

PRELIMINARY
SUBDIVISION COMMITTEE REPORT

DATE: July 17, 2019
TO: OC Subdivision Committee
FROM: OC Development Services
SUBJECT: Tentative Parcel Map No. 2018-154

PROPOSAL: The applicant is requesting the approval of a Tentative Parcel Map to subdivide a 20,806 square foot property with an existing single-family home into two lots. The proposed new parcels will be 10,805 square feet and 10,003 square feet in area. Excepted as conditioned for right of way improvements, no property improvements are proposed with this application. The existing structures will be required to be removed prior to recordation of the subject map.

The same proposed project map was approved by the Subdivision Committee on September 3, 2014. However, that approval has expired thus necessitating this new application.

ZONING: R-1-10,000 (SR) – “Single-Family Residential (Sign Restrictions)”

GENERAL PLAN: 1B, Suburban Residential

LOCATION: 12221 Circula Panorama, unincorporated North Tustin area, Third Supervisorial District (APN 094-212-06)

**LANDOWNER/
SUBDIVIDER:** Mohammed A. Mojadidi, owner
David Mojadidi, subdivider

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

RECOMMENDED ACTIONS

Development Services/Planning recommends that the Subdivision Committee:

- a) Receive staff report for both proposed maps and public testimony as appropriate;

- b) Find that Negative Declaration No. TPM 2014-103, previously certified by the Subdivision Committee, is adequate, complete and appropriate environmental documentation for TPM 2018-154 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual
- c) Approve TPM 2018-154 subject to Attachment 1 Findings and Conditions.

BACKGROUND AND EXISTING CONDITIONS

The property is developed with an existing single-family home and the remains of another demolished accessory structure. The site fronts onto Circula Panorama and the topography falls away from the frontage with the rear property line approximately 40 feet lower than the frontage. The vicinity is developed with single family homes and some vacant parcels, including two vacant parcels to the east of the subject site.

PROPOSED PROJECT

The applicant is requesting the approval of a Tentative Parcel Map to subdivide a 20,806 square foot property with an existing single-family home into two lots. The proposed new parcels will be 10,805 square feet and 10,003 square feet in area. Excepted as conditioned for right of way improvements, no property improvements are proposed with this application. The existing structures will be required to be removed prior to recordation of the subject map.

The same proposed project map was approved by the Subdivision Committee on September 3, 2014. However, that approval has expired thus necessitating this new application.

DISCUSSION/ANALYSIS

The minimum building site area is 10,000 square feet. The proposed lot area for Parcel 1 is 10,805 square feet and for Parcel 2 is 10,003 square feet. This map is consistent with and in conformance with the General Plan and the applicable zoning district standards.

Drainage

The map is not located within a Master Plan of Drainage (MPD) area. No MPD facilities are involved and no MPD fees are required.

Recreation and Open Space

Master Plan of Regional Recreation Facilities

There are no Master Plan regional park dedication requirements for the map.

Master Plan of Regional Riding and Hiking Trails

There are no Master Plan of regional Riding and Hiking Trails requirements for the map.

Master Plan of Local Parks (Local Park Code)

The Local Park Code requirement for the project is 0.016 net usable acre of park land. The Local Park Code requirements for the project will be satisfied through the payment of in-lieu fees prior to the issuance of building permits.

Resources Element- Open Space Component

There are no Resource Element open space dedication requirements for this map.

OCTA Strategic Plan for Bikeways

There are no bikeway requirements for this map.

Public Services and Utilities

School

This map is within the boundaries of the Orange Unified School District. Prior to the issuance of any building permit for a dwelling unit, the developer is subject to the payment of school impact fees or other mitigating measures.

Facilities Fee Programs

This project is not located in a facilities fee program area, as the program is defined in Section 7-9-702 of the Codified Ordinances of Orange County, for the funding of library service, fire station, and sheriff substation facilities.

Water

The East Orange County Water District stated in their "will serve" letter that they can provide an adequate supply of domestic water.

Sewer

The Orange County Sanitation District has stated in a comment letter that the property can be serviced by means of a public sanitary sewage system.

Water Quality Control

Any future development on the site will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region.

Fire Protection and Safety

Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this site. The property is not located within a Very High Fire Hazard Severity Zone.

Circulation

Master Plan of Scenic Highways

There are no Master Plan of Scenic Highways requirements applicable to this map.

Access/Highways/Streets/Roads

Access to the site is and will continue to be served from Circula Panorama, a public street that is improved to varying widths within the vicinity. A Condition of Approval is recommended to require the subdivider to improve the street frontage of the property to accommodate a 20-foot travelway with an 8 foot wide paved shoulder.

Major Thoroughfare and Bridge Fee Programs

This project is within the area of benefit of a Major Thoroughfare and Bridge Fee Program, the Foothill/Eastern Transportation Corridor, Zone B. A condition is recommended to require the payment of appropriate fees.

Off-Site Fee Program

This project is not responsible for participation in fee programs off-site which would involve expenditures in excess of \$236,790. Accordingly, the provisions of Section 66452.6(a) of the Subdivision Map Act do not apply to this project.

Deviations from Standard of Design

The developer may request deviations from County approved standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County approved standard design criteria will prevail.

Deviations Requested

None have been requested.

REFERRAL FOR COMMENT AND PUBLIC NOTICE

The North Tustin Advisory Committee (NTAC) reviewed TPM 2018-154 at its April 17, 2019 meeting. The Committee unanimously recommended approval of the project.

Copies of the map were distributed for review and comment to County staff and all comments were addressed through plan revisions and incorporated into project or attached as conditions of approval. As of the writing of this staff report, no further comments have been received by any County divisions.

Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Boulevard, and in the lobby at the HGO building located at 300 N. Flower Street at least ten days prior to this public hearing, as required by established public hearing posting procedures. No public comments have been received to date.

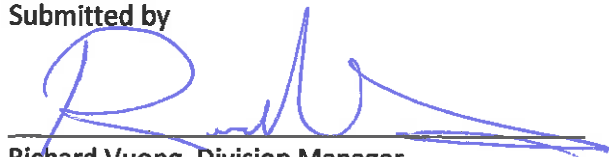
CEQA COMPLIANCE

Negative Declaration No. TPM 2014-103 was prepared for the map approved in 2014. Staff has determined that there has been no change in circumstances or conditions applicable to the proposed project since the preparation of that document, and it remains applicable to the current proposal. It is attached for your consideration and must be approved prior to project approval with a finding that it is adequate to satisfy the requirements of CEQA.

CONCLUSION

Staff recommends that the Subdivision Committee approve, TPM 2018-154, pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps) and subject to the attached Findings and Conditions of Approval.

Submitted by



Richard Vuong, Division Manager
OC Development Services/Planning

NOTE: Per State Law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing the improvements. Said agreement shall be accompanied by financial security.

CERTIFICATION

I hereby certify that the Tentative Parcel Map 2018-154 was approved by the Orange County Subdivision Committee on July 17, 2019, per the findings and conditions applicable to each map in attachments provided and will expire on July 17, 2022 per Orange County Subdivision Code Section 7-9-258, unless otherwise extended.

Colby Cataldi
Chairman, Subdivision Committee

APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS

1. Findings & Conditions
2. Conditions of Approval
3. Environmental Documentation (Negative Declaration ND TPM2014-103)
4. North Tustin Advisory Committee minutes of April 17, 2019



Attachment 1

Findings

TPM 2018-154

1 **NEGATIVE DECLARATION** **TPM 2018-154**

In accordance with Section 21080(c) of the Public Resources Code and CEQA Guidelines Section 15074, Negative Declaration No. TPM2014-103, reflects the independent judgment of the lead agency, County of Orange, and satisfies the requirements of CEQA. It is approved for the proposed project based upon the following findings:

- a) The Negative Declaration and any Comments on the Negative Declaration received during the public review process were considered and the Negative Declaration was found adequate in addressing the impacts related to the project; and
- b) There is no substantial evidence that the project will have a significant effect on the environment.

2 **FISH AND GAME CODE** **TPM 2018-154**

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.

3 **NCCP PROGRAM** **TPM 2018-154**

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.

4 **GENERAL WELFARE** **TPM 2018-154**

That the proposed map will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5 **GENERAL PLAN CONSISTENCY** **TPM 2018-154**

That the proposed map is consistent with the Orange County General Plan.

6 **DESIGN & IMPROVEMENT** **TPM 2018-154**

That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.

7 **DEVELOPMENT TYPE** **TPM 2018-154**

That the proposed site is physically suitable for the proposed type of development.

8 **DEVELOPMENT DENSITY** **TPM 2018-154**

That the proposed site is physically suitable for the proposed density of development.

9 **ENVIRONMENTAL DAMAGE** **TPM 2018-154**

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 2018-154

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 2018-154

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.

12 SUBDIVISION / ZONING CODE CONSISTENCY TPM 2018-154

That the proposed subdivision, as conditioned, complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

13 ZONING CONSISTENCY TPM 2018-154

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.

14 SEWER SYSTEM TPM 2018-154

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.

15 NATURAL HEATING AND COOLING TPM 2018-154

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).

16 EXPIRATION OF MAPS TPM 2018-154

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.

17 LOCAL PARK CODE TPM 2018-154

That the Local Park Code requirement can be met by the payment of in-lieu fees at the time of building permit issuance.

18 APPEAL OF EXACTIONS TPM 2018-154

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.



Attachment 2

Conditions of Approval

TPM 2018-154

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- | | | | |
|----------|---------------------------|---------------------|-----------------|
| 1 | PERIOD OF VALIDITY | TPM 2018-154 | (Custom) |
|----------|---------------------------|---------------------|-----------------|
- Tentative Parcel Map 2014-103 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.
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- | | | | |
|----------|------------------------------|---------------------|-----------------|
| 2 | PROPERTY IMPROVEMENTS | TPM 2018-154 | (Custom) |
|----------|------------------------------|---------------------|-----------------|
- With the exception of the street right of way improvements required by Condition of Approval No. 8, the approval of TPM 2018-154 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 may 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 street right of way or proposed property improvements.
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- | | | | |
|----------|-------------------------|---------------------|-----------------|
| 3 | IN LIEU PARK FEE | TPM 2018-154 | (Custom) |
|----------|-------------------------|---------------------|-----------------|
- Prior to the issuance of any permit for a new dwelling unit on Parcel 2, the applicant shall pay the in-lieu park fee in effect at the time of permit issuance. The property is located within Community Analysis Area (CAA) 28 and Census Tract/Block 021914.
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- | | | | |
|----------|------------------------|---------------------|--|
| 4 | INDEMNIFICATION | TPM 2018-154 | |
|----------|------------------------|---------------------|--|
- 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.
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- | | | | |
|----------|-------------------------------|---------------------|--|
| 5 | BASIC/APPEAL EXACTIONS | TPM 2018-154 | |
|----------|-------------------------------|---------------------|--|
- 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.
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6 ROAD FEE PROGRAM TPM 2018-154

Prior to the issuance of building permits, the applicant shall 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 ZONING STANDARDS TPM 2018-154 (Custom)

Prior to the recordation of a final map, the applicant shall provide evidence that any existing structure(s) on Parcel 1 has been demolished or if still existing will conform to R1-10,000 "Single-Family Residential" District regulations for setback requirements from any proposed side property lines. Such evidence shall be in a form and manner meeting the approval of the Manager, Planning, or their designee.

8 STREET IMPROVEMENTS TPM 2018-154 (Custom)

Prior to recordation of a final map, the subdivider shall provide a minimum 20' wide travelway with an 8' wide paved shoulder on Circula Panorama across the property frontage in a manner meeting the approval of the Manager, Traffic Engineering.



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-2500 FAX (714) 834-5284

OC PUBLIC WORKS
300 N FLOWER ST
SANTA ANA, CA 92703

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NO EFFECT

The attached notice was received, filed and a copy was posted on 10/09/2014

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: DIAZ, PRISCILLA

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



County of Orange NOTICE OF DETERMINATION

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 0 7 0 2 0 8 3 1 \$ *

201485000929 9:37 am 10/09/14

281 304 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

OCT 09 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

TO: County Clerk, County of Orange


FROM: OC Public Works, 300 N. Flower Street, Santa Ana, CA 92703

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Tentative Parcel Map 2014-103		Type of Document: Negative Declaration	
State Clearinghouse Number: N/A		Previously certified or adopted? If yes, provide document number and certification date: No.	
Contact Persons: Kevin Canning, Contract Planner		Telephone: 714.667.8847	
Applicant: David and Mohammed Mojadidi		Address: 12221 Circula Panorama, Santa Ana CA 92705	
Project Location: 12221 Circula Panorama, Santa Ana			
Project Description: A tentative Parcel Map to subdivide the property at 12221 Circula Panorama, Santa Ana, into two parcels			

Notice is hereby given that the **County of Orange** as lead agency, Development Services, Planning Section has made the following determination on the above-described project:

1. The project was approved by OC Subdivision Committee on September 3, 2014
2. The project will not have a significant effect on the environment.
☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures **were not** incorporated into the project through conditions of approval and project design.
4. For this project Mitigation Monitoring Plan/Program was **Not Adopted**
5. For this project a Statement of Overriding consideration was **Not Adopted**
6. Findings **were not** made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
7. A copy of the Negative Declaration and the record of the project approval is on file and may be examined at: **OC Planning, 300 N. Flower Street, First Floor, Santa Ana, CA 92702-4048. (714) 667-8888**

POSTED
OCT 09 2014
BY:  HUGH NGUYEN, CLERK-RECORDER
DEPUTY

Date: Sept 3, 2014

Signature: 

Fish & Game Fee Finding: N/A, No Effect Determination

Title: Project Planner



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



POSTED

CEQA Filing Fee No Effect Determination OCT 09 2014

Applicant Name and Address:

David and Mohammed Mojadidi
12221 Circula Panorama Place
Santa Ana, CA 92705

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

CEQA Lead Agency: County of Orange, Public Works/Development Services/Planning

Project Name: Tentative Parcel Map 2014-103

CEQA Document Type: Negative Declaration

State Clearing House Number and/or local agency ID number: TPM 2014-103

Project Location: 12221 Circula Panorama Place

Brief Project Description: The applicant is requesting the approval of a Tentative Parcel Map to subdivide a 20,748 square foot property with an existing single family home into two lots. The proposed new parcels will be 10,611 square feet and 10,137 square feet in area. No improvements to the property are proposed with this application, and the existing structures are proposed to be removed.

FILED

OCT 09 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code [FGC] Section 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By: Jennifer Edwards Jennifer Edwards Date: 08/05/2014

Title: Environmental Scientist

Conserving California's Wildlife Since 1870



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **452430**

STATE CLEARING HOUSE # (if applicable)
N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CC Public Works

COUNTY/STATE AGENCY OF FILING

Orange County Clerk Recorder

DATE

10-8-14

PROJECT TITLE

Tentative Parcel Map 2014-103

DOCUMENT NUMBER

201485000729

PROJECT APPLICANT NAME

David and Mohammed Mojadidi

PHONE NUMBER

(714) 661-8888

PROJECT APPLICANT ADDRESS

12221 Circula Kanayama

CITY

Santa Ana

STATE

Ca

ZIP CODE

92705

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

☒ Mitigated/Negative Declaration (MND)(ND)

\$3,029.75

\$

☐ Application Fee Water Diversion (State Water Resources Control Board only)

\$2,181.25

\$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$850.00

\$

☒ County Administrative Fee

\$1,030.25

\$

☐ Project that is exempt from fees

\$50.00

\$

☐ Notice of Exemption (attach)

☒ CDFW No Effect Determination (attach)

☐ Other

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

\$

SIGNATURE

X Ruvilla Diaz

TOTAL RECEIVED

\$

50-

TITLE

Deputy

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

In compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that the County of Orange **shall adopt the attached Negative Declaration (ND) File Number TPM2014-103.**

PUBLIC REVIEW:

The proposed ND is being circulated for public review. The dates of this review are noted in the ND. The attached ND may be adopted by the County of Orange and become **final unless written comments** on its appropriateness or adequacy are received by the office listed below by 4:30 p.m. on August 19, the ending date of the public review period.

CONTACT PERSON: Kevin Canning **PHONE:** (714) 667-8847
Kevin.Canning@ocpw.ocgov.com

PUBLIC MEETING(S)/HEARINGS ON PROJECT:

The proposed project will be reviewed for approval by a decision-maker listed below.

DECISION MAKING BODY: Subdivision Committee

DATE: August 20, 2014

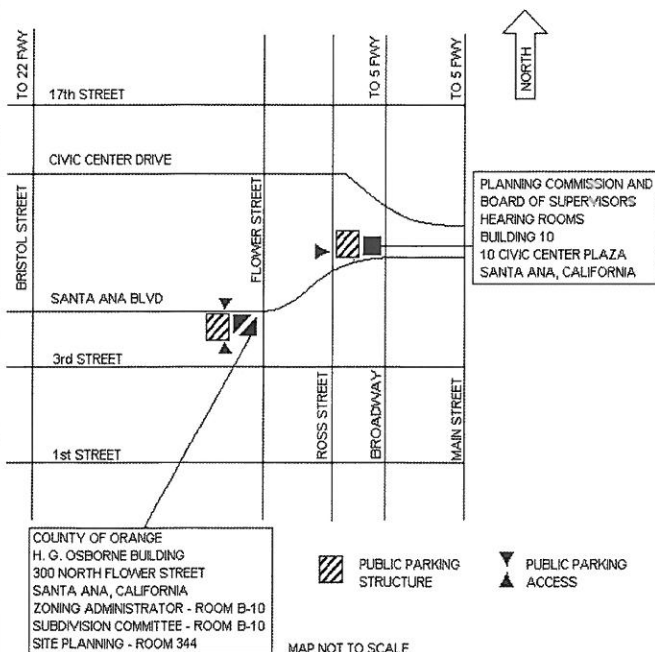
TIME: 10:30 am

LOCATION OF PUBLIC MEETING/HEARING:

See location map below.

In the event that there is no ND attached to this notice, the ND and supporting attachments are available for review at the offices of the OC Planning, Room 130, 300 North Flower Street, Santa Ana, CA 92703.

PUBLIC HEARING LOCATION MAP



GENERAL PROJECT LOCATION





County of Orange

MEMO

DATE: July 29, 2014
TO: Laree Brommer – Manager, Planning
FROM: Kevin Canning – Contract Planner, OC Development Services
SUBJECT: TPM 2014-103

PROJECT DESCRIPTION: The project proposes to subdivide an existing 20,748 sf lot into two parcels. Parcel 1 would be 10,611 sf in area, Parcel 2 would be 10,137 sf. The existing single family structure(s) on the property would be demolished and removed before the map can be recorded. No grading or other site improvements are proposed with this application. Any future grading or improvements would be subject to additional environmental review and permit requirements.

PROJECT LOCATION: 12221 Circula Panorama, Santa Ana, in the unincorporated North Tustin area, Third Supervisorial District.

CEQA DETERMINATION: The CEQA documentation for the proposed project has been completed by OC Development Services. Based upon its review, OC Development Services has determined that the proper CEQA documentation for the project is a Negative Declaration TPM2014-103. The following information is attached to this memo for your consideration:

- I. Instructions for Filing CEQA Documents with the County Clerk; and
- II. CEQA Statements, Actions and Findings which should be used for Staff Reports and ASRs for the Project, including:
 - A. CEQA Compliance Statement for ASRs and Staff Reports; and
 - B. Recommended Finding for an Exempt Project; and
 - C. Fish and Wildlife Code Finding for Approval of Project; and
 - D. NCCP Finding for Approval of Project.
- III. Negative Declaration TPM2014-103

If clarification is needed regarding this Memo or if there are questions, please contact:

OC Development Services Staff Contact: Kevin Canning Telephone Number: (714) 667-8847

By:  Date: 7/30/14
Title: Manager, Planning

Attachments: Attachment 1: Filing Instructions for County Clerk
Attachment 2: Recommended CEQA Statement, Action, Findings
Attachment 3: Negative Declaration TPM2014-103
Attachment 4: NOD

ATTACHMENT 1

FILING CEQA DOCUMENTS WITH THE COUNTY CLERK

Your division will be responsible for filing the CEQA documentation and paying its related \$50.00 filing fee with the County Clerk for your project. The County Clerk now only needs your CEQA document(s) with your project charge number in the upper right corner in order to post the document and recover this fee. You must, however, obtain a fee receipt from the County Clerk, which must then be turned in immediately to OC Development Services. The County Clerk requires the \$50.00 documentary handling fee for the following items:

- Notices of Determinations (NOD); and
- Notices of Exemption (NOE)

Please note the following:

- 1) Within 5 days of Project approval by the Board, Planning Commission, Zoning Administrator, Subdivision Committee or Director of OC Development Services, a Notice of Determination (NOD) must be filed with the County Clerk.
2. If the California Department of Fish and Wildlife (CDFW) has determined that the Project is exempt from the Fish and Wildlife fees, a No Effect Determination (Certificate of Fee Exemption) will be provided to you by CDFW and must accompany your project's NOD. If CDFW cannot find your project exempt from the CDFW fees and has no record of the fee payment, the Applicant will be required to pay \$2,181.25 for the ND/MND, including the \$50.00 handling fee.

You will need to fill in the information on the NOD form and get an original authorizing signature from your division after the approval action on your project. You will need to take the original set, and at least one set of copies to the EIR Clerk located in the Records/Clerks Office, Building 12, Civic Center Plaza. The Clerk will stamp the NOD and keep the original set. The Clerk will issue a receipt for the environmental document, which must be returned to Management Services/Accounting Services by the end of the day. A copy of a stamped NOD must be sent to OC Development Services for the file.

ATTACHMENT 2

RECOMMENDED CEQA STATEMENT, ACTION AND FINDINGS FOR STAFF REPORTS/ASRs

A. CEQA COMPLIANCE STATEMENT (FOR TEXT OF STAFF REPORT/ASR):

The CEQA compliance statement, located in the text of the staff report or body of the ASR under "Additional Data", shall include the following statement unless advised otherwise by County Counsel or the Manager, Planning.

"Mitigated Negative Declaration No. PA130039 has been prepared and was posted for public review on Thursday, October 24, 2013. It is attached for your consideration and must be approved prior to project approval with a finding that it is adequate to satisfy the requirements of CEQA."

B. RECOMMENDED ACTION STATEMENT FOR APPROVING PROJECT:

State law requires that action on a CEQA document be taken by the decision-maker prior to approval of the project for which it has been prepared. The following action must be taken before action on the project, unless directed otherwise by County Counsel or the Manager, Planning .

"In accordance with Section 21080(c) of the Public Resources Code and CEQA Guidelines Section 15074, Mitigated Negative Declaration No. PA130039, reflects the independent judgment of the lead agency, County of Orange, and satisfies the requirements of CEQA. It is approved for the proposed project based upon the following findings:

- a. The Mitigated Negative Declaration and Comments on the Mitigated Negative Declaration received during the public review process were considered and the Mitigated Negative Declaration was found adequate in addressing the impacts related to the project; and
- b. There is no substantial evidence that the project, with the implementation of the mitigation measures, if any, which are included in the Mitigated Negative Declaration, will have a significant effect on the environment.

C. FISH AND WILDLIFE CODE FINDING FOR APPROVAL OF PROJECT:

Find that pursuant to Section 711.4 of the California Fish and Wildlife Code, this project may be subject to a 'No Effect Determination Notice' from California Department of Fish & Wildlife if determined by the Dept. that no adverse impacts to wildlife resources will result from the project.

D. NCCP FINDING FOR APPROVAL OF PROJECT:

Find that the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and, therefore, will not preclude the ability to implement the adopted Sub regional Natural Communities Conservation Planning (NCCP) Programs.

ATTACHMENT 3

ENVIRONMENTAL ANALYSIS TENTATIVE PARECL MAP 2014-103 NEGATIVE DECLARATION TPM2014-103

PROJECT DESCRIPTION: The project proposes to subdivide an existing 20,748 sf lot into two parcels. Parcel 1 would be 10,611 sf in area, Parcel 2 would be 10,137 sf. The existing single family structure(s) on the property would be demolished and removed before the map can be recorded. No grading or other site improvements are proposed with this application. Any future grading or improvements would be subject to additional environmental review and permit requirements.

PROJECT LOCATION: The project is located at 12221 Circula Panorama, Santa Ana, in the unincorporated North Tustin area, Third Supervisorial District

EXISTING CONDITIONS: The project site is developed with a single family residence and accessory structures, which would be demolished and removed. The existing topography slopes down from the street towards the rear property line.

BACKGROUND:

The project has been reviewed by the North Tustin Advisory Committee (NTAC) and was recommended for approval subject to conditions to require additional grading and site improvement details prior to recordation of the map.

The following is the analysis of the subject proposal and the compilation of pertinent mitigation measures/conditions derived from County's Zoning Code, and the County's Standard Conditions of Approval. These mitigation measures/conditions have been updated to reflect the latest requirements of CEQA in addition to County ordinances, policies and guidelines.

ANALYSIS OF IMPACTS:

1. AESTHETICS. *Would the project:*

a. Have a substantial adverse effect on a scenic vista?

No Impact. The proposed project would not have an unfavorable impact on scenic vistas, public views or create any aesthetically objectionable site open to public view.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project would not significantly damage scenic resources including trees, rock outcroppings and adjacent residential properties. The project is essentially a conforming in-fill development within a larger urbanized area. Therefore, no significant impact is anticipated from the subject project.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. The project would not disrupt the existing visual character and its surroundings. It was reviewed by the North Tustin Advisory Committee (NTAC) who found the project compatible with

the architectural design and character of the community. Staff concurs in this conclusion.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area*

No Impact. The project proposes the subdivision of the property only and would not create any new light source.

No mitigation measure is required.

2. AGRICULTURE & FORESTRY RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The proposed project is not located in an area that has been designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance and no conversion or impact will occur with project implementation.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The project does not conflict with existing zoning for agricultural use and does not involve a Williamson Act contract as the subject site has been zoned for residential purposes and the grading of the property will not create any additional impacts.

- c. Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?*

No Impact. The project does not conflict with existing zoning or cause rezoning of forest land as the site is in a residential area and no forest land or timberland exists in the vicinity.

- d. Result in the loss of forest land or conversion of forest land to non-forest use.*

No Impact. The project would not result in any loss or removal of forest land. In addition, it would not convert any forest land to non-forest use as the subject site has been zoned for residential purposes and the grading of the property will not create any additional impacts

- e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

No Impact. The proposed project will not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use.

No mitigation measure is required.

3. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?*

No Impact. The proposed project would not conflict with California Air Resources Board (CARB) or South Coast Air Quality Management Plan (SCAQMD) as no physical improvements are proposed.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

No Impact. The implementation of the proposed project will not contribute to air emissions.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?*

No Impact. The project would not significantly deteriorate air quality, cause a change in air movement, moisture or temperature either locally or regionally, or elevate levels of air pollution beyond CARB and SCAQMD requirements as the project does not propose and physical improvements.

- d. Expose sensitive receptors to substantial pollutant concentrations?*

No Impact. There will be no impacts to sensitive receptors.

- e. Create objectionable odors affecting a substantial number of people?*

No Impact. The proposed project is for subdivision of the site only.

No additional mitigation measure is required.

4. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?*

No Impact. There will be no impact to any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service as no such species exist on the site.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?*

No Impact. There will be no impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services.

- c. Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. There will be no impacts on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as the subject project is for subdivision only.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a*

tree preservation policy or ordinance?

No Impact. The project will not conflict with any local policies or ordinances protecting biological resources as the subject site is surrounded by residentially developed properties and has been zoned for residential purposes.

f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project would not conflict with the Habitat Conservation Plan, and the project site is not within the Natural Communities Conservation Plan (NCCP) Reserve area. No conflicts exist with applicable environmental plans of agencies with jurisdiction over the proposed project.

No mitigation measure is required.

5. CULTURAL/SCIENTIFIC RESOURCES. Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. The project site has been previously graded with other developed areas in the vicinity. No known historical resources exist on the site and no impact will occur.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. The project site has been previously graded with other developed areas in the vicinity. No known archaeological resources exist on the site and no impact will occur.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The project site has been previously graded with other developed areas in the vicinity. No known paleontological resources exist on the site and no impact will occur.

d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The project site has been previously graded with other developed areas in the vicinity. Should any remains be discovered during grading, existing Grading Code regulations will ensure proper measures are taken with regard to the protection of such human remains.

No additional mitigation measure is required.

6. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. All of Southern California is subject to earthquakes. However, no active faults have

been observed within the area of the subject property. Relatively minor ground displacement could occur during a moderate earthquake located on a nearby regional fault. However, this movement occurs more often on active faults rather than older, inactive faults. The project would affect or alter these conditions.

ii. Strong seismic ground shaking?

Moderate to high intensities of ground shaking can be anticipated at the project as with most of Southern California.

iii. Seismic-related ground failure, including liquefaction?

The project site is located in the North Tustin area, where the possibility liquefaction is considered remote due to the dense nature of the underlying bedrock materials.

iv. Landslides?

No landslide, soil creep or mudflow areas have been identified within the area.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact. No grading or alteration of existing topographical conditions is proposed with this project.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. No grading or alteration of existing topographical conditions is proposed with this project.

d. Be located on expansive soils, as defined in Table 18-1- of the California Building Code (2001), creating substantial risks to life or property?

No Impact. No grading or alteration of existing topographical conditions is proposed with this project.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?

No Impact. No grading or alteration of existing topographical conditions is proposed with this project.

No additional mitigation measure is required.

7. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The proposed project would include no activities that generate gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The proposed project would include no activities that generate gas emissions.

No additional mitigation measure is required.

8. HAZARDS & HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

No Impact. The proposed project would include no activities that generate hazards or hazardous materials.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

No Impact. The proposed project would include no activities that generate hazards or hazardous materials.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The project is not located near an existing or proposed school and the project does not propose the use of hazardous materials and no such materials currently exist on the site.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located near an existing airport.

- f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located near an existing private airstrip.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The current project proposes only the subdivision of the site. Public health and safety concerns associated with any future residential construction will be addressed through compliance with the County's Building and Fire Codes. All proposed building shall comply with the requirements of 2010 California Building Codes and County Codes and Regulations including grading, energy, and Cal green, mechanical, electrical and plumbing.

- h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. The subject site is not located within a Very High Fire Hazard Severity Zone, which would require certain fire safety measures be incorporated into any future structures and site development.

No additional mitigation measure is required.

9. HYDROLOGY & WATER QUALITY. Would the project:

- a. Substantially alter drainage patterns of the site or area including the alteration of the course of a stream or river, in manner which would result in:*
 - i. substantial erosion or siltation on or off-site*
 - ii. a substantial increase in the rate or amount of surface run-off in a manner which would result in flooding on- or offsite*

No Impact. The project would not alter existing conditions.

- b. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

No Impact. The project would not alter existing conditions

- c. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

No Impact. The project site is not in a FEMA 100-year flood zone.

- d. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*

No Impact. The project site is not in a FEMA 100-year flood zone.

- e. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact. The project site is not in a FEMA 100-year flood zone and will not expose people or structures to a significant risk of loss, injury or death involving flooding.

- f. Inundation by seiche, tsunami, or mudflow?*

No Impact. The project site is not in a FEMA 100-year flood zone. The project site vicinity is developed with single-family residence and the proposed project will not increase the risk of inundation by seiche, tsunami, or mudflow.

No mitigation measure is required.

10. LAND USE & PLANNING. Would the project:

- a. Physically divide an established community?*

No Impact. The project will not physically divide an established community and no significant impact will occur with project implementation as the property is already zoned for single family purposes

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact. The proposed project would not conflict with the zoning, general plan designations or policies for existing or proposed projects in the area. The proposed project would not be in conflict with adjacent, existing or planned land uses, and would be in compliance the applicable zoning.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The proposed project will not conflict with any applicable habitat conservation plans or natural community conservation plans. No significant impacts will occur with project implementation.

No mitigation measure is required.

11. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. The proposed project will not result in the loss of availability of any known mineral resource that would be of value to the region and residents of the state as the subject site has been rough graded.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

No Impact. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan as the subject site has been rough graded.

No mitigation measure is required.

12. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

No Impact. The subject project would not generate any noise.

- b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

No Impact. The subject project would not generate any noise.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

No Impact. The subject project would not generate any noise.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

No Impact. The subject project would not generate any noise.

- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a private or public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within an airport land use plan or within two miles of a private or public airport or public use airport.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?*

No Impact. The project site is not located within the vicinity of a private airstrip.

No mitigation measure is required.

13. POPULATION & HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No Impact. The proposed project will create one additional parcel in conformance with existing zoning standards and criteria. No significant impacts to population and housing will occur with project implementation.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The project will not displace substantial numbers of existing housing.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The project does not displace substantial numbers of people.

No mitigation measure is required.

14. PUBLIC SERVICES. Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (fire protection, police protection, schools, parks, and other public facilities):*

No Impact. The proposed project would not result in the need for new or physically altered public services. The grading of the site and the eventual construction of one replacement and one new residence will not significantly increase the requirement for any listed services as it will continue as an existing use. Fire protection, police protection, schools, parks and other public facilities are already in existence for the area and no new impacts will result from project implementation.

No mitigation measure is required.

15. RECREATION. Would the project:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact. The proposed project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities.

- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

No Impact. The proposed project does not include recreational facilities or require the expansion of

recreational facilities. Additionally, in compliance with the provisions of the Orange County Local Park code §7.9.500, in-lieu local park fees will be later required with the issuance of building permits for the new residence.

No further mitigation measure is required.

16. TRANSPORTATION/TRAFFIC. Would the project:

- a. *Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

No Impact. The proposed subdivision of the property will not significantly existing traffic conditions.

- b. *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

No Impact. The proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system as the subject site is already developed for residential purposes and no significant impacts will occur with the project.

- c. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Less Than Significant. The proposed project will not result in a temporary or permanent increased vehicle trips or traffic, which exceeds a level of service standard established by the county congestion management agency for designated roads or highways as the subject site is already zoned for residential purposes.

- d. *Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

No Impact. The proposed project will not conflict with an applicable congestion management program as the subject site is already zoned and developed for residential purposes.

- e. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?*

No Impact. The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks as it is not within the immediate vicinity of an airport.

- f. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The proposed project (subdivision of the site) will not substantially increase hazards due to a design feature or incompatible uses.

- g. *Result in inadequate emergency access?*

population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major proceeds of California history or prehistory?

No Impact. The project would not impact fish or wildlife habitat or communities, rare or endangered species or any periods of California history.

B. Does the project have the potential to achieve the short-term environmental goals to the disadvantage of the long term environmental goal?

No Impact. The proposed project (subdivision of the site) will not alter existing site conditions.

C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

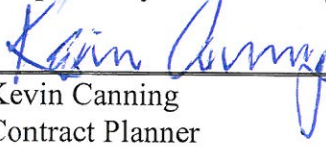
No Impact. The proposed project (subdivision of the site) will not alter existing site conditions, and the subdivision of the lot is consistent with General Plan and zoning standards and criteria.

D. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed project (subdivision of the site) will not alter existing site conditions, and the subdivision of the lot is consistent with General Plan and zoning standards and criteria.

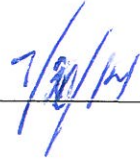
Negative Declaration TPM2014-103 satisfies the requirement of CEQA.

Prepared by:



Kevin Canning
Contract Planner
OC Development Services

Date:



7/20/14



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Negative Declaration Number **TPM2014-103**

Project Name: **TPM 2014-103 (Mojadidi)**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Res. | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emiss. | <input type="checkbox"/> Hazards/Hazardous Mat. | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION (MND) will be prepared pursuant to CEQA Guidelines Article 6, Sec. 15070 through 15075.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐ I find that although the proposed project could have a significant effect on the environment, because potentially effects 1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and 2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project, MINOR ADDITONS AND/OR CLARIFICATIONS are needed to make the previous documentation adequate to cover the project which are documented in this Addendum to the earlier CEQA Document (Sec. 15164)

Signature: Kevin Canning
Name: Kevin Canning, Contract Planner

7/24/14
Date



ENVIRONMENTAL ANALYSIS CHECKLIST

Negative Declaration Number # TPM2014-103

Project Name: TPM 2014-103 (Mojadidi)

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. AGRICULTURE & FORESTRY RESOURCES.				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California <u>Agricultural Land Evaluation and Site Assessment Model</u> (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p>				
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

4. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5. CULTURAL RESOURCES. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6. GEOLOGY AND SOILS. Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Have soils incapable of adequately supporting | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?

7. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

8. HAZARDS & HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HYDROLOGY & WATER QUALITY. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | | | | | |
|--|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. | Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. LAND USE & PLANNING. Would the project: | | | | | |
| a. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. MINERAL RESOURCES. Would the project: | | | | | |
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in the loss of availability of a locally important mineral resource recovery site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

delineated on a local general plan, specific plan,
or other land use plan?

12. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

13. POPULATION & HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

14. PUBLIC SERVICES.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. UTILITIES & SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

existing facilities, the construction of which would cause significant environmental effects?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

18. MANDATORY FINDINGS

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Does project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE: All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange Public Works Department, 300 N. Flower Street, Santa Ana, California, unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

CUD: Revised 01/2014

MEETING MINUTES

North Tustin Advisory Committee (NTAC)
Wednesday, April 17, 2019

I. CALL TO ORDER / FLAG SALUTE

Peter called meeting called to order at 7:01 PM. Michael led flag salute.

II. ROLL CALL

Board members in attendance: Mike Fioravanti, Michael Holmes, Peter Schneider, Pat Welch

III. COMMITTEE BUSINESS-

Peter suggested this topic be moved until after the New Business is completed. All agreed.

IV. OLD BUSINESS - Also pushed to end of meeting

V. NEW BUSINESS

1. Project: Tentative Parcel Map (TPM) 2018-54

Owner: David Mojadidi

Location: 12221 Circular Panorama (APN 094-212-06)

Proposal: TPM 2018-154 proposes to subdivide an existing lot with one single family dwelling into two parcels, each exceeding minimum lot area of 10,000 square foot of the applicable R1-10,000 zoning.

PRESENTATION:

Mr. Kevin Canning, Contract Planner, County of Orange spoke first. He refreshed the committed on the NTAC meeting minutes from 2014 when the project was first reviewed and NTAC had expressed concerns at that time. Mr. Canning stated the project at this time in only for to confirm the division of a single lot into two lots, no grading or any other details are being considered at this time. If a grading permit is requested at a later date or any other work that requires a variance will be brought back to NTAC at that time.

The applicant, Mr. David Mojadidi, stated that when he went to the County to file the paperwork to record the two lots he was told the approval expired after three (3) years and would need to be re-approved --- which he was unaware of. For this reason the applicant has started the process over again.

Peter asked for clarification to confirm that the applicant is clear on the details now. Applicant acknowledged that is the case.

PUBLIC COMMENT

No public comment.

COMMITTEE DISCUSSION

No committee discussion requested.

Final Motion

Michael made a motion to approve the sub-division of the single lot into two lots as requested. Pat seconded. Four Ayes for approval, no Nay.

COMMITTEE DISCUSSION (OLD AND NEW BUSINESS)

Mr. Brian Kurnow, Land Use Manager, OC Public Works spoke with the committee about multiple topics:

Peter asked about adding more NTAC members to bring the total back up to seven (7). Mr. Kurnow clarified that a quorum of three (3) is needed currently since there are only four (4) members. However, all three members would need to be in agreement for any committee approvals. Mr. Kurnow stated that newly elected Supervisor Wagner will need to appoint additional members. Peter asked about any newly hired staff such as a Chief of Staff but Mr. Kurnow was not clear and suggested NTAC contact the Hall of Administration for more information.

Mr. Kurnow refreshed the NTAC members about the Brown Act and how the meetings and conversations must take place accordingly. Mr. Kurnow wants to ensure proper protocol for the Brown Act and the bylaws for NTAC. He also agreed to send documentation the committee via email the following day. Mr. Kurnow will advise if/when any formal trainings are set up at the County.

Mr. Kurnow confirmed that NTAC meetings must have public notices and the County will post two meeting agendas at the county offices in Santa Ana three days in advance. NTAC must post the other agenda (three total) on the TUSD office location. Also, cancellations need to be posted as well. In regard to the mailings, Mr. Kurnow reminded NTAC that these are part of the bylaws and should be continued to ensure the public is notified --- especially those within 300 feet of any proposed project.

Peter asked about the status of the potential project with the Racquet Club. Mr. Kurnow stated a formal submittal came in to the County but it is not complete. The FCA has reviewed the file. No timeline or timeframe is known at this point. If/when the project moves forward it will be presented to NTAC and arrangements can be made to accommodate the greater than normal meeting attendees.

Pat asked about the status of the ground breaking at Bethesda. Mr. Kurnow stated the developer needs to either build the park on the corner of Newport and Crawford Canyon or provide the money for the park to the County BEFORE any work can begin on the Bethesda project --- as agreed by all parties. Until these actions are completed then the grading and subsequent construction cannot begin.

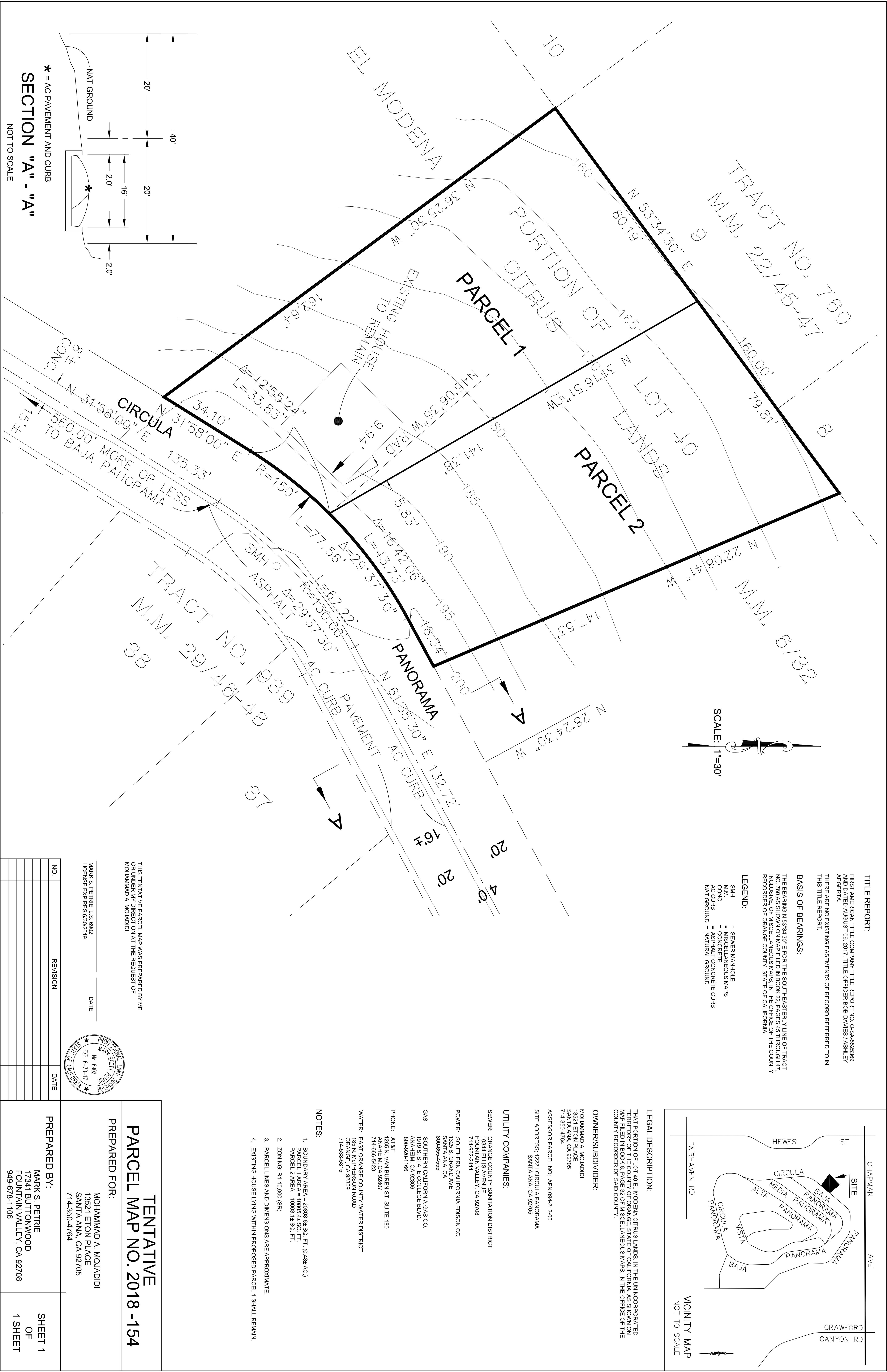
Michael asked about NTAC committee elections and Mr. Kurnow confirmed that the Chair and Secretary positions need to be voted on.

Pat Welch nominated Peter Schneider for Chair. Michael Holmes Seconded. All voted in favor, motion approved.

Michael Holmes nominated Mike Fioravanti for Secretary. Pat Welch Seconded. All voted in favor, motion approved.

VI. ADJOURNMENT

Meeting adjourned at 7:28 pm.



THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME
ON UNDER THE DIRECTION AT THE REQUEST OF
MOHAMMAD A. MOJADIDI.

MARK S. PETRIE, L.S. 6902
LICENSE EXPIRES 6/30/2019

DATE

NO.

REVISION

DATE



**TENTATIVE
PARCEL MAP NO. 2018 -154**

PREPARED FOR:
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SHEET 1
OF
1 SHEET