OCPublic Works

CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange OC Public Works, Development Services/Planning

Planning Application Number (PA): 20-0133

Project Title: Wass Street Condominiums

Project Location(s): 1091, 1111 and 1121 Wass Street in North Tustin, CA 92705

Recorded in Official Records, Orange County **Project Description:** Use Permit to develop a planned development that establishes site specific development standards. Project will consist of 10 detached 2-story structures, hardscape, landscaping, and off-street resident parking.

Name of Agency Approving Project: Orange County Planning Commission

FILED

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Name of Applicant Carrying-Out Project: REECO Communities LLC, Property owner Hunsaker & Associates, Agent for Applicant

DEC 15 2021

Address of Applicant: 76 Discovery, Irvine, CA 92618

Address of Agent: 3 Hughes, Irvine, CA 92618

Exempt Status:

Ministerial (Guidelines Section No. 15268)

Emergency Project (Guidelines Section No. 15269)

Common Sense (Guidelines Section No. 15061(b)(3))

☑ Statutory Exemption: State Code number: 21159.25 of the Public Resources Code

Categorical Exemption:

Other Exemption:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY

POSTE

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

Reason(s) why project is exempt: The California Environmental Quality Act (CEQA) provides statutory exemptions for specific types of projects, which include housing projects. Statutory exemptions are specific exemptions from CEQA granted by the State Legislature. Section 21159.25 of the Public Resources Code exempts residential housing projects from compliance with CEQA provided certain conditions are met. These conditions pertain to consistency with applicable general plan designations and zoning regulations, density consistent with adjacent development, location in an unincorporated area, size of development, lack of habitat value, no significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality, availability of utilities, and on legal parcels within the boundaries of an urbanized area or urban cluster.

Staff in the OC Public Works, Development Services/Planning Division conducted a detailed review of the proposed project's plans and proposal and determined that all required conditions of Section 21159.25 have been satisfied. Also, use of this Statutory Exemption is consistent with Section 10.2 of the Orange County 2020 Local CEQA Procedures Manual.













Section 21152(b) of the of the Public Resources Code requires a certificate of determination be attached to a Notice of Exemption, The Planning Commission Staff Report and Minute Order are attached satisfying this requirement and therefore made part of this record.

Date of Decision: The Orange County Planning Commission approved this project at a regularly scheduled public meeting held on December 8, 2021.

CEQA Contact Person: Kevin Shannon

Phone: (714) 667-1632

Name: Kevin Canning

Phone: (714) 667-8847

Title: Contract Planner

Project Manager Signature:

Fish & Game Fees: Pursuant to Section 711.4 (c) (2) (A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

Form Rev. 3.12.20

FILED

DEC 15 2021

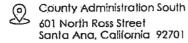
ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY

POSTED

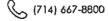
DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: DEPUTY











MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION ORANGE COUNTY, CALIFORNIA Wednesday, December 8, 2021, 1:30 P.M.

PLANNING COMMISSION ROOM, FIRST FLOOR 333 W. Santa Ana Blvd., 10 Civic Center Plaza Santa Ana, California

POSTED

DEC 15 2021

TRUNG "JOE" HA
CHAIRMAN
First District

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____DEPUTY

DANIEL MORGAN COMMISSIONER Second District

DAVID E. BARTLETT COMMISSIONER Fifth District



KEVIN RICE COMMISSIONER Third District

CLAUDIA PEREZ
COMMISSIONER
Fourth District

ATTENDANCE: Commissioners: Ha, Morgan, Bartlett, Perez and Rice

FILED

PRESENT:

EXECUTIVE OFFICER

COUNTY COUNSEL

SECRETARY

Laree Alonso Nicole Walsh

Sharon Gilliam

DEC 15 2021

PLEDGE OF ALLEGIANCE: Commissioner Morgan, Second District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of October 27, 2021 were motioned for approval by Commissioner Morgan, seconded by Commissioner Bartlett, and approved by a unanimous vote.

II. <u>DISCUSSION ITEM(S)</u>

ITEM #1 RESOLUTION FROM SUPERVISOR KATRINA FOLEY, 2ND DISTRICT, HONORING COMMISSIONER HARPER.

Special Notes:

Supervisor Katrina Foley, 2nd District, honored Hang Harper, former Planning Commission, 2nd District with a Certificate of Recognition and thanked her for her time that she provided service on the Planning Commission

from August 201 to August 2021. The certificate was signed by Supervisor Foley and all five current Planning Commissioners. Hang Harper was in attendance to accept her resolution.

PUBLIC HEARING – PA20-0133 - A REQUEST FOR A USE PERMIT TO DEVELOP A PLANNED DEVELOPMENT THAT ESTABLISHES SITE SPECIFIC DEVELOPMENT STANDARDS CONSISTING OF 10 2-STORY DETACHED CONDOMINIUM STRUCTURES AND ASSOCIATED OFF-STREET PARKING – OWNER/APPLICANT – REECO COMMUNITIES LLC –LOCATION – 1191, 1111 AND 1121 WASS STREET IN THE UNINCORPORATED NORTH TUSTIN AREA, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 501-081-07, -08 AND -09.)

Recommended Action (s):

- 1. Receive staff report.
- 2. Find that the proposed project qualifies for an exemption from CEQA per Section 21159.25 of the Public Resources Code; and,
- 3. Approve Planning Application PA20-0133, a Use Permit for 10-unit detached condominium planned development, establishing site specific development standards, including an over-height wall, subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner, provided the presentation and answered questions of the Planning Commission. Mr. Canning also stated that Condition of Approval #8 was deleted as it was not applicable to the project site. Curtis Cummins, REECO Communities LLC, applicant and Ted Frattone, Hunsaker & Associates, answered questions of the Planning Commission. One member of the public requested to have heavier/taller landscaping to screen from the adjacent single-family project. The applicant responded that large trees were already planned for this area.

The following is the action taken by the Orange County Planning Commission:

The motion for item #1 was made by Commissioner Bartlett and seconded by Commissioner Morgan, to move the actions as recommended by staff on the agenda and in the staff report.

APPROVE)	OTHER	
DENIED) · .:		POSTED

Unanimous (1) Ha: Y (2) Harper: Y (3) Rice: Y (4) Perez: Y (5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ITEM #3 DISCUSSION ITEM – APPLICANT- OC DEVELOPMENT SERVICES-COUNTYWIDE

Staff will present information regarding the recent state adopted Senate Bill 9.

Recommended Action (s):

- 4. Receive staff report.
- 5. Provide feedback to staff as appropriate

DEC 15 2021

DEPLITY

DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Special Notes:

Brian Kurnow, Land Use Manager, Planning, provided an overview of Senate Bill 9 and answered questions of the Planning Commission.

III. EXECUTIVE OFFICER UPDATE

- Upcoming Planning Commission Items
 - o Chabad Center 3rd District, late January or early February 2022
- AM II Division Manager recruitment in progress and moving quickly
- General Plan Draft cycle
- Permit approval for outdoor skating rink in Santa Ana
- 12 days of singing in County Service Center, 12-9-2021

IV. COUNTY COUNSEL UPDATE

- Update on meeting at
 - o OC Development Services with County Counsel sought a determination of consistency with the Airport Environs Land Use Plan (AECUP) from the Airport Land Use Commission (ALUC) for the adoption of General Plan Amendment H 20-01 (Housing Element Update).
 - o The item was discussed at the ALUC meeting on November 18, 2021, and the Commission found the Housing Element update inconsistent with the AELUP.
 - o A modified proposal to address ALUC's concerns related to noise was submitted and is scheduled to be discussed at the ALUC meeting on December 16, 2021.
 - o Tentatively scheduled for BOS on March 15, 2022.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett thanked Hang Harper, former Planning Commissioner for her service
- Commissioner Ha stated that this is something that he would like to see continued in the future for all Planning Commissioners and also thanked county staff for their work and keeping the Commission informed
- Commissioner Morgan echoed Commissioners Ha's comments and also extended his gratitude to everyone who worked on the presentation/overview of Senate Bill 9

VI. PUBLIC COMMENTS

None

VII. OTHER BUSINESS

 Laree Alonso provided each Planning Commissioner a binder that included a copy of the Planning Commission Rules of Procedure and other useful information

VIII. ADJOURNMENT

Planning Commission meeting adjourned at 3:02 pm.

FILED

DEC 15 2021

POSTED

DEC 15 2021

ORANGE COUNTY CLERK-F	ECORPER DE	PARTMENT
BY:	00	_DEPUTY

Orange County Clerk-Recorder's Office Hugh Nguyen

601 N. Ross Street 92701

County

Finalization: 20210000652787

12/15/21 12:06 pm

433 VitIndx

1056

Item	Title	Count
1 EIR: Exe Document	Z01 mpt or Previ ID	1
	185001047 orded 12:06	50.00 pm
Total		50.00
Payment	Туре	Amount

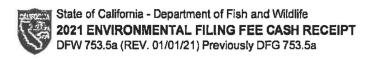
Check tendered 50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





	<u>[]</u>	Print	Save.				
1	RI	CEIPT NUME	BER:				
	3	io — 12/15	5/2021 — 1020				
	S ⁻	TATE CLEARIN	NGHOUSE NUMBER (If applicable)				
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.							
	LEADAGENCY EMAIL		DATE				
COUNTY OF ORANGE OC PUBLIC WORKS			12/15/2021				
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER				
Orange			202185001047				
PROJECT TITLE							
WASS STREET CONDOMINIUMS							
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	-	PHONE NUMBER				
REECO COMMUNITIES LLC, PROPERTY OWNER HUNSAKER			()				
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE				
76 DISCOVERY	IRVINE	CA	92618				
PROJECT APPLICANT (Check appropriate box)	7.00-0-115:11						
Local Public Agency School District	Other Special District	State Ag	gency Private Entity				
CHECK APPLICABLE FEES:							
☐ Environmental Impact Report (EIR)	\$3.4	45.25 \$	0.00				
☐ Mitigated/Negative Declaration (MND)(ND)	-		0.00				
☐ Certified Regulatory Program (CRP) document - payment due d	irectly to CDFW \$1,1	71.25 \$	0.00				
Exempt from fee							
✓ Notice of Exemption (attach)							
☐ CDFW No Effect Determination (attach)							
☐ Fee previously paid (attach previously issued cash receipt copy)							
☐ Water Right Application or Petition Fee (State Water Resources	Control Board only) \$8	350.00 \$	0.00				
County documentary handling fee	Control Board Only) 40	S .					
☑ Other		\$	50.00				
PAYMENT METHOD:							
☐ Cash ☐ Credit ☐ Check ☐ Other	TOTAL RECI	EIVED \$	50.00				
SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE							
X DEP	PUTY CLERK, CASA	IDRA GO	NZALEZ				