

ORANGE COUNTY PLANNING COMMISSION
(Regular Meeting)

March 27, 2013 at 1:30 P.M.

333 W. Santa Ana Blvd.
(10 Civic Center Plaza)
Santa Ana, CA 92703

Cameron Irons
CHAIRMAN
Fourth District

Anthony Nguyen
First District

Michael Adams
VICE CHAIR
Second District

VACANT
Third District

Elizabeth Hall
Fifth District

The Orange County Planning Commission welcomes you to this meeting. This agenda contains a brief general description on each item to be considered. The Orange County Planning Commission encourages your participation.

Except as otherwise provided by law, no action shall be taken on any item not appearing on the following agenda. However, items may be taken up in a different sequence.

Written materials must be received 24 hours in advance to ensure consideration by the commission.

The staff reports are available at the Commission meetings.

Any member of the public may ask the Commission to be heard on the following items, as those items are called. Those persons addressing the Commission are requested to give their names and addresses for the record.

Comments shall be limited to three (3) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Chairman subject to the approval of the Planning Commission.

At the conclusion of the meeting on items listed on this agenda, members of the public may address the commission on items of interest to the public that are within the subject matter jurisdiction of the Commission.

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Item(s) – Minutes of February 27, 2013
- 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.

Recommended Action:

- 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 (PA130005), subject to attached Findings and Conditions of Approval.

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 General Plan amendments, Housing Element implementation activity, and status of major planning projects.

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.

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
 - c) Major decisions and proposals of the staff
 - d) Previous Commission or Commissioner Requests
 - e) Litigation – County Counsel

VI. Planning Commission requests for future staff reports

Public Issues – Non-Agendized Items

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that no action may be taken on off-agenda items unless authorized.