ORANGE COUNTY PLANNING COMMISSION

SUMMARY MINUTES

HEARING DATE: MARCH 27, 2013

II. Roll Call

All commissioners were present, with the exception of a vacant position for District 3.

III. Consent Item(s) – Minutes of February 27, 2013

The minutes of February 27, 2013 were moved for approval by Commissioner Hall and seconded by Commissioner Adams as submitted, and approved by a unanimous vote.

IV. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA130006, PA130001-4 – OWNER/APPLICANT, RMV COMMUNITY DEVELOPMENT, LLC – LOCATION – PLANNING AREA 2 OF THE RANCH PLAN PLANNED COMMUNITY – DISTRICT 5

Master Area Plan PA130006 proposes a development program for Planning Area 2 of the Rancho Mission Viejo (RMV) Ranch Plan Planned Community. Subarea Plans PA130001 through PA130004 propose a more detailed development program for Planning Subareas 2.1, 2.2, 2.3, and 2.4 of Planning Area 2.

<u>Recommended Action:</u>

a) Receive and review staff report;

b) Find that Final EIR No. 589, previously certified by the Board of Supervisors on November 8, 2004; together with the Planning Area 2 Addendum, reflect the independent judgment of the County of Orange and satisfies the requirements of CEQA for the Ranch Plan Planned Community, which is a necessarily included element contemplated as part of the larger action.

    1) The circumstances of the Project are substantially the same and EIR No. 589 and Planning Area 2 Addendum have adequately addressed the effects of the proposed project. No substantial changes have been made in the Project; no substantial changes in the circumstances under which the Project is being undertaken; and no new information of substantial importance to the Project, which was not known or could not have been known when the previous EIR No. 589, and Planning Area 2 Addendum were adopted have become known and no further environmental review is required.

    2) EIR No. 589 and Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for the Ranch Plan Planned Community.

    3) All mitigation measures are fully enforceable pursuant to CEQA (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.

c) Approve Master Area Plan (PA130006), subject to attached Findings and Conditions of Approval;

d) Approve Subarea Plan 2.1 (PA130001), subject to attached Findings and Conditions of Approval;

e) Approve Subarea Plan 2.2 (PA130002), subject to attached Findings and Conditions of Approval;

f) Approve Subarea Plan 2.3 (PA130003), subject to attached Findings and Conditions of Approval; and,

g) Approve Subarea Plan 2.4 (PA130004), subject to attached Findings and Conditions of Approval.

The following is the action taken by the Orange County Planning Commission:

The first motion for Item #1 was made by Commissioner Adams and seconded by Commissioner Hall to find that Final EIR No. 589, together with the Addendums to Planning Area 2, satisfies the requirements of CEQA for the Ranch Plan Planned Community and substantially addresses all the impacts associated with the project.

APPROVE ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) VACANT: A (4) Irons: Y (5) Hall: Y

The second motion for Item #1 was made by Commissioner Adams and seconded by Commissioner Hall to approve PA130006, PA130001, PA130002, PA130003, and PA130004, the Master Plan for Planning Area 2 and Subarea Plans 2.1, 2.2, 2.3, and 2.4, respectively.

APPROVE ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) VACANT: A (4) Irons: Y (5) Hall: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

Special Notes: Laree Brommer, Program Manager of Planned Communities Land Use Planning with OC Planning, presented the staff report. Sam Couch, the Vice President of Planning and Entitlement for Rancho Mission Viejo (RMV); Jim Yates, the Vice President of Community Development for RMV; and David Lowe, the Director of Design and Construction with the

Transportation Corridor Agencies, answered questions from the Commissioners. There were no speakers from the public.

ITEM #2 PUBLIC MEETING – GENERAL PLAN PROGRESS REPORT (2012) – ALL DISTRICTS.

Staff requests Planning Commission review and recommend for Board of Supervisors approval the County of Orange General Plan Progress Report for 2012. Subsequent to Board of Supervisor approval, the General Plan Progress Report will be submitted to the California Department of Housing and Community Development and the Governor's Office of Planning and Research. The General Plan Progress Report describes recent amendments to the County's Housing Element, Transportation Element, Recreation Element, and the County's progress towards meeting its RHNA.

Recommended Action:

a) Receive staff report and public testimony;

b) Find that the subject activity is not a project as defined by CEQA pursuant to Section 15378(b)(2) of the CEQA Guidelines; and,

c) Recommend that the Board of Supervisors approve and authorize the submittal of the 2012 County of Orange General Plan Progress Report to the state.

The following is the action taken by the Orange County Planning Commission:

The motion for Item #2 was made by Commissioner Hall and seconded by Commissioner Adams to find that the subject activity is not a project as defined by CEQA pursuant to Section 15378(b)(2) of the CEQA Guidelines; and to recommend that the Board of Supervisors approve and authorize the submittal of the 2012 County of Orange General Plan Progress Report.

APPROVE ☒ OTHER ☐

DELETED ☐

Unanimous ☒ (1) Nguyen: Y (2) Adams: Y (3) VACANT: A (4) Irons: Y (5) Hall: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

Special Notes: Ruby Maldonado, Manager of Advance Planning (County General Plan) & Sustainable Development with OC Planning, presented the staff report and answered questions from the Commissioners.

V. Reports from OC Planning

a) Upcoming Agenda Items

April 10, 2013

1. General Plan Amendment 12-01
2. Zoning Code Amendment 11-02

b) Reports on Recent Actions of the Board of Supervisors

None

c) Major Decisions and Proposals of Staff

None

d) Previous Commission or Commissioner Requests

None

e) Litigation

None

Planning Commission Hearing adjourned at 2:10 p.m.