

Subdivision Committee

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Eric Evans, Alternate



Subdivision Committee

Meeting Agenda

Date: Wednesday, November 20, 2019
Time: 1:30 PM
Location: County Administration South Building
601 N. Ross St., Santa Ana 92701
Multipurpose Room 105

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 JULY 17, 2019

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 17931 FOR PLANNING AREA 3, SUBAREA 3.1, RANCH PLAN PLANNED COMMUNITY

LOCATION: The 137.2-acre Tract Map area in Subarea 3.1 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Gobernadora Canyon and north of Ortega Highway, in the Fifth (5th) Supervisorial District

APPLICANT: Jay Bullock, Vice President, Planning and Entitlement, Rancho Mission Viejo
DMB San Juan Investment North, LLC - subdivider

ENGINEER: Hunsaker and Associates

Staff requests that the Subdivision Committee review and approve Vesting Tentative Tract Map (VTTM) 17931 to subdivide a 137.2-acre site within the unincorporated Ranch Plan Planned Community area into 105 numbered lots and 37 lettered lots.

RECOMMENDED ACTION(S):

1. Receive staff report and public testimony as appropriate;
2. 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; the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgement of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 17931, 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, the Planning Area 2 Addendum, and Addendum 3.1.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM17931. 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, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM17931.
 - c. 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.
3. Approve VTTM17931, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – THIRD AMENDMENT TO THE RANCH PLAN PLANNED COMMUNITY PARK MODIFICATION AND LOCAL PARK IMPLEMENTATION PLAN (LPIP)

LOCATION: The Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway / La Pata Avenue, within the Fifth (5th) Supervisorial District.

APPLICANT: Jay Bullock, Vice President, Planning and Entitlement, Rancho Mission Viejo

Staff requests that the Subdivision Committee review and approve an amendment to the Ranch Plan Planned Community Local Park Implementation Plan to reflect actual acreages of parkland that has been developed and dedicated within Planning Areas 1 and 2, and to reflect recent entitlements within Planning Areas 3 and 4.

RECOMMENDED ACTION(S):

1. Receive staff report and public testimony as appropriate;
2. Approve the Third Amendment to the Ranch Plan Local Park Implementation Plan.

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 December 4, 2019.