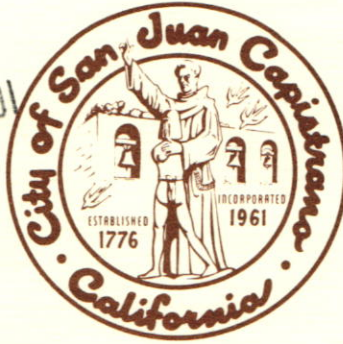




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MEMBERS OF THE CITY COUNCIL
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CITY MANAGER
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March 12, 1991

Mr. John Rothman
c/o Fair Political Practices Commission
Post Office Box 807
Sacramento, California 95804-0807

RE: Request for Determination of
Possible Conflict of Interest

Dear Mr. Rothman:

In response to our telephone conversation on March 7, 1991, I am forwarding the attached information on the subdivision project under consideration which may present a potential conflict of interest for Commissioner Haehn.

In addition to the request by letter, dated March 1, 1991, I must also ask for an official determination regarding myself, since my primary residence is located within Los Corrales and fits within the operative language of FPPC regulation 18702.3(a)(3). I have included a reference map showing the location of each residence.

If I may be of any further assistance or need additional clarification please call me at (714) 493-1171.

Sincerely,

Thomas Tomlinson
Acting Director of Planning

TT:mjm
cc: John Shaw, City Attorney

attachments: Project Subdivision
Reference Map

2 PROJECT DESCRIPTION

2.1 LOCATION AND SETTING

The project site is located in the southwestern portion of Orange County, in the City of San Juan Capistrano. Access to the site is provided by the San Diego (I-5) Freeway by exiting at San Juan Creek Road north to Camino La Ronda east to its terminus.

Parcel H consists of 46 acres of vacant land. Surrounding land uses include open space and a residential development. The site is bounded by ridges of over 200 feet to the south, east, and west. The residential uses are north of and adjacent to the site.

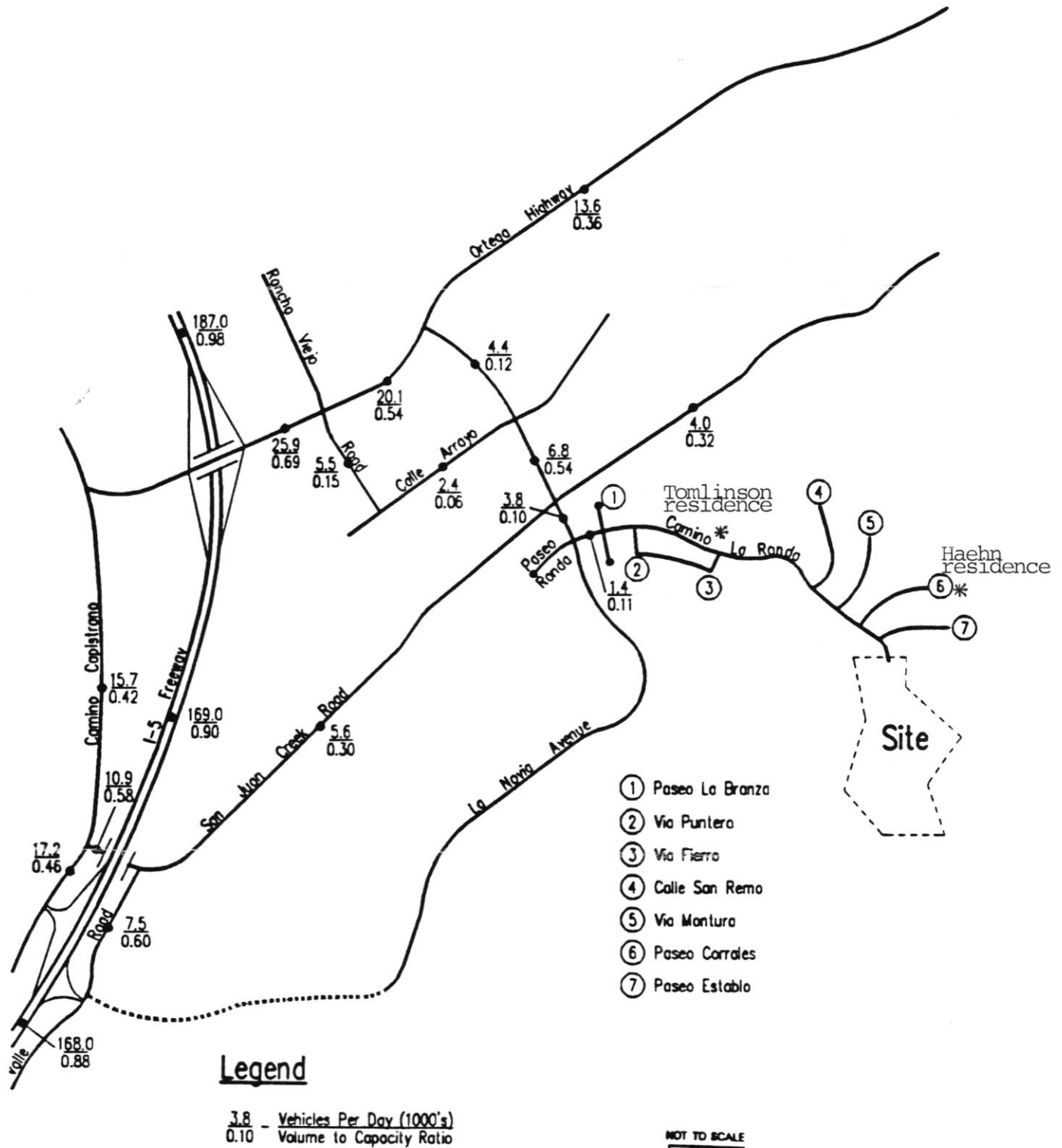
2.2 PROJECT CHARACTERISTICS

The proposed project involves the creation of 63 custom lots on the 46-acre parcel, resulting in a gross density of 1.8 dwelling units per acre, which is consistent with the plans for Parcel H described in the Planned Community Comprehensive Development Plan 81-2 for Lomas San Juan.

The proposed custom lots would be constructed as individual lots, therefore the construction period would vary from lot to lot.

Parcel H is within an area designated as a Planned Community by the San Juan Capistrano General Plan. This designation refers to large areas of land under single ownership which may potentially contain a variety of residential densities and housing types, a neighborhood commercial center, recreational facilities, and similar combinations of land use. The applicant, Glendale Federal, prepared a Comprehensive Development Plan (CDP) for the City in 1981. The Planned Community Area to which Parcel H belongs encompasses 1,269 acres in the southeastern part of San Juan Capistrano. Of the total area in the Lomas San Juan CDP approximately 320 acres were proposed primarily for residential development (including Parcel H), approximately 137 acres were proposed for land peripheral to the development parcels and required for grading to support the development parcels, and approximately 812 acres were to be conveyed to the City for open space.

EXISTING DAILY TRAFFIC VOLUMES AND VOLUME TO CAPACITY RATIOS



SOURCE: KUNZMAN ASSOCIATES

NOT TO SCALE



THE PLANNING CENTER