cielo Vista project is constructed. 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 16 (page 85) shows the fuel modification and fire break plans.

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 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. A grading plan is provided as Exhibit 17 (page 87).

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 18 (page 89).

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 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 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. 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 19 (page 91).

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 drainage area for the project comprises a combination of approximately 690 acres of on-site and off-site tributary area to the two proposed discharge points to the existing unnamed canyons located along the westerly property line within the unincorporated area of Orange County. The Project proposes to construct two flow-by basins and two detention basins. The detention basins are sized to detain an approximate total volume of 5.5 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 points are 1,852 cfs and 2,109 cfs, respectively. The proposed storm drain system is composed of a network of 24-inch to 78-inch pipes. A pre-fabricated bridge is proposed 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 are shown in Exhibit 20 (page 93). The WQMP basins are identified on Exhibit 21 (page 95).

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 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 Stonehaven Drive.
- Telephone – Telephone services will be provided by AT&T. An existing point of connection is located in 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 41).

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 21). 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 66) 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 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)	8'	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 22 (page 97).
- 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 Section 5, Circulation Plan (beginning on page 31). 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. A conceptual landscape plan is contained on Exhibit 23 (page 99).

Community Entry Treatment

Entry 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 11 (page 75).

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 24 (page 101) illustrates the locations of the community fencing throughout Esperanza Hills.

2. Retaining Walls

   The access 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 25 (page 103).

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 25 (page 103) 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 26, page 105) 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 11 (page 75).

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 12 (page 77).

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 11 (page 75) depicts the access configuration entry Orange Grove Park. Exhibits depicting the remainder of the parks are provided as Exhibit 27 (page 107) through Exhibit 36 (page 125).

(Park I) Main Entry, Orange Grove Park (Exhibit 26)

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 27)

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 28)

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 29)

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

Park D – Tangerine Grove Park (Exhibit 30)

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 31)

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 32)

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 33)

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 play structure
6. Spanish overhead structure over picnic tables and pedestal barbeques
7. Decorative bench seating

Park H – Bark Park Dog Park (Exhibit 34)

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 rules

Park J – WQMP #1 (Exhibit 35)

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

Park K –WQMP #2 (Exhibit 36)

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 37 (page 126). 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), the Board shall consider the map at its next regular meeting. 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 findings required by the Government Code:

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. Finding of consistency with Revised Final Environmental Impact Report No. 616
4. Finding of consistency with Revised Final Environmental Impact Report No. 616 Mitigation Monitoring and Reporting Program
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 48) 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 33), and
- All applicable provisions of state law are complied with.

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14. Exhibits

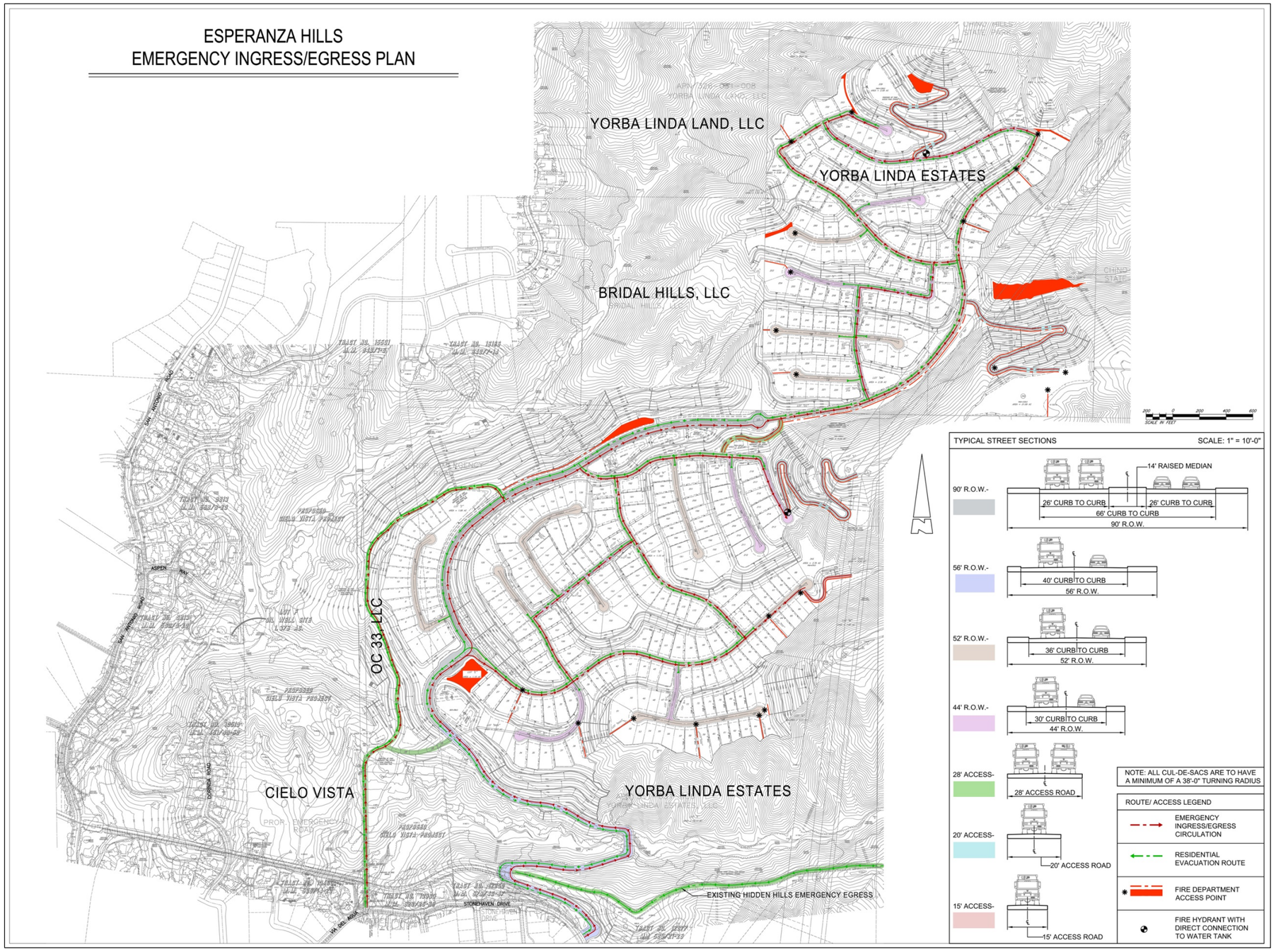


Exhibit 9 – Emergency Ingress/Egress Plan

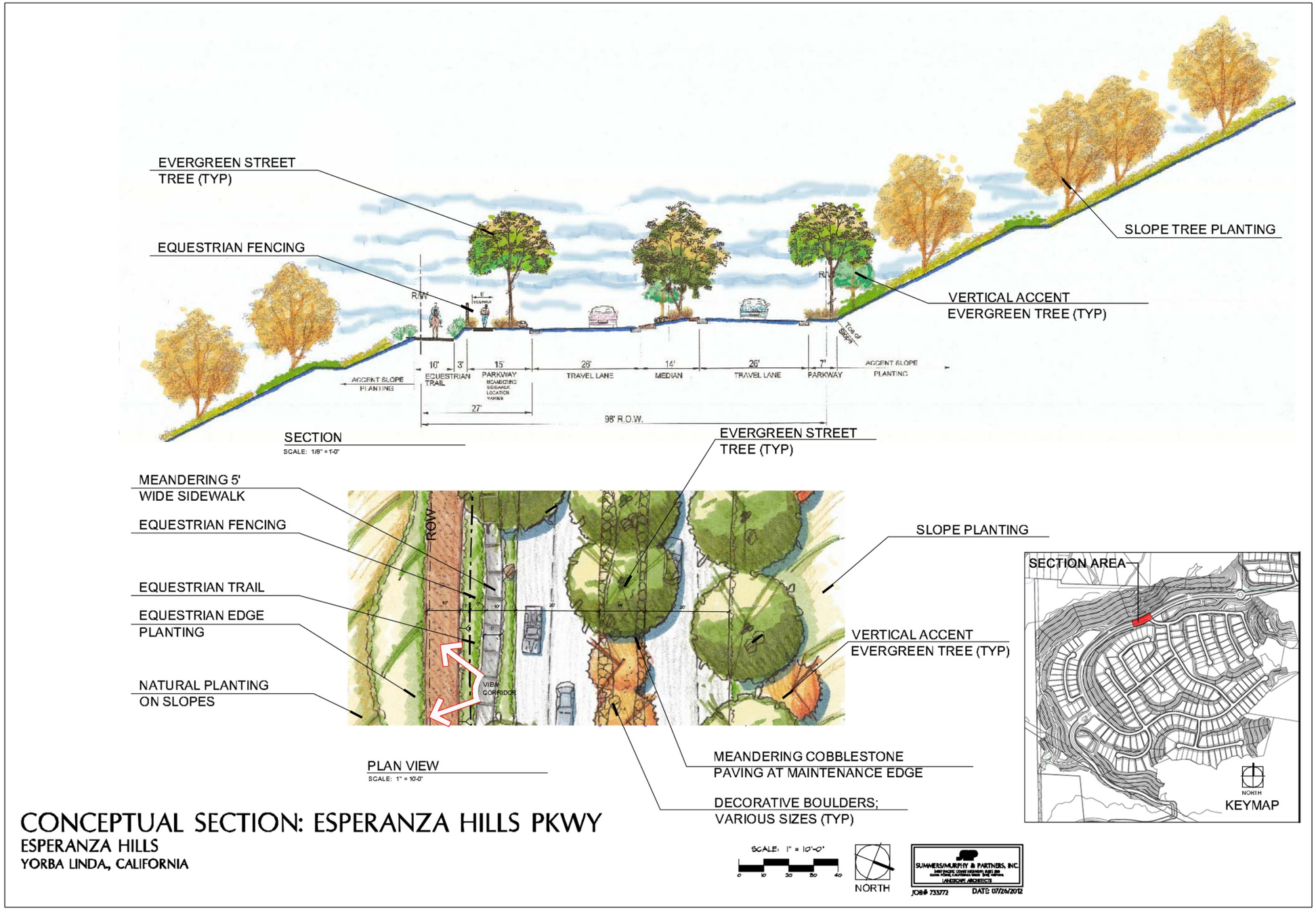
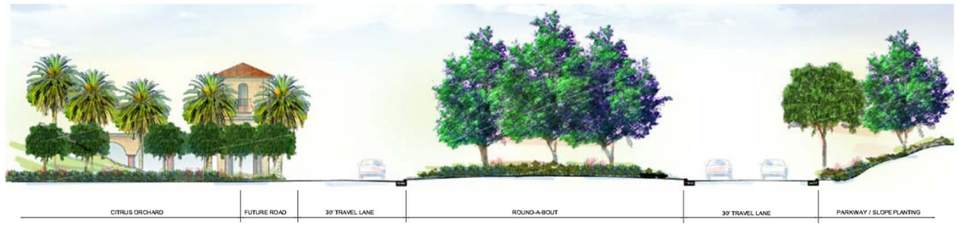


Exhibit 10 – Conceptual Section, Esperanza Hills Parkway

Exhibit 11 – Conceptual Park, Entry Plan

SECTION: TOWER MONUMENT
SCALE: 1" = N.T.S.



SECTION: ROUND-A-BOUT
SCALE: 1" = N.T.S.

Exhibit 12 – Conceptual Secondary Entry Plan

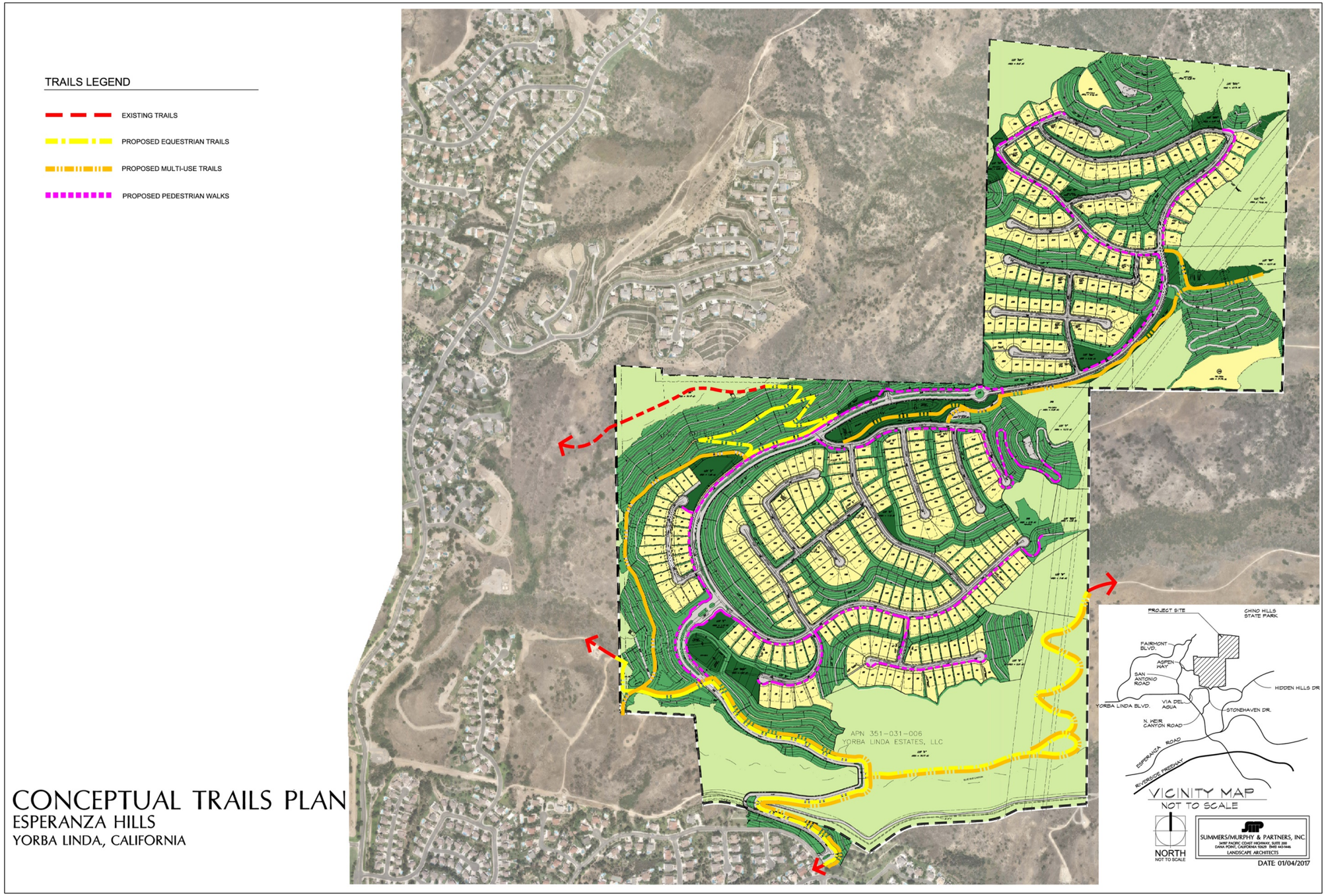


Exhibit 13 – Conceptual Trails Plan

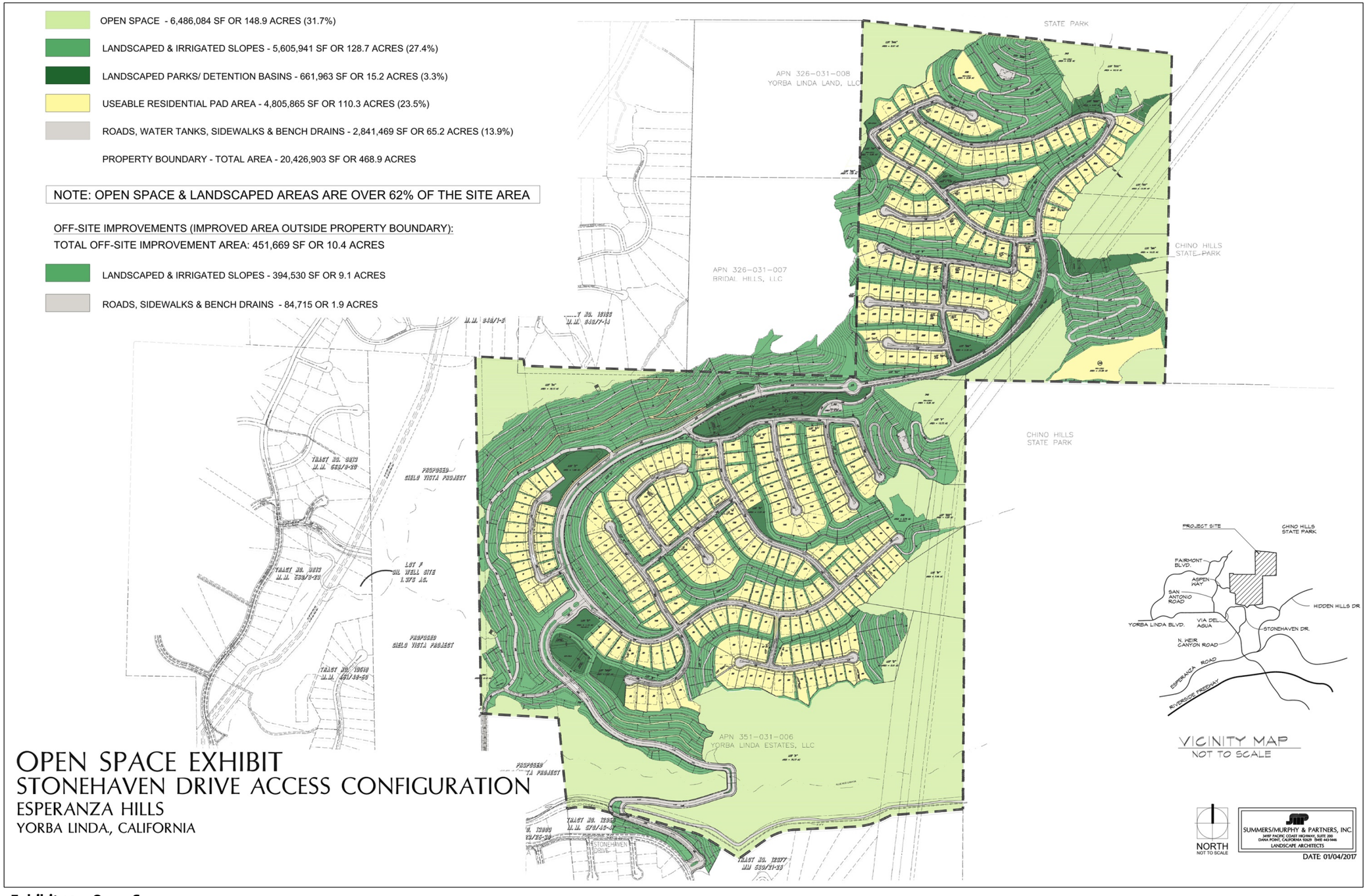


Exhibit 14 – Open Space

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.

CONCEPTUAL PARKS PLAN
ESPERANZA HILLS OPTION 1A
YORBA LINDA, CALIFORNIA

Exhibit 15 – Conceptual Parks Plan

Exhibit 16 – Conceptual Fuel Modification Plan

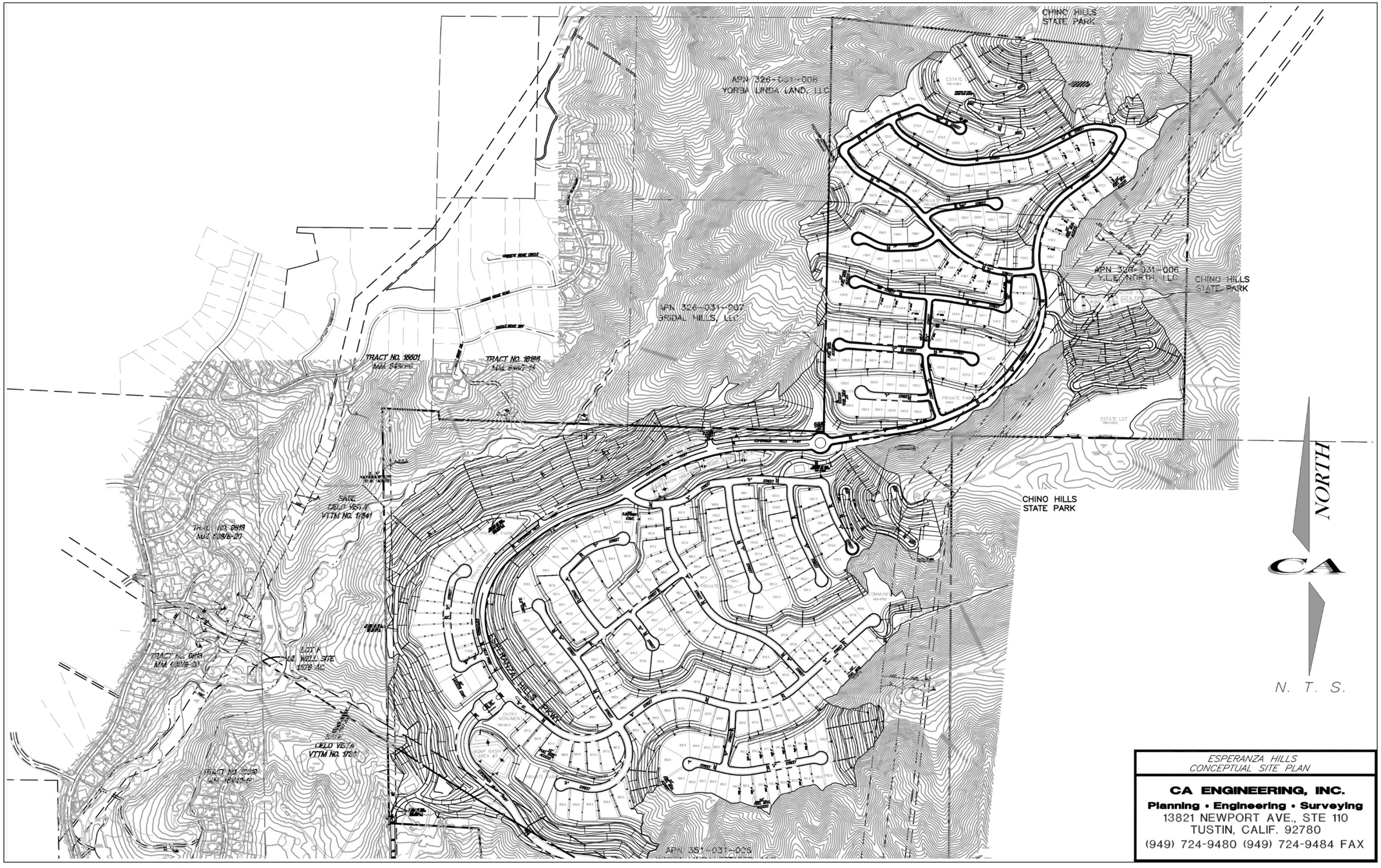


Exhibit 17 – Conceptual Grading Study

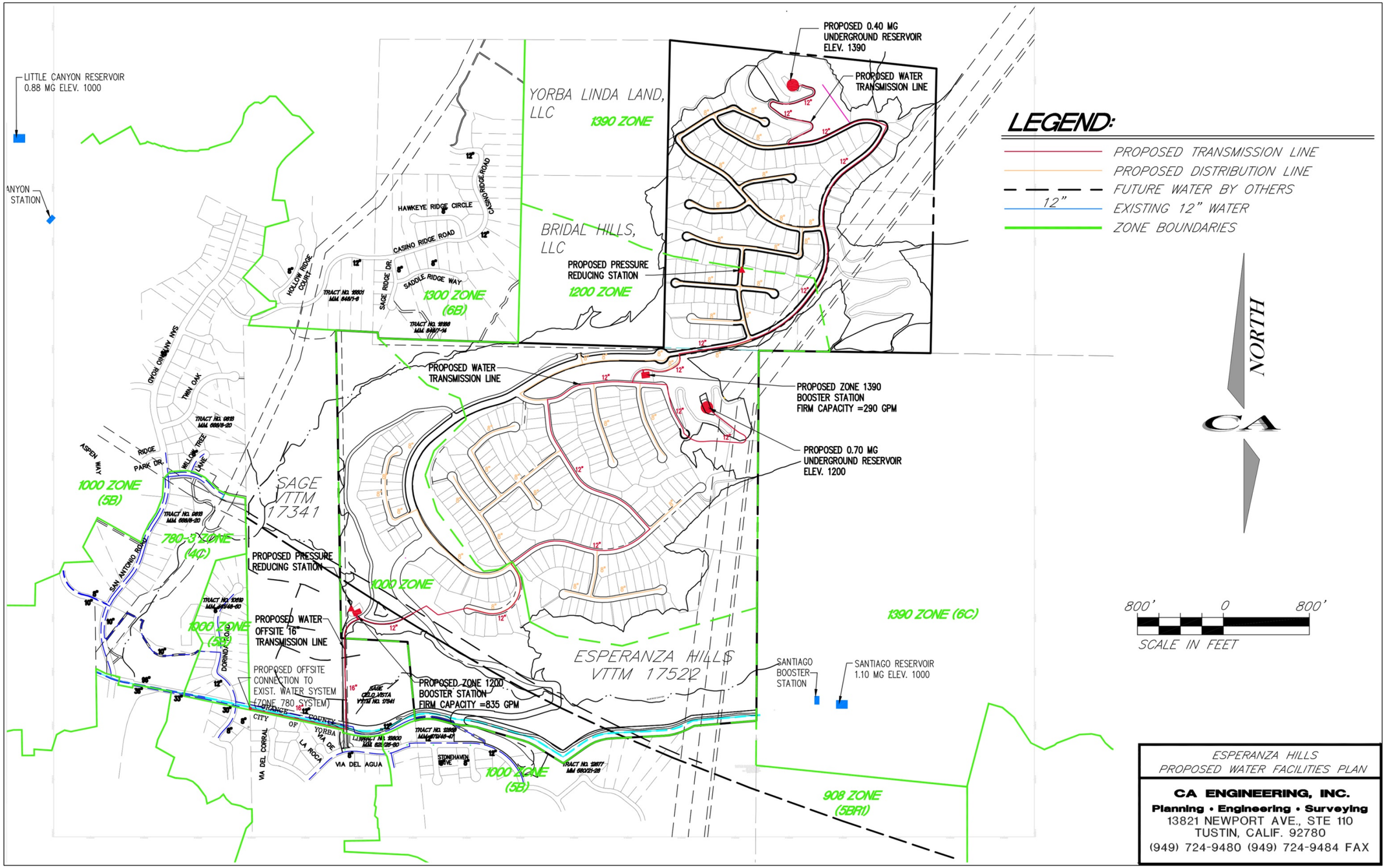


Exhibit 18 – Proposed Water Facilities Plan

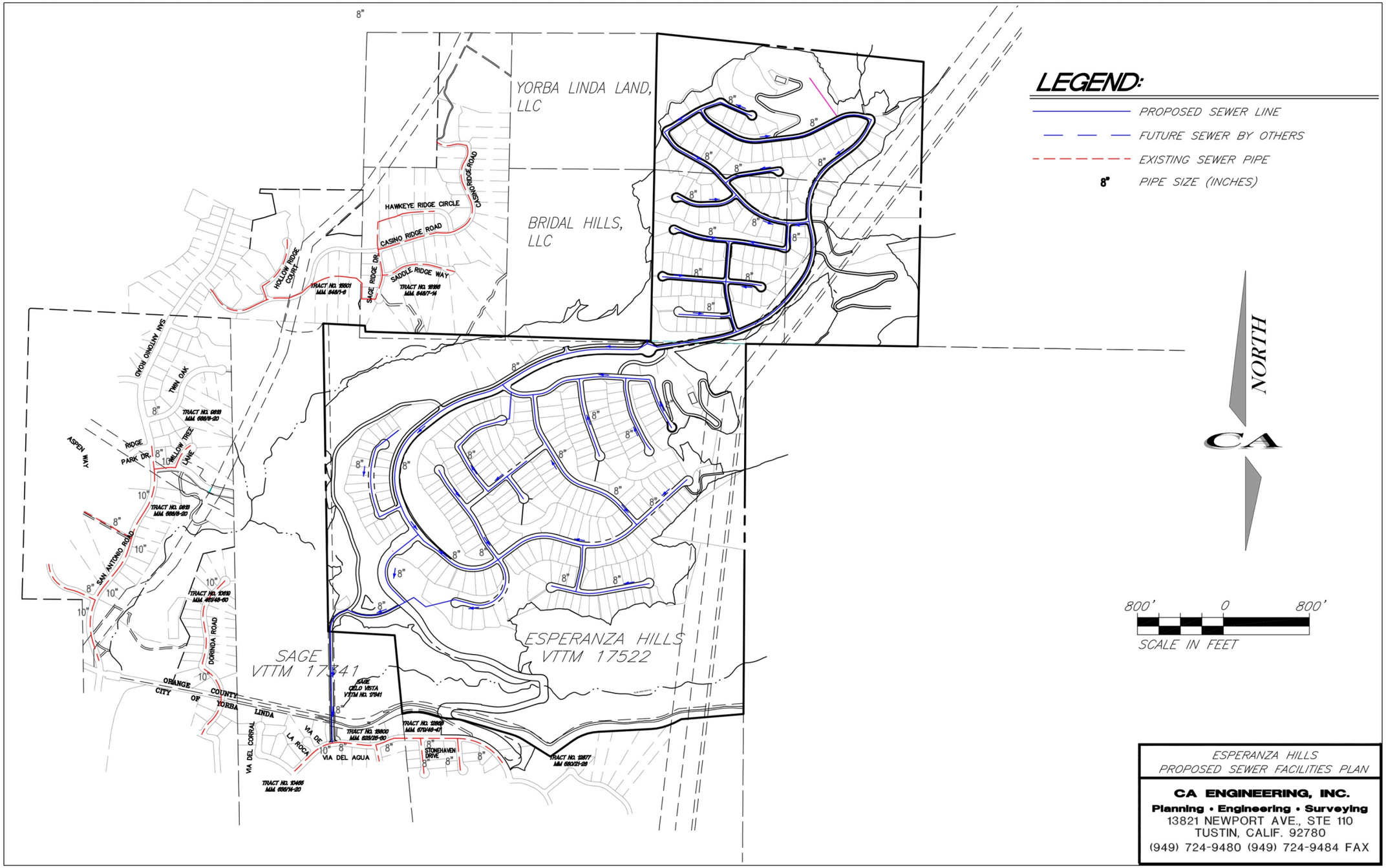


Exhibit 19 – Proposed Sewer Facilities Plan

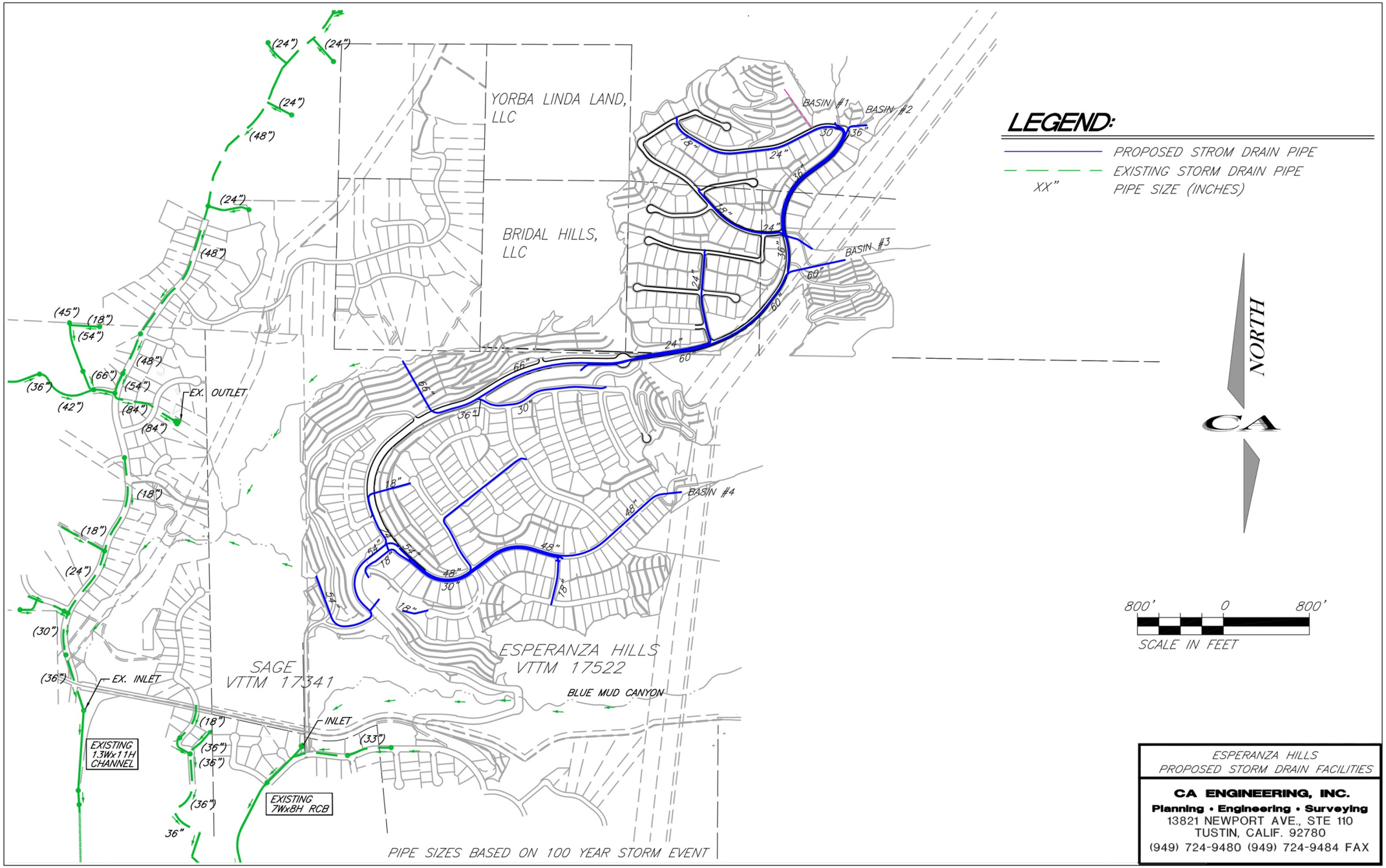


Exhibit 20 – Proposed Storm Drain Facilities Plan

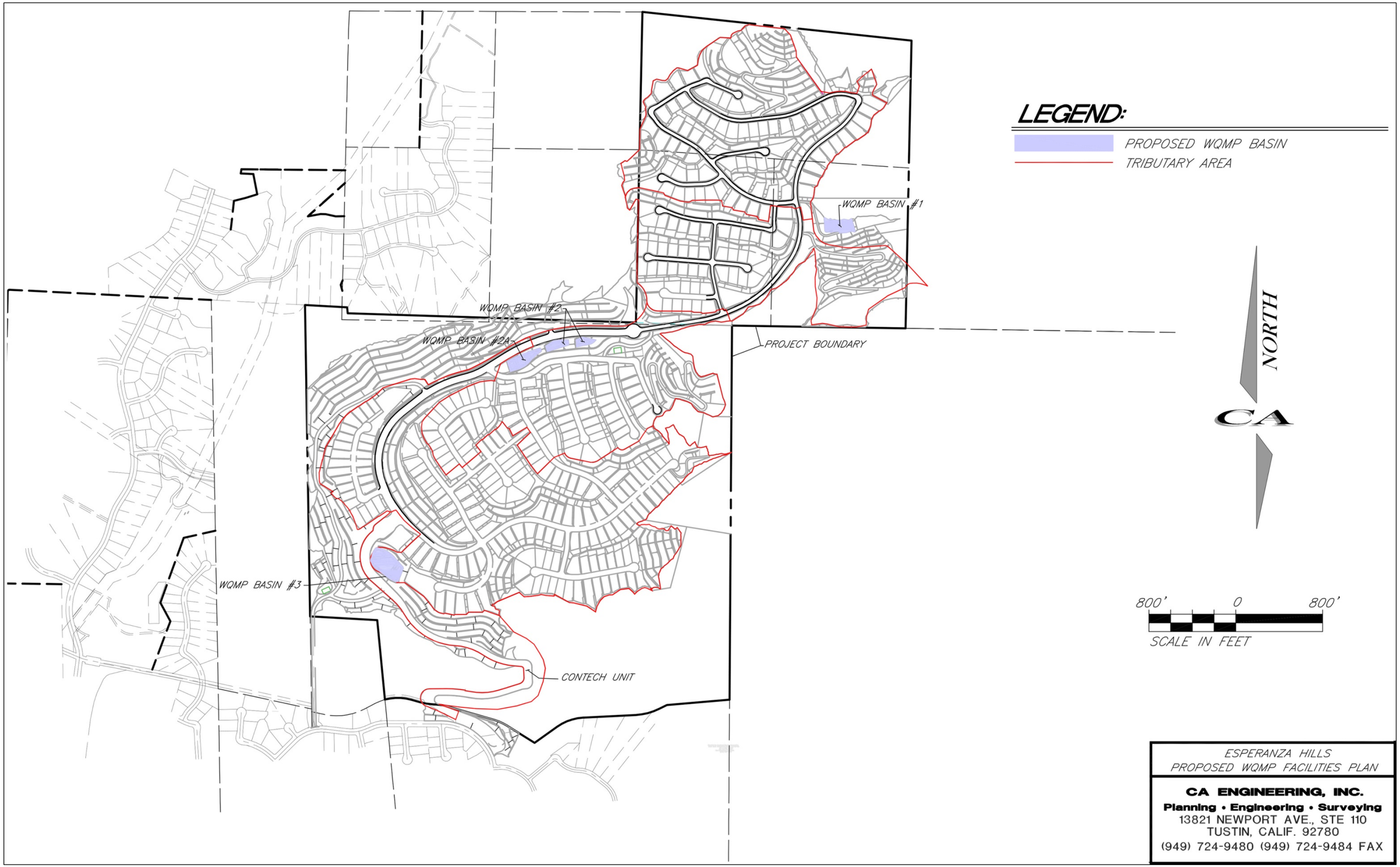


Exhibit 21 – WQMP Facilities

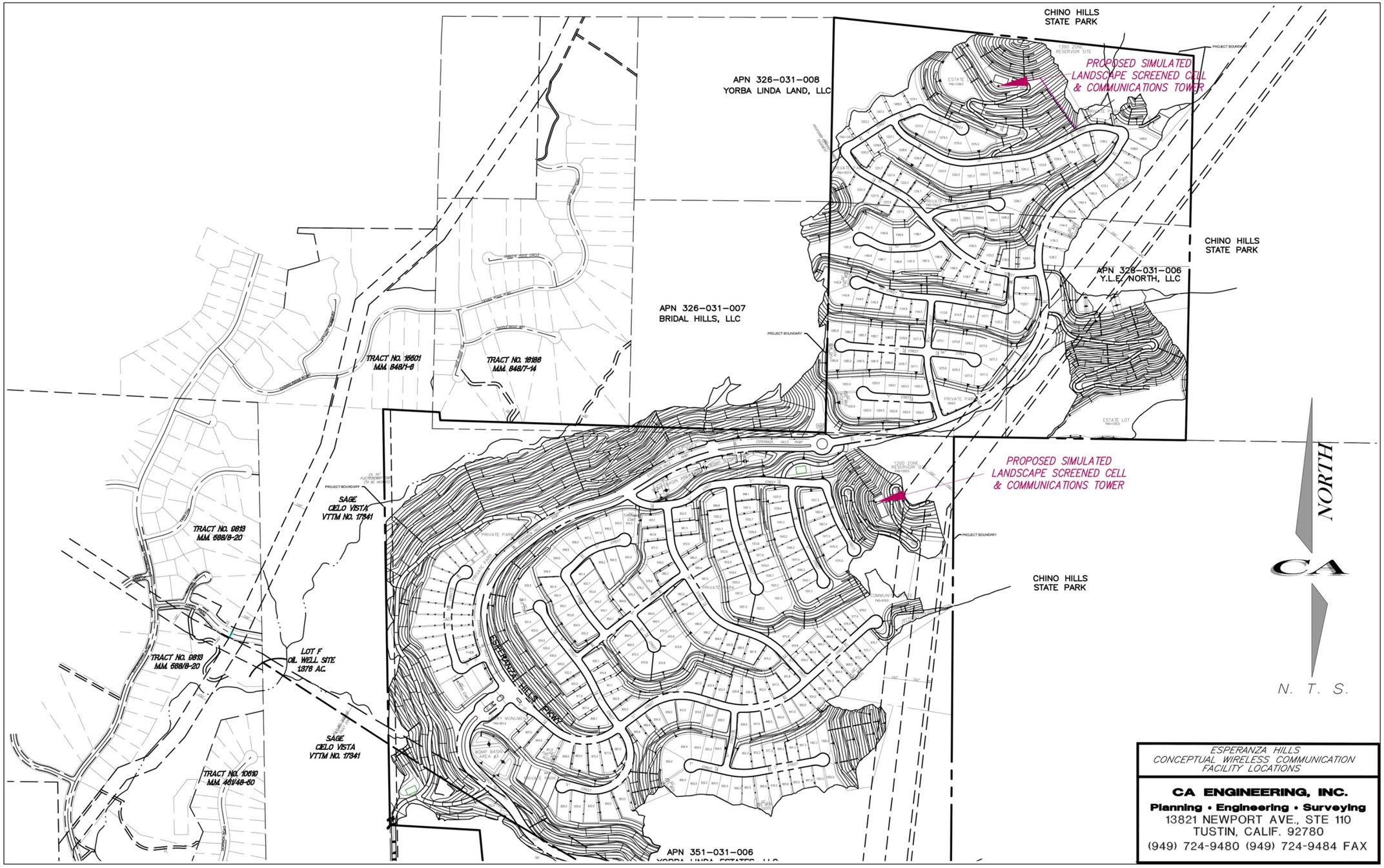


Exhibit 22 – Conceptual Wireless Communication Facility Locations

Exhibit 23 – Conceptual Landscape Plan

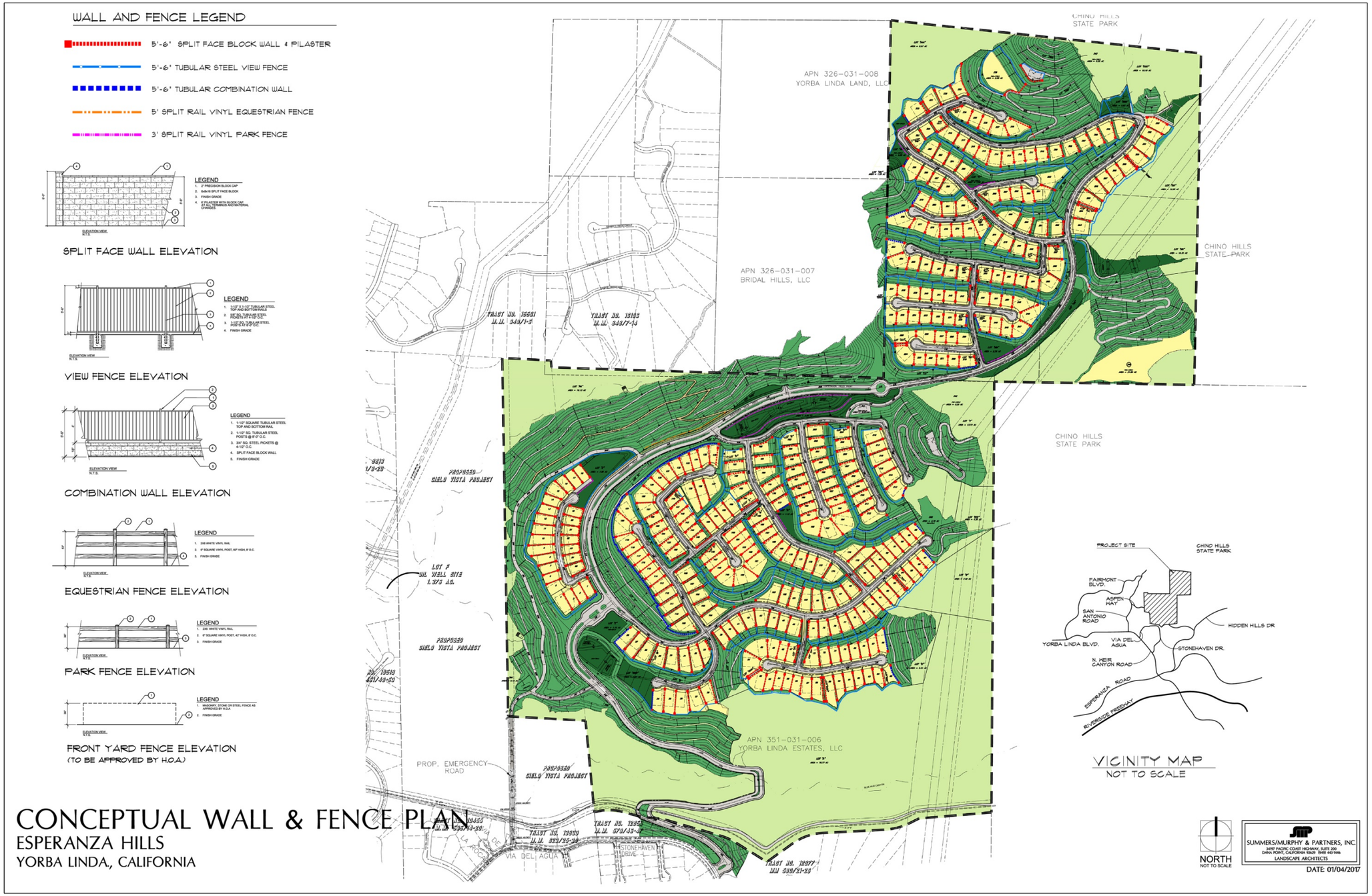
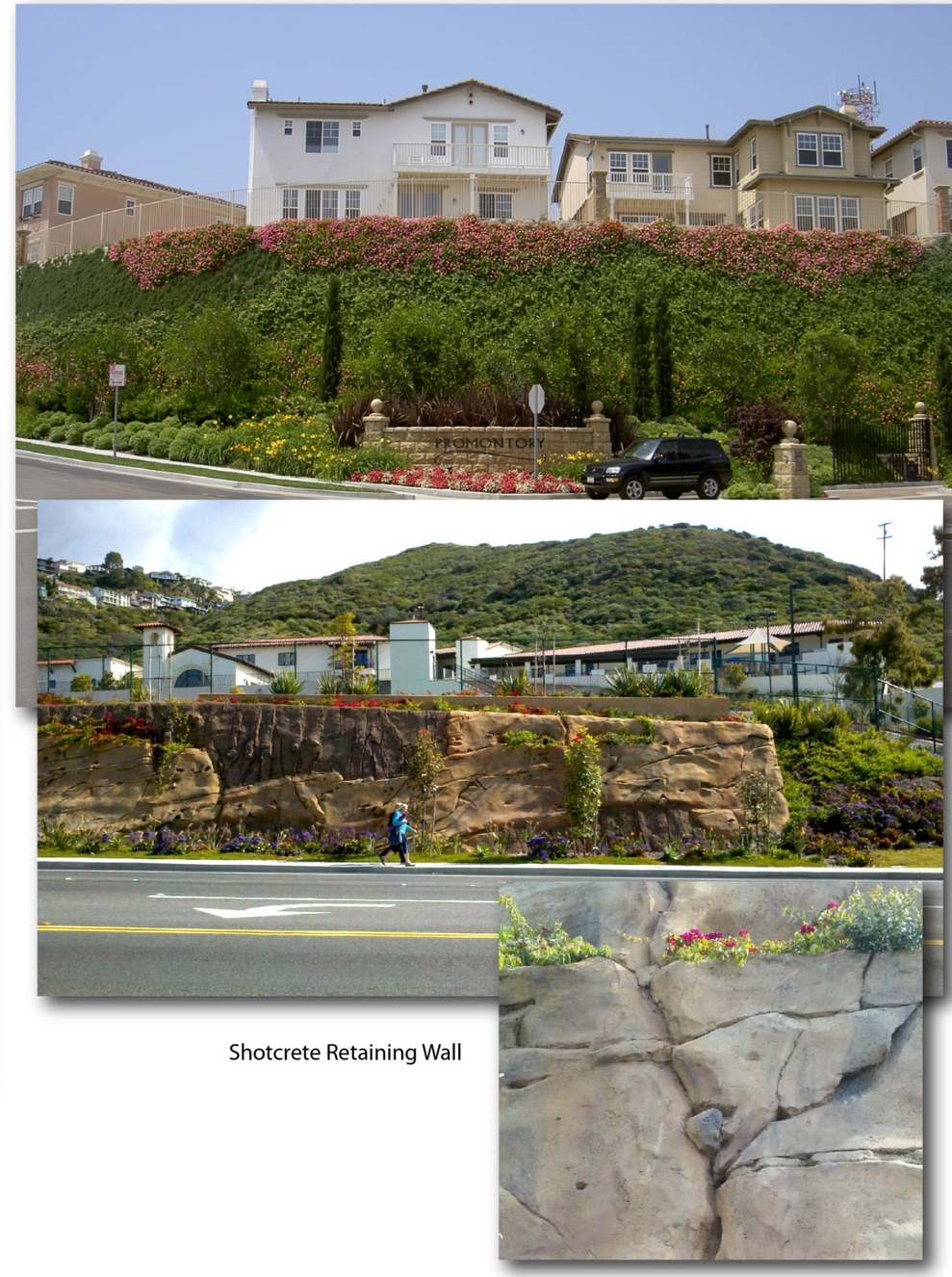


Exhibit 24 – Conceptual Wall and Fence Plan

Verdura Retaining Wall



Shotcrete Retaining Wall

Exhibit 25 – Wall Examples

Exhibit 26 – Gate Entry Rendering

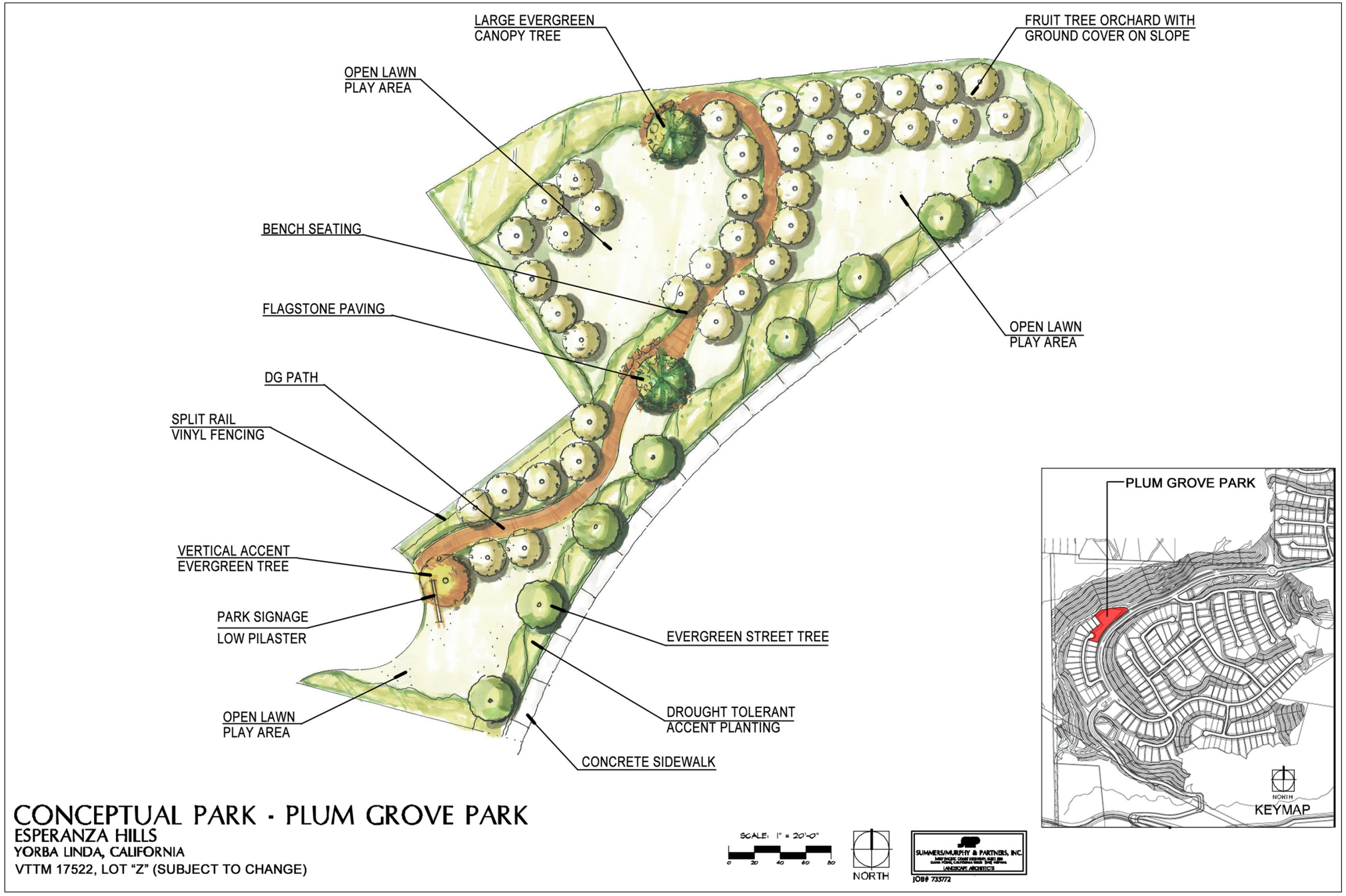
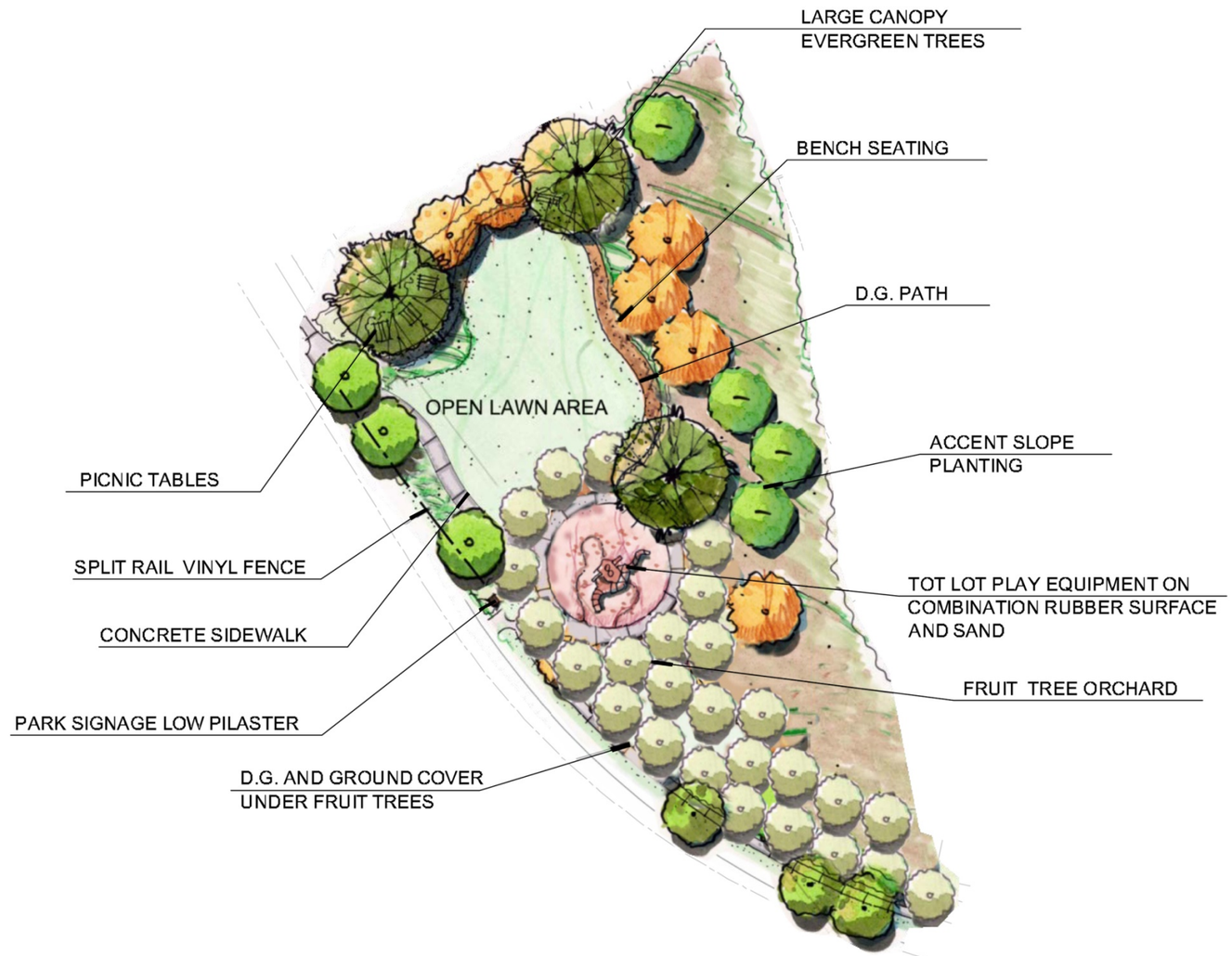
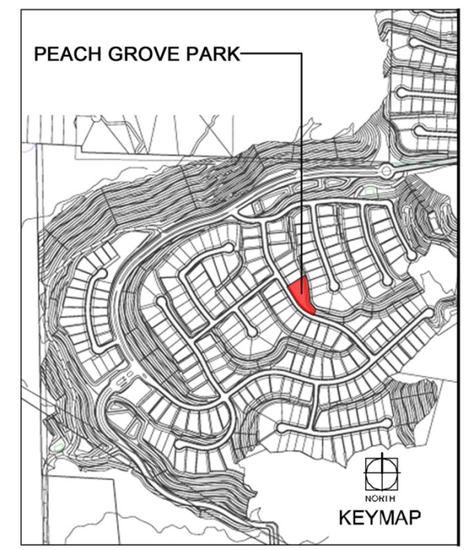


Exhibit 27 – Conceptual Park, Plum Grove Park





CONCEPTUAL PARK- PEACH GROVE PARK

ESPERANZA HILLS

YORBA LINDA, CALIFORNIA

VTTM 17522, LOT "N" (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 28 – Conceptual Park, Peach Grove Park

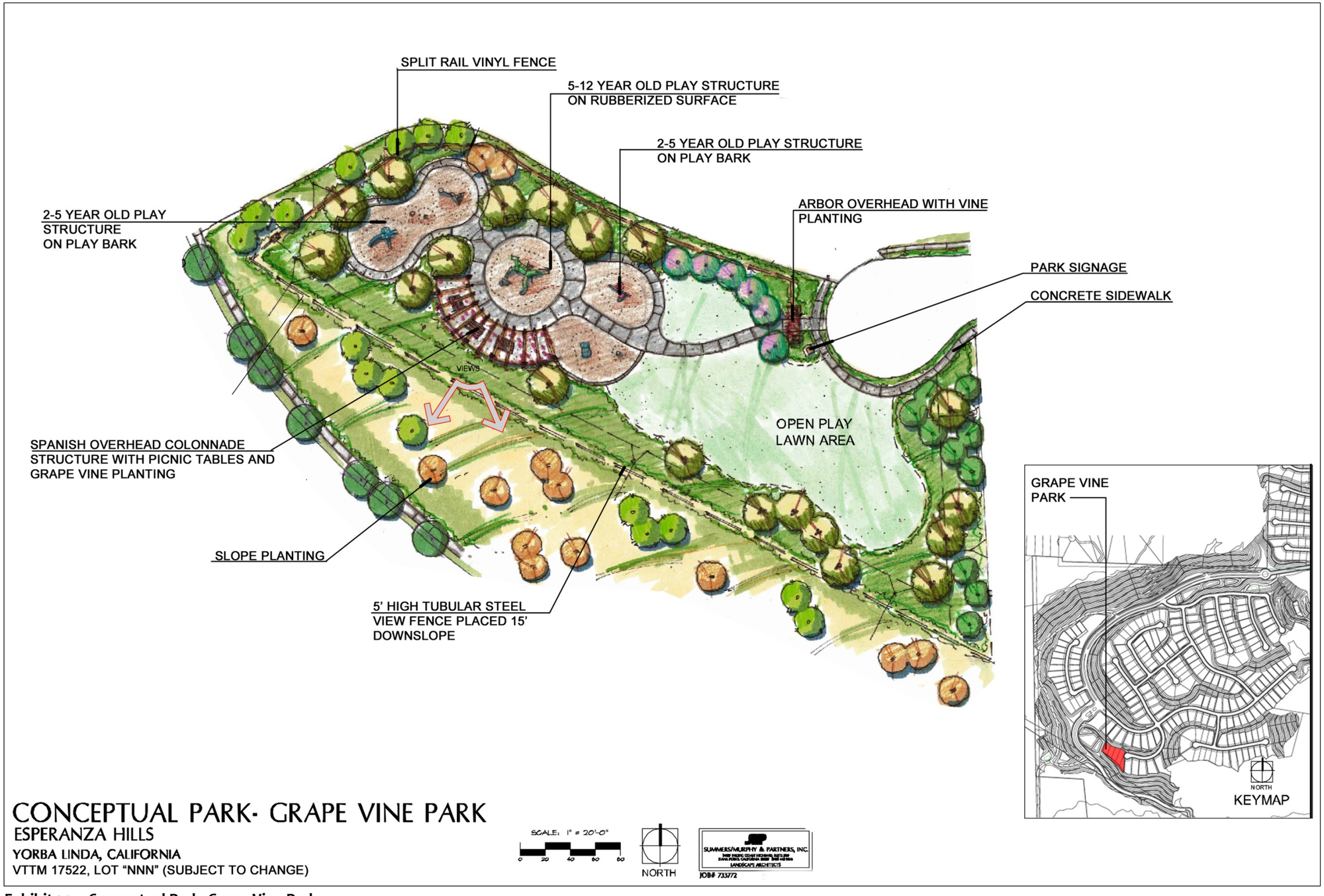


Exhibit 29 – Conceptual Park, Grape Vine Park

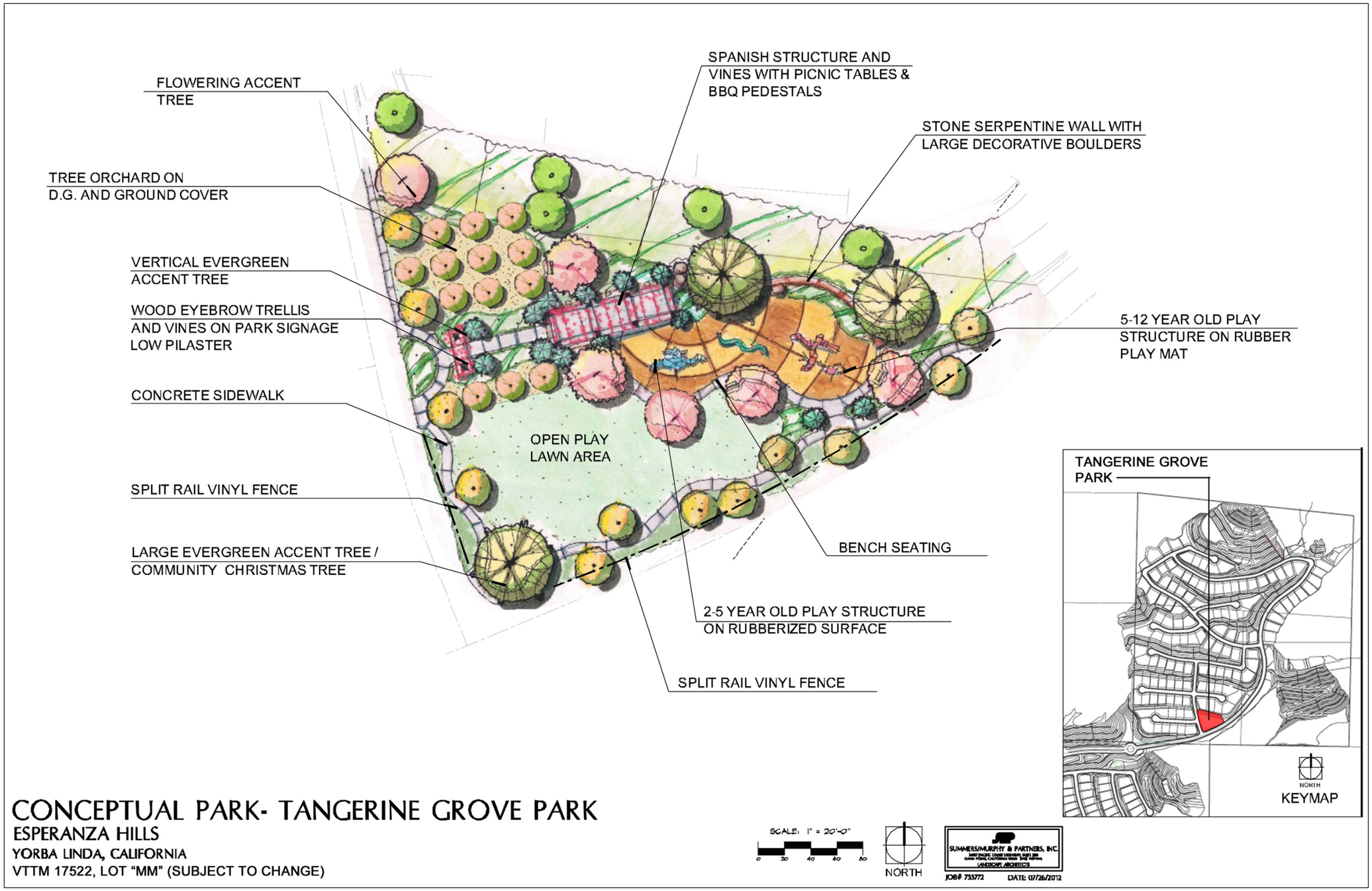


Exhibit 30 – Conceptual Park, Tangerine Grove Park

Exhibit 31 – Conceptual Park, Avocado Park

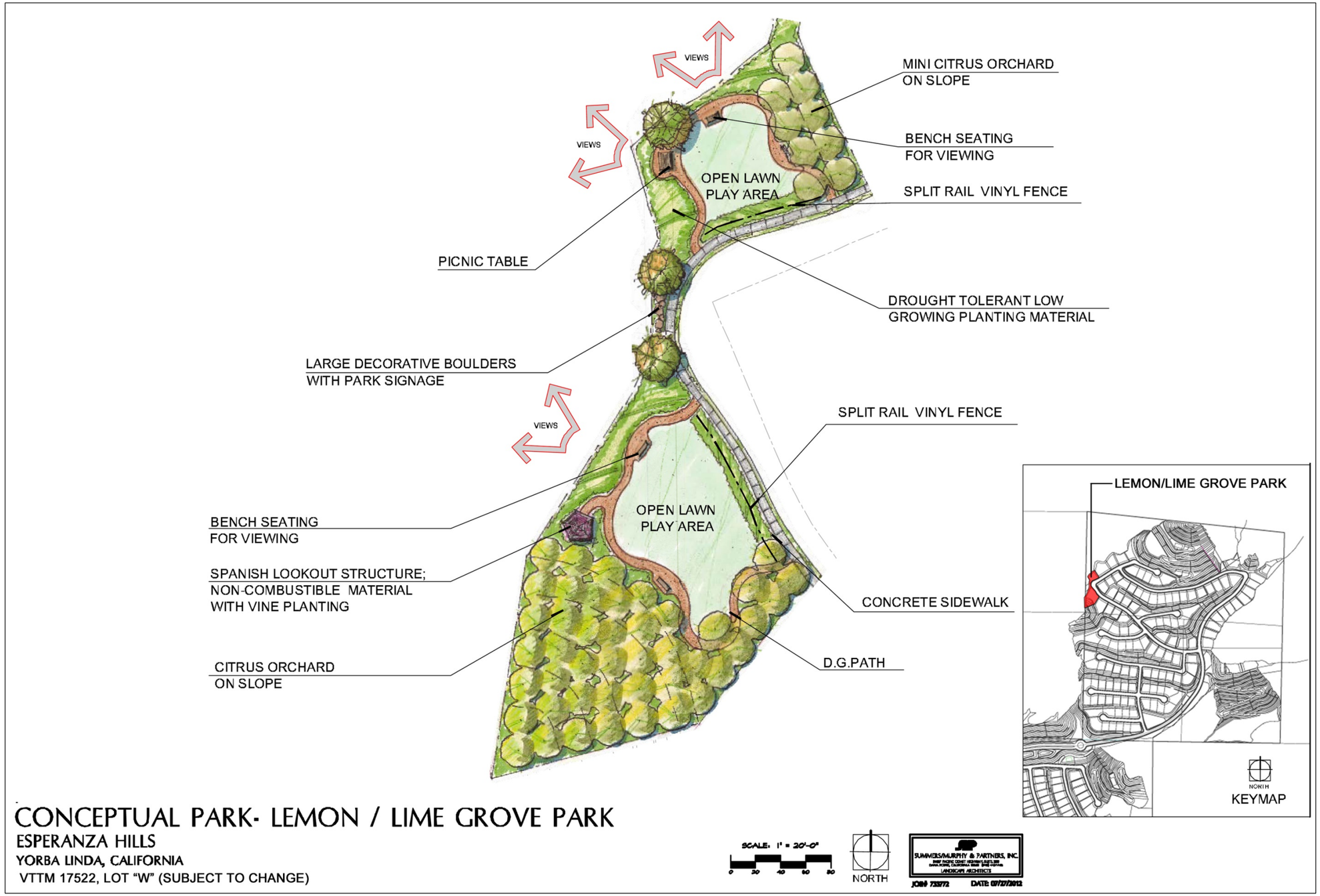
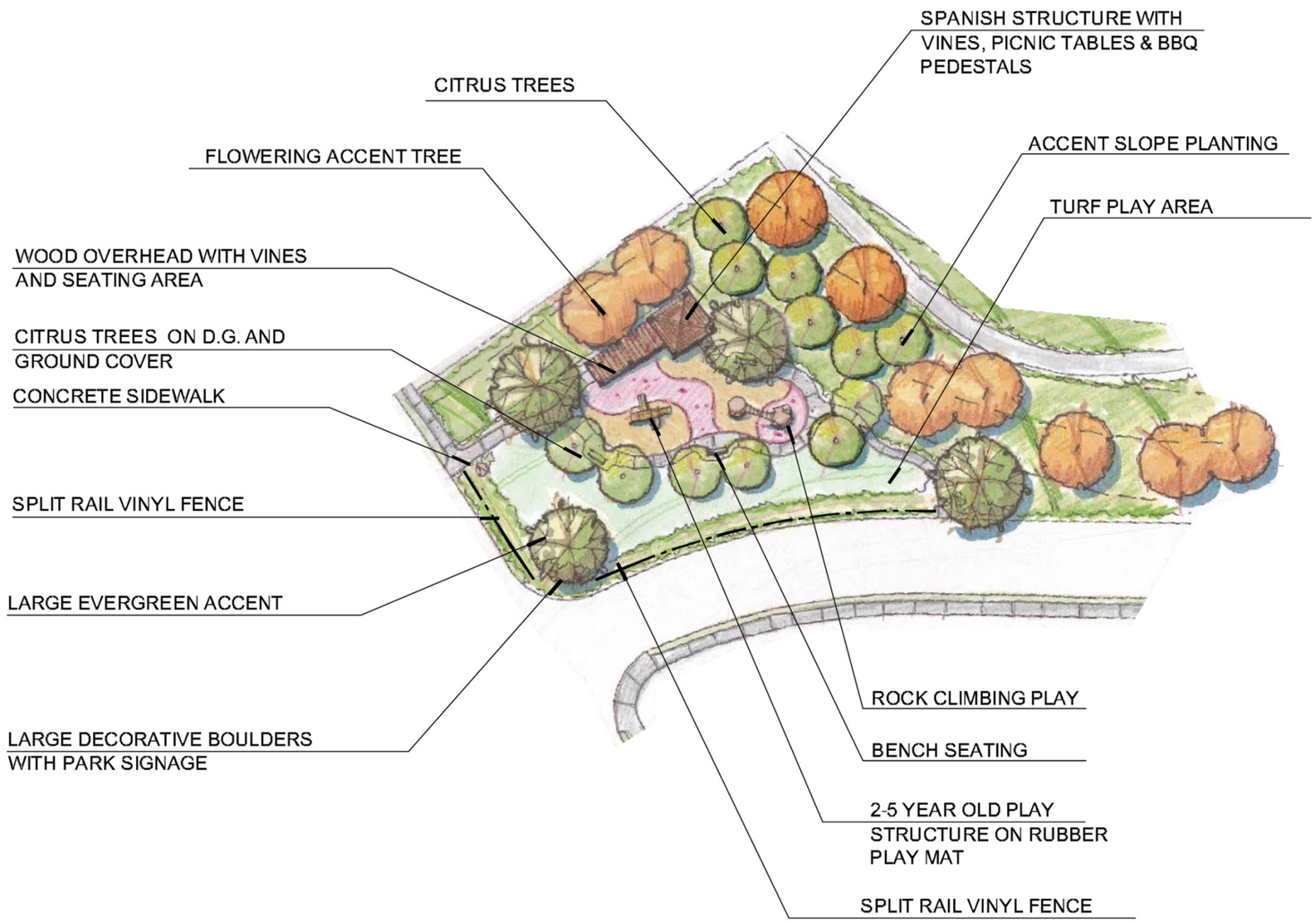
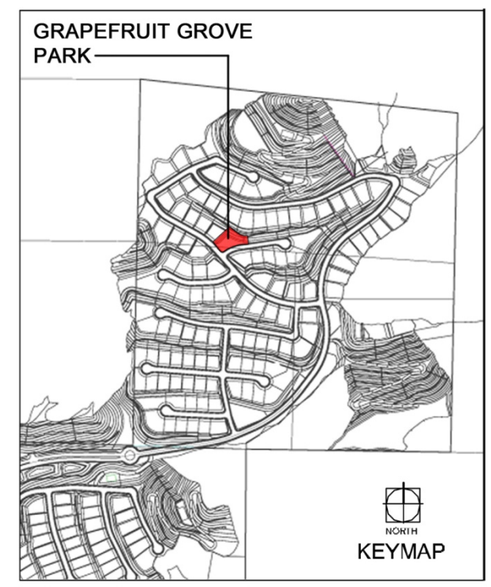


Exhibit 32 – Conceptual Park, Lemon/Lime Grove Park





CONCEPTUAL PARK- GRAPEFRUIT GROVE PARK

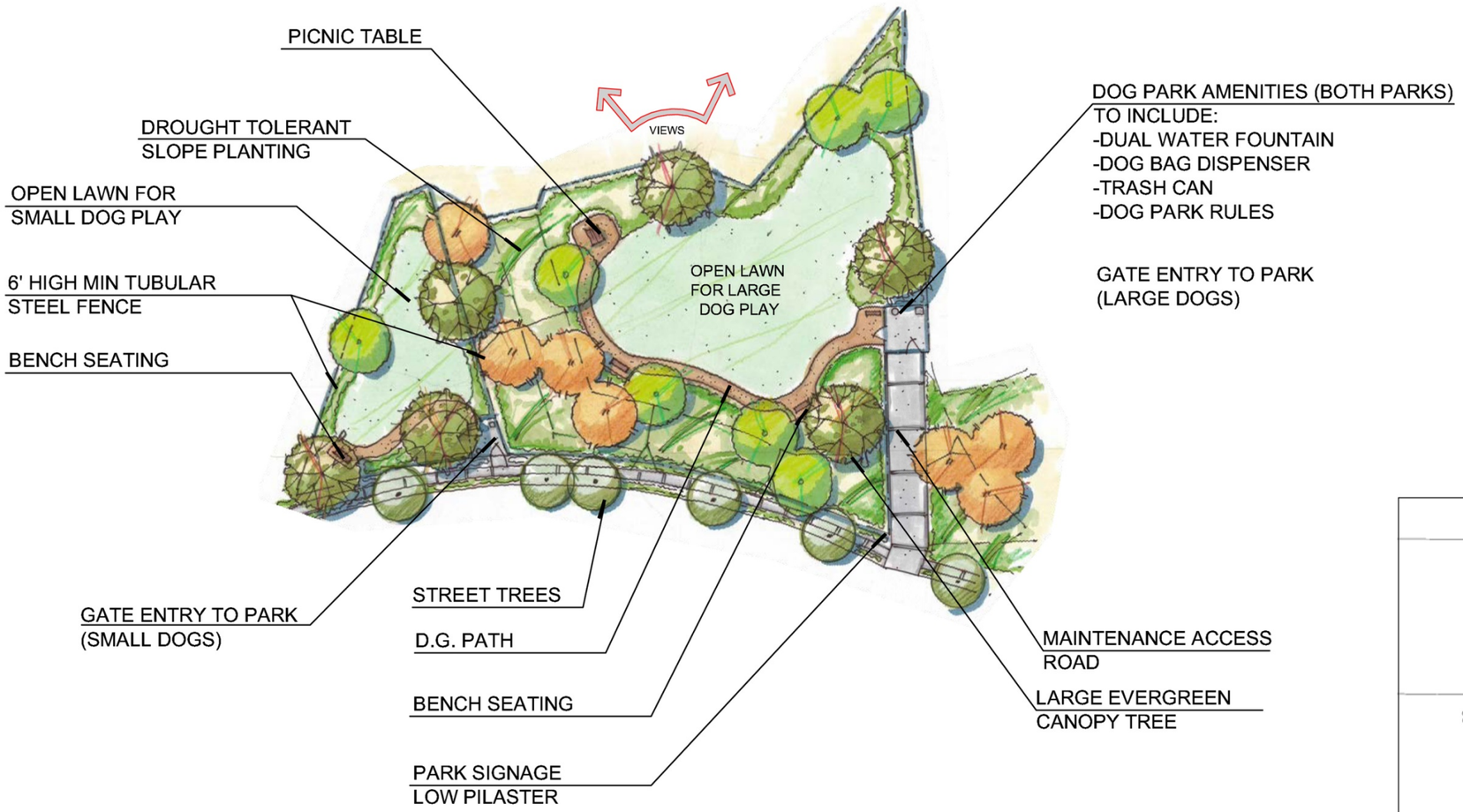
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA
VTTM 17522, LOT "TT" (SUBJECT TO CHANGE)

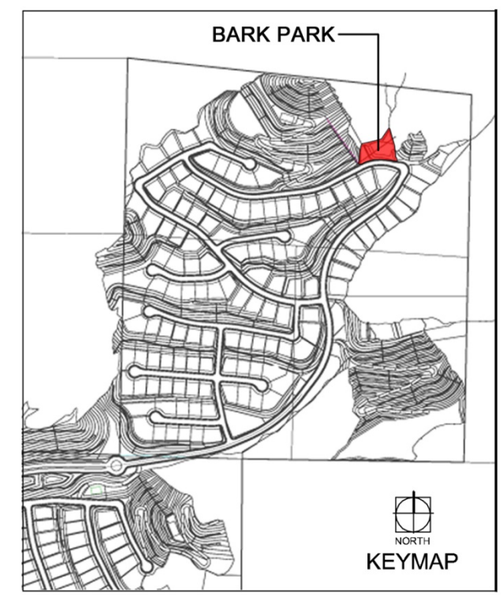
SCALE: 1" = 20'-0"
0 20 40 60 80

NORTH

SUMMERS/MURPHY & PARTNERS, INC.
LANDSCAPE ARCHITECTS
JOB# 733972 DATE: 07/26/2012

Exhibit 33 – Conceptual Park, Grapefruit Grove Park





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

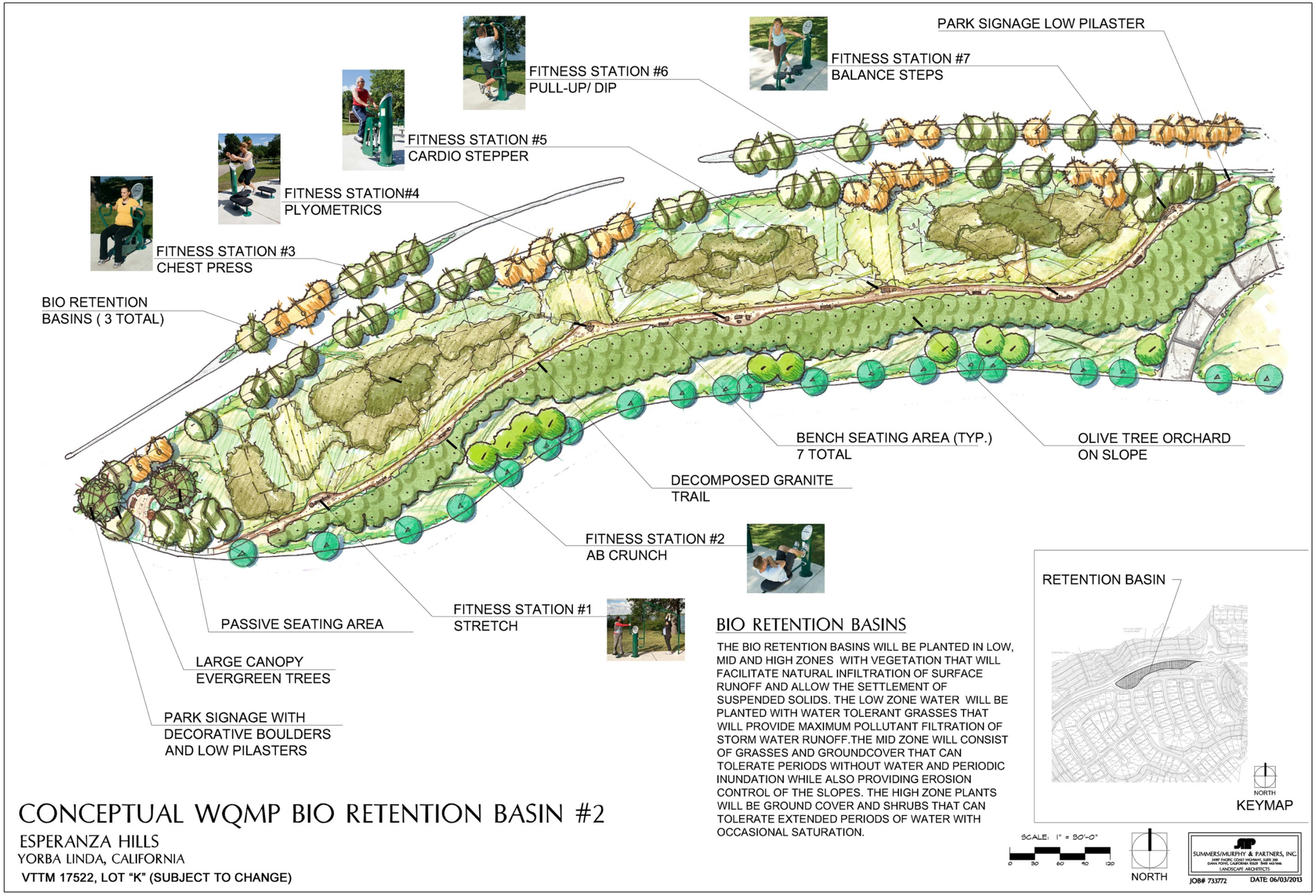
NORTH

SUMMERS/MURPHY & PARTNERS, INC.
24681 PACIFIC COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

JOB# 733772 DATE: 07/26/2012

Exhibit 34 – Conceptual Park H, Bark Park Dog Park

Exhibit 35 – Conceptual Park J, WQMP Bio Retention Basin #1



CONCEPTUAL WQMP BIO RETENTION BASIN #2

ESPERANZA HILLS
YORBA LINDA, CALIFORNIA
VTTM 17522, LOT "K" (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 36 – Conceptual Park K, WQMP Bio Retention Basin #2

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"–"UU", "WW"–"ZZ"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "OOO" "RRR"–"VVV"	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

ENGINEER

FRED CORNWELL DATE:

CA ENGINEERING, INC.
Planning • Engineering • Surveying
13821 NEWPORT AVE., STE 110
TUSTIN, CALIF. 92780
(949) 724-9480 (949) 724-9484 FAX

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

DATE: Jan 03 2017
SHEET: 6
OF: 6

Exhibit 37 – Vesting Tentative Tract Map, Phasing Plan