

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

DATE: OCTOBER 5, 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 – “B” Vesting Tentative Tract Map 17595 (AQ15) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road northwesterly of the intersection of Esencia Drive and Rodear Road, within the Fifth (5th) Supervisorial District. “B” VTTM 17595 is located on Lots 34 and 35 of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17595 (VTTM 17595) to subdivide a 10.92-acre site within Planning Area 2.3 of the Ranch Plan Planned Community into 62 numbered lots for residential units (Conventional Single-Family Detached Dwellings), one (1) numbered lot for a neighborhood pocket park, and 20 lettered lots for private streets, motor courts, landscaped areas and slopes.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17595) 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 17595, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 2: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17597 (AQ14) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road northwesterly of the intersection of Esencia Drive and Rodear Road, within the Fifth (5th) Supervisorial District. “B” VTTM 17597 is located on Lots 36, 37, and J3 of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17597 (VTTM 17597) to subdivide an 8.49-acre site within Planning Area 2.3 of the Ranch Plan Planned Community into 62 numbered lots for residential units (Planned Concept Single-Family Detached Dwellings), one (1) numbered lot for a neighborhood pocket park, and 8 lettered lots for private streets, motor courts, and landscaped usable open space.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17597) 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 17597, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 3: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17599 (AH13) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road northwesterly of the intersection of Esencia Drive and Rodear Road, within the Fifth (5th) Supervisorial District. “B” VTTM 17599 is located on Lots 23 through 33 of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17599 (VTTM 17599) to subdivide a 10.05-acre site within Planning Area 2.3 of the Ranch Plan Planned Community into 79 numbered lots for residential units (Planned Concept Single-Family Detached Dwellings), one (1) numbered lot for a neighborhood pocket park, and 25 lettered lots for private streets, motor courts, and landscaped areas.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17599) 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 17599, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 4: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17600 (AH14) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the Fifth (5th) Supervisorial District. “B” VTTM 17600 is located on Lots 22 and P of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17600 (VTTM 17600) to subdivide a 6.55-acre site within Planning Area 2.3 of the Ranch Plan Planned Community into 41 numbered lots for residential units (Planned Concept Single-Family Detached Dwellings), and 17 lettered lots for a private street, private courts, landscaping and storm drain lots

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17600) 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 17600, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 5: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17601 (AH14) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the Fifth (5th) Supervisorial District. “B” VTTM 17601 is located on Lots 7 through 9 and Lots V1 and V2 of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17601 (VTTM 17601) to subdivide an 11.17-acre site located within Planning Area 2.3 of the Ranch Plan Planned Community into 77 numbered lots for residential units (Planned Concept Single-Family Detached Dwellings), one (1) open space lot, and 20 lettered lots for a private street, private courts, landscaping and storm drain lots.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTTM17601) 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 17601, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 6: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17602 (MR5) within Planning Area 2, Subarea 2.3, Ranch Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within the Ranch Plan Planned Community. The project site is located within Planning Area 2, Subarea 2.3, “A” Tract Map 17563, easterly of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon to the west and Gobernadora Canyon to the east, within the Fifth (5th) Supervisorial District. “B” VTTM 17602 is located on Lots 1 and 2 of “A” Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17602 (VTTM 17602) to subdivide an 8.97-acre site located within Planning Area 2.3 of the Ranch Plan Planned Community into three (3) numbered lots for 118 multiple family dwellings and one (1) numbered lot for a private street.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17602) 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 17602, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM 7: PUBLIC HEARING – “B” Vesting Tentative Tract Map 17603 (MR2) within Planning Area 2, Subarea 2.3, 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 2.3, “A” Tract

Map 17563, easterly of Antonio Parkway and north of Cow Camp Road northwesterly of the intersection of Suerte Street and Airoso Street, within the Fifth (5th) Supervisorial District. "B" VTTM 17603 is located on Lots 14 through 17 and V4 of "A" Tract Map 17563.

APPLICANT: RMV PA2 DEVELOPMENT, LLC (RMV)

STAFF REQUESTS THE SUBDIVISION COMMITTEE REVIEW AND APPROVE "B" Vesting Tentative Tract Map 17603 (VTTM 17603) to subdivide a 4.61-acre site located within Planning Area 2.3 of the Ranch Plan Planned Community into two (2) numbered lots for 80 multiple family dwellings and two (2) lettered lots for a private street and slopes.

RECOMMENDED ACTION:

- a) Receive staff report and public comment, as appropriate;
- b) Find that proposed project (VTT17603) 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 17603, 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, OCTOBER 19, 2016.