

**Subdivision Committee**

Colby Cataldi, Chair  
Richard Vuong, Alternate  
Mahrooz Ilkhanipour, Vice Chair  
Hadi Tabatabaee, Alternate  
Laree Alonso  
Bea Bea Jimenez, Alternate  
Ted Dang  
Wilfried Niemann, Alternate  
Lily Sandberg  
Steven Dawson, Alternate  
Rory Paster  
Velasquez, Guadalupe, Alternate  
Rebecca Schade  
Eric Elmer, Alternate



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**Subdivision Committee**

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**Special Meeting Agenda**

**Date:** Wednesday, August 9, 2017  
**Time:** 11:00 AM  
**Location:** OC Public Works  
H.G. Osborne Building  
300 N. Flower St., Santa Ana  
Conference Room B-10

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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 17950 FOR THE LYON SUBDIVISION PROJECT – WILLIAM LYON**

**LOCATION:** 24331 Coto de Caza Drive, Coto de Caza (Fifth District)

**APPLICANT:** William Lyon, owner **ENGINEER:** Charles Hartman & Associates

Staff requests the Subdivision Committee approve Vesting Tentative Tract Map, (VTTM) 17590 which would allow for the subdivision of 63.9 acres for 25 single family lots with a minimum area of 2 acre, plus 2 private street lots and one storm water basin lot in Planning Area 7 of Coto de Caza, and find that the project is covered by previously certified FEIR 624.

**RECOMMENDED ACTION(S):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that FEIR 624, previously certified by the Planning Commission on May 24, 2017, is adequate, complete and appropriate environmental documentation for the Project consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual
- c) Conditionally approve VTTM 17950 subject to the attached Findings and Conditions.

**ITEM #2 PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17341 FOR THE CIELO VISTA PROJECT - NORTH COUNTY BRS PROJECT LLC – LOCATION – WITHIN UNINCORPORATED ORANGE COUNTY NORTH OF VIA DEL AGUA AND EAST OF SAN ANTONIO ROAD AND WITHIN THE CITY OF YORBA LINDA SPHERE OF INFLUENCE (APNS # 351-031-05, 351-031-17, 351-661-10, AND 351-852-05), WITHIN THE THIRD SUPERVISORIAL DISTRICT**

**LOCATION:** The project site is located within unincorporated Orange County north of Via Del Agua and east of San Antonio Road and within the city of Yorba Linda sphere of influence (APNS# 351-031-05, 351-031-17, 351-661-10, and 351-852-05), within the Third Supervisorial District.

**APPLICANT:** Amos A. Travis and Virginia Richards Trust / North County BRS Project LLC

Staff requests the Subdivision Committee review and recommend to the Board of Supervisors the approval of Vesting Tentative Tract Map (VTTM) 17341, to allow for the creation of 80 single-family lots and various lettered lots for utility uses, landscaping, open space, and private streets on approximately 42.1 acres and preserve the remaining 42.7 acres for permanent open space. The map will also establish the main project access configuration connecting to Via Del Agua and maintain an existing 50-foot-wide road and utility easement connecting Via Del Agua to the shared boundary with the Esperanza Hills Specific Plan. The proposed lots will vary in size from approximately 7,576 square feet to 32,000 square feet.

**RECOMMENDED ACTION(S):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that Final Environmental Impact Report (EIR) No. 615, previously certified By the Board of Supervisors on December 13, 2016, reflects the independent judgment of the County of Orange and satisfies the requirements of CEQA for the Vesting Tentative Tract Map (VTTM) 17341 which is a necessarily included element contemplated as part of the whole of the action and recommend that the Board so make this finding; and,
- c) Adopt Resolution No. 17-04 recommending to the Board of Supervisors that VTTM 17341 be approved 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 Chairperson subject to the approval of the Committee.

**V. ADJOURNMENT:** The next regular meeting of the Orange County Subdivision Committee is scheduled for August 16, 2017.



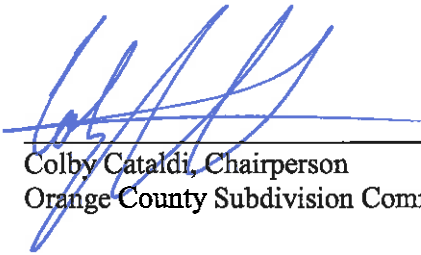
NOTICE AND CALL OF A  
SPECIAL MEETING OF THE ORANGE COUNTY  
SUBDIVISION COMMITTEE

Pursuant to California Government Code Section 54956, a Special Meeting of the Orange County Subdivision Committee will convene on Wednesday, August 9, 2017, at 11:00 A.M., in Conference Room B-10, 300 N. Flower Street, Santa Ana, California 92703.

The items of business to be conducted at this meeting are:

As outlined on the attached agenda

Opportunity will be provided before or during the consideration of each item of business, for members of the public to address the Subdivision Committee regarding that business.

  
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Colby Cataldi, Chairperson  
Orange County Subdivision Committee