

RESOLUTION OF THE BOARD OF SUPERVISORS
OF ORANGE COUNTY, CALIFORNIA
ADOPTING GENERAL PLAN AMENDMENT LUE 16-01 (LAND USE ELEMENT)
FOR LAND USE DESIGNATION CHANGES
FOR THE ESPERANZA HILLS PROJECT

date

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 PA 120037 (“PA120037”) requesting approval of a residential development consisting of 340 single-family residential units including the adoption of a General Plan Amendment (Land Use Element) (“GPA LUE 16-01”), Zone Change (“Zone Change 16-05”), adoption of the Esperanza Hills Specific Plan (“Specific Plan”) and certification of Second Revised Final Environmental Impact Report No. 616 (“SRFEIR 616”) (collectively, the “Project”); and

WHEREAS, GPA LUE 16-01 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, Sections 21000 *et seq.*) (“CEQA”) and the CEQA Guidelines (California Code of Regulations Section 15000 *et seq.*) (“CEQA Guidelines”) the County, as Lead Agency, has completed SRFEIR 616 to evaluate the environmental impacts of the actions and approvals requested in PA120037, including GPA LUE 16-01; and

WHEREAS, SRFEIR 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 adoption of, GPA LUE 16-01, a Specific Plan, a Zone Change, 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, by separate resolution the Board of Supervisors has certified SRFEIR 616 as being adequate and complete and as fully complying with the requirements of CEQA and further certified that SRFEIR 616 is adequate and complete for PA120037 and all proposed Project actions and approvals identified in SRFEIR 616, including but not limited to, the adoption of GPA LUE 16-01, the Zone Change, and the Specific Plan; and

WHEREAS, the Board of Supervisors has reviewed and considered the information contained in SRFEIR 616 and adopted CEQA Findings and a Statement of Overriding Considerations for PA120037, including adoption of GPA LUE 16-01, the Zone Change, and the Specific Plan; and

WHEREAS, in accordance with the Government Code of the State of California, a legally noticed public hearing concerning GPA LUE 16-01 was considered concurrently with PA 120037 by the Orange County Planning Commission (“Planning Commission”) on August 22, 2018; 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, reviewed, and recommended the adoption of GPA LUE 16-01 to amend the General Plan Land Use Map; and

WHEREAS, the Board of Supervisors held a duly noticed hearing on May 9, 2017, as required by Government Code Sections 65350 *et seq*, for the purpose of considering SRFEIR 616 and PA120037, including the proposed GPA LUE 16-01, adoption of the Zone Change and the Specific Plan; and

WHEREAS, the Board has reviewed and considered the recommendations of the Planning Commission and also carefully considered the public comments that were presented to the Board at the public hearing held on PA120037; and

WHEREAS, in addition to all other information, comments and data prepared and presented in relation to the Project, the Board has specifically and fully considered and reviewed all elements of PA120037, including the proposed GPA LUE 16-01, which includes the proposed revision to the Land Use Element designation, and the proposed revision to the General Plan Land Use Map.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board of Supervisors adopts GPA LUE 16-01, attached hereto as Exhibit A, and thereby amends the General Plan Land Use Element as follows:
 - a. Change the General Plan Land Use designation applicable to the Project from Open Space (5) to Suburban Residential (1B) to allow for residential development.
 - b. Change the General Plan Land Use Map to reflect the change from Open Space to Suburban Residential.

2. OC Public Works/OC Development Services is hereby directed to amend the appropriate General Plan documents to reflect the Board's adoption of GPA LUE 16-01 set forth in this Resolution.

Exhibit A
GPA LUE 16-01

