



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF JULY 17, 2019**

Regular Members Present: Colby Cataldi (Chair), Laree Alonso (Vice Chair), Bea Bea Jimenez, Eric Hull, Ruben Colmenares, Ted Dang and Steven Dawson

I. CALL TO ORDER

II. CONSENT ITEMS – Minutes

The minutes from the June 5, 2019 meeting were motioned for approval by Eric Hull, seconded by Ted Dang, and approved by a unanimous vote.

III. DISCUSSION ITEM(S)

ITEM 1: PUBLIC HEARING – VESTING TENTATIVE TRACT MAP (VTTM) 17269 AND VESTING TENTATIVE TRACT MAP 17270, THE PRESERVE AT SAN JUAN

SPECIAL NOTES:

Kevin Canning, Planner, presented the item and answered questions from the Subdivision Committee regarding the Fuel Modification Plan, the Fire Protection Plan, Master Plan of Local Parks and the design based upon the Subdivision Map Act. Jeff Weber, applicant stated that the landowner is The Preserve at San Juan not Silveroak Capital or SIQ Acquisitions. Jeff Weber, applicant answered questions from the Subdivision Committee.

The following is the action taken by the Orange County Subdivision Committee:

The first motion for Item #1 was made by Laree Alonso and seconded by Eric Hull and approved by a unanimous vote to:

- 1) 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 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual, and;
- 2) Conditionally approve Vesting Tentative Tract Map 17269 subject to Attachment 1 Findings for VTTM 17269 and Attachment 2 Conditions of Approval for VTTM 17269.
- 3) Revised Condition of Approval #18: - OCFA Approvals
The subdivider shall comply with the approved Fire Master Plan, including the following measures:



A. Prior to the issuance of a grading permit, the applicant must provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating that a Conceptual Fuel Modification Plan and a Fire Master Plan has been approved in compliance with Fire Code Chapter 5, Guideline B-09, Guideline B-09a and any other regulation or guideline determined applicable by OCFA. The Fire Master Plan shall specifically address the timing of construction and the functional opening/operation of the two on-site water storage tanks and the emergency vehicle access, in a manner meeting the approval of OCFA.

B. Prior to issuance of a grading permit, the applicant shall provide evidence that easements have been secured to allow for the installation and on-going maintenance for any off-site fuel modification areas. This information shall be included with the Fire Master Plan.

C. Prior to the issuance of a building permit or the placement of combustible materials on site, whichever occurs first, the applicant must provide the Manager, Permit Services with a clearance from OCFA allowing the introduction of combustible materials into the project area.

D. Prior to the approval of final inspection, the applicant must:

1. Provide the Manager, Permit Services with a clearance from OCFA confirming that the approved fuel modification plan has been installed and completed; and,
2. Provide evidence, in a manner acceptable to OCFA, that the homeowners association will have on-going maintenance responsibility for all fuel modification areas, including provisions for annual inspections for annual inspections by OCFA (or at such other frequency as determined necessary by OCFA)

The second motion for Item #1 was made by Laree Alonso and seconded by Eric Hull and approved by a unanimous vote to:

- 1) 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 17270 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual, and;
- 2) Conditionally approve Vesting Tentative Tract Map 17270 subject to Attachment 3 Findings for VTTM 17270 and Attachment 4 Conditions of Approval for VTTM 17270 and
- 3) Revised Conditions of Approvals:
#15 Vehicle Access – Off-Site Connections

Prior to the issuance of a grading permit or recordation of a subdivision map, whichever comes first, the subdivider shall provide evidence, in a manner acceptable to the Manager, OC Planning, that all right-of-way, access rights and areas sufficient to construct any necessary roadway improvements to or across off-site properties necessary to implement the project have been secured. (See also Condition No.18 regarding secondary emergency vehicle access).

#18 OCFA Approvals

The subdivider shall comply with the approved Fire Master Plan, including the following measures:



- A. Prior to the issuance of a grading permit, the applicant must provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating that a Conceptual Fuel Modification Plan and a Fire Master Plan has been approved in compliance with Fire Code Chapter 5, Guideline B-09, Guideline B-09a and any other regulation or guideline determined applicable by OCFA. The Fire Master Plan shall specifically address the timing of construction and the functional opening/operation of the two on-site water storage tanks and the emergency vehicle access, in a manner meeting the approval of OCFA.
- B. Prior to issuance of a grading permit, the applicant shall provide evidence that easements have been secured to allow for the installation and on-going maintenance for any off-site fuel modification areas. This information shall be included with the Fire Master Plan.
- C. Prior to the issuance of a building permit or the placement of combustible materials on site, whichever occurs first, the applicant must provide the Manager, Permit Services with a clearance from OCFA allowing the introduction of combustible materials into the project area.
- D. Prior to the approval of final inspection, the applicant must:
 - 1. Provide the Manager, Permit Services with a clearance from OCFA confirming that the approved fuel modification plan has been installed and completed; and,
 - 2. Provide evidence, in a manner acceptable to OCFA, that the homeowners association:
 - A. Will have the on-going maintenance responsibility for all fuel modification areas, including provisions for annual inspections by OCFA (or at such other frequency as determined necessary by OCFA).
 - B. Will be obligated to continuously maintain a valid license or access agreement or permit for the secondary emergency vehicle accessway over US Forestry Service-owned land, including any agreement/permit renewals with the appropriate agency or agencies as may be necessary

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

SPECIAL NOTES:

Kevin Canning, Planner, presented the item and answered questions from the Subdivision Committee.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #2 was made by Laree Alonso and seconded by Bea Bea Jimenez and approved by a unanimous vote to:

Approve Vesting Tentative Parcel Map 2018-154 as stated in the recommended actions.



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

SPECIAL NOTES:

Kevin Canning, Planner, presented the item and answered questions from the Subdivision Committee. Mr. Canning noted that a short time before today's meeting, he received a phone call from a neighbor expressing concern of the size and location of future homes. Mr. Canning explained to the neighbor, that today's meeting is only for the subdivision of the property.

One speaker from the public asked for clarification of the frontage of the property. Mr. Canning shared the map with the speaker from the public and the speaker from the public had no objections.

The following is the action taken by the Orange County Subdivision Committee:

The motion for Item #3 was made by Eric Hull and seconded by Steven Dawson and approved by a unanimous vote to:

Approve Vesting Tentative Parcel Map 2018-194 as stated in the recommended actions.

III. PUBLIC COMMENTS:

None

IV. ADJOURNMENT

The July 17, 2019 meeting adjourned at 2:45 pm.