

Subdivision Committee

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Subdivision Committee

Meeting Agenda

Date: Wednesday, November 1, 2017
Time: 1:30 PM
Location: OC Public Works
H.G. Osborne Building
300 N. Flower St., Santa Ana
Conference Room B-10

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Committee. To speak on an item, please print your name on the sign in sheet and include the name of the project. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Subdivision Committee, you may do so during Public Comments at the end of the meeting. When addressing the Subdivision Committee, it is requested that you state your name for the record. Address the Subdivision Committee as a whole through the Chair. Comments to individual Committee members or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting.

I. CALL TO ORDER

II. MINUTES OF OCTOBER 18, 2017

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 17591 WITHIN PLANNING AREA 2, SUBAREA 2.2, RANCH PLAN PLANNED COMMUNITY

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, in Planning Area 2, Subarea 2.2 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. “B” VTTM 17591 is located on Lots 1-57 and A-J of “B” Final Map 17581 and Lot F of “A” Final Map 17562.

APPLICANT: TRI Pointe Homes, Inc. **PROJECT MANAGER:** Brian Ortwein

Staff requests the Subdivision Committee approve "B" Vesting Tentative Tract Map 17591 (VTTM 17591) to subdivide a 13.56-acre site within Subararea 2.2 of the Ranch Plan Planned Community into 81 legal lots; 72 numbered lots for conventional single-family detached dwellings, and 9 lettered lots for a storm drain and landscaped open spaces.

RECOMMENDED ACTION(S):

- a) Receive staff report and public testimony as appropriate;
- b) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 17591, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
 - 1. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in VTTM17591. 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, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - 2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for VTTM17591.
 - 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 Tentative Tract 17591, 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 November 15, 2017.