



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF DECEMBER 7, 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 16, 2022, were motioned for approval by Brian Kurnow and seconded by Lily Sandberg and approved by a unanimous vote.

IV. DISCUSSION ITEM(S)

ITEM 1: PUBLIC HEARING – VTTM 19186 – 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 19186 (VTTM 19186) to subdivide a 4.67-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into 69 numbered lots for planned concept single-family detached dwellings, and 23 lettered lots for landscaping, open space, private streets and private motorcourts.

SPECIAL NOTES:

Cameron Welch, Senior Planner, Land Development, presented the item and answered questions of the Subdivision Committee. Mr. Welch provided the following updates to the staff report:

Subsequent to the noticing of the map and distribution of the staff report, a typographical error was discovered on the hearing notice that was also found in the staff report. In the hearing notice and the staff report, the proposal of Vesting Tentative Tract Map 19186 indicates 23 lettered lots. The correct number of lettered lots for Vesting Tentative Tract Map 19186 is 25. After discussion with County Counsel, it was determined that because the substance of the public noticing is in substantial compliance with the project proposal, and no element of the project will change with the typo correction, it was determined that Vesting Tentative Tract Map 19186 does not require re-noticing and



is not required to be heard at a future subdivision committee meeting. Rather, the correction may be announced at today's public hearing, considered accordingly, and made in the final staff report that will be sent later to the subdivision committee chair. Furthermore, it is noted that the typo correction does not change the findings, proposed conditions of approval, nor recommended actions of proposed Vesting Tentative Tract Map 19186. The number of lettered lots from 23 to 25 is showing in strikethrough/underline and will be changed in the staff report at the following locations:

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PROPOSAL: The applicant, Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19186 (VTTM 19186) to subdivide a 4.67-acre site within Planning Area 3, Subarea 3.2b of the Ranch Plan Planned Community into 69 numbered lots for planned concept single-family detached dwellings and 23 ~~25~~ lettered lots for landscaping, open space, private streets and private motorcourts.

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Proposed Project

The applicant, Rancho Mission Viejo, requests approval of "B" Vesting Tentative Tract Map 19186 (VTTM 19186) to subdivide a 4.67-acre site within Subarea 3.2b of the Ranch Plan Planned Community into 69 numbered lots for planned concept single-family detached dwellings and 23 ~~25~~ lettered lots for landscaping, open space, private streets and private motorcourts.

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DISCUSSION/ANALYSIS:

General Description

The proposed "B" VTTM 19186 is a subdivision of a 4.67-acre site within Subarea Area 3.2b of the Ranch Plan Planned Community into 69 numbered lots for planned concept single-family detached dwellings and 23 ~~25~~ lettered lots for landscaping, open space, private streets and private motorcourts with access to the tract provided by Williams via Legado Road.

Richard Vuong, representing the applicant, RMV, stated that he has read and accepts the Conditions of Approval including the updates provided by staff.

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

The motion for Item #1 was made by Lily Sandberg and seconded by Judy Kim to approve VTTM 19186 subject to the attached Findings and the Conditions of Approval (Appendices A and B) and the updates to the staff report provided by staff.

ITEM 2: PUBLIC HEARING – VTTM 19187 – 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 19187 (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:

Robert Zegarra, Contract 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 Denis Bilodeau and seconded by Brian Kurnow to approve VTTM 19187 subject to the attached Findings and the Conditions of Approval (Appendices A and B).

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 #3 was made by Denis Bilodeau and seconded by Judy Kim 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, reviewed the new bylaws for Subdivision Committee regarding the procedures for the schedule of meetings
- According to the bylaws, schedule of meetings for 2023 shall be approved at the first Subdivision Committee meeting in 2023



VI. PUBLIC COMMENTS:

- None

VII. ADJOURNMENT

The December 7, 2022, meeting adjourned at 2:30 pm.