

SPECIAL MEETING AGENDA
ORANGE COUNTY SUBDIVISION COMMITTEE
H. GEORGE OSBORNE BUILDING – ROOM B-10
300 NORTH FLOWER STREET, SANTA ANA, CALIFORNIA 92703

DATE: OCTOBER 13, 2015

TIME: 1:30 P.M.

NOTICE

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA, HOWEVER, ITEMS MAY BE TAKEN UP IN DIFFERENT SEQUENCE.

THOSE PERSONS ADDRESSING THE COMMITTEE ARE REQUESTED TO GIVE THEIR NAMES AND BUSINESS ASSOCIATION FOR THE RECORD.

I. CALL TO ORDER

II. DISCUSSION ITEMS

ITEM 1: PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17052 REVISION 2 – MODIFICATION TO "A" VESTING TENTATIVE TRACT 17052 FOR RANCH PLAN PLANNING AREA 1, SUBAREA 1.2

LOCATION: THE PROJECT SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF REATA ROAD AND ORTEGA HIGHWAY, SOUTH OF THE PLANNED COMMUNITY OF LADERA RANCH IN THE FIFTH (5TH) SUPERVISORIAL DISTRICT.

APPLICANT: RMV COMMUNITY DEVELOPMENT, LLC

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND CONSIDER PROPOSED REVISION 2 TO "A" VESTING TENTATIVE TRACT MAP 17052 (VTTM 17052) TO RECONFIGURE THE EXISTING TRACT LAYOUT AND TRAFFIC CIRCULATION. THE PROPOSED RECONFIGURATION INCLUDES A REDUCTION OF THE EXISTING RESIDENTIAL ESTATE LOTS FROM 36 TO 16, AND THE CREATION OF 8 LOTS DESIGNATED FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY.

RECOMMENDED ACTION:

- a) RECEIVE STAFF REPORT AND PUBLIC COMMENT, AS APPROPRIATE;
- b) FIND THAT FINAL EIR 589, PREVIOUSLY CERTIFIED ON NOVEMBER 8, 2004; ADDENDUM 1.0 (PA060023) APPROVED JULY 2006, ADDENDUM 1.1 (PA110003-PA110006) APPROVED FEBRUARY 24, 2011, AND THE PA150035 CEQA COMPLIANCE MEMORANDUM APPROVED AUGUST 27, 2015, REFLECT THE INDEPENDENT JUDGMENT OF THE COUNTY AND ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF CEQA FOR APPROVAL OF REVISED VESTING TENTATIVE TRACT MAP (VTTM) 17052 R2, WHICH IS A NECESSARILY INCLUDED ELEMENT CONTEMPLATED AS PART OF THE WHOLE OF THE ACTION CONSIDERED IN FINAL EIR 589, ADDENDUM 1.0, AND ADDENDUM 1.1.

1. THE CEQA COMPLIANCE MEMORANDUM DEMONSTRATES THAT THE CIRCUMSTANCES OF THE PROJECT ARE SUBSTANTIALLY THE SAME AS DESCRIBED IN FINAL EIR 589, ADDENDUM 1.0 AND ADDENDUM 1.1, WHICH ADEQUATELY ADDRESSED THE EFFECTS OF THE PROPOSED REVISION TO VTTM17052. NO SUBSTANTIAL CHANGES HAVE BEEN MADE IN THE PROJECT THAT INVOLVE NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT EFFECTS; NO SUBSTANTIAL CHANGES HAVE OCCURRED IN THE CIRCUMSTANCES UNDER WHICH THE PROJECT IS BEING UNDERTAKEN, THAT INVOLVE NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED ENVIRONMENTAL EFFECTS; AND NO NEW INFORMATION OF SUBSTANTIAL IMPORTANCE TO THE PROJECT WHICH WAS NOT KNOWN OR COULD NOT HAVE BEEN KNOWN WHEN FINAL EIR 589, ADDENDUM 1.0, AND ADDENDUM 1.1, WERE CERTIFIED AND APPROVED HAS BECOME KNOWN; THEREFORE, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

2. FINAL EIR 589, ADDENDUM 1.0, AND ADDENDUM 1.1 ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF CEQA FOR REVISED VTTM17052 R2

3. ALL MITIGATION MEASURES ARE FULLY ENFORCEABLE PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081.6(B) AND HAVE EITHER BEEN ADOPTED AS CONDITIONS, INCORPORATED AS PART OF THE PROJECT DESIGN, OR INCLUDED IN THE PROCEDURES OF PROJECT IMPLEMENTATION.

- c) APPROVE REVISED VTTM17052 R2, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

III. PUBLIC COMMENTS:

AT THIS TIME MEMBERS OF THE PUBLIC MAY ADDRESS THE SUBDIVISION COMMITTEE REGARDING ANY OFF-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMITTEE PROVIDED THAT NO ACTION MAY BE TAKEN ON OFF-AGENDA ITEMS UNLESS AUTHORIZED BY LAW. COMMENTS SHALL BE LIMITED TO THREE MINUTES PER PERSON AND TWENTY MINUTES FOR ALL COMMENTS, UNLESS DIFFERENT TIME LIMITS ARE SET BY THE CHAIRMAN SUBJECT TO THE APPROVAL OF THE COMMITTEE.

V. ADJOURNMENT: THE NEXT MEETING OF THE ORANGE COUNTY SUBDIVISION COMMITTEE IS SCHEDULED FOR WEDNESDAY, OCTOBER 21, 2015.