

RESOLUTION NO. 15-02
OF THE PLANNING COMMISSION OF ORANGE
COUNTY RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT LUE 14-02 (LAND USE ELEMENT)
FOR LAND USE DESIGNATION CHANGES
FOR THE ESPERANZA HILLS PROJECT

_____, 2015

On Motion of Commissioner _____, duly seconded and carried, the following Resolution was adopted:

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

WHEREAS, Yorba Linda Estates, LLC, OC 33, LLC and the Nicholas/Long Family Trusts (collectively “Applicant”) submitted Planning Application 120037 (“PA120037”) requesting General Plan Amendment LUE 14-02 (Land Use Element), Zone Change and adoption of a Specific Plan and approval of a Vesting Tentative Tract Map in connection with the proposed development of the Esperanza Hills consisting of 340 single-family residential units (“Project”); and

WHEREAS, General Plan Amendment LUE 14-02 (Land Use Element) (Exhibit A) proposes to amend the General Plan Land Use Map to revise the General Plan Land Use designation for the Project area from Open Space (5) to Suburban Residential (1B) to allow for residential development; and

WHEREAS, in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (California Code of Regulations Section 15000 *et seq.*) (“CEQA Guidelines”) the County has completed Final Environmental Impact Report No. 616 (“FEIR #616”) to evaluate the environmental impacts of the actions and approvals requested in PA120037, including the proposed General Plan Amendment LUE 14-02 (Land Use Element); and

WHEREAS, FEIR #616, is in compliance with CEQA and the CEQA Guidelines and is a Project EIR as defined by CEQA Guidelines Section 15161, and as such addressed the potentially significant environmental impacts associated with the Project, including the approval of a Specific Plan, General Plan Amendment LUE 14-02 (Land Use Element), a Zone Change, a Vesting Tentative Tract Map and related programs and entitlements, as well as the impacts anticipated from subsequent implementing steps in the chain of contemplated actions designed to carry out the final planning and development of the Project; and

WHEREAS, the subsequent actions addressed in FEIR #616 include, but are not limited to, County approval of a Vesting Tentative Tract Map and site development permits; and

WHEREAS, in accordance with the Government Code of the State of California, a legally noticed public hearing concerning General Plan Amendment LUE 14 -02 (Land Use Element) was considered concurrently with PA120037 by the Orange County Planning Commission (“Planning Commission”) on _____, 2014; and

WHEREAS, in addition to all other information, comments and data prepared and presented in relation to the Project, the Planning Commission has specifically and fully considered and reviewed proposed General Plan Amendment LUE 14-02 (Land Use Element) 14-02 to amend the General Plan Land Use Map.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission recommends that the Board of Supervisors adopt General Plan Amendment LUE 14-02 (Land Use Element) (Exhibit A) which will amend the General Plan Land Use Map to reflect the change from Open Space to Suburban Residential in the Project area.

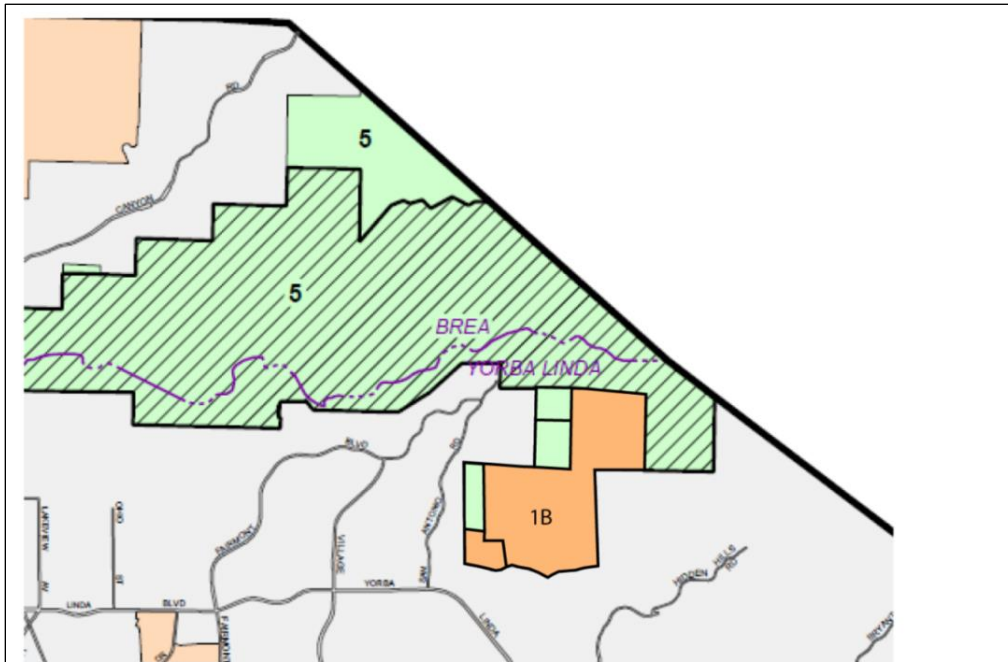
The foregoing was passed and adopted by the following vote of the Orange County Planning Commission on _____, 2014, to wit:

AYES:
NOES:
ABSENT:

I HEREBY CERTIFY that the foregoing Resolution No. ____ was adopted on _____, 2014, by the Orange County Planning Commission.

By _____

Exhibit A General Plan Amendment LUE 14-02 (Land Use Element)



LAND USE DESIGNATIONS

RESIDENTIAL

- 1A Rural Residential
*Rural Residential Communities
(.025 - 0.5 DU/Ac.)*
- 1B Suburban Residential
*Suburban Residential Communities
(0.5 - 18 DU/Ac.)*
- 1C Urban Residential
*Urban Residential Communities
(18 and above DU/Ac.)*

COMMERCIAL

- 2A Community Commercial
- 2B Regional Commercial

EMPLOYMENT

- 3 Employment

PUBLIC FACILITIES

- 4 Public Facilities
- 4 (LS) Landfill Site
(An overlay designation)

OPEN SPACE

- 5 Open Space
- 5 Open Space Reserve
*Generalized reserve boundaries
for informational purposes only.*
- Cleveland National Forest
*For informational purposes only.
May contain private inholdings.*

URBAN ACTIVITY CENTER

- 6 Urban Activity Center

- Cleveland National Forest
Congressional Boundary
- Sphere of Influence Boundary

Note: This map is for informational purposes depicting unincorporated areas within city spheres of influence for which these cities have adopted General Plans. Please refer to city plans for long-term land uses.

Source: Orange County Land Use Map - 2005