

Subdivision Committee

Lily Sandberg, Chairwoman
Hadi Tabatabaee, Alternate
Judy Kim, Vice-Chairwoman
Russell Hanson
Bea Bea Jimenez
Denis Bilodeau
Brian Kurnow
Susan Ruiz, Alternate
Wei Zhu, Alternate
Cynthia De La Torre, Alternate
Todd Letterman
Andy Guzman, Alternate



Subdivision Committee

Meeting Agenda

Date: Wednesday, July 19, 2023
Time: 1:30 PM
Location: County Administration South
601 N. Ross St., Santa Ana, CA 92701
1st Floor, Multipurpose Rooms 103 and 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 (in person) 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 19, 2023

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING -VTTM 18119 - APPLICANT – RANCH HILLS PARTNERS LP – AGENT – PETER ZEHNDER – LOCATION – 11782 SIMON RANCH ROAD IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 104-321-01).

A request for a Vesting Tentative Tract Map to facilitate the development of a 37-unit planned development on 5.88 acres. Approval of the proposed map is conditioned to also require the approval of related Planning Application PA180034.

RECOMMENDED ACTION(S):

OC Development Service/Planning recommends that the Subdivision Committee:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that Final Environmental Impact Report (EIR) No. 635 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and certify Final EIR No. 635 and its Mitigation Monitoring and Reporting Program (MMRP);
- c) Approve VTTM18119, subject to the attached Findings and Conditions of Approval.

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 tentatively scheduled for August 2, 2023.