



Attachment 1

Findings

TPM 2021-180

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- 1 **CEQA COINSISTENCY** **TPM 2021-180**
That the proposed project is Categorically Exempt from the provisions of CEQA as a Class 1 (Existing Facilities), Class 3 (New Construction of Small Structures) and Class 15 (Minor Land Divisions) exemptions pursuant to Sections 15301, 15303 and 15315 respectively of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.
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- 2 **FISH AND GAME CODE** **TPM 2021-180**
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 2021-180**
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 2021-180**
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 2021-180**
That the proposed map is consistent with the Orange County General Plan.
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- 6 **DESIGN & IMPROVEMENT** **TPM 2021-180**
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.
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- 7 **DEVELOPMENT TYPE** **TPM 2021-180**
That the proposed site is physically suitable for the proposed type of development.
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- 8 **DEVELOPMENT DENSITY** **TPM 2021-180**
That the proposed site is physically suitable for the proposed density of development.
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- 9 **ENVIRONMENTAL DAMAGE** **TPM 2021-180**
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.
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- 10 **PUBLIC HEALTH** **TPM 2021-180**
That the design of the subdivision and the type of improvements proposed are not likely to cause

serious public health problems.

11	PUBLIC EASEMENTS	TPM 2021-180
<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 2021-180
<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 2021-180
<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 2021-180
<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 2021-180
<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 2021-180
<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 2021-180
<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 all future dwelling units.</p>		
18	APPEAL OF EXACTIONS	TPM 2021-180
<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 2021-180

1 PERIOD OF VALIDITY TPM 2021-180

Tentative Parcel Map 2021-180 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 INDEMNIFICATION TPM 2021-180

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.

3 BASIC/APPEAL EXACTIONS TPM 2021-180

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.

4 ROAD FEE PROGRAM TPM 2021-180

Prior to the recordation of the final map, a note shall be placed on the face of the map that residential construction on Parcel 2 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

5 CRAWFORD CANYON ROAD DEDICATION TPM 2021-180 (Custom)

On the applicable final subdivision map, the subdivider shall make an irrevocable offer of dedication to the County of Orange for 10’ additional right of way on Crawford Canyon Rd across the property frontage in a manner meeting the approval of the Manager, Development Support.

6 PRIVATE STREET DEDICATION TPM 2021-180

Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services that states:

“The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highway code of the State of California, the said streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors.”

7 STREET IMPROVEMENTS TPM 2021-180

Prior to the recordation of a subdivision map, the subdivider shall design and construct the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading.

- (a) Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling.
 - (b) The water distribution system and appurtenance that shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief.
 - (c) Underground utilities (including gas, cable, electric and telephone), street lights and mailboxes.
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8 SIGHT DISTANCE TPM 2021-180

Prior to issuance of any grading permits, the applicant shall provide adequate sight distance at all street intersections per Standard Plan 1117, and at all driveways in a manner meeting the approval of the Manager, Development Support. This includes any necessary revisions to the plan such as removing slopes or other encroachments from the limited use area.

9 STREET MARKINGS TPM 2021-180 (Custom)

A. Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background.

B. Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan. The CC&Rs or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes, and an enforcement method.

10 FIRE MASTER PLAN TPM 2021-180

Prior to the issuance of any grading permit, the developer shall receive approval of a Fire Master Plan from Orange County Fire Authority.

11 COMBUSTIBLE CONSTRUCTION LETTER TPM 2021-180

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire

protection access roads shall be in place and operational before any combustible material is placed on site. Building permits will not be issued without Orange County Fire Authority approval obtained as a result of an on-site inspection.

- 12 **DRAINAGE IMPROVEMENTS** **TPM 2021-180**
- A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Permit Services:
- 1) Design provisions for surface drainage; and
 - 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and
 - 3) Dedicate the associated easements to the County of Orange, if determined necessary
- B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the County.
- C. The alignment of any storm drains shall not be across any building pad.
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- 13 **IN LIEU PARK FEE** **TPM 2021-180** **(Custom)**
- Prior to the recordation of the final map, a note shall be placed on the face of the map that all future 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.
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- 14 **GEOLOGY REPORT** **TPM 2021-180** **(Custom)**
- Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Permit Services, for approval. The report shall include the information and be in the form as required by the Grading Manual.
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- 15 **CONSTRUCTION NOISE** **TPM 2021-180** **(Custom)**
- A. Prior to the issuance of a grading permit, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:
- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
 - (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
 - (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
- B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.