

**ZONE CHANGE NO. 1286-18**

**RESOLUTION NO. PC 09-19**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF ZONE CHANGE NO. 1286-18, A REQUEST TO CHANGE THE ZONING FROM SAND AND GRAVEL (S-G) AND SINGLE FAMILY RESIDENTIAL 8,000 SQUARE FEET MINIMUM (R-1-8) TO SPECIFIC PLAN (SP) CONSISTING OF SINGLE FAMILY RESIDENTIAL R-1-8 AND R-1-10, AND OPEN SPACE ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.**

**WHEREAS**, the Planning Commission has authority per Orange Municipal Code (OMC) Section 17.10.20 to make recommendations to the City Council to take action on Zone Change No. ZC 1286-18; and

**WHEREAS**, Zone Change No. 1286-18 was filed for The Trails at Santiago Creek in accordance with the provisions of the City of Orange Municipal Code; and

**WHEREAS**, Zone Change No. 1286-18 was processed in the time and manner prescribed by state and local law; and

**WHEREAS**, the Planning Commission has recommended the City Council certify and adopt Environmental Impact Report No. 1827-11, which was prepared to analyze the potentially significant environmental impacts of the Trails at Santiago Creek located at 6145 East Santiago Canyon Road (hereinafter referred to as the "Project"), including Zone Change No. 1286-18; and

**WHEREAS**, the Planning Commission conducted a duly advertised public hearing on July 15, 2019, at which time interested persons had an opportunity to testify either in support of or opposition to the Project, including Zone Change No. 1286-18.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the City Council approve Zone Change No. 1286-18 based on the following findings:

1. The existing zoning is depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference. The Orange Municipal Code is hereby amended in order to change the zoning classification by amending the zoning on the sites depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

2. The proposed zone change would make the Projects zoning consistent with the General Plan Amendment to change the land use designation for the Project site from Low Density Residential (LDR) (approximately 15.4 acres), Resource Area (RA) (approximately 77.3 acres), and Open Space (OS) (approximately 16.5 acres) to Low Density Residential (LDR) (approximately 40.7 acres), and Open Space (OS) (approximately 68.5 acres), as required by law.
3. The proposed zone change would allow the implementation of the proposed Specific Plan consisting of Single Family Residential R-1-8 and R-1-10, and Open Space, which contributes to the implementation of the General Plan Amendment.

## **SECTION 1 – CONDITIONS OF APPROVAL**

**BE IT FURTHER RESOLVED** that the following conditions are imposed with approval:

1. Prior to the issuance of any regulatory permits, the developer shall submit for review and approval a habitat mitigation and monitoring plan or ongoing maintenance plan for the open space areas associated with the long term stewardship of the Greenway Open Space, Santiago Creek, the Grassland, and trails to the City of Orange, Orange County Parks, the Department of Fish and Wildlife, and any other regulatory agency having jurisdiction over the affected open space area.
2. Prior to development plan submittal and approval, the developer shall coordinate with the Irvine Ranch Water District's Planning and Technical Services Division to develop a technical memorandum or Sub-Area Master Plan Addendum for the project.
3. Prior to development plan submittal and approval, the developer shall coordinate with the Metropolitan Water District to avoid potential conflicts with the Metropolitan Water District's rights-of-way by following Metropolitan Water District established requirements, including the submittal of design plans for any activity in the area of the Metropolitan Water District's pipelines or facilities.
4. Prior to issuance of any regulatory permits, the developer shall submit for review and approval signal modifications and lane configuration improvements to the City of Orange. In the case of Orange Park Boulevard and Santiago Canyon Road (project impacted intersection #5), the applicant shall also submit signal modifications and lane configuration improvements for review and approval to the County of Orange. The County of Orange will participate in the review and approval process of any mitigation design.
5. Prior to the approval of a tentative tract map, the applicant shall enter into a Pre-Development Memorandum of Understanding with the City of Orange, County of Orange, or any other agency/organization for the long term stewardship of the of the Greenway Open Space, Santiago Creek, the Grassland, and trails. The Pre-Development Memorandum of Understanding shall include, but not be limited to provisions for design requirements and standards, long-term maintenance, habitat

protection, and establishment of an endowment or other funding mechanism for the management and maintenance of such facilities in perpetuity.

6. Prior to the issuance of grading permits, the developer shall submit to County of Orange Public Works and County of Orange Flood Control for review and comment on the adequacy/inadequacy of existing facilities to accept storm water and urban runoff flows to Santiago Creek.

I hereby certify that the foregoing resolution was adopted on July 15, 2019, by the Planning Commission of the City of Orange by the following vote:

AYES:

NOES:

ABSTAIN:

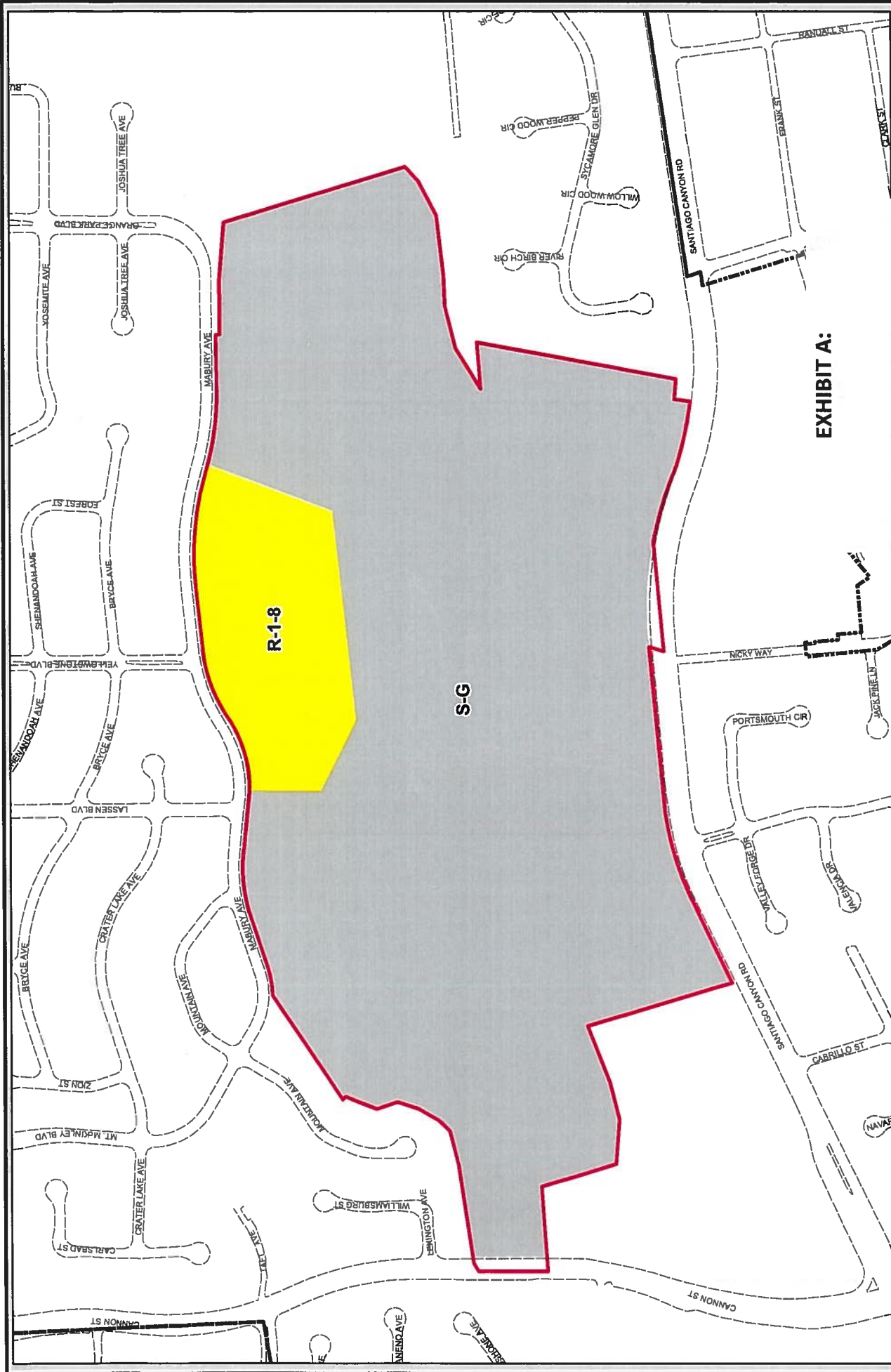
ABSENT:

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Ernest Glasgow, Planning Commission Chair

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Date



**EXHIBIT A:**

- Legend**
- R-1-8
  - S-G



June 7th 2019

**THE TRAILS AT SANTIAGO CREEK  
EXISTING ZONING**



**EXHIBIT B:**

**THE TRAILS AT SANTIAGO CREEK  
PROPOSED ZONING**

- Legend**
- R-1-8 / R-1-10 (SP)
  - RO (SP)



June 7th 2019