

**TOYOTA OF ORANGE DEALERSHIP EXPANSION
1400 N TUSTIN STREET**

**CLASS 32 INFILL DEVELOPMENT CATEGORICAL
EXEMPTION**

Conditional Use Permit No. 3206-23, Major Site Plan Review No. 1148-23, and
Design Review No. 5126-23



City of Orange

Community Development Department • Planning Division

300 East Chapman Avenue

Orange, CA 92866-1591

(714) 744 7220

(714) 744 7222 (Fax)

www.cityoforange.org

August 13, 2024

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15332 (Class 32 – In-fill Development). Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The following analysis shows how the project meets the criteria pursuant to CEQA Guidelines Section 15332, and is therefore categorically exempt from the provision of CEQA.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The general plan land use designation of the subject site is General Commercial (GC), which “provides for a wide range of retail and service commercial uses and professional offices”. The General Commercial designation permits a density of a 1.0 Floor Area Ratio (FAR). The proposed project has a FAR of 0.23. The General Commercial designation is found along many of the City’s most highly- traveled roadway corridors, including Katella Avenue, Chapman Avenue, and Tustin Street. The proposed project is an expansion of an existing automotive dealership along the highly traveled roadway corridor of Tustin Street, which includes a two-story, 12,190 square foot addition to the existing dealership building for additional offices and storage, revised site circulation, a new security kiosk, additional vehicle storage, and the addition of new shade canopies for customer waiting areas and a dedicated new car delivery area which is in compliance with the General Plan. Therefore, the Proposed Project is consistent with the existing GC General Plan Land Use Designation applicable to the Project Site.

The proposed project meets all applicable General Plan policies as follows:

LUE GOAL 3.0: Create commercial uses that provide a solid economic base and employment opportunities and identify Orange as an attractive and diverse shopping destination.

LUE Policy 3.1: Promote development of revenue-generating land uses that help defray the costs of high quality public services.

LUE Policy 3.2: Actively promote the City as a place to shop and conduct business, and encourage local patronage of Orange businesses.

LUE Policy 3.3: Improve vehicular, pedestrian, and visual connections between commercial areas and the rest of the community.

LUE Policy 3.4: Discourage commercial and industrial enterprises that have significant adverse soil, air, water, or noise impacts.

LUE GOAL 6.0: Advance development activity that is mutually beneficial to both the environment and the community.

LUE Policy 6.1: Ensure that new development is compatible with the style and design of established structures and the surrounding environment.

LUE Policy 6.2: In areas where residential uses abut commercial or industrial land uses, use buffering techniques to improve compatibility. Such techniques include the use of setbacks, screening, soundwalls with pedestrian access, and appearance standards.

Additionally, the project is consistent with the applicable zoning designation and regulations in that it would comply with all of the development standards of the Limited Business—Tustin Redevelopment Project Area (C-TR) zoning designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development occurs within the City of Orange limits and is on a project site of 4.15 acres surrounded by urban uses such as single-family residential, Mobile Homes, and retail commercial.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The site is currently improved with a two-story, 44,000 square foot building for auto sales and includes 37 automotive service bays at the south end of the site. The remaining portion of the site is paved over and used to display and store vehicles, and provide customer parking. Greater than 99% of the Project Site is comprised of developed, disturbed or non-native habitats. The Project Site has no value as habitat for endangered, rare, or threatened species. The Project Site has limited – if any, value as a low-quality migration corridor, or overland dispersal habitat for wildlife, because it is severely movement constrained by the surrounding residential, and commercial developments. The Project Site is not located with the Natural Communities Conservation Plan (NCCP) area identified in the 2010 General Plan. Therefore, the Project Site has no value as habitat for federal or state endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

There are reasonably foreseeable significant impacts related to traffic, noise, air quality, or water quality in that the project consists of a two-story, 12,190 square foot addition to the existing dealership building for additional offices and file storage, revised site circulation, a new security kiosk, additional vehicle storage, and the addition of new shade canopies for customer waiting areas and a dedicated new car delivery area. The project will not result in a significant impact to traffic in that it is an addition to an existing automotive dealership and the addition is for additional offices and storage, therefore not significantly increasing vehicle trips generated. Furthermore, As specified in the City of Orange TIA Guidelines, certain types of projects, because of their size, nature, or location, are exempt from the requirement of preparing detailed traffic impact analysis, including a vehicle miles traveled (VMT) analysis. The Proposed Project satisfies the City-established project type screening for projects generating fewer than 110 daily trips and can be presumed to result in a less than significant VMT impact. Any impacts to traffic during the construction phase are considered to be less than significant because they are temporary.

Noise:

Construction Noise - The Proposed Project would generate temporary noise during construction activities. Sensitive receptors that may be affected by project generated noise include existing single-family, mobile home residential uses located adjacent to the site's western property line. Construction noise sources are regulated within the City of Orange under Section 8.24.050 of the City's Municipal Code which exempts construction activities from noise regulations between 7:00 AM to 8:00 PM on any day except for Sunday or a Federal holiday, and 9:00 AM to 8:00 PM on Sunday and Federal holiday. Project construction will occur within the exempt construction hours as identified in Section 8.24.050 of the City's Municipal Code. Therefore, potential noise impacts associated with construction would be less than significant.

Air Quality:

The Project Site is located within South Coast Air Basin (SoCAB) which is characterized by relatively poor air quality and is a Federal- and State-designated nonattainment area for O₃, PM₁₀ and PM_{2.5} (US EPA 2012). The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for both construction and operational activities relative to these criteria pollutants. Implementation of the Proposed Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant construction emissions established by SCAQMD.

Water Quality:

The Proposed Project would include a two-story, 12,190 square foot addition to the existing dealership building for additional offices and storage, revised site circulation, a new security kiosk, additional vehicle storage, and the addition of new shade canopies for customer waiting areas and a dedicated new car delivery area. Grading and construction associated with site work on the project site would result in temporary disturbance of surface soils, which could potentially result in erosion and sedimentation on site, and potential water

quality impacts attributable to construction activities. Any stockpiles of excavated areas would be susceptible to erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local drainage ways.

The Property Owner/Developer is required to implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Title 7, Chapter 7.01, Water Quality and Stormwater Discharges, of the Orange Municipal Code. The Property Owner/Developer would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) and prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP contains a site map showing the construction perimeter, existing and proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. Therefore, with compliance with Title 7, Chapter 7.01 of the Orange Municipal Code, and implementation of a SWPPP, potential impacts associated with water quality would be less than significant.

(e) The site can be adequately served by all required utilities and public services.

The site can be adequately served by all required utilities and public services in that it is an existing automotive dealership and the addition to the existing building is for storage and offices and will not result in the need for additional utilities and public services for the project.