

SUBDIVISION COMMITTEE PRELIMINARY REPORT

DATE: August 16, 2023

TO: Orange County Subdivision Committee

FROM: OC Development Services/Planning Division

SUBJECT: Public Hearing on Tentative Parcel Map 2021-180

PROPOSAL: A proposal to subdivide a 2.40 acre property with one existing single family residence into four parcels each of a minimum area of 20,000 square feet to be served by a new private street in the unincorporated North Tustin area.

GENERAL PLAN DESIGNATION: 1B “Suburban Residential”

ZONING: 125-E4-20,000(SR) “Small Estates” with a minimum 125 foot lot width, a 20,000 square foot minimum building site area and the Sign Restriction overlay.

LOCATION: The project is located at 10262 S. Crawford Canyon Rd. in the unincorporated area of North Tustin within the Third Supervisorial District (APN 393-101-03).

APPLICANT: Linkey International Inc., Property Owner

AGENT: DRC Engineering, Agent/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:

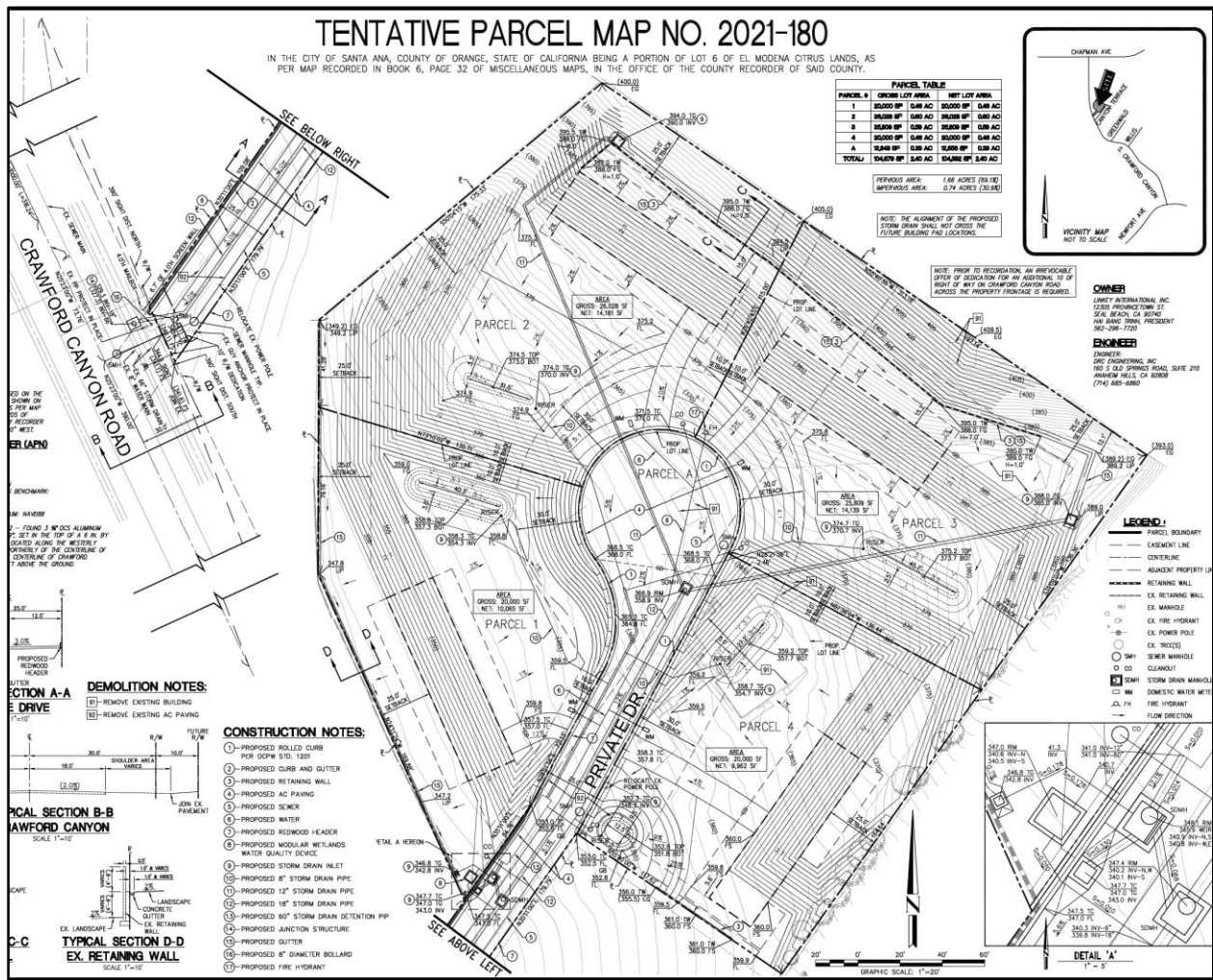
- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 3 (New Construction of Small Structures) and Class 15 (Minor Land Divisions) exemptions pursuant to Sections 15301, 15303 and 15315 respectively of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Tentative Parcel Map TPM 2021-180 subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

The subject vacant property is a gently sloping lot developed with an existing single family home constructed in approximately 1920, which would be demolished. The property is setback from Crawford Canyon Road, behind a row of homes fronting onto this roadway.

PROPOSED PROJECT

The project proposes to subdivide a 2.40-acre property into four parcels, each with a minimum 20,000 square foot area and a private street of approximately 12,500 square feet. The map proposes grading the property to create the private street and development pads. Access to the residential parcels will be provided by the 25-foot wide private street extending to Crawford Canyon Road. The existing residential lots on either side of the private street extension have no access rights to the proposed private street.



SURROUNDING LAND USE

The project site is designated as Suburban Residential by the General Plan and is bounded by existing single-family homes to the south, east and west and a large, landscaped slope for the adjacent homeowner’s association to the north. 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	125-E4-20000(SR)	Single-Family Dwelling
North	R-1-20 (P.U.D.) – City of Orange	Vacant
South	125-E4-20000(SR)	Single-Family Dwelling
East	125-E4-20000(SR)	Single-Family Dwelling
West	125-E4-20000(SR)	Single-Family Dwelling



DISCUSSION/ANALYSIS

The project applicants submitted data and information that demonstrated that the proposed map meets all zoning district standards, such as the required minimum 125-foot lot width, for the requested subdivision.

Estimated Earthwork

It is estimated that grading of the project site for this development will require approximately 4,500 cubic yards of cut and 10,700 cubic yards of fill to develop the proposed subdivision.

Drainage

The applicant has submitted a Conceptual Water Quality Management Plan which has been reviewed and found acceptable subject to minor revisions. A Final WQMP will be required prior to the issuance of grading permits. It should be noted that the tentative parcel map shows storm drainage lines crossing some of the presumed future building pad areas. This depiction is conceptual only. The applicant has acknowledged that this will not be permitted as a final design and the tentative parcel map includes a note stating this.

Recreation and Open Space

The proposed map is not required to provide any improvements or dedications associated with the County Master Plan of Regional Recreation Facilities; Master Plan of Regional Riding and Hiking Trails; Resources Element (Open Space Component); or the County Bikeway Plan. The developer will be required to pay in-lieu local park fees prior to the issuance of building permits for each of the four proposed lots.

Public Services & Utilities

- Schools - This property is within the boundaries of the Orange Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts.
- Water/Sewer - This project is within the boundaries of the East Orange County Water District. The Department stated in their preliminary will serve letter that project can be served with adequate water and sewer service subject to the applicant meeting District standards in design and payment of applicable fees.
- Fire Protection and Safety – The property is surrounded by developed homes and a large, maintained landscape slope. A condition of approval is recommended requiring the approval of a fire master plan prior to the issuance of a precise grading permit.

Traffic/Circulation

- Scenic Highway Corridors – There are no Scenic Highways applicable to this map.
- Access/Highways/Streets/Roads - Access to the site will be provided by a proposed private access drive from Crawford Canyon Road. Conditions of approval are proposed to require additional right-of-way dedication at Crawford Canyon, demonstration of adequate sight distance at Crawford and all driveways, and payment of fees for all applicable Major Thoroughfare and Bridge fee programs.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor, Zone B. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.

REFERRAL FOR COMMENT AND PUBLIC NOTICE

Copies of the tentative map application submittal package were distributed for review and comment to County staff. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

The North Tustin Advisory Committee (NTAC) reviewed the map at its meeting of March 16, 2022. The Committee voted in favor of the map.

As required by established public hearing posting procedures, at least ten days prior to the Committee's hearing, a Notice of Public Meeting was published in a newspaper of general circulation in the area, the Notice mailed to all property owners of record within 300 feet of the subject site, and the Notice was posted on-site. No public comments have been received to date.

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 applicable categorical exemptions.

Class 1 Categorical Exemption

The Class 1 (Section 15301) exemption provides for the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. Examples include:

(l) Demolition and removal of individual small structures listed in this subdivision:

(1) One single-family residence

The proposed project is eligible for a Class 1 exemption because it proposes the demolition of a single single-family residence.

Class 3 Categorical Exemption

The Class 3 (Section 15303) exemption consists of construction and location of limited numbers of new, small facilities or structures. Examples of the exemption include:

(a) One single-family residence or a second dwelling unit in a residential zone. . .

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The proposed project is eligible for a Class 3 exemption because it is the construction of a limited number of single-family residences and the related improvements.

Class 15 Categorical Exemption

The Class 15 (Section 15315) 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. The proposed project meets all of these criteria.

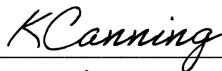
Exceptions to Categorical Exemptions

Section 15300.2 of the Guidelines lists potential situations of circumstances where the use of Categorical Exemptions would not be applicable. Each component of the project, including the demolition of the existing residence and accessory structures, the improvement of the site, and the construction of the new residences and accessory structures, meets criteria outlined in the Class 1, Class 2, and Class 15 exemptions. 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 supports approval of the project subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



Kevin Canning, Contract Planner
Planning, OC Development Services

Concurred by:



Justin Kirk, Deputy Director
OC Public Works/Development Services

CERTIFICATION

I hereby certify that Tentative Parcel Map 2021-180 was approved by the Orange County Subdivision Committee on August 16, 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. Tentative Parcel Map TPM2021-180

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.