

ENVIRONMENTAL REVIEW FOR:

Panorama Heights II Transfer of Territory

Prepared by:

ORANGE COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION

Contact:

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Secretary to the County Committee
200 Kalmus Drive
Costa Mesa, CA 92626
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AUGUST 2017

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Introduction

1.1 BACKGROUND

1. Project Title:

Panorama Heights II Transfer of Territory

2. Lead Agency Name and Address:

Orange County Committee on School District Organization
200 Kalmus Drive
Costa Mesa, CA 92626

3. Contact Person and Phone Number:

Chris Lombardo
Secretary to the County Committee
714-966-4248

4. Project Location:

The petition area is the second half of the unincorporated community of Panorama Heights, North Tustin, California, 92705 which includes the following streets: 12321-12371 Alexander Lane, 12255-12312 Alta Panorama, 12817-18957 Artnell Road, 12132-12662 Baja Panorama, 12471-12561 Barrett Lane, 18772-18832 Barry Lane, 19251-19302 Brae Glen, 12502-12562 Carmel Way, 12672-12772 Charmaine Lane, 12219-12591 Circula Panorama, 12821-12861 Craftsman Lane, 10261-10401 Crawford Canyon Road, 10385-19322 Cresthaven Lane, 18741-18921 Fairhaven Avenue, 12801-19321 Fairhaven Ext., 18822-19151 Fowler Avenue, 12812-12952 Hewes Avenue, 12562-12652 Kingsview Road, 19291-19361 Maynard Way, 12272-12312 Media Panorama, 12262-12311 Menuda Panorama, 12722-12762 Mittman Lane, 12831-12962 Old Foothill Blvd, 18861-18902 Parkview Terrace, 19291-19356 Saylor Terrace, 19181 Stoller Lane, 12251-12696 Vista Panorama, 18751-18835 Winnwood Lane that currently falls under the jurisdiction of the Orange Unified School District (OUSD).

The OUSD encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park.

5. Project Sponsor's Name and Address:

Orange County Committee on School District Organization
200 Kalmus Drive
Costa Mesa, CA 92626

6. General Plan Designation: Not applicable

7. Zoning: Not applicable

8. Description of Project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

A group of citizens from the second half of the unincorporated community of Panorama Heights, a community located in North Tustin, ("Petitioner") want to transfer inhabited territory from the Orange Unified School District ("OUSD") to the Tustin Unified School District ("TUSD").

According to the petition submitted to the Orange County Superintendent of Schools for consideration by the Orange County Committee on School District Organization ("County Committee"), the area to be transferred consists of 459 residences and empty lots in Panorama Heights. The Petitioners stated the request for changing the boundaries of the school districts was based on Unification of North Tustin

Community and the petition meets the Nine Criteria To Change School Districts Per Education Code Section 35753.

The “project” involves only the environmental consequences of changing the school boundaries as described previously and in the petition. Under the current boundary alignment, current (and future) students within the transfer area attends OUSD schools and under the proposed transfer of territory, they would attend TUSD schools. The project does not involve the acquisition of real property or the construction of any physical improvements. Zoning and general plan designations are not applicable to the project.

9. Surrounding Land Uses and Setting (Briefly describe the project’s surroundings):

The petition area is currently located within the jurisdiction of the OUSD. The OUSD serves approximately 28,522 students in 38 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park.

The TUSD, located south of the petition area, serves approximately 24,130 students in 29 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Tustin, Santa Ana, and Irvine.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

The Orange County Committee on School District Organization (“County Committee”) has the primary approval authority over the proposed petition and, as such, is the Lead Agency under the California Environmental Quality Act (CEQA). This review evaluates only the potential environmental impacts of this transfer of territory, which would have the effect of shifting the schools attended by the students living within the transfer area from schools located in OUSD to schools located in TUSD.

Education Code Section 35753(a) establishes the criteria to be used by the County Committee in making its decision on the appropriateness of this petition. These criteria are outside the purview of CEQA and will not be addressed in this study.

This review has been prepared in accordance with CEQA Guidelines to determine if the transfer of territory could have a significant impact on the environment. This analysis will provide the County Committee with information to document the potential impacts of the proposed transfer and determine whether to prepare an Environmental Impact Report (EIR), a Negative Declaration, or a Negative Declaration with mitigation measures.

The Committee will hold public hearings in both OUSD and TUSD on September 6, 2017 pursuant to Education Code Section 35705 and 35705.5. All documents are available for viewing and/or downloading on the Committee’s website at <http://www.ocde.us/CCSDO/Pages/default.aspx>.

1.2 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"/> Agricultural and Forest 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 |

1.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

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.

Signature: 	Date: 08/01/17
Printed Name: Chris Lombardo	For: Secretary, Orange County Committee on School District Organization

1.4 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 would 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.
- 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 Analyses 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. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 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 significant.

Environmental Checklist

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?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
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 Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X
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. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
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)?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
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?				X
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
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:				X
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.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X
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?				X
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?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 level (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)?				X
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 a substantial erosion or siltation on- or off-site				X
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?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j) Inundation by seiche, tsunami, or mudflow?				X

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?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
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?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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?				X
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?				X
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 roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project 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:				
a) Fire protection?				X
b) Police protection?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
XV. RECREATION.				
a) Would the project 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?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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?				X
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?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
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?				X
g) Result in inadequate parking capacity? (OPTIONAL: Removed from 2010 CEQA Guidelines.)				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X
e) Result in a determination by the waste water 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
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?				X
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 projects, and the effects of probable future projects.)				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Petition For Transfer of Territory

PETITION FOR TRANSFER OF TERRITORY

To the Superintendent of Schools of Orange County:

Pursuant to *Education Code* 35700, Subdivision (a), the undersigned, constituting at least 25 percent (25%) of the registered electors residing in the territory proposed to be transferred that is currently in the Orange Unified School District, petition that the boundaries of the Orange Unified School District be changed to eliminate from the Orange Unified School District (OUSD) the territory hereinafter described. The undersigned persons petition that the described territory be transferred to and included within the Tustin Unified School District (TUSD).

The property to be transferred is described as follows:

The property to be transferred is described as follows: The second half of the unincorporated community of Panorama Heights in North Tustin 92705. Comprised of 459 residences and empty lots, which includes the following streets: 12321-12371 Alexander Lane, 12255-12312 Alta Panorama, 12817-18957 Artnell Rd, 12132-12662 Baja Panorama, 12471-12561 Barrett Lane, 18772 -18832 Barry Lane, 19251-19302 Brae Glen, 12502-12562 Carmel Way, 12672-12772 Charmaine Lane, 12219-12591 Circula Panorama, 12821-12861 Craftsman Lane, 10261-10401 Crawford Canyon Rd, 10385-19322 Cresthaven Lane, 18741-18921 Fairhaven Ave, 12801-19321 Fairhaven Ext, 18822-19151 Fowler Ave, 12812-12952 Hewes Ave, 12562-12652 Kingsview Rd, 19291-19361 Maynard Way, 12272 -12312 Media Panorama, 12262-12311 Menuda Panorama, 12722-12762 Mittman Lane, 12831-12962 Old Foothill Blvd, 18861-18902 Parkview Terrace, 19291-19356 Saylor Terrace, 19181 Stoller Ln, 12251-12696 Vista Panorama, 18751-18835 Winnwood Lane. See the attached map of this territory (Exhibit A).

The undersigned request the changes in the respective boundaries of the school districts for the following reasons:

1. Unification of North Tustin Community

- a. The entire neighborhood is situated in the boundaries covered by the North Tustin Advisory Council and the Foothill Community Association, the local political advisory groups that protect the rights and interests of "North Tustin" residents in 4,600 acres of Orange County unincorporated area.
- b. Current petition includes all of the other half of Panorama Heights and surrounding 'Lower Panorama' neighborhoods in North Tustin to avoid creating 'islands'.
- c. Other half of Panorama Heights is currently zoned for TUSD, current omission of second half of Panorama Heights creates an arbitrary division of the neighborhood.
- d. Many children already attend TUSD schools as OUSD allows inter-district transfers to TUSD upon request. Note though that inter-district transfer permits are granted year-to-year depending on enrollment and are not guaranteed for continuing students.
- e. The primary faith, sports, activity organizations in which children of Panorama Heights participate are based in Tustin, CA.
- f. Following suit after another North Tustin area, Rocking Horse Ridge II's successful petition approval to transfer territory from the OUSD to the TUSD in 2012.

2. The petition meets the Nine Criteria To Change School Districts Per Education Code Section 35753 as follows:

- a. Criteria #1: The reorganized districts will meet the adequate enrollment condition. Less than 5% of Panorama Heights residents utilize the OUSD.
- b. Criteria #2: The school districts are each organized on the basis of a substantial community identity. Panorama Heights residents identify with the Tustin community through sports, community events, and commerce.
- c. Criteria #3: The transfer of territory will result in an equitable division of property and facilities of the original districts. The transfer of the small percentage of students that currently attend OUSD schools will not require any division of property and facilities within the district.
- d. Criteria #4: The transfer of territory will not promote racial or ethnic discrimination or segregation is substantially met. The current Panorama Heights students are less than 1% of the OUSD current enrollment. Statistically, these numbers are insignificant, and will have no effect on demographic composition of either school district.
- e. Criteria #5: The transfer of territory will not result in any substantial increase in costs to the state. The unification of Panorama Heights into the rest of North Tustin community school boundaries will have no costs to the state.
- f. Criteria #6: The transfer of territory will not significantly disrupt the educational programs in the school districts and the school districts affected by the transfer of territory will continue sound educational performance is substantially met. The current Panorama Heights students are less than 1% of the OUSD current enrollment. Statistically, these numbers are insignificant, and will have no effect on educational programs of either school district.
- g. Criteria #7: The transfer of territory will not result in a significant increase in school facilities costs is substantially met. The transfer will require no new facilities costs.
- h. Criteria #8: The transfer of territory is not primarily designed to result in a significant increase in property values. The purpose of the transfer is to unify the North Tustin neighborhood, such that Panorama Heights children go to the same schools as their community of influence.
- i. Criteria #9: The transfer of territory will not negatively affect the fiscal management or fiscal status of either school district affected by the transfer of territory. The current Panorama Heights students are less than 1% of the OUSD current enrollment. Statistically, these numbers are insignificant, and will have no effect on fiscal status of either school district.

Area of Election:

In the event that the County Committee approves the transfer, but Orange Unified School District does not consent to the transfer, we, the petitioners, believe the election area should be limited to the Panorama Heights Community.

Bond Disclosure:

Over the past decade, voters living within TUSD have approved two bond measures that benefit TUSD, Bond Measure G and Bond Measure L. These bonds help to pay for upgrades to campuses within TUSD and to improve technology in the classrooms. The bond assessments are included with property taxes for TUSD residences, and are approximately \$60 per \$100,000 of assessed property value. As of November 2016, OUSD's Bond Measure S was approved, they are included in property taxes for OUSD residences, affording the district \$288 million.

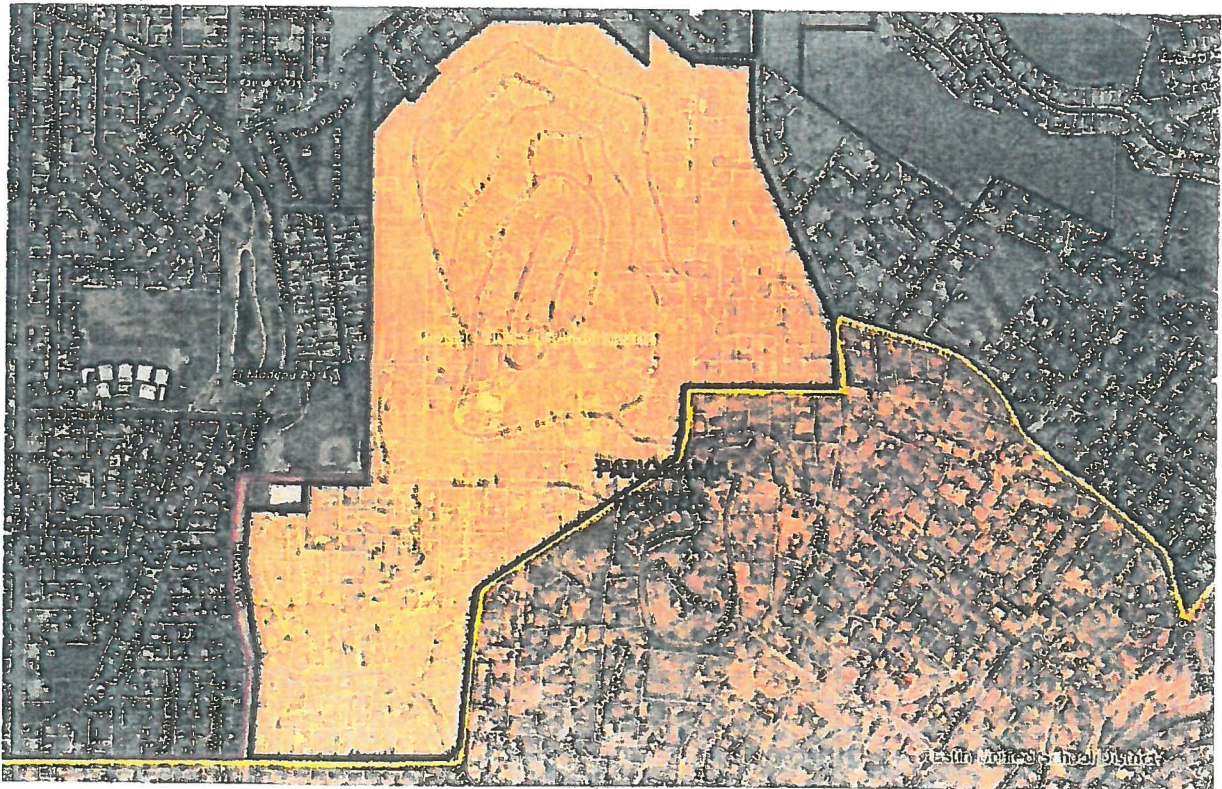
Addendum:

Exhibit A – Regional Map

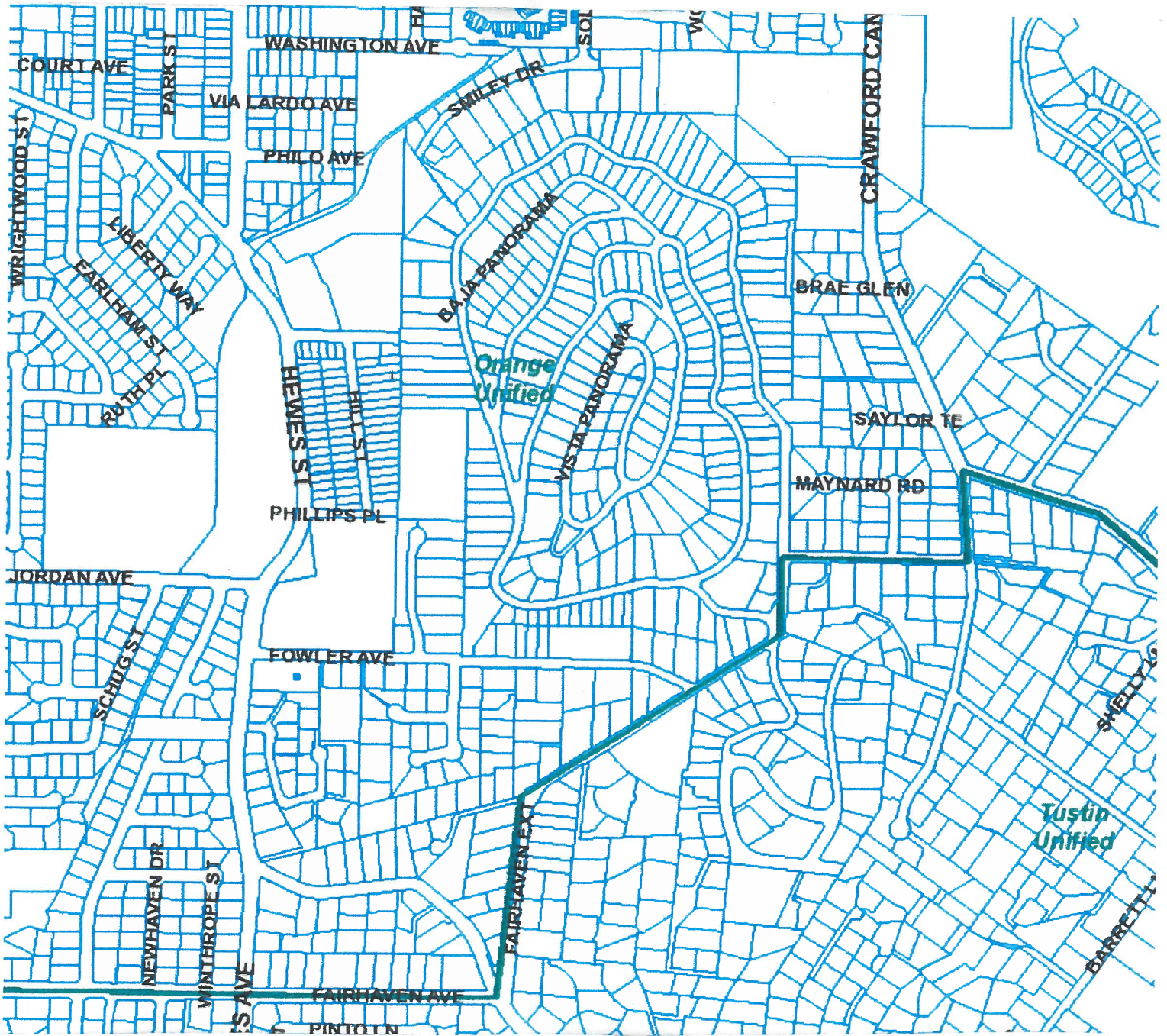
The Chief Petitioners for the purpose of receiving notices and so forth are:

1. Marlene Graham, 12552 Vista Panorama, North Tustin, CA 92705
2. Catherine Mayberry, 12542 Vista Panorama, North Tustin, CA 92705
3. Jennifer Lampman, 12593 Vista Panorama, North Tustin, CA 92705

EXHIBIT A: Regional Map



Additional Map of the Area



CEQA Documents

**ORANGE COUNTY
COMMITTEE
ON
SCHOOL DISTRICT
ORGANIZATION**

c/o ORANGE COUNTY
DEPARTMENT OF EDUCATION
200 KALMUS DRIVE
P.O. BOX 9050
COSTA MESA, CA
92628-9050
(714)966-4000
www.ocde.us/CCSDO

1st Supervisorial District
JO-ANN PURCELL
JOEY VAN CAMP

2nd Supervisorial District
MEG CUTULI
VIRGINIA WILSON

3rd Supervisorial District
KARIN FREEMAN
VICE-CHAIRPERSON
KATHRYN MOFFAT

4th Supervisorial District
LISA JORDAN
ROBERT SINGER, Ph.D.

5th Supervisorial District
SHEILA BENECKE
CHAIRPERSON
SUZIE SWARTZ

Member-At-Large
FRANCINE SCINTO

Secretary to the Committee
CHRIS LOMBARDO

PUBLIC HEARING NOTICE

**NOTICE OF INTENTION
TO PREPARE NEGATIVE DECLARATION**

In accordance with Title 14, California Administrative Code, Sections 15070 to 15075, inclusive, you are hereby notified of the preparation of a Negative Declaration for a proposed transfer of inhabited territory from the Orange Unified School District to the Tustin Unified School District. The area being petitioned for transfer is the second half of the unincorporated community of Panorama Heights located in North Tustin, California that currently falls under the jurisdiction of the Orange Unified School District.

The environmental review used to determine that this transfer of territory will not have a significant effect on the environment pursuant to the provisions of the California Environmental Quality Act is on file in the office of the Orange Unified School District, 1401 North Handy Street, Orange; the Tustin Unified School District, 300 South "C" Street, Tustin; the Orange County Superintendent of Schools, 200 Kalmus Drive, Costa Mesa; the County Clerk-Recorder's office, 12 Civic Center Plaza, Santa Ana; and the website of the Orange County Committee on School District Organization at <http://www.ocde.us/CCSDO>. The period for public review of this document begins on August 4, 2017 and ends on Wednesday, September 6, 2017 at 5:00 p.m.

YOU WILL THEREFORE TAKE NOTICE that a public hearing to take testimony on the effect of the proposed transfer upon the environment will be held on Wednesday, September 6, 2017 during a special meeting of the Orange County Committee on School District Organization at 6:00 p.m. at the Tustin Unified School District, 300 South "C" Street, Tustin and at 8:00 p.m. at the Orange Unified School District, 1401 North Handy Street, Orange. The adoption of the Negative Declaration will come before the Orange County Committee on School District Organization following the close of the public hearing.

Date: August 1, 2017

Orange County Committee on
School District Organization



Chris Lombardo
Secretary to the Committee

**ORANGE COUNTY
COMMITTEE
ON
SCHOOL DISTRICT
ORGANIZATION**

NEGATIVE DECLARATION

Pursuant to the procedures of the Orange County Committee on School District Organization ("County Committee") for the implementation of the California Environmental Quality Act, the County Committee has completed an environmental review for the project described below:

c/o ORANGE COUNTY
DEPARTMENT OF EDUCATION
200 KALMUS DRIVE
P.O. BOX 9050
COSTA MESA, CA
92628-9050
(714)966-4000
www.ocde.us/CCSDO

Project Information:

Project: Panorama Heights II Transfer of Territory

Project Location: The petition area is the second half of the unincorporated community of Panorama Heights, located in North Tustin, CA that currently falls under the jurisdiction of the Orange Unified School District (OUSD). The OUSD serves approximately 28,522 students in 38 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park.

Project Lead Agency: Orange County Committee in School District Organization

Project Description: A group of citizens from the second half of the unincorporated community of Panorama Heights located in North Tustin, California ("Petitioner") has petitioned the County Committee to transfer inhabited territory from the Orange Unified School District (OUSD) to the Tustin Unified School District (TUSD).

The petition area is currently located within the jurisdiction of the Orange Unified School District. The OUSD serves approximately 28,522 students in 38 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park. The Tustin Unified School District, located adjacent to the petition area, serves approximately 24,130 students in 29 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Tustin, Santa Ana, and Irvine.

The "project" as defined for this environmental review involves only the environmental consequences of changing the school boundary as described above. Under the current boundary alignment, students within the transfer area attend OUSD schools and under the proposed modification, they would attend TUSD schools.

Existing Conditions: The current district boundary line requires students living in the transfer area to attend schools in OUSD.

Summary of Impacts: Attached are the Environmental Checklist and a copy of the transfer of territory petition.

1st Supervisorial District
JO-ANN PURCELL
JOEY VAN CAMP

2nd Supervisorial District
MEG CUTULI
VIRGINIA WILSON

3rd Supervisorial District
KARIN FREEMAN
VICE-CHAIRPERSON
KATHRYN MOFFAT

4th Supervisorial District
LISA JORDAN
ROBERT SINGER, Ph.D.

5th Supervisorial District
SHEILA BENECKE
CHAIRPERSON
SUZIE SWARTZ

Member-At-Large
FRANCINE SCINTO

Secretary to the Committee
CHRIS LOMBARDO

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Panorama Heights II Transfer of Territory

Lead Agency: Orange County Committee on School District Organization Contact Person: Chris Lombardo
Mailing Address: 200 Kalmus Drive Phone: (714)966-4248
City: Costa Mesa Zip: 92626 County: Orange

Project Location: County: Orange City/Nearest Community: Orange/Tustin
Cross Streets: Hewes Ave/Fairhaven Ave. & Ext/ Crawford Cyn. Rd/ Stoller Ln/Hill of Panorama Heights Zip Code: 92705
Longitude/Latitude (degrees, minutes and seconds): Section: Twp.: Range: Base:
Assessor's Parcel No.: Multiple Parcels Within 2 Miles: State Hwy #: 55 Costa Mesa Freeway Waterways: N/A Schools: Panorama, Santiago, El Modena HS, Jordag
Airports: Railways: Schools: Arroyo, Hewes, Foothill

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI [] Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[X] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: School

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [X] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Portion of an inhabited community in Orange Unified School District. Zoning/General Plan Designation are not applicable.

Project Description: (please use a separate page if necessary)

Petitioners from the second half of the unincorporated community of Panorama Heights located in North Tustin, California want to transfer inhabited territory from the Orange Unified School District (OUSD) to the Tustin Unified School District (TUSD). The transfer of territory would shift school attendance boundaries from OUSD to TUSD jurisdiction. The "project" as defined for this environmental review involves only the environmental consequences of changing the school district attendance boundaries as described previously.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 4, 2017 Ending Date September 6, 2017

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Clyde W. Hall* Date: 8/1/2017

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Save Print StartOver

All project applicants subject to the California Environmental Quality Act (CEQA) are required to pay a filing fee for each project for which a CEQA document has been approved, unless the California Department of Fish and Wildlife (CDFW) issues a written determination that the project will have **no effect** on any fish and wildlife (Fish & G. Code, § 711.4 subd. (c)(2)(A)).

A lead agency or project applicant that anticipates their project having no effect on any fish and wildlife may use this form to request a No Effect Determination (NED) from CDFW. This form prompts submittal of information required by California Code of Regulations, title 14, section 753.5 subdivision (c)(1)(A). **This form does not constitute a CDFW issued NED, and shall not be submitted in lieu of a fee when filing a Notice of Determination.**

Eligibility Conditions:

A project causing any effect on the habitat on which any fish and wildlife may depend, or causing direct harm to any fish and wildlife, is considered to have an effect on fish and wildlife. A filing fee is required regardless of species status (including common, legally protected or other special status, non-native, native, and all other species), project size, magnitude of the effect, or whether the effect on the environment is considered positive or negative (Cal. Code Regs., tit. 14, § 753.5, subd. (d)). Please refer to the [CDFW NED web page](#) for complete eligibility conditions.

Required Documentation:

- ✓ Completed NED Request form (this form) or the same information.
- ✓ Project CEQA document (electronic, web page address, or hard copy).

An NED will NOT be issued if insufficient documentation is submitted or eligibility conditions are not met.

Submittal Instructions:

Submit this request to the CDFW [Regional Office](#) serving the project location when the CEQA document is released for public review or as early as possible in the public comment period. If the project is statewide or in multiple regions, submit this request to the Habitat Conservation Planning Branch (HCPB).

To submit via email:	Northern Region (1)	North Central Region (2)	Bay Delta Region (3)	Central Region (4)
	South Coast Region (5)	Inland Deserts Region (6)	Marine Region (7)	HCPB

SECTION 1. CONTACT INFORMATION

Applicant Name: Orange County Committee on School District Organization			
Address: 200 Kalmus Drive		Phone Number: (714) 966-4248	
City: Costa Mesa	State: CA	Zip: 92626	Email: clombardo@ocde.us
Contact Person: Chris Lombardo			
Address: 200 Kalmus Drive		Phone Number: (714) 966-4248	
City: Costa Mesa	State: CA	Zip: 92626	Email: clombardo@ocde.us

SECTION 2. CEQA INFORMATION

CEQA Lead Agency: Orange County Committee on School District Organization	
Project Name: Panorama Heights II Transfer of Territory	
State Clearinghouse Number:	CEQA Document: Negative Declaration
Local Agency ID Number (if applicable):	Web Page Address: www.ocde.us/CCSDO



NO EFFECT DETERMINATION REQUEST

SECTION 3. PROJECT INFORMATION

Project Location: (Include street address, city, county, latitude/longitude, township/range/section, or other description that clearly indicates the project site location. Submit an aerial photograph and/or topographic map showing the project location if not included with the CEQA document.)

The petition area is the second half of the unincorporated community of Panorama Heights in North Tustin 92705. Comprised of 459 residences and empty lots, which includes the following streets: 12321-12371 Alexander Lane, 12255-12312 Alta Panorama, 12817-18957 Artnell Rd., 12132-12662 Baja Panorama, 12471-12561 Barrett Lane, 18772-18832 Barry Lane, 19251-19302 Brae Glen, 12502-12562 Carmel Way, 12672-12772 Charmaine Lane, 12219-12591 Circula Panorama, 12821-12861 Craftsman Lane, 10261-10401 Crawford Canyon Rd., 10385-19322 Cresthaven Lane, 18741-18921 Fairhaven Ave., 12801-19321 Fairhaven Ext., 18822-19151 Fowler Ave., 12812-12952 Hewes Ave., 12562-12652 Kingsview Rd., 19291-19361 Maynard Way, 12272-12312 Media Panorama, 12262-12311 Menuda Panorama, 12722-12762 Mittman Lane, 12831-12962 Old Foothill Blvd., 18861-18902 Parkview Terrace, 19291-19356 Saylor Terrace, 19181 Stoller Ln., 12251-12696 Vista Panorama, 18751-18835 Winnwood Lane.

The petition seeks to transfer the territory which is currently under the jurisdiction of the Orange Unified School District (OUSD) to the Tustin Unified School District (TUSD). OUSD encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park. TUSD encompasses all or part of the cities of Tustin, Santa Ana, and Irvine.

Brief Project Description: (Include project type details. For example: new construction (with square footage), demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages.)

A group of citizens from the second half portion of the unincorporated community of Panorama Heights located in North Tustin, California ("Petitioner") has petitioned the Orange County Committee on School District Organization to transfer inhabited territory from the Orange Unified School District (OUSD) to the Tustin Unified School District (TUSD). The transfer involves changing the school district boundaries for current (and future) students within the transfer area attending OUSD schools to attend TUSD schools.

The petition seeks to transfer the territory which is currently under the jurisdiction of the Orange Unified School District (OUSD) to the Tustin Unified School District (TUSD). OUSD serves approximately 28,522 students in 38 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Anaheim, Garden Grove, Orange, Santa Ana, and Villa Park. TUSD, located in the adjacent to the petition area, serves approximately 24,130 students in 29 school sites in grades kindergarten through 12th, and encompasses all or part of the cities of Tustin, Santa Ana, and Irvine.



Justification of No Effect Determination: (Explain how the project will have no effect on fish and wildlife consistent with eligibility conditions on the [CDFW NED web page](#).)

The project involves on the consequences of changing the school district boundaries. The project does not involve the acquisition of real property or the construction of any physical improvements.

Chris Lombardo

Applicant Printed Name

Applicant Signature

08/01/2017

Date

References

6.1 PERSONAL COMMUNICATIONS

Jenny Delgado
Administrative Director, Business Services
Orange Unified School District

Anthony Soria
Chief Financial Officer
Tustin Unified School District

Marlene Graham, Catherine Mayberry, and Jennifer Lampman
Chief Petitioners

6.2 WEB SITES

Orange County Committee on School District Organization
www.ocde.us/CCSDO

Orange County Department of Education (OCDE)
www.ocde.us

Orange County Public Works
www.ocgis.com/ocpw/landrecords/

California Department of Education - District Organization
<http://www.cde.ca.gov/re/lr/do/>

California Department of Education - Dataquest
<http://dq.cde.ca.gov/dataquest/>

California Office of Planning and Research (OPR)
www.opr.ca.gov/s_ceqadocumentsubmission.php

California Department of Fish and Wildlife
www.wildlife.ca.gov/Conservation/CEQA

California Legislative Information
<http://leginfo.legislature.ca.gov/faces/codes.xhtml>

6.3 LEAD AGENCY

Chris Lombardo
Secretary to the Orange County Committee on School District Organization

Laurie Weiss
Manager, Business Services
Orange County Department of Education