

## EXHIBIT A

RESOLUTION NO. \_\_\_\_\_  
RESOLUTION OF THE BOARD OF SUPERVISORS  
OF ORANGE COUNTY, CALIFORNIA  
ADOPTING AN ADDENDUM TO FINAL EIR NO. 607  
FOR THE CLEARWATER AT NORTH TUSTIN PROJECT  
LOCATED AT 11901 NEWPORT AVENUE

On Motion of Supervisor \_\_\_\_\_, duly seconded and carried, the following Resolution was adopted:

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

WHEREAS, the Roman Catholic Bishop of Orange (“Owner”) and Clearwater Living (“Operator”) submitted Planning Application 170040 (“PA170040”), requesting the following actions: 1) approval and adoption of an ordinance, attached hereto as Exhibit B, and incorporated herein, by the Orange County Board of Supervisors, which would amend the North Tustin Specific Plan (“NTSP”) to add the RCF “Residential Care Facility” Overlay District and to apply the RCF Overlay District to a vacant 6.6-acre site located at 11901 Newport Avenue (APN 395-033-01); 2) approval of a Use Permit to allow a 100-unit senior care facility on the same property; 3) approval of a Development Agreement related to the senior living facility, as required by the new RCF regulations; 4) approval of a Site Development Permit to allow project grading in excess of 5,000 cubic yards on the project site; and 5) adoption of The Clearwater at North Tustin Environmental Impact Report (“EIR”) Addendum to Final EIR No. 607, collectively the Amended Project (“Amended Project”); and

WHEREAS, in accordance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 *et seq.*) (“CEQA”) and the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000, *et seq.*) (“CEQA Guidelines”) and the County’s CEQA Procedures Manual, the County, as Lead Agency, has prepared an Addendum to Final Environmental Impact Report No. 607 (“Final EIR 607” and “Addendum to FEIR 607”); and

WHEREAS, Final EIR 607 addressed the potentially significant environmental impacts associated with a previously proposed 153-unit senior living facility (“Initial Project”) on the Project site, that included a NTSP Amendment, Use Permit and Site Development Permit, 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 Initial Project; and

WHEREAS, as required by CEQA Guidelines Section 15162, the potentially significant environmental impacts associated with the Amended Project, which is reduced in scope from the Initial Project, were compared to those potentially significant environmental impacts identified for the Initial Project, and it was concluded that no subsequent or supplemental EIR was warranted and that an Addendum to Final EIR 607 was the appropriate CEQA process; and,

WHEREAS, based on the Final EIR 607 and the Addendum to FEIR 607, it has been determined that environmental impacts related to the Amended Project have been reduced to less than significant with the incorporation of mitigation measures and conditions of approval; and

WHEREAS, on July 25, 2018, the Planning Commission adopted Planning Commission Resolution No. 18-04 with its recommendation that this Board approve the Amended Project; and,

WHEREAS, on \_\_\_\_\_, 2018, this Board of Supervisors conducted a public hearing regarding the Amended Project; and

WHEREAS, the Board of Supervisors has reviewed the findings contained in the Clearwater at North Tustin – EIR Addendum Findings, attached hereto as Exhibit C and incorporate herein by reference, with respect to potential significant impacts of the Amended Project; and

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board of Supervisors hereby adopts Addendum to Final EIR No. 607, attached as Exhibit A, as well as a revised Mitigation Monitoring and Reporting Program (MMRP), attached as Exhibit B, which in conjunction with FEIR 607, is complete and adequate in that it addresses all environmental effects of the Project and fully complies with the requirements of CEQA, the CEQA Guidelines and the County of Orange CEQA Guidelines. All of the information comprising Final EIR 607 and Addendum to Final EIR No. 607 is on file with the County of Orange/OC Development Services at 300 N. Flower Street, Santa Ana, California.
2. The Board of Supervisors approves and adopts the Clearwater at North Tustin – EIR Addendum Findings, attached as Exhibit C. Specifically, the Board of Supervisors finds that each fact in support of the individual findings is true and

based upon substantial evidence in the record, including Final EIR 607 and Addendum to Final EIR No. 607

3. The Board of Supervisors finds that Addendum to Final EIR No. 607 identifies all significant environmental effects of the Amended Project, and that there are no known potential environmental impacts which are not specifically and adequately addressed in Addendum to Final EIR No. 607.
4. The Board of Supervisors finds that no significant new information has been added to FEIR 629 such that recirculation for additional public review is necessary or required pursuant to CEQA Guidelines Section 150885.5.
5. The Board of Supervisors finds that Final EIR No. 607 and Addendum to Final EIR No. 607 reflects the independent review and judgment of the County.
6. The Board of Supervisors finds that Addendum to Final EIR No. 607 serves as adequate and appropriate to comply with the requirements of CEQA.