

## Subdivision Committee

Laree Alonso, Chairwoman  
Hadi Tabatabaee, Alternate  
Lily Sandberg, Vice-Chairwoman  
Susan Ruiz, Alternate  
Judy Kim  
Bea Bea Jimenez  
Denis Bilodeau  
Brian Kurnow  
Sheila Cedervall, Alternate  
Todd Letterman  
Andy Guzman, Alternate



## Subdivision Committee

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### Meeting Agenda

**Date:** Wednesday, December 7, 2022  
**Time:** 1:30 PM  
**Location:** County Administration South Building  
601 N. Ross St., Santa Ana, CA 92701  
Multipurpose Room 103 and 105

Members of the public that wish to participate by telephone please call 415-655-0001 when prompted please enter the event number (access code): 2452 690 4603. WebEx (internet) access will be available at: <https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e896e3def64c2b100fda65b2b252679d5>.

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 (in person) please print your name on the sign in sheet and include the name of the project, online attendees will be requested to identify themselves during the public hearing for the item. 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 NOVEMBER 16, 2022**

### **III. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING – VTTM 19186 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2B, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19186 (VTTM 19186) to subdivide a 4.67-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into 69 numbered lots for planned concept single-family detached dwellings, and 23 lettered lots for landscaping, open space, private streets and private motorcourts.

**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) 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) 19186, 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 VTTM19186. 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 VTTM19186.
  - 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 VTTM19186, subject to the attached Findings and Conditions of Approval (Appendices A and B).

**ITEM #2 PUBLIC HEARING – VTTM 19187 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2B, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19187 (VTTM 19187) to subdivide a 5.93-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into two numbered lots for 93 multi-family dwellings, landscaping, and private streets/alleys.

**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) 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) 19187,

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 VTTM19187. 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 VTTM19187.
  - 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 VTTM19187, subject to the attached Findings and Conditions of Approval (Appendices A and B).

**ITEM #3 AB 361 - Brown Act Virtual Meeting/Vote to meet in person or virtual at the next regularly scheduled Subdivision Committee meeting.**

Under AB 361, which amended Government Code section 54953 to add subdivision (e), if a state of emergency continues or social distancing is still recommended, both of which currently exist for Orange County as local and state emergencies continue to exist and social distancing is still recommended at this time, the Subdivision Committee can meet virtually. During the first meeting held virtually, the Subdivision Committee would be required to make certain findings to continue holding virtual meetings. These findings would then need to be made every 30 days, even if the meeting is only called for that purpose. The Subdivision Committee needs to review and reconsider the circumstances of the state of emergency and then find, by majority vote, that after review and consideration of the emergency, one of the following is true: 1. The state of emergency continues to directly impact the ability of the members to meet in person, or 2. State or local officials continue to impose or recommend measures to promote social distancing.

**RECOMMENDED ACTION(S):**

1. Review and consider the circumstances of the state of emergency.
2. Find that:
  - a. The Subdivision Committee has reconsidered the state of emergency; and
  - b. The state of emergency continues to directly impact the ability of the members to meet safely in person. [or] State or local officials continue to impose or recommend measures to promote social distancing.

**IV. SUBDIVISION COMMITTEE COMMENTS**

At this time, members of Subdivision Committee may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law

**V. 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.

**VI. ADJOURNMENT:** The next regular meeting of the Orange County Subdivision Committee is scheduled for December 21, 2022.