

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

May 9, 2017

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 adoption of a General Plan Amendment (Land Use Element) (GPA LUE 16-01), attached hereto as Exhibit A, adoption of a Specific Plan, and certification of an Environmental Impact Report ("EIR") (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 Revised Final Environmental Impact Report No. 616 ("Revised FEIR 616") to evaluate the environmental impacts of the actions and approvals requested in PA120037, including GPA LUE 16-01; and

WHEREAS, Revised 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 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 Revised FEIR 616 as being adequate and complete and as fully complying with the requirements of CEQA and further certified that Revised FEIR 616 is adequate and complete for PA120037 and all proposed Project actions and approvals identified in Revised FEIR 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 Revised FEIR 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 March 22, 2017; 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 Revised FEIR 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

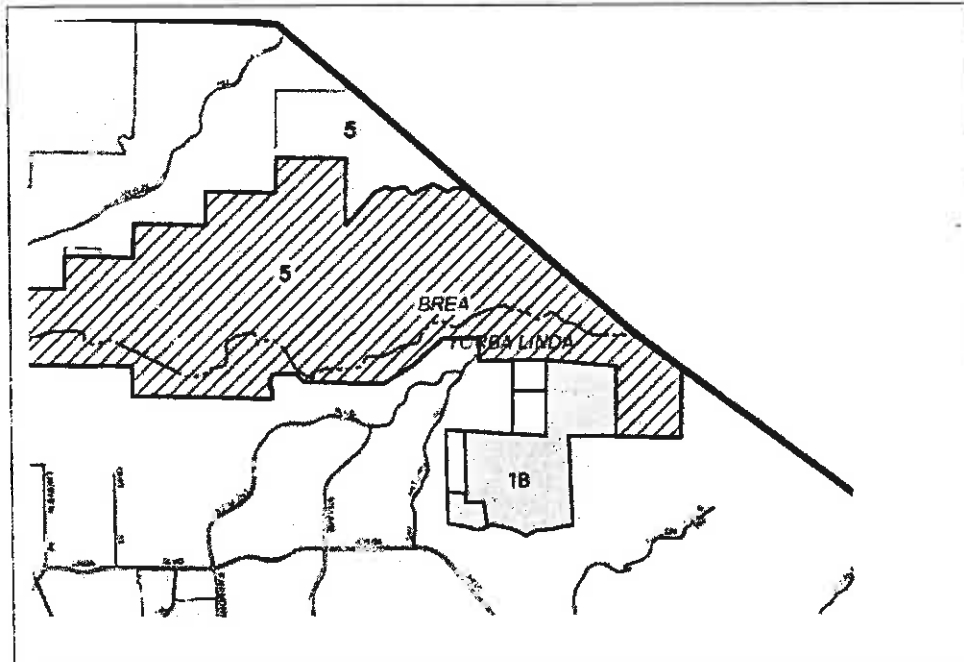
WHEREAS, in addition to all other information, comments and data prepared and presented in relation to the Project, the Board has specifically and fully considered and reviewed all elements of PA120037, including the proposed GPA LUE 16-01, which includes the proposed revision to the Land Use Element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



**LAND USE DESIGNATIONS**

**RESIDENTIAL**

- 1A** Rural Residential  
*Rural Residential Communities  
(0.25 - 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.*
- 5** Cleveland National Forest  
*For informational purposes only.  
May contain private holdings.*

**URBAN ACTIVITY CENTER**

- 6** Urban Activity Center

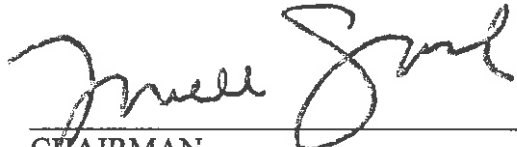
- Cleveland National Forest  
Congressional Boundary
- \_\_\_\_\_ Sphere of Influence Boundary

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

The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors, on May 09, 2017, to wit:

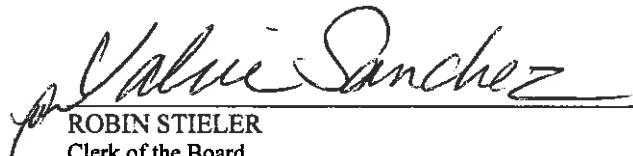
AYES: Supervisors: ANDREW DO, LISA A. BARTLETT, SHAWN NELSON  
MICHELLE STEEL  
NOES: Supervisor(s): TODD SPITZER  
EXCUSED: Supervisor(s):  
ABSTAINED: Supervisor(s):

  
\_\_\_\_\_  
CHAIRMAN

STATE OF CALIFORNIA )  
                                  )  
COUNTY OF ORANGE )

**I, ROBIN STIELER, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange County Board of Supervisors**

**IN WITNESS WHEREOF, I have hereto set my hand and seal.**

  
\_\_\_\_\_  
ROBIN STIELER  
Clerk of the Board  
County of Orange, State of California

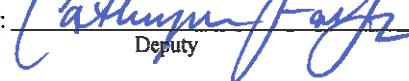


Resolution No: 17-053  
Agenda Date: 05/09/2017  
Item No: 56



I certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Supervisors, Orange County, State of California

Robin Stieler, Clerk of the Board of Supervisors

By:   
\_\_\_\_\_  
Deputy