



SUBDIVISION COMMITTEE REPORT

DATE: October 13, 2015

TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: Modification to "A" Vesting Tentative Tract Map 17052 for Planning Area 1, Subarea 1.2, Ranch Planned Community

PROPOSAL: Rancho Mission Viejo requests approval of 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. The proposed revision will result in an increase of 9.1 acres of developable land and a decrease of 7.5 acres of open space as compared to the previously approved tract map. The proposed revision will also reconfigure the existing traffic circulation with new street alignments and modifications to the 3 existing tract access points from Reata Road. The proposed revision will not modify the existing development area boundary.

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 1B "Suburban Residential"

LOCATION: The 192.90 acre Tract Map area comprising Subarea 1.2, is generally located in southeastern unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 1, situated northwest of the intersection of Reata Road and Ortega Highway, within the 5th Supervisorial District.

OWNER /SUBDIVIDER: Rancho Mission Viejo, comprising of three entities: RMV Community Development, LLC; DMB San Juan Investment North, LLC; and RMV Headquarters, LLC.

APPLICANT: RMV Community Development, LLC
Jay Bullock, Director, Planning and Entitlement

STAFF CONTACT: Rose Fistrovic, Division Manager, Land Development
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Email: Rose.Fistrovic@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

- a) Receive and review staff report;
- 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 revision 2 to Vesting Tentative Tract Map (VTTM) 17052, 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 proposed revision 2 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 revision 2 to VTTM17052.
 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 revision 2 to VTTM17052, subject to the attached Findings and Conditions of Approval.

NOTE: Per State Law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing all required improvements. Said agreement shall be accompanied by financial security.

BACKGROUND AND EXISTING CONDITIONS:

Following approval of the overall Ranch Plan project in November of 2004 and Settlement Agreements in August of 2005, plans to proceed with development were approved for the Ranch Plan Planning Area 1 Master Area Plan (PA06-0023) and five Subarea Plans (PA06-0024 through PA06-0028) in July of 2006. In March 2007, VTTM 17052 was approved for development within Subarea 1.2 and identified 36 lots for the development of single family estate residential development.

In August 2009, Rancho Mission Viejo (RMV) sold, to the City of San Juan Capistrano, the Rancho Mission Viejo Riding Park at San Juan Capistrano and surrounding open space area located in the southwestern quadrant of the Ortega Highway/La Pata Avenue Intersection. This southwest quadrant includes the development areas identified as Subareas 1.3 and 1.5. On February 23, 2011 the Director of OC Planning approved administrative revisions to the PA1 Master Area Plan (PA110003) and Subarea Plans 1.1, 1.2 and 1.4, reflecting the annexation of portions of Planning Area 1 to the City of San Juan Capistrano and redistribution of development in Subareas 1.3 and 1.5 to the remaining Subarea Plans. As part of the

revisions to the Planning Area 1 Master Area Plan and Subarea Plan 1.2 approved in February 2011, the Wellness Center previously intended for development within Subarea 1.3 was relocated to Subarea 1.2.

Subarea 1.2 was originally entitled in 2006 for the development of 36 low density estate residential lots. The 2011 revised Subarea Plan 1.2 and Addendum 1.1 to EIR 589 provided for the development of 16 low density estate residential lots and a Senior Living Facility described as having a maximum of 480 units and 300,000 square feet of non-residential uses. As previously mentioned VTTM TT17052 was approved in 2007 for development within Subarea 1.2 and identified 36 lots for residential development, consistent with the original Subarea Plan 1.2. Revision 1 to VTTM 17052 was administratively approved on September 12, 2012 to incorporate tract boundary reconfigurations resulting from the 2011 revisions to the PA1 Master Area Plan and Subarea Plans. However, VTTM 17052 R1 did not include modifications to the residential lots to identify the senior living facility because project details had not been determined at the time.

VTTM 17052 R2 is now being proposed for the reconfiguration of the existing tract layout and traffic circulation, including 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. The proposed reconfiguration reflects the project site conditions of Site Development Permit PA150035, the recently approved (August 27, 2015) 974,091 square foot Reata Glen Continuing Care Retirement Community (CCRC) on a 49.7-acre site. Site Development Permit PA150035 was processed concurrently with proposed VTTM 17052 R2 to ensure consistency between the tract map's proposed lot reconfiguration and the plans submitted for the Site Development Permit.

The 192.9 acre tract map site has been partially rough graded under the previously approved version of VTTM17052. The remainder of the site is currently being utilized as lemon groves and grassland. Primary access to the Senior Living Facility site is from the existing roundabout at Reata Road opposite Rancho Mission Viejo's headquarters. Secondary access to the CCRC or Senior Living Facility (right in/right out only) would be from Reata Road closer to Ortega Highway. Primary access to the residential lots would be from the roundabout at Ribera Road.

Proposed Project

Rancho Mission Viejo requests approval of 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. The proposed revision will result in an increase of 9.1 acres of developable land and a decrease of 7.5 acres of open space as compared to the previously approved tract map. The proposed revision will also reconfigure the existing traffic circulation with new street alignments and modifications to the 3 existing tract access points from Reata Road. The proposed revision will not result in any modifications to the overall existing development area boundary for Subarea 1.2.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- Southerly: City of San Juan Capistrano – Existing Park
- Westerly: City of San Juan Capistrano – Existing Residential

- Northerly: Ladera Ranch Planned Community, Existing Residential (Gavilan)
- Easterly: Existing Residential (Gavilan), RMV Headquarters

Please refer to Planning Area 1.2 Vicinity Map below.

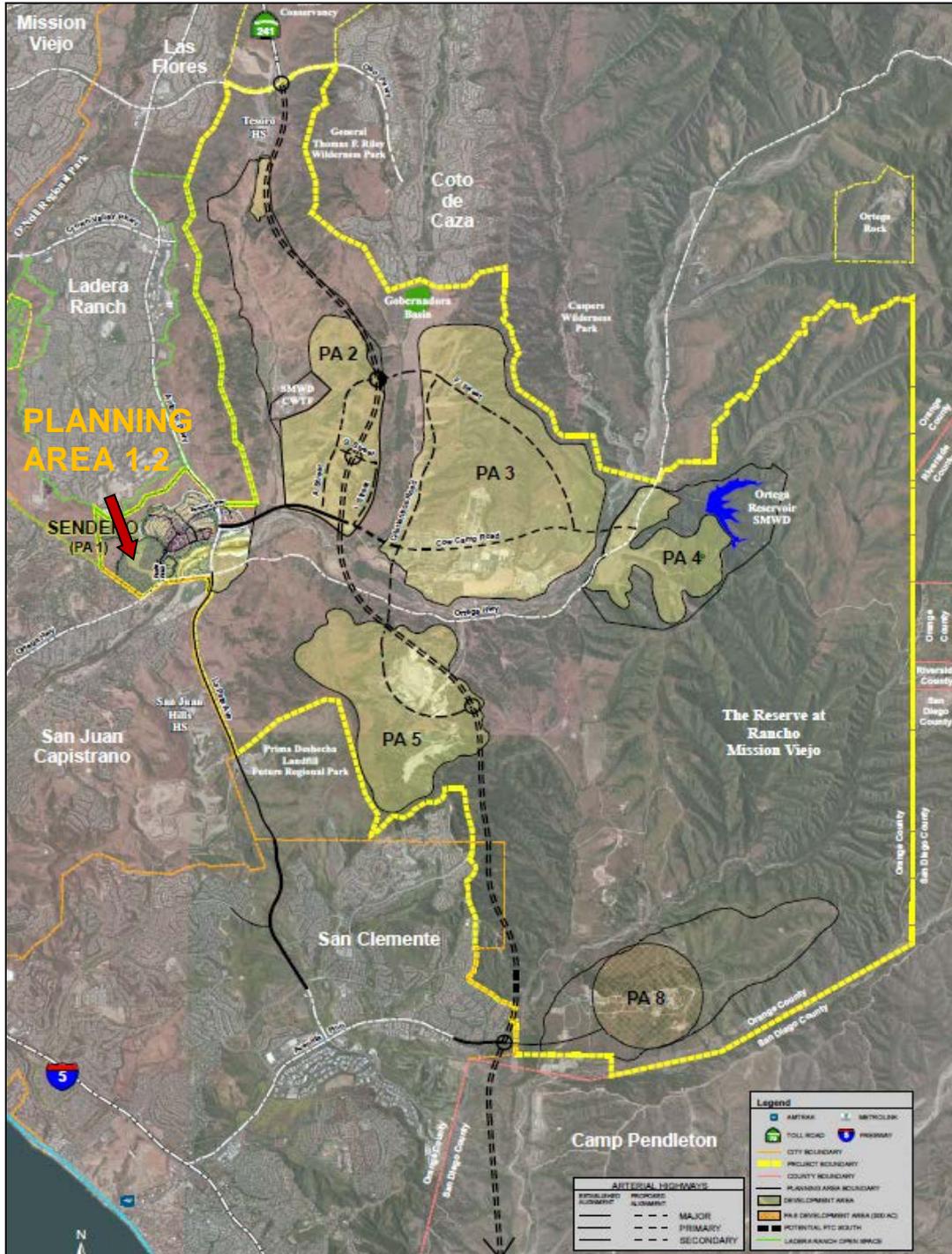
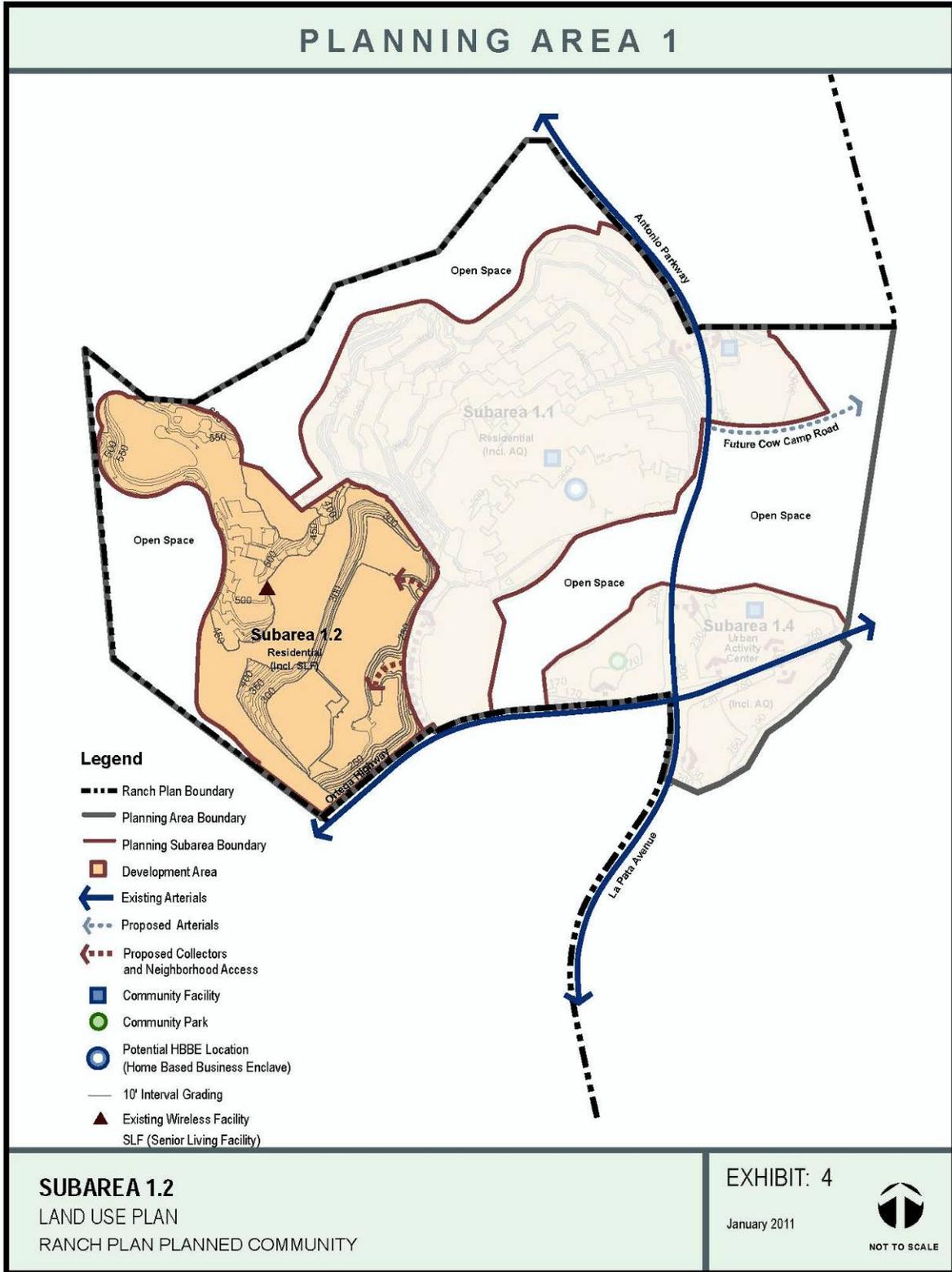


Exhibit 1 - General Vicinity Map

Below is the Master Area Plan Land Use Map for Planning Area 1.2:



REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the tentative map application submittal package were distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety, OC Survey, and the Orange County Fire Authority. Through focused coordination meetings and a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on October 2, 2015. Additionally, a notice was posted at the site and at the 300 N. Flower Building, as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the PA150035 CEQA Compliance Memorandum, approved August 27, 2015. This finding is appropriate and complies with the intent of CEQA pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed “A” VTTM 17052 R2.

DISCUSSION/ANALYSIS:

Consistency Analysis:

The proposed project is consistent with applicable County of Orange policy and regulatory standards as referenced and set forth in the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

- a. General Plan – The County of Orange General Plan Land Use Element designates Subarea 1.2 of Ranch Plan as “1B, Suburban Residential (0.5 to 18 du/ac)”, per GPA 01-01.
- b. Zoning – Proposed modification to VTTM 17052 is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).
- c. State Subdivision Map Act and County of Orange Subdivision Code and Manual.
- d. Area Plans – Consistent with land uses and other details of PA1 Master Area Plan (PA110003) and Subarea Plan 1.2 (PA110005).
- e. CEQA – VTTM 17052 R2 is consistent with Program EIR 589, certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; , and the CEQA Compliance Memorandum prepared for PA150035 approved on August 27, 2015.
- f. Alternative Development Standards – All previously approved Alternative Development Standards that are to be incorporated into the development of Subarea 1.2 are listed within the “Notes” portion of the cover page of proposed VTTM 17052 R2.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix, including all PA1 Master Area Plan PA110003 and Subarea Plan 1.2 PA110005 conditions of approval.

Revisions to existing Tentative Tract Map

On March 14, 2007, the Subdivision Committee approved Vesting Tentative Tract Map 17052, which subdivided 193.5 acres into 43 numbered lots (36 lots for single-family estate residential, one lot for an existing home, one lot for a guard house, two lots for a pressure reducing station, one lot for a future Santa Margarita Water District facility, two lots for open space) and 28 lettered lots for landscape, open space, and existing agricultural uses. VTTM 17052 R1 was approved on September 12, 2012 for the reconfiguration of the easterly and southerly tract boundaries and minor street realignments resulting from the amendments to the PA1 Master Area Plan (PA110003) and Subarea Plan 1.2 (PA110005). As previously mentioned, VTTM 17052 R1 did not include modifications to the residential lots to identify a Senior Living Facility because project details had not been determined at the time. The applicant has now requested VTTM 17052 R2 that would reconfigure the existing tract layout and traffic circulation resulting in 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. The proposed revision will result in an increase of 9.1 acres of developable land and a decrease of 7.5 acres of open space as compared to the previously approved tract map.

The requested revision is necessary to address the reconfiguration of several lettered and numbered lots as well as street realignments within VTTM 17052 R2 to be consistent with the recently approved (August 27, 2015) Reata Glen CCRC project site (PA150035), proposed future development plans within PA 1.2, and actual grading conditions encountered on the project site. The proposed reconfiguration of numbered and lettered lots will also include the consolidation of several lots. A total of 18 numbered lots will be deleted and 27 lettered lots will be added to VTTM 17052, resulting in a final count of 25 numbered lots and 55 lettered lots. All lots have been renumbered and lettered in a logical sequence. The deletion of these lots is the result of numbered lots being combined to create project sites consistent with the Reata Glen CCRC project site (PA150035) and landscape lettered lots being combined or deleted to reflect actual project site conditions. The following are the revisions proposed under VTTM 17052 R2:

1. Lots 1-8 (Formerly Lots 1-17 and Lots A and O) – Lots and grading reconfigured and reconsolidated to match the approved project site for the Reata Glen CCRC (PA150035). Portions of the approved project site included the reconsolidation of lettered lots A and O, which are existing orchards designated as open space/agricultural on VTTM17052 Revision 1. The orchards were not approved as part of designated Open Space requirements for Subarea Plan 1.2. Therefore the applicant is permitted to develop the land as part of PA150035 subject to approval of VTTM 17052 Revision 2.
2. Lots 9-24 (Formerly Lots 21-36) – Lots and grading reconfigured and street realigned to allow future development of 16 single-family residential estate lots.
3. Former Lots 18-20 – Single-family estate residential lots deleted from map and consolidated into open space lettered lot (Lot OO)
4. Former Lots 38, 40, 41 – Proposed SMWD facilities previously identified on VTTM17052 R1 have been deleted. Revision 2 does not identify any proposed SMWD facilities.
5. Community Trails – VTTM17052 R1 identified community trails with easements that ran along the westerly edge of the tract development and up to the Ladera community trails. VTTM 17052 R2 does not identify any existing or proposed community trails. Per the approved Ranch Plan Master Trail and Bikeway Implementation Plan (9-11-11), the previously identified community

trails were not a part of the Master Trail Plan and therefore were not required as part of the tract map approval.

6. Traffic Circulation – VTTM17052 R1 included one main access road that served the entire tract with one main access point from the existing roundabout at Reata Road opposite Rancho Mission Viejo's headquarters. The approved Reata Glen CCRC (PA150035) will now utilize that main road and access point as the main drive for the project site. VTTM 17052 R2 now proposes a second main access point for the tract from the existing roundabout at Ribera Road for the development of a new private street that will provide access to the 16 single-family residential estate lots in the northern portion of the tract. A secondary access to the Reata Glen CCRC (right in/right out only) would be from Reata Road closer to Ortega Highway.
7. Lots 25 – A new numbered lot located at the tract access point from the Ribera Road roundabout for the development of a gated entry facility.

Staff compared the proposed reconfiguration of lettered and numbered lots to the originally approved VTTM17052. As is evident from the proposed plans for VTTM 17052 R2, the reconfiguration of numbered and lettered lots and the reduction of 18 numbered lots does not modify the development area boundary. As previously mentioned the proposed revision will result in an increase of 9.1 acres of developable land and a decrease of 7.5 acres of open space as compared to the previously approved tract map. However, the proposed reconfiguration will allow for the development of 16 single family residential estate lots and the recently approved Site Development Permit for Reata Glen CCRC (PA150035), which was determined to be consistent with development permitted under Subarea Plan 1.2 (PA110005). Therefore the proposed VTTM 17052 R2 is consistent with previous approvals.

Estimated Earthwork

The proposed tract map indicates estimated grading quantities of 982,400 cubic yards of cut and 982,400 cubic yards of fill. The proposed grading shown for this map is substantially consistent with the conceptual grading approved under previous approvals (i.e. Master Area Plan (PA1), Subarea Plan 1.2). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 1.1 (PA110003-PA110006).

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. No Master Plan of Drainage (MPD) facilities have been identified or approved within the site and no MPD fees are required.

Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The District stated in their Preliminary Water Sewer Letter (dated March 13, 2007) that the District will be capable of providing water and sewage disposal service for all development within Planning Area 1. Condition of Approval #2 of VTTM 17052 R2 requires prior to recordation of the

final tract map, the subdivider shall provide evidence that sufficient water supplies are available for the subdivision.

- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety - Existing and proposed fire protection services is capable of providing an adequate level of fire protection services to this development. This property is within the area covered by the “Ranch Plan Fire Protection Program”, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

- Scenic Highway Corridors – There are no roadways within this project that are identified in the Master Plan of Scenic Highways.
- Access/Highways/Streets/Roads - Access to the site is provided from two access points off of Reata Road and one access point from the Ribera Road roundabout. Internal tract access will be provided by a private residential collector street providing direct access to the 16 single-family residential estate lots, and a main drive from the Reata Road roundabout providing access to the Reata Glenn CCRC
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Fire Master Plan

The applicant has provided copies of the two Orange County Fire Authority (OCFA) Fire Master Plans encompassing VTTM 17052 R2. The first Fire Master Plan, Service Request Number 203214, was approved on June 27, 2015 and encompasses the Reata Glen CCRC in the southern portion of the tract. The second Fire Master Plan, Service Request Number 203266, was approved on September 24, 2015 and encompasses the 16 single-family residential estate lots located in the northern portion of the tract. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 17052 R2 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #23 of the title sheet VTTM 17052 R2, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the “Notes” portion of the cover page of VTTM 17052 R2. The following approved Ranch PC Alternative Development Standards (approved July 24, 2013) are proposed as part of VTTM 17052 R2:

- A-1 36-foot Double Loaded Streets (Up To 800 ADT)

- A-3 Rolled-Curb Streets
- A-4 Neighborhood Entryways
- A-7 Raised Landscape Islands Within Residential Streets
- A-9 Tapered Streets
- A-12 Sidewalks On One Side Of Residential Streets
- A-14 Alternative Paving Materials
- A-32A Residential Collector With Median
- A-32B Residential Collector (With No Median)
- B-1 Tapered Intersections
- B-2 Intersection Sight Line Standards
- B-3 Alternative Corner Sidewalks At Arterial Intersections
- B-4 Alternative Residential Corner Ramp Condition Tapered Intersection
- B-5 Alternative Residential Corner Ramp Condition At Typical Intersection
- B-7 Corner Ramp Condition – Tapered Intersection
- B-8 Corner Ramp Condition – Typical Intersection
- C-5 Trees Planted Within Fifty Feet Of Intersection
- C-6 Additional Parkway And Street Median Trees
- G-4 4-inch Vertical Curb & Gutter On Private Streets
- G-6 Grated Inlets Catch Basins On Private Streets
- G-7 Reduced Local Depression On Private Streets
- G-12 Modified Curb Ramp (Type 5)
- G-13 Pedestrian Crossing At Drainage Swale on Private Streets
- G-14 Corner Curb Ramp With Ribbon Curb On Private Streets
- J-4A Class II On-Street NEV/Bike Lane
- J-5 Class III NEV Route

CONCLUSION:

Upon review of the subject submittal, staff supports approval of the applicant's proposed revision 2 to "A" Vesting Tentative Tract Map 17052 (VTM 17052) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

Rose Fistrovic, Division Manager, Land Development
OC Development Services

CERTIFICATION:

I hereby certify that the revision 2 to "A" Vesting Tentative Tract Map 17052 (VTM 17052) was approved by the Orange County Subdivision Committee on September 30, 2015, per the findings in Appendix A and the conditions in Appendix B.

Colby Cataldi
Chairman, Subdivision Committee

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

ATTACHMENTS:

- 1. Applicant's Letter of Proposal
- 2. Vesting Tentative Tract Map
- 3. Approved Fire Master Plans
- 4. Will Serve Letter

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.