

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

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

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

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:

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.

Recorded in Official Records, Orange County
 Hugh Nguyen, Clerk-Recorder
 50.00
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 202185001047 12:06 pm 12/15/21
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30-12-15-2021-1020

FILED

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

POSTED

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



 County Administration South
 601 North Ross Street
 Santa Ana, California 92701

 P.O. Box 4048
 Santa Ana, CA 92702-4048
 info@ocpw.ocgov.com

 (714) 667-8800
 OCPublicWorks.com

ORANGE COUNTY
OC Public Works

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: *K Canning*

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

BY: *Cl* DEPUTY

POSTED

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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.

ITEM #2 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

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

POSTED

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

ITEM #3 DISCUSSION ITEM – APPLICANT- OC DEVELOPMENT SERVICES-COUNTYWIDE
 Staff will present information regarding the recent state adopted Senate Bill 9.

FILED

Recommended Action (s):

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

DEC 15 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Special Notes:

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

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000652787
12/15/21 12:06 pm
433 VitIndx

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202185001047		50.00
Time Recorded 12:06 pm		

Total 50.00

Payment Type	Amount
Check tendered # 1056	50.00

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print **Save**

RECEIPT NUMBER:
 30 — 12/15/2021 — 1020
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF ORANGE OC PUBLIC WORKS...	LEAD AGENCY EMAIL	DATE 12/15/2021
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202185001047	

PROJECT TITLE
WASS STREET CONDOMINIUMS

PROJECT APPLICANT NAME REECO COMMUNITIES LLC, PROPERTY OWNER HUNSAKER...	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 76 DISCOVERY	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input checked="" type="checkbox"/> Other | | \$ | 50.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CASANDRA GONZALEZ
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