

SUBDIVISION COMMITTEE PRELIMINARY REPORT

DATE: April 19, 2023

TO: Orange County Subdivision Committee

FROM: OC Development Services/Planning Division

SUBJECT: Public Hearing on Tentative Parcel Map 2021-118

PROPOSAL: A proposal to subdivide a vacant 0.923 acre property into two parcels of 20,165 square feet and 20,0045 square feet in the unincorporated North Tustin area.

GENERAL PLAN DESIGNATION: 1B “Suburban Residential”

ZONING: AR-20,000 “Agriculture Residential” with a 20,000 square foot minimum building site area.

LOCATION: The project is located at 10352 Broadview Place in the unincorporated area of North Tustin within the Third Supervisorial District (APN 503-551-18).

APPLICANT: Bachar Halabi, Property Owner

AGENT: Hassan Halabi, Agent Fawaz Abbas Mohamad, Engineer

STAFF CONTACT: Kevin Canning, Contract Planner
Phone: (714) 667-8847 Email: Kevin.Canning@ocpw.ocgov.com

RECOMMENDED ACTIONS:

OC Development Services/Planning Division recommends that the Subdivision Committee:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 15 exemption pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Tentative Parcel Map TPM 2021-118 subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

The subject vacant property is in a hillside area located north of Newport Avenue.

PROPOSED PROJECT

The project proposes to subdivide a 0.923-acre vacant property into two parcels of 20,165 square feet and 20,0045 square feet. No grading is proposed by the map. Grading will be proposed and reviewed with the submittal of a future single family home on each site. Access to the parcels will be provided from an existing easement that also serves two existing single-family homes. The project site slopes downward from the easement street across a sloping future 'pad' area before it drops more steeply to the homes below abutting the rear property line.



- NOTE: The assessor's parcel lot lines in the exhibit above do not reflect an approved lot line adjustment (LL81-38). The proposed parcel map does correctly reflect the adjusted property lines.

SURROUNDING LAND USE

The project site is a designated as Suburban Residential by the General Plan and is bounded by existing single-family homes to the north and west and one vacant parcel to the south. Other existing homes lie below the site to the east. The zoning and existing land use for surrounding properties is as follows:

Direction	Zoning Description	Existing Land Use
Project Site	AR-20,000	Vacant
North	AR-20,000	Single-Family Dwelling
South	AR-20,000	Vacant
East	AR-20,000	Single-Family Dwelling
West	AR-20,000	Single-Family Dwelling

DISCUSSION/ANALYSIS

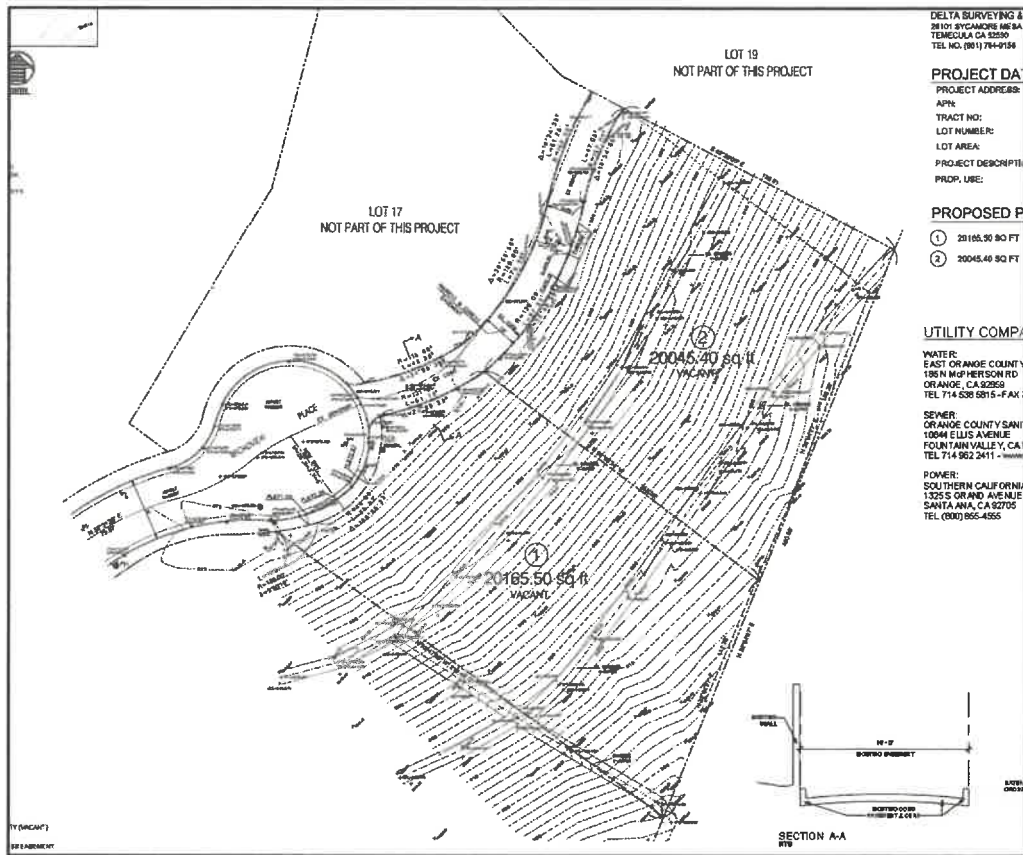
The proposed map meets all zoning district standards for the requested lot split. Although no grading is proposed with the subject map, adjacent neighbors have expressed concern that future development on the site could result in earth movement on the site that could also affect their adjacent properties (see attached NTAC minutes and NTAC summary below). Additionally, Mr. and Mrs. John Konop have submitted a letter (attached) noting existing evidence of soil slippage and expressing concern for future impacts from the development of the subject property.

In response to these concerns and following discussions with Building & Safety engineers, staff proposes the following special conditions to ensure that these concerns are addressed at such time that grading proposals are submitted:

- *Standard condition GO1 (Geology Report) shall apply to the future site development. The geotechnical report and design recommendations shall be in accordance with the requirements of the OC Grading Manual and the current California Building Code.*
- *The subject site is located within a State of California Seismic Hazard Zone for earthquake induced landslide potential. The proposed development must address the potential impact of earthquake induced landslide/slope instability at the subject site on the proposed grading and construction. Site specific analysis and evaluation in accordance with SP117A requirements must be included in the project geotechnical report.*



Tentative Parcel Map TPM 2021-118 (portion)



REFERRAL FOR COMMENT AND PUBLIC NOTICE

A Notice of Hearing was mailed to all property owners of record within 300 feet of the subject site on April 7, 2023. Additionally, a notice was posted at the project site, at the County Administration South (CAS) building, 601 North Ross Street, and posted on the OC Public Works website as required by established public hearing posting procedures. The Notice was also published in the OC Reporter on February 6, 2023. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions, Orange County Fire Authority. All comments by County Divisions and OCFA have been addressed through incorporation of proposed Conditions of Approval provided as Attachment 2.

North Tustin Advisory Committee

The project was reviewed by the North Tustin Advisory Committee (NTAC) on March 16, 2022. At the meeting, the two adjacent neighbors spoke of their concern regarding the soils stability of the site and the potential of future earth movement (slippage) that could potentially result in damage to their properties. Following public comments, the Committee discussed the item, including asking questions of OC Planning staff (Kevin Canning) also at the meeting. The Committee then passed the following action by a 5:1 vote:

- Based on the comments the received, the Committee requests that the County take special care to ensure that future construction on these two proposed lots will be safe and to ensure the stability of not only of future homes on those two lots but of the hillside and surrounding existing homes through whatever measures the County geotechnical engineers deem appropriate.
- That runoff from the site doesn't muddy the pool down at the bottom of the hill
- The slope on the site and any adjacent sites across the accessway remain stable

CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15301-15303). Following is a brief analysis of the project's consistency with Class 15 categorical exemptions.

Class 15 Categorical Exemption

The Class 15 (Section 15301) exemption provides the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Exceptions to Categorical Exemptions

None of the exceptions to the use of Categorical Exemptions listed in Section 15300.2 apply to the project. Each component of the project meets criteria outlined in the Class 15 exemption. The project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any less than significant short-term construction related concerns

CONCLUSION

Staff has reviewed the applicant's proposed parcel map and considered the concerns expressed by NTAC and project neighbors. Staff supports approval of the project subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



boSIGN 4286721-4F3580P

Justin Kirk, Land Use Manager
Planning, OC Development Services

Concurred by:



boSIGN 192X3L64-4P355RXP

Amanda Carr, Interim Deputy Director
OC Public Works/Development Services

CERTIFICATION

I hereby certify that Tentative Parcel Map 2021-118 was approved by the Orange County Subdivision Committee on April 19, 2023, per the findings included in Attachment 1 and the Conditions of Approval included in Attachment 2.

Lily Sandberg, Deputy County Surveyor
Subdivision Committee Chairperson

ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter
4. NTAC minutes
5. Konop Letter
6. Project Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the OC Planning Commission within 10 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning.



Attachment 1 Findings TPM 2021-118

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- 1 **CEQA COINSISTENCY** **TPM 2021-118**
That the proposed project is Categorically Exempt from the provisions of CEQA as a Class 15 (Minor Land Divisions) per Section 15315 of the CEQA Guidelines.
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- 2 **FISH AND GAME CODE** **TPM 2021-118**
That pursuant to Section 711.4 of the California Fish and Game Code, this project has received a 'No Effect Determination Notice' from California Department of Fish & Wildlife who has determined that no adverse impacts to wildlife resources will result from the project.
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- 3 **NCCP PROGRAM** **TPM 2021-118**
That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and, therefore, will not preclude the ability to prepare an effective Sub regional Natural Communities Conservation Planning (NCCP) Program.
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- 4 **GENERAL WELFARE** **TPM 2021-118**
That the proposed map will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
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- 5 **GENERAL PLAN CONSISTENCY** **TPM 2021-118**
That the proposed map is consistent with the Orange County General Plan.
-
- 6 **DESIGN & IMPROVEMENT** **TPM 2021-118**
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.
-
- 7 **DEVELOPMENT TYPE** **TPM 2021-118**
That the proposed site is physically suitable for the proposed type of development.
-
- 8 **DEVELOPMENT DENSITY** **TPM 2021-118**
That the proposed site is physically suitable for the proposed density of development.
-
- 9 **ENVIRONMENTAL DAMAGE** **TPM 2021-118**
That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
-
- 10 **PUBLIC HEALTH** **TPM 2021-118 CUSTOM**
That with the application of conditions of approval and standard engineering plan review the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.

11	PUBLIC EASEMENTS	TPM 2021-118
<p>That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.</p>		
12	SUBDIVISION / ZONING CODE CONSISTENCY	TPM 2021-118
<p>That the proposed subdivision, as conditioned, complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.</p>		
13	ZONING CONSISTENCY	TPM 2021-118
<p>That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.</p>		
14	SEWER SYSTEM	TPM 2021-118
<p>That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region.</p>		
15	NATURAL HEATING AND COOLING	TPM 2021-118
<p>That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).</p>		
16	EXPIRATION OF MAPS	TPM 2021-118
<p>That because of non-participation in fee programs for off-site improvements, this project will not qualify for consideration under Section 66452.6 of the Subdivision Map Act.</p>		
17	LOCAL PARK CODE	TPM 2021-118
<p>That the Local Park Code requirement can be met by the payment of in-lieu fees at the time of building permit issuance for the dwelling units.</p>		
18	APPEAL OF EXACTIONS	TPM 2021-118
<p>That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.</p>		



Attachment 2 Conditions of Approval TPM 2021-118

1 PERIOD OF VALIDITY TPM 2021-118 (Custom)

Tentative Parcel Map 2021-118 is valid for a period of thirty-six (36) months from the date of the Subdivision Committee's approval. An extension of time for the map to be recorded may be requested pursuant to the Orange County Subdivision Code Section 7-9-258.

2 PROPERTY IMPROVEMENTS TPM 2021-118 (Custom)

The approval of TPM 2021-118 does not include the approval of any other improvements to the subject property. Prior to the issuance of any permits for property improvement, building or grading permits, additional review and approval of permits will be required. The applicant is advised to consult with the Manager, Permit Services to determine any required or applicable permits or reviews prior to any proposed property improvement.

3 IN LIEU PARK FEE TPM 2021-118 (Custom)

Prior to the recordation of the final map, a note shall be placed on the face of the map that residential construction will be required to pay the in-lieu park fee in effect at the time of permit issuance. The property is located within Community Analysis Area (CAA) 43.

4 INDEMNIFICATION TPM 2021-118

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Subdivision Committee, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

5 BASIC/APPEAL EXACTIONS TPM 2021-118

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

6 ROAD FEE PROGRAM TPM 2021-118

Prior to the recordation of the final map, a note shall be placed on the face of the map that residential construction will be required to pay applicable fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Permit Services.

A. Foothill/Eastern Transportation Corridor, Zone B

7 REQUIRED GEOTECHNICAL REPORT TPM 2021-118 (Custom)

A note shall be placed on the final map that prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the County of Orange Building and Safety Division for review and approval. The report shall include the information and be in the form as required by the Grading Manual, and that because the subject site is located within a State of California Seismic Hazard Zone for earthquake induced landslide potential, the required geotechnical report and any proposed development must address the potential impact of earthquake induced landslide/slope instability at the subject site on the proposed grading and construction. Site specific analysis and evaluation in accordance with SP117A requirements must be included in the project geotechnical report.

TPM 2021-118 –

No applicant letter

MEETING MINUTES

North Tustin Advisory Committee (NTAC)
Wednesday, March 16, 2022
7pm @ Tustin Unified School District boardroom

I. CALL TO ORDER

Peter Schneider called the meeting to order at 7:20PM due to delay in getting access into the Tustin Unified School District boardroom.

- *NTAC members in attendance:* Mike Fioravanti (Secretary), Kendra Carney Mehr, Peter Schneider (Chair), Dessa Schroeder, Kirk Watilo, Pat Welch.
- *County of Orange attendees:* Kevin Canning, Contract Planner - OC Development Services

II. APPROVAL OF THE MINUTES FROM PREVIOUS MEETING

Pat Welch made a motion to approve the minutes from the November 2021 meeting. Kirk Watilo second the motion. The committee then voted to approve the minutes with all in favor.

Also, Pat Welch led the flag salute that was missed in the opening Call to Order

III. ELECTION OF OFFICERS

Mike Fioravanti suggested the committee defer the election to the next NTAC meeting to give more time for preparation.

IV. COMMITTEE BUSINESS

Mike Fioravanti referenced the earlier discussion and interest in creating a document that outlines the “role of NTAC” so that attendees and applicants will have more information to better prepare for the meetings. A draft copy that Mike Fioravanti and Kirk Watilo have created will now be sent electronically to the committee for further review/input. The goal is to have a “final draft” ready at the next meeting to then send to the County of Orange for input.

Kevin Canning reminded the committee the Bylaws of the North Tustin Advisory Committee are on the county website. The document (dated December 1997) outlines the Purpose, Responsibilities, Procedures, etc. for NTAC. Kevin also suggested the new document be send to the Third District Supervisor’s office as well.

IV. OLD BUSINESS - None

V. NEW BUSINESS

Item #1

Project: Tentative Parcel Map TPM 2021-118 - Broadview Lot Split

Owner: Bachar Halabi

Agent: Hassan Halabi

Location: 10352 Broadview Place, Santa Ana

Proposal: The applicant proposes to subdivide a vacant 1.05-acre parcel into two parcels of a minimum size of 20,000 square feet in the AR-20,000 zoning district.

Peter Schneider read the details of the project and that approval of the map would be needed from the Subdivision committee which is not NTAC. He noted that the project would be for a single-family home on each new parcel but no new development or grading is proposed at this time.

Hassan Halabi, along with his brother, Bachar, gave an overview of the project and their interest in building two custom homes. Hassan recognized the concerns about the hillside safety for building the homes and stated a soil engineer will be hired. He invited the neighbors to be involved in that process as well.

Hassan Halabi stated one home would be off the cul-de-sac and the other home would be in the second parcel but the details have yet to be determined. Hassan is a real estate broker and a general contractor, has been building homes for the past 30 years in Orange County.

Peter Schneider asked for questions from the committee:

Pat Welch asked about the setback on the front of the house(s). Hassan Halabi replied that it would be *“about 65 feet”* and would be after a retaining wall is built according to the soil recommendations.

Mike Fioravanti inquired about the existing private road off the cul-de-sac and how proposed House B would connect with this. Hassan said the road is an easement tied to the two existing homes as well as the lot he owns. Further he stated the plan is to widen the road. Mike Fioravanti expressed concern that the existing lot does not have any width to build on let alone widen the road. Hassan Halabi said it would be a 25' setback before the garage and home begin and he agreed with Mike Fioravanti's clarification that the home would have to be built entirely on caissons or pylons.

Peter Schneider asked for questions/input from the public

PUBLIC COMMENT

Richard Craig, lives at 10351 Broadview Place which is on the private road (he calls it a “driveway”). He has lived there for 12 years and this project is of concern for several reasons. One is that it's *“a severe hill (steep angle) and the potential of degradation to the hill if someone builds on the hill....there is already cracks in the driveway”*.

Richard Craig states there is “no flat land”, “none, zero and goes from the driveway straight down”. He further added “I’m not sure what will happen to our property” if someone builds on those lots. Richard Craig feels the integrity of the hill and lot is his biggest concern. He is also concerned about the traffic and noise that will “go on for a few years” with this project. Richard wondered aloud if he will need to hire his own engineer to check things out.

Peter Schneider explained that there would need to be significant involvement with the County of Orange with grading permits, geotech inspections, etc. and that the County would not allow a site to be built that would undermine existing properties. However, he clarified this is not before NTAC to review right now.

John Kanop (and his wife Alison) owns the house at 10302 Broadview Place at the end of the driveway for 21 years. He stated the hill has been on the move the entire time they’ve lived there. Last year they had to re-do the pool (\$85,000 cost) and they’ve been having cracks in their walls and ceilings. He is concerned with the steep hill right off the driveway and the need to use pylons for this entire project. John stated the existing driveway is “already cracked for 270 feet and the crack is widening every single year”. John Kanop stated that if the pylons are driven into the ground it would likely affect his new pool, walls and ceilings. He said he is “not against construction or progress” and can deal with noise and dust but is concerned about further cracks with the house, pool, foundation, etc. “which would be exacerbated by this construction”.

Peter Schneider asked with Kevin Canning for guidance on NTAC’s role given this project will go to the Subdivision committee.

Kevin stated: “*It would not be unreasonable for the committee to say, based on the comments you’ve received, that you would ask the County to take special care to ensure that future construction on these two proposed lots and ensure the stability of not only of future homes on those two lots but of the hillside and surrounding existing homes through whatever measures the County geotechnical engineers deem appropriate*”. He also recommended that the neighbors that spoke about the project send their comments to him via email. Kevin explained that the neighbors would also receive a 2nd notice before the Subdivision committee public hearing (the date has not been determined yet). He will take these comments and “*work with the county’s building department and geotechnical engineers to word that condition to highlight for them, when the project comes through, the special concerns*” so that it is on public record. Kevin reiterated the email should state the concerns along with the request to “*ask the County of Orange to be extra careful about*”.

Peter Schneider confirmed with both applicants that they understood the concerns that have been expressed today.

Mike Fioravanti asked Hasan Halabi if they have contacted the neighbors down the hill, below the proposed project site, on Ambervale. Hassan Halabi said he “*tried to talk with them but had no luck*”. He further stated he tried a few times to meet with one of the neighbors. Mike Fioravanti suggested he try to reach as many as neighbors as

possible and Hasan Halabi agreed. Peter Schneider commented that it would be helpful if the neighbors are involved.

Ronald Huber, 10381 Greenbrier, asked if he could also provide public comment. His house is directly below the cul-de-sac for the proposed project site. His concern is "*the siding of where the homes will be to determine how safe and stable that project will be*". Specifically, if there will need to be grading on the hill. He feels the homes below are currently "*safe since the hill not been graded in the past and any future grading could impact the integrity of the hill*". Ronald Huber stated the neighbors are concerned about maintaining the integrity of the hill below the project. Ronald Huber also added that his pool fills up with mud whenever it rains due to the steepness of the hill.

Hasan Halabi responded that the proposed homes would be exactly like the existing homes that were built earlier (next door).

Kirk Watilo raised a question to Kevin Canning about the applicant's comment that the setback requirement is 20' and might be 25' --- can a variance be issued by the County to get it closer to the street? Would it be better for the safety? Kevin responded that "*the setback is from the edge of the easement and might be more than 25' although a variance would be possible if there were geotechnical reasons*". Regardless of where the homes are designed it will all be dependent on the geotechnical requirements.

No further public comment.

Peter Schneider opened up the committee discussion...

Kendra Carney Mehr inquired if NTAC is being asked to recommend or deny the dividing of the parcel. Kevin Canning said that is correct and a motion could include extra considerations based on the testimony shared tonight.

Mike Fioravanti shared his concerns about Lot B that would have a house built 100% on pylons/caissons. He feels this lot is not appropriate for a home even though the County and sub-division committee will be taking great care to ensure safety as the project moves forward. Mike Fioravanti said he does not think the project should move forward as it's not appropriate for a house to be built on this lot.

Peter Schneider feels "*the only question before the committee is can they sub-divide the lot?*". He added "*NTAC does not know any of the specifics about the project development (plans) and NTAC has only been told about the aspirations of the project*". Peter Schneider continued: "*...perhaps the aspirations could change at a later date but that is not before NTAC now*". Mike Fioravanti clarified that the intent is to build a home(s) and that should be kept in mind. Pat Welch stated that if the request is approved tonight by NTAC then the project will need to be followed by other meetings.

Pat Welch made a motion to approve with all of the caveats that have been “*discussed and recorded here*” although he is not able to recite verbatim. Peter Schneider recommended “*to include all of the stipulations that Mr. Canning mentioned and we will include in the minutes*”. Kevin Canning suggested to also list “*bullet points of the concerns and let us figure out a way to address those concerns*” such as...

- Runoff from the site doesn’t muddy the pool down at the bottom of the hill
- The slope on the site and any adjacent sites across the accessway remain stable
- SEE KEVIN CANNING STATEMENT ON PAGE 3 (blue/bold font). [Note: His statement in full should be included in the record here].

Kirk Watilo second the motion. He clarified that a motion should include language that the project conforms to the minimum lot size of 20,000 --- as it already does.

With no further committee discussion Peter Schneider led vote:

- Yea (5): Dessa, Pat Welch, Peter Schneider, Kirk Watilo, Kendra
- Nay (1): Mike Fioravanti

Motion carried for Project 1.

Item #2

Project: Tentative Parcel Map TPM 2021-180

Owner: Linkey International Inc.

Agent: Alexander Kang / Simon Perkowitz

Location: 10262 Crawford Canyon Road

Proposal: The applicant proposes to subdivide a 2.4-acre property developed with one residence into four parcels with a minimum area of 20,000 square feet to be served by a private street in the 125-E4-20000(SR) zoning district.

Peter Schneider read the details of the project (noted above) and that the project would require approval of the map by the Subdivision committee. The applicant would ultimately develop a single-family home on each new parcel. The subject map reflects proposed grading which would be approved with the tentative parcel map. Kevin Canning corrected the last sentence, it is an error, and the tentative parcel map does not show the proposed grading --- it was on a separate exhibit. Kevin further stated that the map could be revised but right now NTAC is not reviewing the grading.

Simon Perkowitz, Architect, spoke about the project. He stated the applicant “*is not a developer and they are not proposing any housing at this time*”. He is open to any questions.

Peter Schneider asked for clarity of the existing and future road. Simon said the road would be widened by 25’ and will be improved.

Mike Fioravanti asked about the drawing showing Parcel 5 in the middle of the cul-de-sac. Kevin Canning stated it should be Parcel A, not a number. Simon Perkowitz said Parcel A is just the cul-de-sac and not a buildable lot.

Kirk Watilo asked that each parcel does not include square footage for Parcel A. Simon Perkowitz confirmed yes.

Dessa Schroeder asked for clarity on the existing road. Kevin Canning stated it's currently a driveway serving an existing single-family residence.

Mike Fioravanti asked if the existing house would be demolished. Simon Perkowitz stated at this time that is not a consideration but it could be in the future. At that point Kevin Canning stated, *"the map may not be able to be recorded with the existing home due to the setback requirements"*. He added they might be able to record *"a few of the lots but not all"*.

PUBLIC COMMENT

Greg Dovidio, 12316 Canyon Terrace, his property runs parallel to the 2.4 acres. He met the property owner a few years earlier and he's *"all for it (this project) cause any improvement made to this property is better than what it is now. Frankly, the property has been deteriorating the last couple of years"*. He said the existing house was built in the 1960s but after years with renters in the property and since the property has *"gotten way worse"*. He would like the owner to know the existing house is *"de-valuing the value of his real estate and the neighbors"*. Greg Dovidio asked for clarity on the current status of the property and Kevin Canning stated it's simply about the sub-division at this time. Greg Dovidio is concerned about future homes, height, etc. to protect his view. Peter Schneider informed Greg Dovidio that NTAC is not reviewing anything other than the sub-division at this time.

Kevin Canning shared some general zoning requirements (such as height) with Greg Dovidio and suggested he send along any concerns via email.

Simon Perkowitz commented that the owners have done work on the property to clear shrubs and trees to minimize any fire hazard.

COMMITTEE DISCUSSION

None.

Mike Fioravanti made a motion to approve the proposed project to sub-divide into four parcels with a minimum of 20,000 square feet (as listed). Kendra Carney Mehr second the motion.

No further committee discussion

Committee voted with all six (6) in favor to approve.

Motion carried for Project 2.

Item #3

Project: Tentative Parcel Map TPM 2021-186

Owner: John Saito

Agent: Keith Messick

Location: 10231 Sunrise Lane

Proposal: The applicant proposes to subdivide a vacant 2.2-acre parcel into four parcels with a minimum area of 20,000 square feet to be served by the extension of a private street in the AR-20000 zoning district.

Peter Schneider read the details of the project including the proposed parcels would create four parcels with areas 30,332 to 30,274 square feet. The four new lots would each take access from an extension of Sunrise Lane though the new lots with no lots taken from the existing Sunrise Lane which is at the foot of some large slopes. The project will require approval of the map from the Subdivision committee. The applicant would ultimately develop a single-family home on each new parcel. At the request of County staff the applicant has provided conceptual grading and a development concept for proposed Parcel 2.

Keith Messick, Architect, shared a brief high-level overview.

Kevin Canning provided details of the access road by referencing a map that was shown to the committee.

Mike Fioravanti asked if Rocking Horse Ridge (RHR) homeowner's association is supportive of this project. Keith Messick stated the project is not part of the association. He has sent letters to the association but does not know how they feel about the project. Pat Welch asked for clarification on why this is not part of the RHR association. Keith Messick stated it should be "*considered more like an access easement via RHR*".

Kirk Watilo asked for clarification of the existing Sunrise Lane on the map. Further discussion was done using the map as a reference.

Peter Schneider asked how much of these parcels would be flat land or hill. Keith Messick responded that it's "*all hill*".

Dessa Schroeder asked about the access road and Keith Messick said it's a dirt road right now.

Kirk Watilo inquired that the access road is not included in the 20,000 square feet. Kevin Canning confirmed.

No further questions from the committee.

PUBLIC COMMENT

None

Peter Schneider made a motion to recommend to the Subdivision committee that it *“approve the proposed sub-division with request to the County to take special care with sufficient geotechnical....and all inspections or scientific efforts necessary to ensure that anything that is built can withstand (the hillside) and be safe for the neighbors and homeowners themselves”*.

Kirk Watilo second the motion.

Committee voted with all six (6) in favor to approve.

Motion carried for Project 3.

VI. PUBLIC COMMENT (OTHER ITEMS)

NONE

[Other: Pat Welch suggested to Kevin Canning that it is always helpful if someone from the County of Orange is in attendance for the NTAC meetings. Kevin Canning agreed.]

VII. ADJOURNMENT

Kendra made a motion to adjourn the meeting, Dessa second. All voted in favor and the meeting was closed at 8:30pm

*Meeting notes compiled by Mike Fioravanti (Secretary)
1 April 2022*

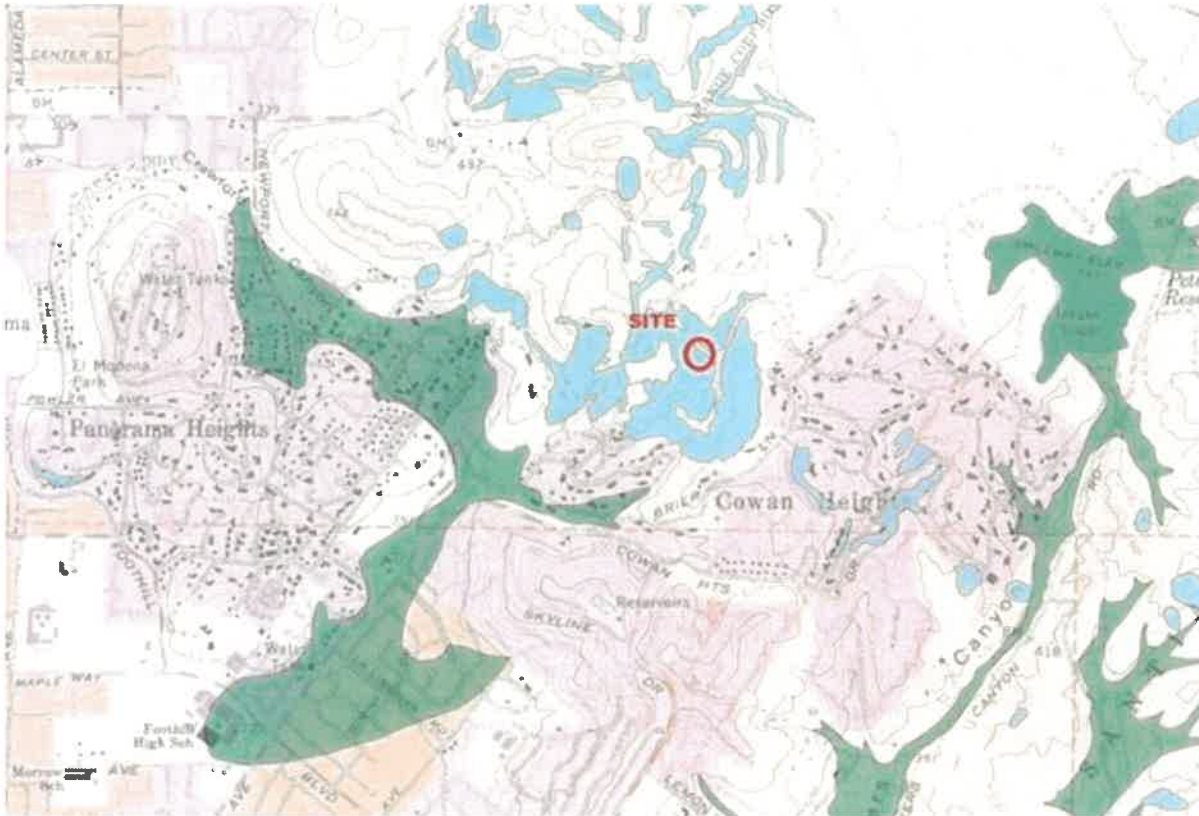
To: Building Review Committee
Proposed Building Site
10352 Broadview Place

From: John and Alison Konop
10301 Broadview Place

As the owners of 10301 Broadview Place, we have grave safety and damage concerns relative to the approval of this project. The proposed project would run alongside our current driveway. As you can see from the pictures below, given the multiple pylons that would need to be used in this project for the houses and even the majority of the driveways, given the almost vertical hillside, extensive ground movement is almost a certainty.

We have consulted with a geotechnical engineer given that we have already sustained significant structural damage to our home, pool, deck and driveway, as a result of natural ground movement on the hill surrounding our property. This proposed project would certainly only exacerbate the situation.

Below you can see the map showing proposed building site and surrounding areas. The blue (proposed building site) is a landslide area and is mapped in a huge geological hazard zone. Green areas represent liquification.



We respectfully request that you do not approve this project. Our pool has suffered such severe structural damage as a result of natural ground movement, that the entire pool and deck had to be reconstructed. Our driveway (270 feet long) that is adjacent to this proposed construction site, has numerous deep and wide cracks along the entire length of the driveway that are getting more and more severe as a result of ongoing natural movement on the hill. (See picture below). Our home has also suffered significant damage to the interior as a result of natural ground movement.

One can only imagine what the damage will be if this proposed project is approved given that the project will be built almost entirely on supporting pylons.



We request that the Geo-Technical Review be extensive and evaluate carefully the likely damage to our property (10302 Broadview) as a result of proposed project given that both homes and the majority of both driveways, will need to be built on supporting pylons. Driving these pylons into this steep hill, (much of the hill and cul-de-sac area is fill dirt), will further threaten the questionable integrity of the hill and cause further soil movement.

We ask that if your decision is contrary to our request and concerns, that you ask for your own geological study regarding this proposed construction.

We appreciate your careful due diligence and consideration prior to going forward with this proposed project.

Respectfully,

John and Alison Konop

DATE: 2-2-22

OWNER/SUBDIVIDERS

BACHAR HAJAJI
10352 BROADVIEW PL
IRVINE, CA 92614

ENGINEER

JK ASSOCIATES
10352 BROADVIEW PL
IRVINE, CA 92614

SURVEYOR

DELTA SURVEYING & MAPPING
2101 SYCAMORE MESA RD.
TENCUELLA, CA 92590

PROJECT DATA

PROJECT ADDRESS: 10352 BROADVIEW PL, SANTA ANA
APN: 503-551-18
TRACT NO: 9238
LOT NO: 16
LOT AREA: 40,210.90 SQ. FT., ACRES: 0.923
PROJECT DESCRIPTION: SUBDIVIDED LOT TO 2 PARCELS
PROP. USE: SINGLE FAMILY RESIDENCE

PROPOSED PARCELS AREAS

- ① 20165.50 SQ FT ACRE= 0.463
- ② 20045.40 SQ FT ACRE= 0.460

UTILITY COMPANIES

WATER:
EAST ORANGE COUNTY WATER DISTRICT
18515 N. GARDEN RD
BENTON, CA 92703
TEL: 714 539 5815 - FAX: 714 539 0334

SEWER:
ORANGE COUNTY SANITATION DISTRICT
10000 S. GARDEN RD
FOUNTAIN VALLEY, CA 92708
TEL: 714 862 2411 - www.ocsan.gov

POWER:
SOUTHERN CALIFORNIA EDISON CO
1325 S GRAND AVENUE
SANTA ANA, CA 92705
TEL: (800) 555-4555

TENTATIVE PARCEL MAP

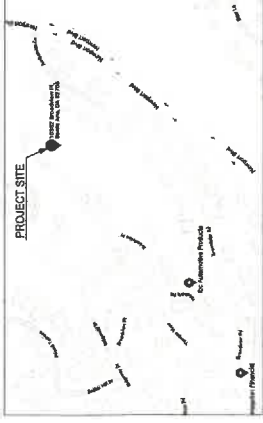
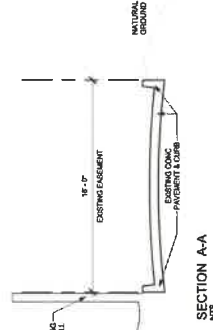
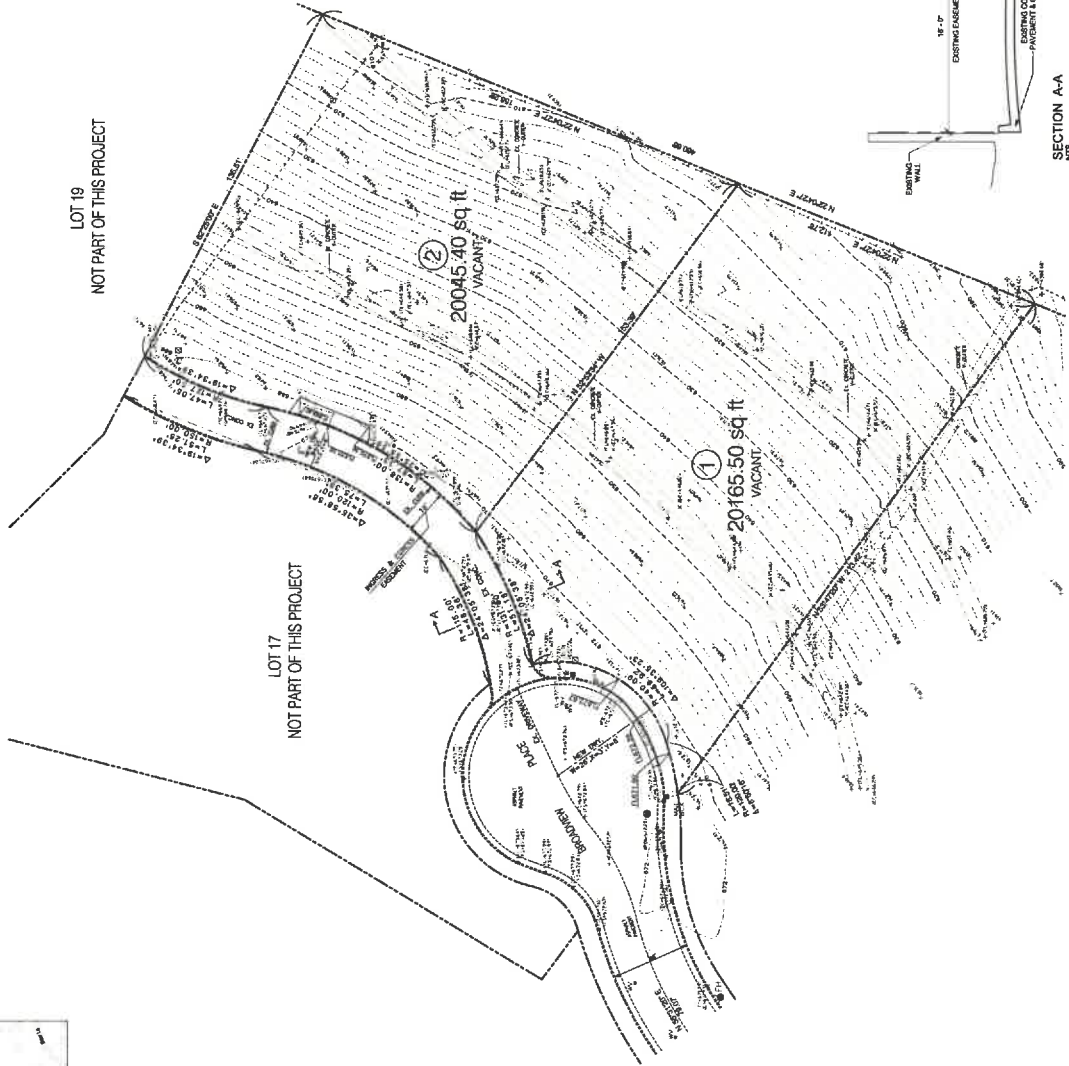
FOR
PARCEL 3, LOT 18, TRACT 9326
(L.L.A. 81-38, BK. 14241/1197-1201)
APN: 503-551-18
VACANT LOT

LOT 19
NOT PART OF THIS PROJECT

LOT 17
NOT PART OF THIS PROJECT

②
20045.40 sq ft
VACANT

①
20165.50 sq ft
VACANT

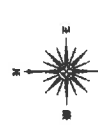


LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- BM - BENCHMARK
- CEFR - CITY ENGINEER'S FIELD BOOK
- CDL - CENTERLINE
- CON - CONCRETE
- CONC - CONCRETE
- EST - ESTABLISH
- FD - FOUNDRY
- FF - FINISH FLOOR LEVEL
- INT - INTERSECTION
- INT-INT - INTERSECTION
- LA - LEAD AND TAG
- MB - MAP BOOK
- CH - CHAINS
- P.C. - PROPERTY CORNER
- PO - POINT
- PLT - PLASTER
- PROD - PROLONGED
- PROB - PROPOSED
- RE - REGISTERED CIVIL ENGINEER
- RM - REGISTERED MARSHAL
- SM - SLOPE
- TC - TOP OF CURB ELEV.
- TR - TOP OF WALL ELEV.
- W.F.P. - WROUGHT IRON FENCE
- W.L. - WATER LINE
- W.M. - WATER METER
- W.V. - WATER VALVE
- EMST - EXIST. CONTOURS

ABBREVIATIONS

- A.C. - ASPHALT PAVEMENT
- B.W. - BOTTOM OF WALL
- C.C. - CONCRETE CURB
- C.C. - CONCRETE CURB
- E.C. - END OF CURB
- F.H. - FIRE HYDRANT
- F.O.W. - FACE OF WALL
- G.B. - GRADE BREAK
- G.P. - GUARD POST
- IP - IRON PIPE
- L.P. - LEAD AND TAG
- L.L.A. - LEAD AND TAG
- M.N. - MANHOLE
- O.P. - OPEN PITCH
- P.O. - PORTION OF
- P.O.I. - POINT OF INTERSECTION
- S.L.P. - STREET LIGHTING PALLADIUM
- S.M. - SURVEY MONUMENT
- T.C. - TOP OF CURB
- T.W. - TOP OF WALL
- W.M. - WATER METER
- W.V. - WATER VALVE



NOTES:

1. NO BUILDINGS ON PROPERTY (VACANT)
2. NO TREES ON PROPERTY
3. EXIST. 16\"/>



PREPARED UNDER THE DIRECTION OF
BACHAR HAJAJI
REGISTERED PROFESSIONAL ENGINEER
NO. 14241
STATE OF CALIFORNIA
DATE: 2-2-22