



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING  
MINUTES OF MAY 5, 2021**

*Members Present: Laree Alonso, Chairwoman, Eric Hull, Brian Kurnow, Ruben Colmenares, Judy Kim and Susan Ruiz*

**I. CALL TO ORDER**

**II. CONSENT ITEMS – Minutes**

The minutes from April 21, 2021 were motioned for approval by Brian Kurnow and seconded by Susan Ruiz and approved by a unanimous vote.

**III. DISCUSSION ITEM(S)**

**ITEM 1: PUBLIC HEARING – VTTM 19025 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19025 (VTTM 19025) to subdivide a 8.16-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 104 legal lots: 73 numbered lots for planned concept single-family detached dwellings, 8 numbered lots for pocket parks and landscaping, 1 lettered lot for a public street, 12 lettered lots for private streets and alleys, and 10 lettered lots for landscaped open space areas.

**SPECIAL NOTES:**

Robert Zegarra, Planner, Land Development presented the item and answered questions of the Subdivision Committee. Jay Bullock, Vice President, Planning and Entitlement, RMV, representing the landowner, stated that he has read and accepts the Conditions of Approval and answered questions from the Subdivision Committee.

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

The motion for Item #1 was made by Brian Kurnow and seconded by Susan Ruiz to approve VTTM 19025 subject to the attached Findings and the Conditions of Approval.

**ITEM 2: PUBLIC HEARING – VTTM 19026 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo requests approval of "B" Vesting Tentative Tract Map 19026 (VTTM



19026) to subdivide a 5.27-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 79 legal lots; 56 numbered lots for planned concept two-family duplex dwellings, 1 numbered lot for a pocket park with tot lot, 3 lettered lots for usable project open space, 7 lettered lots for private streets and alleys, and 12 lettered lots for landscaped open space areas.

**SPECIAL NOTES:**

Robert Zegarra, Planner, Land Development, presented the item and answered questions of the Subdivision Committee. Mr. Zegarra noted the typo in Condition of Approval #8 that will be corrected in the final staff report. Jay Bullock, Vice President, Planning and Entitlement, RMV, representing the landowner, stated that he has read and accepts the Conditions of Approval including the correction of the typo in Condition of Approval #8 and answered questions from the Subdivision Committee. Stephanie Fabbri-Carter, Project Manager, Tri Pointe Homes, has read and accepts the Conditions of Approval including the correction of the typo in Condition of Approval #8.

**Corrected Condition #8**

Prior to recordation of the final tract map, a note shall be provided on the map indicating that Lot 57 shall be developed exclusively as recreation/open space area as shown on VTTM 19026, and that Lot 57 shall not be developed as a residential lot or for any other use, subject to the satisfaction of the Manager, Land Development

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

The motion for Item #2 was made by Eric Hull and seconded by Susan Ruiz to approve VTTM 19026 subject to the attached Findings and the Conditions of Approval.

**ITEM 3: BROWN ACT PRESENTATION**

**SPECIAL NOTES:**

Nicole Walsh, Senior Assistant County Counsel, provided a presentation on the Brown Act. Ms. Walsh also provided clarification on making motions and answered questions of the Subdivision Committee. Members are welcome to contact Nicole Walsh directly with any questions.

**III. PUBLIC COMMENTS:**

None

**IV. ADJOURNMENT**

The May 5, 2021 meeting adjourned at 2:35 pm.