

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) Malko, Alternate
Shawn Freely
Brian Slegers, Alternate



Subdivision Committee

Meeting Agenda

Date: Wednesday, December 6, 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 NOVEMBER 15, 2023

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING ON VESTING TENTATIVE TRACT MAP VTTM 19116 – REECO COMMUNITIES LLC, PROPERTY OWNER – HUNSAKER & ASSOCIATES, ENGINEER - THE PROJECT IS LOCATED AT 1091, 1111 AND 1121 WASS STREET IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 501-071-07, -08, AND -09).

A proposed map for condominium purposes to facilitate the development of a 10-unit Planned Development. The associated Planning Application PA21-0111 was approved for a Planned Development by the Planning Commission on December 8, 2021.

RECOMMENDED ACTION(S):

OC Development Service/Planning recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project qualifies for an exemption from CEQA per Section 21159.25 of the Public Resources Code; and,
3. Approve VTTM19116, subject to the attached Findings and Conditions of Approval, as may be modified by the Committee at the hearing.

ITEM #2

PUBLIC HEARING ON VESTING TENTATIVE TRACT MAP VTTM 19161 – ROI ESPERANZA LLC, PROPERTY OWNER – ALEX WONG, APPLICANT - THE PROJECT IS LOCATED AT 6821 FAIRLYNN BOULEVARD (AT THE INTERSECTION OF ESPERANZA ROAD) IN THE UNINCORPORATED AREA OF YORBA LINDA WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 349-071-17).

A proposed map for condominium purposes to facilitate the development of a 44-unit Planned (Unit) Development with the creation of eight lots for residential, communal, or recreational uses, and various lettered lots for internal private streets. The associated Planning Application PA21-0111 was approved for a Planned Development by the Planning Commission on November 8, 2023.

RECOMMENDED ACTION(S):

OC Development Service/Planning recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Mitigated Negative Declaration (MND) IS 21-0111 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and certify MND IS 21-0111 and its proposed Mitigation Measures;
3. Approve VTTM19161, subject to the attached Findings and Conditions of Approval, as may be modified by the Committee at the hearing.

ITEM #3

PUBLIC HEARING – FOURTH AMENDMENT TO PARK MODIFICATION PM 07-01 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of Fourth Amendment to PM 07-01, Ranch Plan Planned Community Local Park Implementation Plan (LPIP) to reflect actual acreages of parkland that has been developed and dedicated within Planning Area 3, and to reflect recent revisions within Planning Areas 3 and 4.

Recommended Action:

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Approve the Fourth Amendment to PM07-01, the Ranch Plan Local Park Implementation Plan.

ITEM #4 PUBLIC HEARING – REVISION 1 TO “A” VESTING TENTATIVE TRACT MAP 17933 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of a revision to "A" Vesting Tentative Tract Map 17933 (VTTM 17933) to allow for minor reconfiguration and expansion of the existing tract layout with no impact to traffic circulation. The proposed reconfiguration includes an increase in numbered lots from 25 to 31, and an increase in lettered lots from 17 to 22. The proposed revision will result in a decrease of 2.2 acres of developable residential land and an increase of 2.97 acres of open space/slopes as a result of grading revisions and the expansion of the eastern tract boundary.

Recommended Action:

Land Development recommends that the Subdivision Committee:

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 Revision 1 to Vesting Tentative Tract Map (VTTM) 17933, 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.
3. 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 Revision 1 to VTTM17933. 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.

4. 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 Revision 1 to VTTM17933.
5. 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.
6. Approve Revision 1 to VTTM17933, subject to the attached Findings and Conditions of Approval.

ITEM #5 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 17934 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17934 (VTTM 17934) to subdivide 89.26 acres into 102 total lots: 76 numbered lots for residential development, private parks, a recreation area, a future fire station, a future cellular tower site, a pump station, landscape lots and monument signage; 26 lettered lots for vehicular access, storm drain access, open space/slopes and private streets. The map comprises the area identified as Subarea 3.4 in Planning Area 3 of the Ranch Plan Planned Community.

Recommended Action:

Land Development recommends that the Subdivision Committee:

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) 17934 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.
3. 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 VTTM17934. 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.

4. 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 VTTM17934.
5. 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.
6. Approve VTTM17934, subject to the attached Findings and Conditions of Approval.

ITEM #6 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 19227 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.14, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19227 (VTTM 19227) to subdivide 215.71 acres into 56 total lots: 25 numbered lots for Urban Activity Center use, agriculture and other existing uses, storm water and water quality basins; 31 lettered lots for private access roads and open space slopes. The map comprises the western portion of Subarea 3.14 in Planning Area 3 of the Ranch Plan Planned Community.

Recommended Action:

Land Development recommends that the Subdivision Committee:

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) 19227 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.
3. 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 VTTM19227. 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.

4. 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 VTTM19227.
5. 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.
6. Approve VTTM19227, 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 December 20, 2023.