

CITY OF ORANGE
Community Development Department

Memo – Hot File

To: Honorable Mayor and Members of the City Council

From: Susan Galvan, Interim Community Development Director

Through: Rob Houston, City Manager

Date: August 8, 2022

Re: August 9, 2022 City Council Meeting - Agenda Item 3.19

Item 3.19 and the associated staff report for the August 9, 2022, City Council Agenda incorrectly states “Negative Declaration No. 1871-20.” The agenda title states “Time extension for Tentative Tract Map No. 0050-20, Minor Site Plan Review No. 1016-20, and Negative Declaration No. 1871-20 - Mabury Tentative Tract Map.” A correction is merited to replace “Negative Declaration No. 1871-20” with “Environmental Review No.1871-20.”

To clarify for context purposes, A Negative Declaration was not prepared for the project. Instead, the project relied on an Addendum to the Environmental Impact Report (EIR) conducted for the Trails at Santiago Creek project. Details on the ability to use the Trails EIR with an Addendum are as follows:

- In 2019, the City Council certified the Trails at Santiago Creek Specific Plan Final EIR No. 1957-18 concurrently with its approval of General Plan Amendment No. 2018-0001, Zone Change No. 1286-18, and Development Agreement No. 0005-18. While General Plan Amendment No. 2018-0001 was the subject of a referendum, the EIR remains certified and legally valid under CEQA.
- One of the four alternatives analyzed in the EIR, “Alternative 1,” involved 40-50 residential units on the site of Tentative Tract Map (TTM) No. 0050-20. Since TTM No. 0050-20 results in significantly fewer units than originally analyzed (22 units), there are fewer environmental impacts than analyzed in Alternative 1 in the EIR and the environmental analysis within the EIR is adequate for the project.



- CEQA Guidelines Section 15162 states that once an EIR has been certified for a project, then in connection with proposed changes to that project, no subsequent or supplemental EIR shall be prepared unless certain criteria are satisfied. For TTM No. 0050-20, none of the circumstances described in CEQA Guidelines Section 15162 are present. Some changes and additions were necessary to update the previously certified EIR, and a CEQA addendum was completed for TTM No. 0050-20. This Addendum, along with the Certified EIR, serves as the environmental review of the proposed project.
- Addendum No. 1 to the Certified EIR concludes that the project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in the Certified EIR. No new mitigation measures are required for the proposed project above and beyond the mitigation measures that were included in the Certified EIR.

The addendum can be located here: [N:\CDD\PLNG\Applications\Tentative Tract Maps\TTM 0050-20 Mabury TTM\CC\Addendum with Appendices](#)

