

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

DATE: OCTOBER 21, 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 – “B” Vesting Tentative Tract Map 17579 (MR23) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. “B” VTTM 17579 is located on Lots 1 through 6 of “A” Final Map 17562, and is located southerly of Chiquita Canyon Drive, southerly of Airoso Street, and northerly of Esencia Drive.

APPLICANT: WILLIAM LYON HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17579 (VTTM 17579) to subdivide a 7.62-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 50 numbered lots for residential units (Conventional Single-Family Detached Dwellings), one lot for a pocket park, and five lettered lots for a SMWD Sewer & Water Easement and landscaped open spaces.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17579) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified

on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,

- c) Approve Vesting Tentative Tract Map 17579, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 2: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17582 (AQ21) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. “B” VTTM 17582 is located on Lots 10, 11, and 12 of “A” Final Map 17562, and is located southerly of Chiquita Canyon Drive, southerly of Airoso Street, and northerly of Esencia Drive.

APPLICANT: SHEA HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17582 (VTTM 17582) to subdivide an approximately 11.45-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 51 numbered lots for residential units (Conventional Single-Family Detached Dwellings) and 8 total lettered lots for storm drains (2 lettered lots), slopes (4 lettered lots), and landscaping (2 lettered lots).

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17582) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Vesting Tentative Tract Map 17582, subject to the attached Findings and Conditions of Approval (Appendices A and B).
- d)

ITEM 3: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17583 (AQ13) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. “B” VTTM 17583 is located on Lots 13, 14, and 15 of “A” Final Map 17562, and is located southerly of Chiquita Canyon Drive and northerly of Airoso Street.

APPLICANT: SHEA HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17583 (VTTM 17583) to subdivide an approximate 8.71-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 47 numbered lots for residential units (Conventional Single-Family Detached Dwellings) and 26 total lettered lots for private alleys (13 lettered lots), open space (12 lettered lots) and a storm drain easement (1 lettered lot).

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17583) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Vesting Tentative Tract Map 17583, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 4: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17584 (MR19) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. “B” VTTM 17584 is located on Lots 16 - 20 of “A” Final Map 17562, and is located on the southeast and southwest corners of Airoso Street and Esencia Drive.

APPLICANT: RYLAND HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17584 (VTTM 17584) to subdivide a 6.15-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 41 numbered lots for residential units (Conventional Single-Family Detached Dwellings) and 9 lettered lots for landscaped open space and private motor courts.

RECOMMENDED ACTION:

- d) Receive staff report and public comment, as appropriate;
- e) Find that proposed project (VTT17584) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified

on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,

- f) Approve Vesting Tentative Tract Map 17584, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 5: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17588 (AQ13) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. “B” VTTM 17588 is located on Lots 21, 22, and 23 of “A” Final Map 17562, and is located southerly of Chiquita Canyon Drive, off of Airoso Street, and northeasterly of Esencia Drive.

APPLICANT: SHEA HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17588 (VTTM 17588) to subdivide an approximate 4.7-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 25 numbered lots for residential units (Conventional Single-Family Detached Dwellings) and 13 total lettered lots for private alleys (7 lettered lots) and open space (6 lettered lots).

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTTM17588) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Vesting Tentative Tract Map 17588, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 6: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17589 (AQ11) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, “A” Final Map 17562. “A” Final Map 17562 is located easterly of Antonio Parkway and immediately north of

proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. "B" VTTM 17589 is located on Lots 24 through 26 of "A" Final Map 17562, and is located on the southwest corner of Airoso Street and Chiquita Canyon Drive.

APPLICANT: PULTE HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17589 (VTTM 17589) to subdivide a 11.89-acre site located within Planning Area 2.2 of the Ranch Plan Planned Community into 71 numbered lots for residential units (Conventional Single-Family Detached Dwellings), one numbered recreation lot, and 27 lettered lots for a private courts and landscaped open spaces.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17589) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Vesting Tentative Tract Map 17589, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 7: PUBLIC HEARING – "B" Vesting Tentative Tract Map 17593 (MR2) within Planning Area 2, Subarea 2.2, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community, Planning Area 2, Subarea 2.2, "A" Final Map 17562. "A" Final Map 17562 is located easterly of Antonio Parkway and immediately north of proposed Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the 5th Supervisorial District. "B" VTTM 17593 is located on Lots 27 through 32 of "A" Final Map 17562, and is located southerly of Chiquita Canyon Drive, southerly of Airoso Street, and northerly of Esencia Drive.

APPLICANT: MERITAGE HOMES

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17593 (VTTM 17593) to subdivide a 8.47-acre site into one numbered lot to establish 125 multiple family dwellings within 21 buildings, landscaped open spaces, private motor courts and a private street.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17593) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Vesting Tentative Tract Map 17593, subject to the attached Findings and Conditions of Approval (Appendices A and B).

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, NOVEMBER 4, 2015.