

Subdivision Committee

Laree Alonso, Chairwoman
Hadi Tabatabaee, Alternate
Lily Sandberg, Vice-Chairwoman
Susan Ruiz, Alternate
Judy Kim
Richard Vuong, Alternate
Bea Bea Jimenez
Brian Kurnow, Alternate
Denis Bilodeau, Alternate
Eric Hull
Rory Paster, Alternate
Todd Letterman
Ruben Colmenares, Alternate



Subdivision Committee

Meeting Agenda

Date: Wednesday, May 5, 2021
Time: 1:30 PM
Location: PLANNING COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd., 10 Civic Center Plaza
Santa Ana, California

For those would do not wish to or are unable to participate in person, there is a phone-in option (no video available). Please dial, 415-655-0001 and at the prompt enter the event number (access code) 177 515 015. WebEx (internet), audio access, audio only, will be available at <https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e50968c6a3bc8fc628eae4267edd4498e>

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 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 APRIL 21, 2021

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – VTTM 19025 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19025 (VTTM 19025) to subdivide a 8.16-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 104 legal lots: 73 numbered lots for planned concept single-family detached dwellings, 8 numbered lots for pocket parks and landscaping, 1 lettered lot for a public street, 12 lettered lots for private streets and alleys, and 10 lettered lots for landscaped open space areas.

LOCATION: Ranch Plan Planned Community, PA3.1, within the 5TH Supervisorial District.

APPLICANT: Rancho Mission Viejo (RMV)

RECOMMENDED ACTION(S):

1. Receive staff report and public testimony as appropriate;
2. Find that 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) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19025, 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 VTTM19025. 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 VTTM19025.
 - 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 Vesting Tentative Tract Map 19025, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – VTTM 19025 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "B" Vesting Tentative Tract Map 19026 (VTTM 19026) to subdivide a 5.27-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 79 legal lots; 56 numbered lots for planned concept two-family duplex dwellings, 1 numbered lot for a pocket park with tot lot, 3 lettered lots for usable project open space, 7 lettered lots for private streets and alleys, and 12 lettered lots for landscaped open space areas.

LOCATION: Ranch Plan Planned Community, PA3.1, within the 5TH Supervisorial District.

APPLICANT: Rancho Mission Viejo (RMV)

RECOMMENDED ACTION(S):

1. Receive staff report and public testimony as appropriate;
2. Find that 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) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the

requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19026, 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 VTTM19026. 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 VTTM19025.
 - 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 Vesting Tentative Tract Map 19026, subject to the attached Findings and Conditions of Approval.

ITEM #3 BROWN ACT PRESENTATION

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 May 19, 2021.