

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

Wednesday, March 9, 2016
1:30 P.M.

PLANNING COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd., 10 Civic Center Plaza
Santa Ana, California

JOHN SECOR
CHAIRMAN
Third District

JETT McCORMICK
VICE CHAIRMAN
Fifth District

TRUNG JOE Q. HA
COMMISSIONER
First District

MICHAEL ADAMS
COMMISSIONER
Second District

CAMERON IRONS
COMMISSIONER
Fourth District

EXECUTIVE OFFICER
Colby Cataldi

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Sharon Gilliam

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 Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

*Supporting documentation is available for review in the Orange County Public Works office at, 300 N. Flower Street, 1st Floor Santa Ana, 92702 8:00 am - 4:00 pm, Monday-Friday.
The Agenda is available online at <http://ocplanning.net/pcmeeting>*

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. MINUTES OF JANUARY 27, 2016

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING -- PA100004, ALSO KNOWN AS CIELO VISTA - APPLICANT -- NORTH COUNTY BRS PROJECT LLC -- LOCATION -- NORTH OF VIA DEL AGUA AND EAST OF SAN ANTONIO ROAD WITHIN UNINCORPORATED ORANGE COUNTY AND WITHIN THE CITY OF YORBA LINDA SPHERE OF INFLUENCE (APNS # 351-031-05, 351-031-17, 351-661-10, AND 351-852-05), WITHIN THE THIRD SUPERVISORIAL DISTRICT.

A public hearing for Planning Application PA100004 to develop a maximum of 112 single-family homes and associated infrastructure within two Planning Areas on 47.7 acres of the 84.0-acre project site (Planning Application PA100004). Planning Area 1 located on the southern portion of the site proposes 95 residences on 41.3 gross acres. Planning Area 2 located on the northern portion of the site and proposes the remaining 17 residences on 6.4 acres. The Project requires a General Plan Amendment from "5" Open Space to "1B" Suburban Residential on 6.4 acres, a Zone Change from "A1" General Agricultural and "A1(O)" General Agricultural with Oil Production Overlay to "R1" Single Family Residence on 45.9 acres and "R1(O)" Single Family Residence with Oil Production Overlay on 1.8 acres, the adoption of the Cielo Vista Area Plan, and certification of Final Environmental Impact Report 615 (FEIR 615).

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and
- b) Adopt Resolution 16-XX recommending that the Board of Supervisors adopt Resolution 16-XX to: Certify FEIR 615 to the Board of Supervisors; and
- c) Find that the Modified Planning Area 1 Only Alternative, or Alternative 5 of FEIR 615, is the environmentally superior alternative, and thus, the preferred alternative.
- d) Adopt Resolution 16-XX recommending that the Board of Supervisors adopt Ordinances 16-XX to: Approve Zone Change ZC 15-01 for rezoning a total of 41.3 acres of "A1" General Agricultural and "A1(O)" General Agricultural with Oil Production Overlay within the project area to "R1" Single Family Residential on 39.5 acres and "R1(O)" Single Family Residence with Oil Production Overlay on 1.8 acres, and
- e) Adopt Resolution 16-XX recommending that the Board of Supervisors adopt Ordinances 16-XX to: Approve an uncodified ordinance providing for an alternative procedure for approval of the Cielo Vista's first Vesting Tentative Tract Map (VTTM). The alternative procedure authorizes the Subdivision Committee to make a written recommendation regarding approval of the VTTM to the Board, who shall approve the VTTM if all of the conditions outlined in uncodified ordinance 16-XX.
- f) Adopt Resolution 16-XX recommending that the Board of Supervisors adopt Resolution 16-XX to: Approve Area Plan for Modified Planning Area 1 Only Alternative, or Alternative 5 of Final EIR No. 615, consisting of development of a maximum of 83 single-family residential units on 84 acres (with 42.7 acres of open space) in Planning Area 1 as identified in the Cielo Vista Area Plan subject to the attached Findings and Conditions of Approval.

ITEM #2 ELECTION OF PLANNING COMMISSION OFFICERS FOR 2016.

The new Chair will assume office immediately pursuant to the Commission's Rules and Procedures.

Recommended Action:

Conduct the nomination and election of officers pursuant to the Orange County Planning Commission Rules of Procedure, approved December 7, 2004.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

VI. PUBLIC COMMENTS

PLANNING COMMISSIONER COMMENTS:

At this time, members of Planning Commission 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.

PUBLIC COMMENTS:

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.

VI. ADJOURNMENT- The next meeting of the Orange County Planning Commission is a Regular Meeting scheduled for Wednesday, March 23, 2016 at 1:30 p.m.