

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

DATE: JUNE 15, 2016

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 18000

LOCATION: THE PROJECT SITE IS LOCATED AT 12322-12352 NEWPORT AVE., UNINCORPORATED NORTH TUSTIN AREA, THIRD SUPERVISORIAL DISTRICT.

APPLICANT: BONANNI DEVELOPMENT TUSTIN HOMES
ED BONANNI, AGENT

RECOMMENDED ACTION:

- 1) RECEIVE STAFF REPORT AND PUBLIC COMMENT, AS APPROPRIATE;
- 2) FIND THAT FINAL MITIGATED NEGATIVE DECLARATION No. PA140094, WITH THE ERRATA, PREVIOUSLY ADOPTED BY PLANNING COMMISSION ON APRIL 27, 2016, REFLECTS THE INDEPENDENT JUDGMENT OF THE COUNTY OF ORANGE AND IS ADEQUATE TO SATISFY THE REQUIREMENTS OF CEQA FOR THE VESTING TENTATIVE TRACT MAP 18000, MADISON COURT PROJECT BASED ON THE FOLLOWING ADDITIONAL FINDINGS:
 - a) THAT THE CIRCUMSTANCES OF THE PROJECT ARE SUBSTANTIALLY THE SAME AND FINAL MITIGATED NEGATIVE DECLARATION No. PA 140094 ADEQUATELY ADDRESSED THE EFFECTS OF THE PROPOSED PROJECT. NO SUBSTANTIAL CHANGES HAVE BEEN MADE IN THE PROJECT, NO SUBSTANTIAL CHANGES HAVE OCCURRED IN THE CIRCUMSTANCES UNDER WHICH THE PROJECT IS BEING UNDERTAKEN AND NO NEW INFORMATION OF SUBSTANTIAL IMPORTANCE TO THE PROJECT WHICH WAS NOT KNOWN OR COULD NOT HAVE BEEN KNOWN WHEN THE PREVIOUS MITIGATED NEGATIVE DECLARATION No. PA 140094, WAS ADOPTED HAD BECOME KNOWN; THEREFORE NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED; AND,

- b) THAT ALL MITIGATION MEASURES ARE FULLY ENFORCEABLE PURSUANT TO CEQA (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; AND,
- c) APPROVE VESTING TENTATIVE TRACT MAP 18000, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL (ATTACHMENTS A AND B).

ITEM 2: PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 18001

LOCATION: THE PROJECT IS LOCATED IN THE LADERA RANCH PLANNED COMMUNITY AT 26122 O'NEILL DRIVE, LADERA RANCH WITHIN THE FIFTH (5TH) SUPERVISORIAL DISTRICT.

APPLICANT: CRP/CDG LADERA RANCH, LLC., PROPERTY OWNER
PATRICK McCABE, CHRISTOPHER DEVELOPMENT GROUP

RECOMMENDED ACTION:

- 1) RECEIVE STAFF REPORT AND PUBLIC COMMENT, AS APPROPRIATE;
- 2) MAKE THE FOLLOWING CEQA FINDINGS:
 - a) FIND THAT FINAL EIR No. 555, PREVIOUSLY CERTIFIED BY THE BOARD OF SUPERVISORS ON DECEMBER 3, 1996; TOGETHER WITH ADDENDUM No. PA 150078, APPROVED BY THE PLANNING COMMISSION ON MAY 11, 2016, REFLECT THE INDEPENDENT JUDGMENT OF THE COUNTY OF ORANGE AND SATISFY THE REQUIREMENTS OF CEQA FOR THE VESTING TENTATIVE TRACT MAP 18001, CHRISTOPHER HOMES, WHICH IS A NECESSARY ELEMENT INCLUDED AND CONTEMPLATED AS PART OF THE WHOLE OF THE ACTION.
 - b) FIND THAT THE CIRCUMSTANCES OF THE PROPOSED PROJECT ARE SUBSTANTIALLY THE SAME AND THAT EIR No.555 AND ADDENDUM PA150078 HAVE ADEQUATELY ADDRESSED THE EFFECTS OF THE PROPOSED PROJECT. NO SUBSTANTIAL CHANGES HAVE BEEN MADE TO THE PROJECT; NO SUBSTANTIAL CHANGES HAVE OCCURRED IN THE CIRCUMSTANCES UNDER WHICH THE PROJECT IS BEING UNDERTAKEN; AND NO NEW INFORMATION OF SUBSTANTIAL IMPORTANCE TO THE PROJECT, WHICH WAS NOT KNOWN OR COULD NOT HAVE BEEN KNOWN WHEN THE PREVIOUS EIR No. 555 AND ADDENDUM PA150078 WERE ADOPTED HAVE BECOME KNOWN; THEREFORE NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.
 - c) THAT EIR No. 555 AND ADDENDUM PA150078 ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF CEQA FOR THE VESTING TENTATIVE TRACT MAP 18001, CHRISTOPHER HOMES.
 - d) THAT ALL MITIGATION MEASURES ARE FULLY ENFORCEABLE PURSUANT TO CEQA (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; AND,
- 3) APPROVE VESTING TENTATIVE TRACT MAP 18001, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL (ATTACHMENTS A AND B).

ITEM 3: PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17563 REVISION 1 – MODIFICATION TO “A” VESTING TENTATIVE TRACT MAP 17563 FOR PLANNING AREA 2, SUBAREA 2.3, RANCH PLAN PLANNED COMMUNITY

LOCATION: THE PROJECT AREA COMPRISING SUBAREA 2.3, IS GENERALLY LOCATED IN SOUTHEASTERN UNINCORPORATED ORANGE COUNTY, WITHIN THE RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 2, SITUATED EASTERLY OF ANTONIO PARKWAY AND NORTH OF COW CAMP ROAD BETWEEN CHIQUITA CANYON AND GOBERNADORA CANYON, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

APPLICANT: RMV PA2 DEVELOPMENT, LLC

RECOMMENDED ACTION:

- 1) RECEIVE AND REVIEW STAFF REPORT;
- 2) DETERMINE THAT THE CEQA DOCUMENTATION PRESENTED (ADDENDUM No. 1, ADDENDUM No. 1.1, AND THE PLANNING AREA 2 ADDENDUM TO FINAL PROGRAM EIR 589) IS ADEQUATE AND SATISFIES THE REQUIREMENTS UNDER CEQA BASED ON THE FINDING THAT THERE ARE NO NEW SIGNIFICANT IMPACTS NOR IS THERE ANY SIGNIFICANT INCREASE IN THE SEVERITY OF ANY PREVIOUSLY IDENTIFIED ENVIRONMENTAL IMPACTS RESULTING FROM THE PROPOSED ADMINISTRATIVE CORRECTIONS APPURTENANT TO REVISED VTTM 17563 (TT17563R1); AND,
- 3) APPROVE REVISED VESTING TENTATIVE TRACT MAP 17563 (TT17563R1), 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.

IV. ADJOURNMENT: THE NEXT MEETING OF THE ORANGE COUNTY SUBDIVISION COMMITTEE IS SCHEDULED FOR WEDNESDAY, JULY 6, 2016.