



Appendix A Findings

VTTM 19304

1	EIR AND ADDENDUM	VTTM 19304 (Custom)
<p>That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; Addendum 3.1 (PA140072-81) approved February 25, 2015; and the Planning Area 3 & 4 Amendment and Addendum (PA180030) approved September 11, 2019 prior to project approval. The addendums are approved for the proposed project based upon the following findings:</p> <p>a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker;</p> <p>b. The additions, clarifications and/or changes to the original document caused by the Addendums, do not raise new significant issues which were not addressed by the EIR and none of the conditions described in CEQA Guidelines Section 15162 applies; and</p> <p>c. The consideration of the EIR and approval of the Addendums for the proposed project reflect the independent judgment of the Lead Agency.</p>		
2	ENVIRONMENTAL MONITORING	VTTM 19304 (Custom)
<p>That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), Addendum 3.1 (PA140072-81), and the Planning Area 3 & 4 Amendment and Addendum (PA180030).</p>		
3	GENERAL PLAN CONSISTENCY	VTTM 19304
<p>That the proposed map is consistent with the Orange County General Plan.</p>		
4	DESIGN & IMPROVEMENT	VTTM 19304
<p>That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.</p>		
5	DEVELOPMENT TYPE	VTTM 19304
<p>That the proposed site is physically suitable for the proposed type of development.</p>		
6	DEVELOPMENT DENSITY	VTTM 19304
<p>That the proposed site is physically suitable for the proposed density of development.</p>		
7	ENVIRONMENTAL DAMAGE	VTTM 19304
<p>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.</p>		
8	PUBLIC HEALTH	VTTM 19304
<p>That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.</p>		
9	PUBLIC EASEMENTS	VTTM 19304
<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>		
10	SUBDIVISION / ZONING CODE CONSISTENCY	VTTM 19304
<p>That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.</p>		
11	ZONING CONSISTENCY	VTTM 19304
<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>		
12	SEWER SYSTEM	VTTM 19304 (Custom)
<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, San Diego Region.</p>		
13	NATURAL HEATING AND COOLING	VTTM 19304
<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>		
14	FEE PROGRAMS	VTTM 19304
<p>That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County:</p> <p>A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.</p> <p>B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.</p> <p>C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.</p> <p>D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.</p> <p>E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.</p>		

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EXPIRATION OF MAPS**VTTM 19304**

That because of participation in fee programs for off-site improvements, this project will qualify for consideration under Section 66452.6 of the Subdivision Map Act.

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LOCAL PARK CODE**VTTM 19304 (Custom)**

That the Local Park Code requirement can be met by an allocation of park lands credit from PM 07-01, the park implementation plan for the Ranch Plan Planned Community.

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DEVELOPMENT AGREEMENT**VTTM 19304**

That the Development Agreement contains provisions requiring developer participation in fee programs, facility construction and development phasing and is therefore in compliance with the adopted Growth Management Element in terms of public services and facilities being made available to accommodate development.

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APPEAL OF EXACTIONS**VTTM 19304**

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.