



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 16, 2022**

MULTIPURPOSE ROOM 105

601 N. ROSS STREET, SANTA ANA, CALIFORNIA 92701

SUBDIVISION COMMITTEE MEMBERS AND ATTENDEES WERE ALSO ABLE TO PARTICIPATE VIA WEBEX. SEE AGENDA FOR MORE DETAILS.

Members Present: Laree Alonso, Chairwoman, Lily Sandberg, Vice-Chairwoman, Brian Kurnow, Denis Bilodeau, Judy Kim and Andy Guzman.

I. CALL TO ORDER

II. ROLL CALL– INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from November 2, 2022, were motioned for approval by Judy Kim and seconded by Denis Bilodeau and approved by a unanimous vote. Brian Kurnow abstained.

IV. DISCUSSION ITEM(S)

ITEM 1: PUBLIC HEARING – VTTM 17933 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of "A" Vesting Tentative Tract Map 17933 (VTTM 17933) to subdivide 81.46 acres into 25 numbered lots for residential development, a private park, a community park, a future school site, and community monument signage, and 17 lettered lots for open space and graded/landscaped slopes. The map comprises the area identified as Subarea 3.3 in Planning Area 3 of the Ranch Plan Planned Community.

SPECIAL NOTES:

Robert Zegarra, Contract Planner, Land Development, presented the item and answered questions of the Subdivision Committee. Jay Bullock, Vice President, Planning and Entitlement, RMV, 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 Denis Bilodeau and seconded by Brian Kurnow to approve VTTM 17933 subject to the attached Findings and the Conditions of Approval.



ITEM 2: PUBLIC HEARING – VTTM 19189 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2B, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19189 (VTTM 19189) to subdivide a 5.47-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into three numbered lots for 106 multi-family dwellings and private streets, and two lettered lots for slopes/landscape and a private community trail.

SPECIAL NOTES:

Cameron Welch, Senior Planner, Land Development, presented the item and answered questions of the Subdivision Committee. Richard Vuong, RMV, 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 #2 was made by Lily Sandberg and seconded by Judy Kim to approve VTTM 19189 subject to the attached Findings and the Conditions of Approval.

ITEM 3: AB 361 - BROWN ACT VIRTUAL MEETING/VOTE TO MEET IN PERSON OR VIRTUAL AT THE NEXT REGULARLY SCHEDULED SUBDIVISION COMMITTEE MEETING.

Under AB 361, which amended Government Code section 54953 to add subdivision (e), if a state of emergency continues or social distancing is still recommended, both of which currently exist for Orange County as local and state emergencies continue to exist and social distancing is still recommended at this time, the Subdivision Committee can meet virtually. During the first meeting held virtually, the Subdivision Committee would be required to make certain findings to continue holding virtual meetings. These findings would then need to be made every 30 days, even if the meeting is only called for that purpose. The Subdivision Committee needs to review and reconsider the circumstances of the state of emergency and then find, by majority vote, that after review and consideration of the emergency, one of the following is true: 1. The state of emergency continues to directly impact the ability of the members to meet in person, or 2. State or local officials continue to impose or recommend measures to promote social distancing.

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

The motion for Item #1 was made by Judy Kim and seconded by Brian Kurnow to approve to meet virtually at the next regularly scheduled Subdivision Committee meeting as stated in the recommended actions.

V. SUBDIVISION COMMITTEE COMMENTS:

- Laree Alonso, Chairwoman, welcomed Brian Kurnow back to the committee



- Laree Alonso to follow up with the procedures for the schedule of meetings for the Subdivision Committee
- Denis Bilodeau to follow up with Subdivision Committee secretary regarding the appointment of a new alternate member

VI. PUBLIC COMMENTS:

- None

VII. ADJOURNMENT

The November 16, 2022, meeting adjourned at 1:45 pm.