

**FINAL
SUBDIVISION COMMITTEE REPORT
PREPARED APRIL 11, 2007**

HEARING DATE: April 11, 2007 (continued from March 14, 2007)

SUBDIVISION MAP: Vesting Tentative Tract Map 17055

LANDOWNER/SUBDIVIDER: RMV Community Development, LLC (Ranch Mission Viejo)

LOCATION: The Ranch Plan Planned Community, Planning Area 1

STAFF CONTACT: Mark Esslinger **PHONE:** (714) 834-5049

PROPOSAL: Proposes a subdivision of 87.5 acres into 9 numbered lots for 158 dwelling units and a community park, as well as 22 lettered lots for landscape and other uses.

ZONING APPROVAL: Planning Applications PA060023 & PA060028 were approved for this project and the related conditions of approval are in the Ranch Plan Regulation Compliance Matrix.

GENERAL PLAN CONSISTENCY/ZONING COMPLIANCE:

Land Use Element: 1B, Residential

Zoning: Ranch Plan Planned Community

This project, as conditioned, is consistent with and in conformance with the General Plan, Ranch Plan Planned Community, and Master Area Plan PA060023 and Subarea Plan PA060028.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR No. 589, previously certified on November 8, 2004, and Addendum No. PA060023. Prior to project approval, the Subdivision Committee must assert that, together, they are adequate to satisfy the requirements of CEQA for the proposed project. A finding for that purpose is included in Attachment A.

EXISTING CONDITIONS:

The site is currently being used as an equestrian center, sports park, and for periodic special events such as the annual Rancho Mission Viejo Rodeo.

DRAINAGE:

The project is located within the Ranch Plan Planned Community Runoff Management Plan Area. No MPD facilities are involved and no MPD fees are required.

RECREATION AND OPEN SPACE:Master Plan of Regional Recreation Facilities

There are no Master Plan regional park dedication requirements for the project.

Master Plan of Regional Riding and Hiking Trails

There are no Master Plan riding and hiking trail requirements for the project.

Master Plan of Local Parks (Local Park Code)

The Local Park Code requirement for the subject map is 1.26 net usable acres of park land based upon a proposal to build 158 dwelling units at a gross density of 1.81 du/ac. Said requirement can be satisfied by an allocation of parks land credit from Park Modification PM 07-01, the Park Implementation Plan for Ranch Plan Planned Community.

Resources Element - Open Space Component

There are no Resource Element open space dedication requirements for the project.

OCTA Strategic Plan for Bikeways

No bikeways on the OCTA Strategic Plan for Bikeways are within the area of this project.

PUBLIC SERVICES AND UTILITIES:Schools

This project is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926 or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts.

Facilities Fee Programs

This project area is included within the Ranch Plan Planned Community Development Agreement which phases development with the ability to expand public services and facilities. It thereby promotes the objectives of the adopted Growth Management Element.

Water/Sewer

This project is within the boundaries of the Santa Margarita Water District. The District stated in their "will-serve" letter that the District will be capable of providing water and sewage disposal service to this project.

Water Quality Control

This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

Fire Protection and Safety

Existing and proposed fire protection services should be capable of providing an adequate level of fire protection services to this project. This project is within the area covered by the Ranch Plan Fire Protection Program which includes all applicable conditions of approval and regulations.

County Service Area (CSA)

This project is within the boundaries of County Service Area No. 26.

CIRCULATION:

Master Plan of Scenic Highways

Ortega Highway and Antonio Parkway are classified as Landscape Corridors by the Master Plan of Scenic Highways and are therefore applicable to this map.

Access/Highways/Streets/Roads

Access to the site is via Ortega Highway and La Pata Avenue/Road.

Major Thoroughfare and Bridge Fee Programs

This project lies within the area of benefit of the below listed fee programs. The developer is required to pay Major Thoroughfare and Bridge fees in accordance with the adopted program(s).

- Foothill/Eastern Transportation Corridor Fee Program

Off-Site Fee Program

This project will be responsible for participation in fee programs off-site which will involve

expenditures in excess of \$182,500. Accordingly, the provisions of Section 66452.6(a), Subdivision Map Act, do apply to this project.

COMMENTS FROM PUBLIC AND OTHERS NOTIFIED:

None have been received.

DEVIATIONS FROM STANDARDS OF DESIGN:

The developer may request deviations from County-approved standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County-approved standard design criteria will prevail.

Deviations Requested

1. Gradients

- *2% Flat Pad Deviation:* Deviation is requested to OC Grading and Excavation Code Section 7-1-833 and to OC Grading Manual Subarticle 11 to allow sheet flow earthen gradients less than 2 percent minimum to 1 percent minimum.

ALTERNATIVE DEVELOPMENT STANDARDS:

When the Ranch Plan Planned Community Program Text was approved November 4, 2004, Section I.B., General Provisions and Regulation #25 allowed the applicant and the County to develop community-wide site development standards. The Ranch Plan Alternative Development Standards (ADS) have been approved by the County Chief Engineer and the Subdivision Committee. The following ADS are proposed for present or eventual use with this tentative tract map area:

A-1 through A-16, A-18 through A-22, A-24, A-27, A-32 through A-36, B1 through B-8, C-1, C-2, C-3, G-3a, G-3b, G-4, G-6, G-7, G-9 through G-14.

SUBDIVISION COMMITTEE ACTION:

The attached findings and conditions (Attachment A) are offered for the Subdivision Committee's consideration.

NOTE: Per State law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing the improvements. Said agreement shall be accompanied by financial security.

ATTACHMENTS:

- A. Findings & Conditions
- B. Environmental Documentation

CERTIFICATION:

I hereby certify that Tentative Tract Map 17055 was approved by the Orange County Subdivision Committee on April 11, 2007, per the findings and conditions in Attachment A, and will expire on April 11, 2010.

Grant Anderson
Chairman, Subdivision Committee