

OC DEVELOPMENT SERVICES REPORT

HEARING DATE: January 6, 2020

TO: Subdivision Committee

FROM: OC Development Services/Planning

SUBDIVISION MAP: Vesting Tentative Tract Map 17341

PROPOSAL: A request by the project applicant to approve a deviation from County Standard Plan 1107 and for a reduced curve radius for VTTM 17341, an approved subdivision for 80 single family lots (Cielo Vista)

ZONING: PD (Planned Development) – Cielo Vista (City of Yorba Linda)

LOCATION: Vacant 84-acre property recently incorporated into the City of Yorba Linda with nearest major cross streets of Yorba Linda Blvd and Via Del Agua/Stonehaven Drive, (APN 351-031-05, 351-031-17, 351-661-10 and 351-852-05)

APPLICANT: North County BRS Project, LLC

STAFF CONTACT: Kevin Canning, Contract Planner
Phone: (714) 667-8847 Email: Kevin.Canning@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services recommends that the Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that FEIR 615, previously certified by the Board of Supervisors on December 13, 2016, is adequate, complete and appropriate environmental documentation for the Project consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual
3. Approve a deviation from Standard Plan 1107 for the entry street as shown on the amended map of VTTM 17341.

BACKGROUND

Vesting Tentative Tract Map 17341 was recommended for approved by the Subdivision Committee on August 9, 2017 and approved by the Board of Supervisors on September 12, 2017. The Director approved an extension to record on April 7, 2020.

On November 13, 2019 the property's annexation into the City of Yorba Linda was approved by LAFCO, subject to a Pre-Annexation Agreement between the City and the property owner and a Cooperative Agreement between the City and County regarding the "...efficient implementation and administration of the Development Approvals and Development Plan, by authorizing the County to exercise permit and approval processing functions of the City necessary to facilitate development..." of the Cielo Vista plan. In practice, this will essentially mean that the County will continue processing all planning and permitting processes up to the point of Certificates of Occupancy and/or completion of infrastructure improvements.

PROPOSED DEVIATION

The applicant is requesting a deviation from Standard Plan 1107 for the entry Street 'A' (from Stonehaven Drive to the entry gate) to reduce the otherwise required width for both the overall right-of-way (from 56' to 49') and the curb to curb section (from 40' with sidewalks of both sides to 36' with only one sidewalk). They also request a reduced curb curve radius from 100' to 40' at the turn around. The engineer's discussion and justification of the request is included as Attachment 1.

CITY OF YORBA LINDA COMMENT

As of the time of this report, the City was continuing to work with the applicant regarding certain retaining wall heights and grading relating to the revised entry road alignment and deferred its final comment on the deviation request. Staff will report the City's conclusions at the Committee's meeting.

CEQA COMPLIANCE

The proposal does not add or change any elements of the analysis contained with Final EIR 624, and it therefore remains applicable to this action.

CONCLUSION

The Subdivision Code requires all deviations to be approved by the Subdivision Committee. Staff recommends approval of the deviation request.

Submitted by:



Brian Kurnow, Land Use Manager
Planning, OC Development Services

CERTIFICATION

I hereby certify that the Vesting Tentative Tract Map 17341 was amended by the Orange County Subdivision Committee on January 6, 2021, to approve a deviation from Standard Plan 1107 for the entry street and a reduced curve radius as depicted on the amended map. All previous Findings and Conditions of Approval remain in full force and effect as approved by the Board of Supervisors on September 17, 2017 and as extended by action of the Director on April 7, 2020.

Richard Vuong
Chairman, Subdivision Committee

ATTACHMENTS:

1. Letter Requesting Deviation
2. Comparison exhibit of approved versus proposed entry street alignment
3. VTTM 17341 (Amended)

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Service Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else in written correspondence delivered to OC Development Services / Planning.



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October 20, 2020

Mr. Kevin Canning
COUNTY OF ORANGE
OC DEVELOPMENT SERVICES/PLANNING
601 North Ross Street
Santa Ana, CA 92701

Re: Cielo Vista – Standard Design Deviation Request

Dear Kevin:

On behalf of the applicant, we are requesting a deviation in street width and radii requirements for Street 'A' of Tentative Tract Map No. 17341. As shown in Std, Plan No. 1107, the required street width should be a 56' wide right of way, a 40' curb to curb dimension, and a sidewalk on both sides of the street. Additionally, the curb radii at the turn around should be 100'.

For a portion of 'A' Street (from Stonehaven Drive to the entry gate area) we are requesting a deviation to provide 49' of right of way, a 36' curb to curb dimension, and sidewalk only on one side (east). Additionally, we are requesting the curb Radii to be 40'.

The change in design was necessitated by the addition of an equestrian trail that is required by the City of Yorba Linda an increase in bridge length required by MWD, and an easement rights matter with the property owner to the northeast.

The justifications for the change are as follows:

- The narrowed road section allows for a reduced height in retaining walls helping to preserve the rural character of the community.
- The reduced road section and elimination of sidewalk on one side helps simplify/narrow the bridge making the structure less imposing.
- Parking is prohibited on either side of the street which allows the traffic flow to proceed without "friction".
- The length of the deviation is limited to a short reach (*less than 300 LF*) of the entry road where vehicle speeds are expected to be modest.
- The proposed City of Yorba Linda equestrian trail is located on the west side of the street and is a continuation of the trail system that currently ends on the south side of Stonehaven Drive. Pedestrians will have an option to use the trail to join the MWD corridor or cross to the sidewalk on the east side of the street.

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- There is no expectation of future traffic being added above the approved subdivision.
- The turnaround area has been studied using the AutoTURN program and will allow a proper turning movement. The AutoTURN Exhibit is shown on the Substantial Conformance Exhibit.

Attached for your review is a comparison exhibit as well as an OCFA approved Emergency Vehicle Access Plan reflecting the narrower width.

Please call me if you have any questions.

Sincerely,

FUSCOE ENGINEERING, INC.

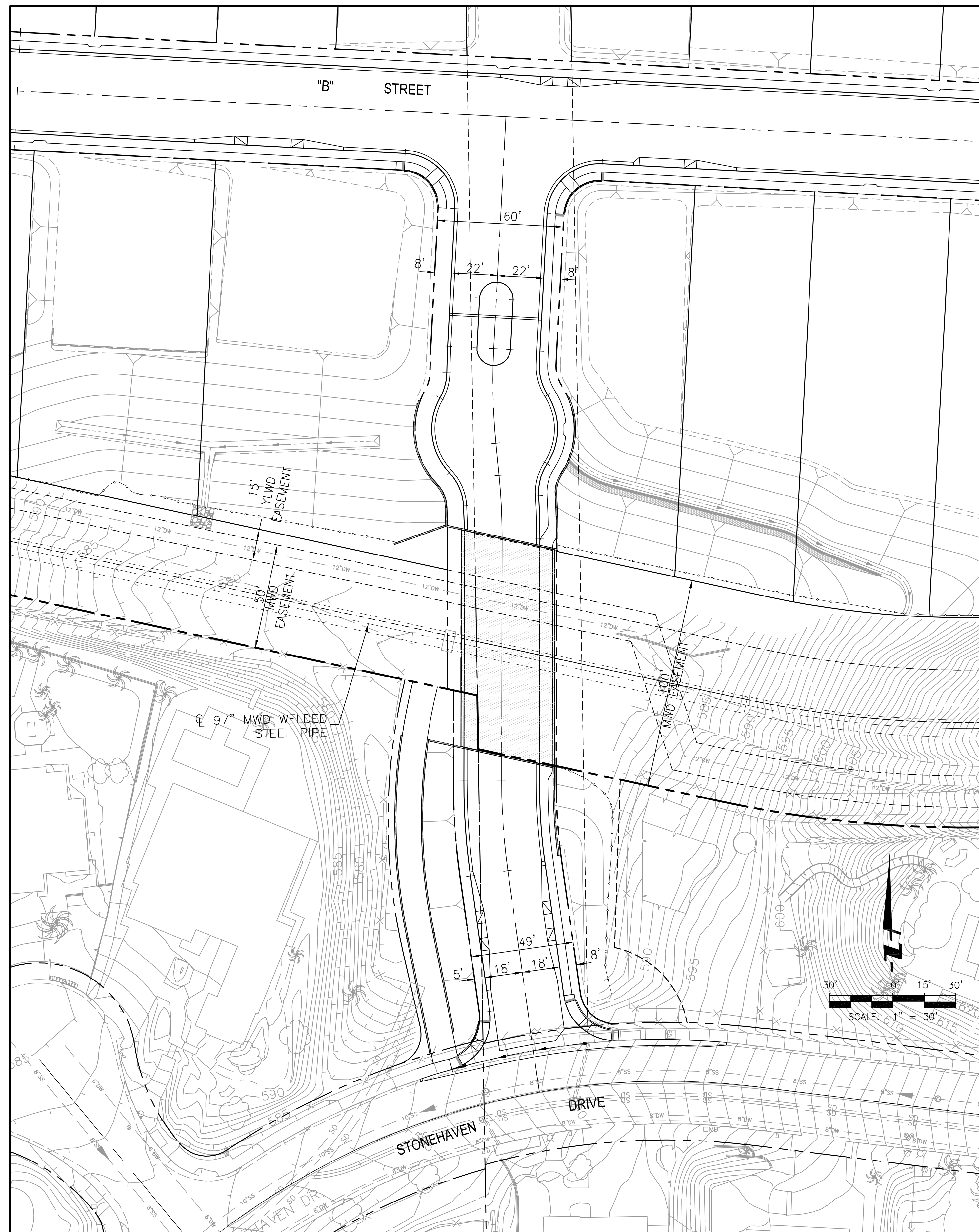
A handwritten signature in black ink, appearing to read "T. Dodson", is written over the printed name.

Trevor Dodson, P.E.
Principal/Senior Project Manager

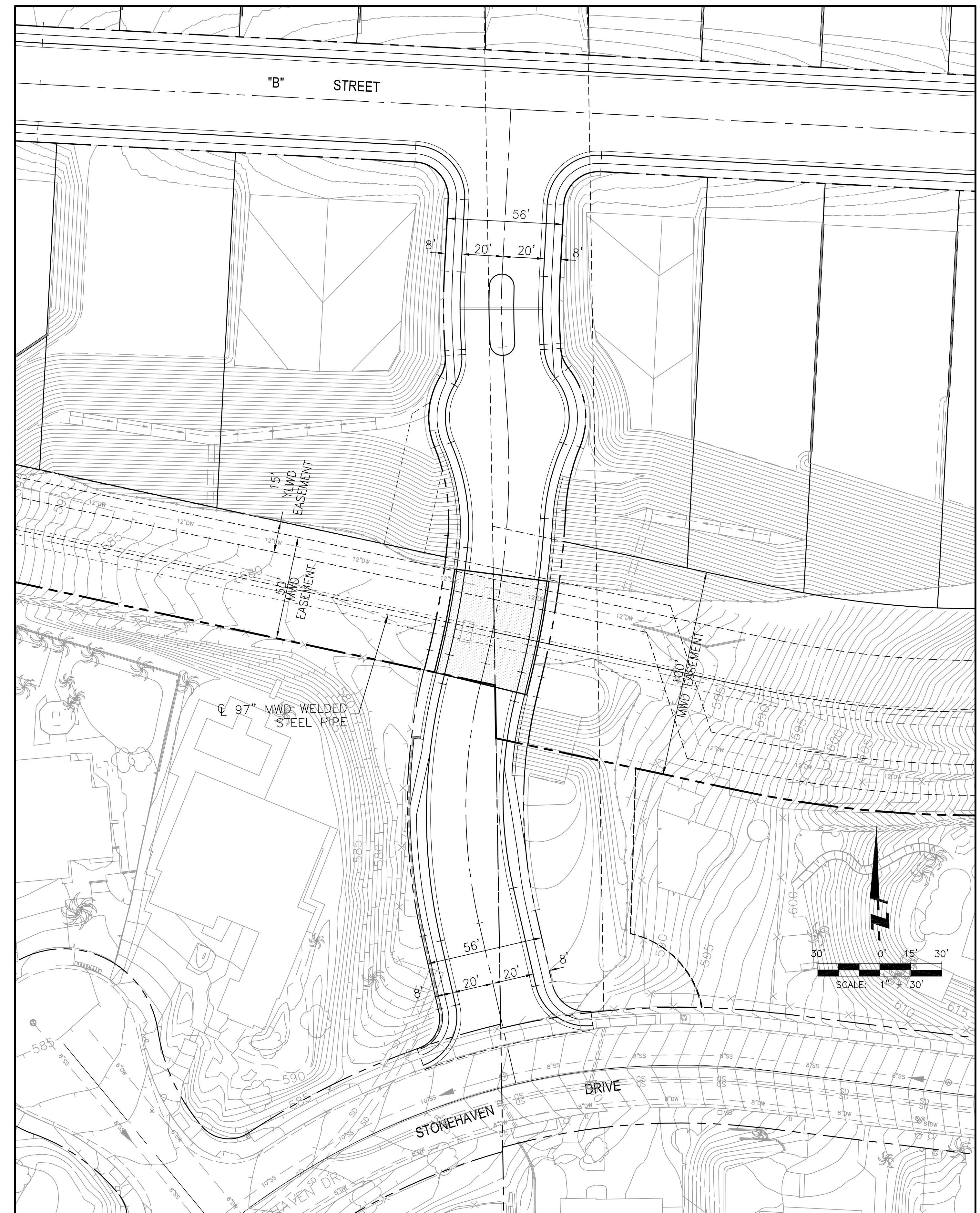


TD:gc

cc: Rory Ingels – BlackRock Realty Advisors, Inc.
Sean Matsler – Cox, Castle and Nicholson
John Olivier – Fuscoe Engineering, Inc.



"A" STREET ALIGNMENT PER PRESENT DESIGN



"A" STREET ALIGNMENT PER VESTING TENTATIVE TRACT MAP No. 17341

"A" Street Comparison Between Present Design to Vesting TTM No. 17341

CIELO VISTA
CITY OF YORBA LINDA

1/9/19