



RESOLUTION NO. 17-065 (CERTIFICATION OF FEIR 624)

A RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS APPROVING LYON ESTATE SUBDIVISION (PA150054 / VTTM 17950)

WHEREAS, William Lyon Homes ("Applicant") submitted Planning Application PA150054 requesting approval of Vesting Tentative Tract Map 17950 to subdivide 137.45 gross acres into a residential estate and 25 single-family residential lots; and

WHEREAS, the Environmental Impact Report (FEIR 624) was prepared, circulated, and certified in accordance with the California Environmental Quality Act (CEQA), verifying no unmitigable impacts; and

WHEREAS, on May 24, 2017 (Vesting Status Active), a public hearing was held, and testimony received.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Orange does hereby:

1. **CERTIFY** Final EIR 624 as adequate and complete.
2. **APPROVE** Vesting Tentative Tract Map 17950 subject to the attached Conditions of Approval.
3. **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP).
4. **CONFIRM** Consistency with the Coto de Caza Specific Plan (Rural Residential Zone).

EXHIBIT A: CONDITIONS OF APPROVAL (EXCERPT)

- Dedication of 28.5 acres for permanent Open Space Conservation Easement along the western ridgeline.
- Improvements to Coto de Caza Drive frontage including acceleration/deceleration lanes at Project Entry.
- Compliance with Fuel Modification Zones (FMZ) as required by Orange County Fire Authority (OCFA).
- Payment of Fees to Capistrano Unified School District prior to issuance of grading permits.

Chairwoman of the Board
County of Orange

ATTEST: Clerk of the Board