

Subdivision Committee

Colby Cataldi, Chair
Richard Vuong, Alternate
Laree Alonso, Vice Chair
Hadi Tabatabaee, Alternate
Bea Bea Jimenez
Ted Dang
Lily Sandberg
Steven Dawson, Alternate
Eric Hull
Rory Paster, Alternate
Ruben Colmenares



Subdivision Committee

Meeting Agenda

Date: Wednesday, July 17, 2019
Time: 1:30 PM
Location: OC Public Works
H.G. Osborne Building
300 N. Flower St., Santa Ana
Conference Room B-10

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 JUNE 5, 2019

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – VESTING TENTATIVE TRACT MAP 17269 AND VESTING TENTATIVE TRACT MAP 17270, THE PRESERVE AT SAN JUAN

LOCATION: The Project is located approximately 2,300 feet west of the intersection of Ortega Highway and Long Canyon Road on Long Canyon Road, within the unincorporated area of Orange County and near or abutting the Riverside County jurisdictional boundary; within the Fifth (5th) Supervisorial District

APPLICANT: Jeff Weber, Silveroak Capital – SIQ Acquisitions LLC
The Preserve at San Juan, LLC

ENGINEER: Hunsaker and Associates

Staff requests that the Subdivision Committee review and approve Vesting Tentative Tract Map (VTTM) 17269 and Vesting Tentative Tract Map (VTTM) 17270 to subdivide two noncontiguous sites totaling approximately 525 acres within an unincorporated area abutting the Riverside County boundary into a combined total of 72 numbered lots and 32 lettered lots.

RECOMMENDED ACTION(S):

1. Receive staff report for both proposed maps and public testimony as appropriate;
2. Find that FEIR No. 618, previously certified by the Board of Supervisors on April 10, 2018, is adequate, complete and appropriate environmental documentation for VTTM 17269 and VTTM 17270 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual
3. Conditionally approve Vesting Tentative Tract Map 17269 subject to Attachment 1 Findings for VTTM 17269 and Attachment 2 Conditions of Approval for VTTM 17269.
4. Conditionally approve Tentative Tract Map 17270 subject to Attachment 3 Findings for VTTM 17270 and Attachment 4 Conditions of Approval for VTTM 17270.

ITEM #2 PUBLIC HEARING – TENTATIVE PARCEL MAP 2018-154 IN THE UNINCORPORATED NORTH TUSTIN AREA

LOCATION: The Project is located 12221 Circula Panorama, unincorporated North Tustin area, in the Third Supervisorial District

APPLICANT: Mohammed A. Mojadidi, owner
David Mojadidi, subdivider

ENGINEER: Mark S. Petrie, Engineer

Staff requests that the Subdivision Committee review and approve Tentative Parcel Map (TPM) 2018-154 to subdivide a 20,808 square foot property into two parcels.

RECOMMENDED ACTION(S):

1. Receive staff report for both proposed maps and public testimony as appropriate;
2. Find that Negative Declaration No. TPM 2014-103, previously certified by the Subdivision Committee, is adequate, complete and appropriate environmental documentation for TPM 2018-154 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual;
3. Approve TPM 2018-154 subject to Attachment 1 Findings and Conditions.

ITEM #3 PUBLIC HEARING – TENTATIVE PARCEL MAP 2018-194 IN THE UNINCORPORATED NORTH TUSTIN AREA

LOCATION: The Project is located 18921 Fairhaven Avenue, unincorporated North Tustin area, in the Third Supervisorial District

APPLICANT: Green Hall Management, owner

ENGINEER: Hank Jong, EGL Associates, engineer

Staff requests that the Subdivision Committee review and approve Tentative Parcel Map (TPM) 2018-194 to subdivide a 30,961 square foot property into two parcels.

RECOMMENDED ACTION(S):

1. Receive staff report for both proposed maps and public testimony as appropriate;
2. Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), under the Class 15 (Minor Land Divisions) exemption pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve TPM 2018-194 subject to Attachment 1 Findings and Conditions.

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 August 7, 2019.