



Appendix 1

Findings for VTTM 19161

1	GENERAL PLAN	VTTM19161
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.		
2	DESIGN & IMPROVEMENT	VTTM19161
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan		
3	CALIFORNIA ENVIRONMENTAL QUALITY ACT	VTTM19161
Find that Mitigated Negative Declaration No. IS/MND PA21-0111, previously adopted by the Planning Commission on November 8, 2023, for PA21-0111, the Fairlynn Townhomes project, reflects the independent judgment of the County of Orange and is adequate to satisfy the requirements of CEQA for VTTM 19161 based on the following additional findings:		
<p>a. The circumstances of the project are substantially the same and Mitigated Negative Declaration No. IS/MND PA21-0111 adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the previous Mitigated Negative Declaration No. IS/MND PA21-0111 was adopted has become known; therefore, no further environmental review is required.</p> <p>b. Mitigated Negative Declaration No. IS/MND PA21-0111 is adequate to satisfy the requirements of CEQA for Vesting Tentative Tract Map (VTTM) 19161.</p>		
4	DEVELOPMENT TYPE	VTTM19161
That the proposed site is physically suitable for the proposed type of development.		
5	DEVELOPMENT DENSITY	VTTM19161
That the proposed site is physically suitable for the proposed density of development.		
6	NCCP NOT SIGNIFICANT	VTTM19161
That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.		
7	PUBLIC HEALTH	VTTM19161
That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.		
8	PUBLIC EASEMENTS	VTTM19161
That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.		
9	DESIGN COMPLIANCE	VTTM19161
That the design and improvement of the proposed subdivision is suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Government Code Section 65589.5 and the Planning Commission approval of Planning Application PA21-0111.		

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COMPATIBILITY**VTTM19161**

That with the approval of Planning Application PA21-0111, the use, activity or improvement(s) proposed, subject to the specified conditions and adopted Mitigation Measures and Conditions of Approval, is consistent with the provisions of the Zoning Code regulations applicable to the property under Government Code Section 65589.5.

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PUBLIC FACILITIES**VTTM19161**

That the approval of the map is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

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SUBDIVISION AND ZONING CODE COMPLIANCE**VTTM19161**

That under Government Code Section 65589.5 and with the approval of Planning Application PA21-0111, the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

13

WASTEWATER SYSTEM**VTTM19161**

That the discharge of wastewater from the proposed subdivision will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region because the project will provide for an on-site sewage absorption system and additional mitigation measures have been applied that will address other water run-off issues.

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DEVIATIONS FROM STANDARD PLANS**VTTM19161**

That the Subdivision Committee considered the requested deviation from adopted County Standard Plan 1201 and finds that it is justified based upon specific special circumstances applicable to the project site.