

TUSTIN



CITY OF TUSTIN
COMMUNITY DEVELOPMENT DEPARTMENT
300 Centennial Way, Tustin, CA 92780
(714) 573-3100

A. BACKGROUND

Project Title: Tentative Parcel Map 2008-138, Design Review 08-011,
Conditional Use Permit 08-017

Lead Agency: City of Tustin
300 Centennial Way
Tustin, California 92780

Lead Agency Contact Person: Ryan Swiontek, Associate Planner

Phone: (714) 573-3123

Project Location: 14611 Prospect Avenue
Tustin, CA 92780

Project Sponsor's Name and Address: Tony Barkozia Noel Prendergast
17872 Theodora Drive 2510 Bungalow Place
Tustin, CA 92780 Corona Del Mar, CA 92625

General Plan Land Use Designation: Low Density Residential

Zoning Designation: Estate Residential (E-4)

Surrounding Land Uses and Setting: North: Residential (E-4) East: School (P&I)
South: Residential (E-4) West: Residential (E-4)

Project Description:

The proposed project involves the subdivision of an existing 1.075 gross acres parcel into two (2) parcels to accommodate a single family dwelling on each parcel. Existing at the subject property is a historic residence which will be maintained and involve the construction of a 4,255 square foot addition and a 1,468 garage/guest house. Construction of a new 5,807 square foot single family dwelling is proposed on the newly created parcel fronting Iverness Way. Accessory and miscellaneous structures existing at the subject property are proposed to be demolished.

Other public agencies whose approval is required:

- | | | | |
|-------------------------------------|------------------------------------|--------------------------|-------------------|
| <input checked="" type="checkbox"/> | Orange County Fire Authority | <input type="checkbox"/> | City of Santa Ana |
| <input type="checkbox"/> | Orange County EMA District | <input type="checkbox"/> | City of Irvine |
| <input type="checkbox"/> | South Coast Air Quality Management | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Orange County Health Care Agency | | |

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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 and Forestry Resources | <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 Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <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 of Significance |

DETERMINATION:

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** will be prepared.
- 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** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** 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.

Preparer: Ryan Swiontek

Title Associate Planner

Elizabeth A Binsack

Date 07/29/2010

Elizabeth A. Binsack, Community Development Director

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

D. INITIAL STUDY

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. 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, rocks 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 checked="" type="checkbox"/>	<input 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"/>
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (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 the 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				

Issues:

Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>III. 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.</p> <p>Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. 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 Game 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 Game 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the 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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. 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 checked="" type="checkbox"/>	<input 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"/>

VI 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII 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 checked="" type="checkbox"/>	<input 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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>VIII HAZARDS AND HAZARDOUS MATERIALS.</p>				
<p>Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
---------	--------------------------------	--	------------------------------	-----------

IX HYDROLOGY AND 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 recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 that would impede or redirect 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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND 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"/>

XI 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 delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a 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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII POPULATION AND 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 road 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"/>
XIV 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV 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?	<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 have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI 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 standards 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"/>

	Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

XVI I UTILITIES AND 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 existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
XVIII MANDATORY FINDINGS OF SIGNIFICANCE				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the 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: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

**ATTACHMENT A
INITIAL STUDY
14611 PROSPECT AVENUE
BARKOZIA AND PRENDERGAST RESIDENCES**

PROJECT DESCRIPTION

The project applicants, Tony Barkozia and Noel Prendergast, are proposing to subdivide an existing 1.075 gross acres parcel into two (2) parcels to accommodate a single family dwelling on each parcel. The project site is located at 14611 Prospect Avenue and is designated as Low Density Residential by the General Plan Land Use element and within the Estate Residential (E-4) zoning district. The project will involve the following:

- Tentative Parcel Map 2008-138, a request to subdivide an existing parcel to create two (2) new parcels. Parcel 1 will contain the property fronting Prospect Avenue which consists of an existing historic residence. Parcel 2 will contain the property fronting Iverness Way and involve the construction of a new single family residence.
- Design Review 08-011 for the demolition of accessory structures on-site and portions of a single family residence listed in the City's Historical Survey and rated "A" with a National Register Historic Preservation (NRHP) Status Code: 3S. Construction of an addition to the existing historic residence on proposed Parcel 1 and construction of a new detached single family dwelling on proposed Parcel 2.
- Conditional Use Permit 08-017 has been submitted for a proposed guesthouse above a new detached garage on Parcel 1.

Existing on the property is an "A" rated historical residence as designated in the City's Historical Resources Survey (Attachment A) with a National Register Historic Preservation (NRHP) Status Code: 3S per the Update to the Tustin Historical Resources Survey (2003). The rating scale places the "A" rating as the highest rating and includes buildings which are historically significant or notable as well as potential candidates for the National Register of Historic Places. A status code of 3S notes that the structure is eligible for separate listing on the National Register; however, the subject property is not currently listed on the National Register. The residence is estimated to have been constructed in 1928 and is of the Spanish Colonial Revival architecture. It is described within the City's Historical Survey as "one of the finest of that style in the city."

There appear to be various unpermitted additions to the main structure. In addition to the main structure, there is a detached garage of the same architecture that appears to have been converted without permits to guest quarters. The garage structure has been altered and deteriorated to an extent where it diverges from the original character of the main structure. Also existing on the site is a tennis court, swimming pool, accessory structure and a variety of specimen trees. The site itself maintains two street frontages with the main structure fronting onto Prospect Avenue and maintaining a rear street frontage along Iverness Way.

The current proposal involves subdividing the existing 1.075 gross acres parcel. There is a street and sidewalk easement in effect along Prospect Avenue which results in a lower net acreage (0.938 net acres). As a potential condition of approval the applicant shall dedicate in fee the portion of the parcel within the ultimate right of way. The applicant is proposing to create two new parcels each of approximately 0.648 (Parcel 1) and 0.427 gross acres (Parcel 2) in size respectively fronting onto Prospect Avenue and Iverness Way. All existing accessory structures on the site are proposed to be demolished to accommodate a new residence and an addition to the existing historic residence. Portions of the historic residence are also proposed to be demolished consisting primarily of areas that appear to have been additions over time and that are not true to the original architecture of the residence.

The proposed addition to the historic residence on Parcel 1 would be a 4,255 square foot two story addition with a 1,468 square foot detached combined garage/guesthouse. The addition would be situated to the south of the existing historic residence and connected via an approximately sixteen (16) foot wide by eighteen (18) foot long two story architectural hyphen. This narrow connection (hyphen) essentially divides the two structures (existing vs. new) visually and spatially while at the same time providing a literal connection of the two structures. The 1,468 square foot three car garage with second floor guest quarters is proposed to be situated near the rear of the property behind the proposed addition.

The proposed new residence will be addressed at 14702 Iverness Way (Parcel 2) and will involve the construction of a single story 5,008 square foot home with a 799 square foot garage in the craftsman architectural style. Both sites are proposing swimming pools.

This Initial Study is prepared to evaluate the environmental impacts of the proposed project with respect to the following categories:

I. AESTHETICS

Items a, b, d - "No Impact":

The proposed project would involve the construction of a new residence on proposed Parcel 2 and an addition to an existing historic residence on proposed Parcel 1 as well as the demolition of existing accessory structures. The project is located within a low density residential area and meets the applicable zoning requirements. There is not a scenic vista that would be affected and the project site is not located within a state scenic highway. The project proposes to remove the exterior lighting sources associated with the existing tennis court which could reduce sources of light and glare at the property. New sources of substantial light or glare would not be an issue as the project involves the construction of a new residence and an addition to an existing residence.

Items c "Less than Significant Impact":

The project site is located in an urbanized area consisting of low density residential housing. The majority of the homes, with the exception of the historic residence at the subject property, are of the California ranch house architectural tradition. The visual character of the site would be altered due to the demolition of existing structures and new construction, however, the property is located within the Estate Residential zoning district where larger homes with a minimum lot size of 10,000 square feet are typical. The project consists of the demolition of existing improvements including a tennis court and accessory buildings, the construction of a new single family residence, and a substantial addition to an existing historic residence.

The proposed addition to the existing historic residence on proposed Parcel 1 would use materials and finishes which complement the architecture of the existing residence. Architectural features of the proposed addition are typical of the Spanish Colonial tradition and the existing historic residence. The massing of the addition is also similar to that of the existing residence and would be placed beside it and connected via what is essentially a hallway. The addition proposes to match the height of the existing two story residence and would project closer to Prospect Avenue creating depth and dimensionality for the building. The proposed detached three car garage with second floor guest quarters will be located behind the proposed addition making it more than 100 feet from the Prospect Avenue sidewalk and only minimally visible from the public right of way.

Construction of the new residence on proposed Parcel 2 would front onto Iverness Way and replace the existing tennis court and single story accessory structure existing there currently. Iverness Way

is only one street block long which terminates into Amanganset Way to the north and Westbury Lane to the south. There are three homes which front onto Iverness Way located on the opposite side of the street of the project site. Apart from these three homes there are three other residences which have side yards along Iverness Way which front onto either Amaganset Way or Westbury Lane. All homes within the immediate vicinity of the project site are single story homes.

The proposed residence on Parcel 2 will involve the construction of a new single story 5,008 square foot home with a 799 square foot garage. The proposed residence would be consistent with the single story nature of homes on the same street. The residence is designed in the craftsman tradition and adorned with cedar wood shingle siding. Exterior finishes and materials would primarily consist of wood, cultured stone, copper accent features and asphalt shingle roofing.

The two proposed residences are each larger than the existing residence and would both be located on parcels in excess of 18,000 square feet. The proposed residences meet the development standards set forth for the Estate Residential zoning district. Aesthetically, the new residences would be replacing existing structures on-site. While there would be an additional residence built on the site, a less than significant impact is anticipated because each of the proposed residences would only be visible from its respective street frontage and the proposed lots would be oversized compared to others in the neighborhood. The proposed parcel configuration would appear more ordinary to the neighborhood than the existing parcel.

The majority of homes within the neighborhood are single story in design and the new home proposed on Iverness Way (Parcel 2) would also maintain a single story. The existing historic home fronting Prospect is two storied and has been in existence long before any of the surrounding homes were built. The proposed two story design of the addition is complimentary to the architecture of the original historic residence. Currently the subject property is not very visible from the public right of way due to extensively overgrown and unmaintained landscaping. Setbacks of the proposed residential structures meet the development standards and are consistent with other properties in the neighborhood. As part of the project proposal the applicant is planning to trim and replace portions of the existing landscaping.

Mitigation/Monitoring Required: The City's Design Review process and conditions of approval for the project will ensure that the structures do not pose an impact to aesthetics of the surrounding community.

Sources:

- Field Verification
- Submitted Plans
- Tustin City Code
- Tustin General Plan
- City of Tustin Historical Resources Survey (1990)
- Update to Tustin Historical Resources Survey (2003)
- City of Tustin Residential Design Guidelines – Cultural Resource District

II. AGRICULTURE RESOURCES

Items a - e - "No Impact":

The project site is currently developed with a single family residence in an urbanized area. The project site is within an established tract of low density residential development. There is no Williamson Act contract associated with the property and it is not zoned for agricultural, forest or timberland use. The proposed project will not convert farmland or forest land, conflict with existing zoning for agricultural or forest land use, or cause changes to the environment resulting in conversion

of farmland to non-agricultural use or forest land to non-forest use. The Orange County Board of Supervisors has determined that there will be no Farmland of Local Importance for Orange County.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Orange County Important Farmland Map 2006
A Guide to The Farmland Mapping and Monitoring Program, 2004 Edition
http://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp_guide_2004.pdf

III. AIR QUALITY

Items a- e - "No Impact":

The proposed demolition and the construction of a new residence and an addition to an existing historic residence is below the threshold criteria for construction and operation impacts as defined in Tables 6-2 and 6-3 of the California Environmental Quality Act (CEQA) Air Quality Handbook published in 1993 by the South Coast Air Quality Management District (SCAQMD). A continuation of residential use at the subject property will not produce or involve concentrated pollutants or odors. Grading and development activities would be required to comply with all local and SCAQMD rules and regulations concerning emissions. The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and it will not result in a cumulatively considerable net increase of any criteria pollutant or expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Tustin Grading Manual
CEQA Air Quality Handbook

IV. BIOLOGICAL RESOURCES

Items a- f - "No Impact":

The project site is located within an urbanized area and currently developed for residential use. There would be no change in the use of the property as a result of the project. Mature trees exist on the site and are proposed to be removed, however, there is no tree preservation policy or ordinance with which removal of trees would conflict with. The City's General Plan Conservation/Open Space Element does not identify any important natural resources at the subject property. The project proposes to install new landscaping. The project is located on a site with no wetlands and is not in close proximity to any body of water. As such, the development would not affect 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.

The project does not conflict with any local policies or ordinances protecting biological resources or an adopted habitat conservation plan. No significant impacts to biological resources are anticipated.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Department of Fish and Game, NCCP
<http://www.dfg.ca.gov/habcon/nccp/index.html>

V. CULTURAL RESOURCES

Item a- "Less Than Significant Impact":

The project proposes to subdivide the existing property into two lots and construct a new single family residence and an addition to the existing historic residence. Existing on the property is an "A" rated historical residence as designated in the City's Historical Resources Survey (Attachment A) with a National Register Historic Preservation (NRHP) Status Code: 3S per the Update to the Tustin Historical Resources Survey (2003). The property is eligible for separate listing on the National Register; however, the subject property is not currently listed on the National Register. The residence is estimated to have been constructed in 1928 and is of the Spanish Colonial Revival architecture. While not located within the City's designated Cultural Resources Overlay District, the property is recognized in the City's map of historic resources contained within the General Plan Conservation/Open Space element.

The addition to the historic residence is sited directly to the south of the existing residence and the two structures will be connected via an approximately sixteen (16) foot wide by eighteen (18) foot long two story architectural hyphen. The proposed two story addition and detached garage/guesthouse comprise 5,732 square feet. Existing additions to the original historic residence that are not in-line with the original architecture are proposed to be removed which would result in a square footage of 3,572 square feet for the existing portion of the historic residence. Through the use of Spanish Colonial architecture and design features, the addition proposes to integrate with the existing historic residence.

The project proposes to comply with the Secretary of Interior's Standards for the Treatment of Historic Properties which provides guidelines for the appropriate preservation/restoration of a historic structure based on solid design principles. There are ten principles identified within the Secretary of the Interior's Standards. The project architect has provided a response to these ten principles which identify the projects compliance with the Secretary of the Interior's Standards.

Thirtieth Street Architects firm has performed independent review of the proposed project for compliance with the Secretary of the Interior's Standards for the treatment of historic properties. Thirtieth Street offers a wealth of professional experience with historic preservation. The project architect has taken into account and worked to incorporate the recommendations from Thirtieth Street Architects within the project design when allowable.

The project is consistent with the following General Plan Land Use and Conservation/Open Space/Recreation Policies:

Land Use Policy 5.5: Encourage the restoration and rehabilitation of properties in Tustin eligible for inclusion on the National Register of Historic Places according to the rehabilitation guidelines and tax incentives of the National Trust for Historic Preservation.

Land Use Policy 6.2: Encourage and promote high quality design and physical appearance in all development projects.

Land Use Policy 6.5: Preserve historically significant structures and sites, and encourage the conservation and rehabilitation of older buildings, sites, and neighborhoods that contribute to the City's historic character.

Conservation Policy 12.1: Identify, designate, and protect facilities of historical significance, where feasible.

Items b, c, and d "No Impact":

The project is located within an urbanized area and currently developed with residential structures. The proposed project will cause no substantial adverse change in the significance of an archeological resource or directly or indirectly destroy a unique paleontological resource or geological feature or disturb human remains.

Mitigation/Monitoring Required: The City's Design Review process and conditions of approval for the project will ensure that the structures do not pose an impact to cultural resources.

Sources:

- Field Verification
- Submitted Plans
- Tustin City Code
- Tustin General Plan
- City of Tustin Historical Resources Survey (1990)
- Update to Tustin Historical Resources Survey (2003)
- City of Tustin Residential Design Guidelines – Cultural Resource District
- Secretary of the Interior's Standards for Historic Rehabilitation
- http://www.nps.gov/history/hps/tps/standards_guidelines.htm

VI. GEOLOGY AND SOILS

Items a-e - "No Impact":

A review of the Alquist-Priolo Earthquake Fault Zoning Map and the State of California Seismic Hazard Zone Map indicates that the project site is not located within a known earthquake fault zone and is not in an area of potential liquefaction or landslide hazard.

Submittal of a soils report and compliance with current codes will ensure that the design and construction of the proposed project reduces any potential impacts related to fault ruptures, ground shaking, ground failure, liquefaction, or unstable soils to a level of insignificance.

Since the proposed development is on a relatively flat site, only minor grading will be required. Compliance with the City's Grading Ordinance and Water Quality Ordinance will reduce any potential impacts related to soil erosion to a level of insignificance. A sewer system is available to the site for disposal of wastewater and the development will be required to connect to this system.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code, Grading Manual
Seismic Hazard Zone Map February 27, 2008
Alquist-Priolo Earthquake Fault Zoning Map

VII. GREENHOUSE GAS EMISSIONS

Item a- "Less Than Significant Impact":

Temporary increases in greenhouse gas emissions are likely to occur during construction which would be greater than those typically experienced in the existing neighborhood. Construction will involve the demolition of accessory structures and the development of a new single family residence and an addition to an existing residence. Emissions created from construction activities are not anticipated to have a significant impact on the environment due to the scope of work and the minimal construction time anticipated.

New construction will be required to comply with the latest edition of applicable codes which include energy codes related to efficiency. Materials proposed for the residences will be modern and meet high efficiency standards to reduce potential greenhouse gas emissions. The proposed residences are likely to be much more efficient than existing homes in the neighborhood which were built in the 1960's. Renovation to the existing historic residence will use replacement materials that are of a higher efficiency than those existing when allowable and in context to the architecture of the historic structure.

New construction is proposed to replace existing structures on-site, however, the new construction will be of a substantially greater square footage and larger footprint than those structures which are being replaced. The proposed development is in compliance with the City's Zoning Ordinance and General Plan which allow for the proposed lower density residential development being proposed. Single family residential use is the least intensive use allowed in the Estate Residential (E-4) zoning district.

Item b - "No Impact":

The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is not requesting any deviation or variance from the existing standards within the City Code or General Plan applicable to the property.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Tustin Grading Manual
CEQA Air Quality Handbook

VIII. HAZARDS AND HAZARDOUS MATERIALS

Items a- h - "No Impact":

The project site is located within an urbanized area characterized by residential development. The present use of the property is for residential purposes and is proposed to continue as such. Demolition of various residential use structures will occur, however, it is not anticipated that hazardous emissions would occur. Construction of the proposed project will not involve transport or use of any hazardous materials or emit hazardous emissions. According to the Department of Toxic Substances Control, the project site is not listed as a hazardous material site. The project would not alter or interfere with an adopted emergency response plan or emergency evacuation plan. The site is not located within an airport land use plan or a private airstrip or in areas with wild land fires.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
 Submitted Plans
 Tustin General Plan
 John Wayne Airport Environs Land Use Plan
 Department of Toxic Substances Control – Hazardous Materials Sites
 <http://www.envirostor.dtsc.ca.gov/public/>

IX. HYDROLOGY AND WATER QUALITY

Items a – j - "No Impact":

The proposed project site is located on a relatively flat site with existing residential structures. Minimal grading would occur in conjunction with the proposed project and no substantial alteration of the site drainage pattern would occur. Residential uses as proposed by the project are existing in the area and permitted uses within the zoning district. The proposed project is not a priority project, will not require a preliminary water quality management plan (WQMP), and is exempt from the WQMP requirement. The project will be required to comply with the City's Water Efficient Landscape Ordinance.

The project site is designated as Zone X – Other Flood Areas on the most recent Flood Insurance Rate Map dated December 3, 2009 prepared by the Federal Emergency Management Agency and is not located in a 100-year flood hazard area,. This zone is defined as “areas of a .2 percent flood chance, areas of one percent annual chance of flood with average depths of less than one foot or with drainage areas less than 1 square mile, and areas protected by levees from a one percent annual change of flood.”

Compliance with the City's Grading Ordinance and the California Building Code would ensure that the project is designed with adequate drainage improvements, erosion control measures, and pollution control plans. The proposed residential use would not create significant impacts to stormwater runoff or discharge pollutants due to post-construction activities. The project is not anticipated to degrade water quality.

The project is located on an existing residential site serviced by Tustin Water Operations. The scale of the project does not have the potential to impact water supplies, nor deplete groundwater supplies or interfere with groundwater recharge or lower the local ground water table level. The project would not redirect flood waters and the site is not within an area that would expose people to seiche, tsunami, or mudflow.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Tustin Grading Manual
Flood Insurance Rate Map dated December 3, 2009
Tustin Guidelines for Preliminary WQMPs
TCC Section 4900 et al. – Water Quality Control

X. LAND USE & PLANNING

Items a - c - "No Impact":

The subject property is within the Low Density Residential General Plan Land Use designation and the Estate Residential (E-4) zoning district. The proposed subdivision would bring the site more in context with other single family residences in the neighborhood in that the lot sizes would be more compatible with other lots located in the vicinity. The proposed project is in compliance with development standards and land use intensity of the City's Zoning Ordinance and General Plan. There would be no change to the existing residential use nor would there be any physical division of the existing community. The new residence and residential addition would be located on private property which has been previously used for residential purposes. There is no established habitat conservation plan or natural community conservation plan within the area of the project site. The project would not conflict with any applicable conservation plan.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Tustin Zoning Map

XI. MINERAL RESOURCES

Items a, b - "No Impact":

According to the City of Tustin General Plan Conservation/Open Space/Recreations Element (Figure COSR-2) there are no known mineral resources within the City that would be of value to the region and the residents of the state. The proposed development will not have impacts on energy conservation or mineral resources with respect to adopted energy conservation plans or loss of available known mineral resources.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Submitted Plans
Tustin General Plan

XII. NOISE

Items a, b, c, e, and f – “No Impact”:

The proposed single family residential project is not anticipated to expose persons to or generate noise levels in excess of local standards of the General Plan or noise ordinance or expose persons to excessive groundborne vibration. Construction activities would be required to comply with the City's restrictions on allowable construction hours. The project adheres to the density thresholds as identified in the City's General Plan and meets the development standards as set forth in the City's Zoning Ordinance. The project proposes one additional single family detached residence to the existing neighborhood which is not anticipated to create any noise impacts to the existing neighborhood. The project is not located within two miles of an airport or a private airstrip.

Item d “Less Than Significant Impact”:

Development of the site would result in short-term construction noise impacts that will be minimized through adherence to the City's construction hours.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Tustin City Code
Tustin General Plan
John Wayne Airport Environs Land Use Plan

XIII. POPULATION & HOUSING

Item a - c - "No Impact":

The project site is designated for Low Density Residential use by the General Plan and complies with the density thresholds. In addition, the project is in compliance with the development standards contained with the City's Zoning Ordinance. The project site is located within a built-out residential neighborhood. No persons will be displaced and population growth will not be induced as a result of the project. Only one (1) new residential use will be created as a result of the project, therefore no impacts to population or housing are anticipated.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin General Plan
Tustin City Code

XIV. PUBLIC SERVICES

Item a - "No Impact":

There will be no increase in the demand to public services as a result of the proposed project. All public services are existing and adequate to serve the additional single family residence that is being proposed as well as the addition to the existing residence. The project site is an infill site identified for residential purposes and located within an urbanized area. The development is required to pay School Impact fees as adopted by the Tustin Unified School District, and the project will be routed to all affected agencies for review and comment. All other new development fees applicable to the

project will also be required to be paid. The Orange County Fire Authority provides fire protection services to the City of Tustin and has reviewed the proposed project for compliance with their requirements. The City of Tustin Police Department has reviewed the project and has no concerns regarding their ability to service the project. The proposed new single family residence has been identified for low density residential use by the General Plan and Estate Residential (E-4) zoning district. No impact to public services requiring new or physically altered facilities such as schools, fire protection, police services, City or regional parks, or other public facilities are anticipated as a result of the project.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan

XV. RECREATION

Item a & b "No Impact":

The project proposes the construction of an addition to an existing residence and the construction of a new single family residence. Both of the proposed lots are in excess of 18,000 square feet and have substantial private recreational area. The project would only add one (1) additional residential use thus, there would be no impact to neighborhood and/or recreation facilities as a result of the project and no recreation facilities are planned or required for the project.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan

XVI. TRANSPORTATION & CIRCULATION

Item a – f "No Impact":

No impacts to traffic are anticipated as the project proposes a new single family residence and an addition to an existing single family residence located within a built-out low density residential neighborhood. The project meets the zoning and development standards of the Estate Residential (E-4) zoning district.

Proposed construction within the public right-of-way will involve the widening of an existing drive apron along Iverness Way and the relocation of an existing drive apron along Prospect Avenue to accommodate the project. The City of Tustin Public Works Department is also requiring replacement of portions of the existing sidewalk along Iverness Way and Prospect Avenue. Iverness Way is only a single block in length between Amaganset Way and Westbury Lane with three existing homes fronting onto the street. There are no known parking impacts at this location and the proposed lot would have approximately 150 linear feet of frontage providing ample on-street parking. In addition, the proposed new residence with a 3 car garage and driveway on Parcel 2 would create additional off-street parking not currently existing at the project site.

Relocation of the existing driveway and apron along Prospect Avenue will enhance the functionality of the project site. The existing drive apron is located at the property's northernmost point along Prospect Avenue just south of the crosswalk to Columbus Tustin School and will be eliminated. The City of Tustin Public Works Department will be installing a traffic signal (CIP No. 400077) in this immediate location at the intersection of Amaganset Way and Beneta Way along Prospect Avenue. The new driveway and apron is proposed on the southernmost part of the property along Prospect Avenue which will be appropriate and efficient for the project site and street system. The proposed addition to the historic residence at 14611 Prospect Avenue (Parcel 1) will also involve the construction of a 3 car garage along with a motorcourt.

The proposed single family residential project is not expected to have an effect on the existing circulation system and does not conflict with an applicable congestion plan. No change in air traffic patterns will occur as a result of the project. Emergency responders such as police and fire services have reviewed the proposed project for compliance with their criteria.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan

XVII. UTILITIES & SERVICE SYSTEMS

Items a – g - "No Impact":

Water and sewer services and other utilities are available to the site since the project is within an urbanized area and has been previously developed. The City of Tustin Water Department has reviewed the proposed project for compliance with their standards. The proposed new single family residence would replace existing structures on site and would not create a substantial draw on existing utilities. The project is not a priority project and will not require the preparation and implementation of a Water Quality Management Plan (WQMP). Construction of new wastewater and/or storm drain facilities to service the project are not anticipated. Compliance with utility or service provider and City requirements identified during project review will ensure that no impacts occur.

CR&R Waste Services provides solid waste collection and disposal services to the City of Tustin. The project would be required to comply with local, state, and federal requirements for integrated waste management (i.e. recycling) and solid waste disposal. The project is anticipated to have no impact on landfill capacity.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
Tustin Guidelines for Preliminary WQMPs

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Item a - "Less Than Significant Impact":

The proposed project will involve the alteration of a designated cultural resource through the addition to an existing historic residence. Potential impacts are anticipated to be less than significant through the careful design and siting of the proposed addition. The project would adhere to the Secretary of Interior's Standards for the Treatment of Historic Properties which would also reduce any potential impacts to an insignificant level. The project proposes to renovate the existing historic residence and would not eliminate an important example of California history.

Aesthetically the proposed addition is in context with the existing historical structure. The newly created parcels would accommodate low density residential uses which are prevalent in the neighborhood. The proposed new residence and addition to the existing historic residence would be substantially larger than existing homes in the neighborhood, however, the proposed lot sizes are approximately twice the size of those in the area. Therefore, the massing of the proposed structures related to lot size would be appropriate and does meet the development standards contained within the City Code and General Plan.

Items b & c - "No Impact":

The project involves a new single family residential structure and an addition to an existing historic residence. The property is designate for low density residential uses and zoned as Estate Residential (E-4) The proposed development is in compliance with the applicable development standard. There are no cumulative impacts anticipated and the project is not expected to have any adverse effects on human beings.

Mitigation/Monitoring Required: No mitigation is required.

Sources: Field Verification
Submitted Plans
Tustin City Code
Tustin General Plan
City of Tustin Historical Resources Survey (1990)
Update to Tustin Historical Resources Survey (2003)
City of Tustin Residential Design Guidelines – Cultural Resource District
Secretary of the Interior's Standards for Historic Rehabilitation
http://www.nps.gov/history/hps/tps/standards_guidelines.htm