



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF DECEMBER 6, 2023**

**MULTIPURPOSE ROOM 103 & 105
601 N. ROSS STREET, SANTA ANA, CA 92701**

Members Present: Lily Sandberg, Chairwoman, Judy Kim, Vice-Chair, Russell Hanson, Denis Bilodeau, Shawn Fraley, and Brian Sleger.

I. CALL TO ORDER

Meeting called to order at 1:32 pm.

II. ROLL CALL– INTRODUCTIONS

Shawn Fraley was introduced as the newest member of the Subdivision Committee representing OCFA. Brian Sleger was introduced as the OCFA alternate committee member.

III. CONSENT ITEMS – MINUTES

The minutes from November 15, 2023, were motioned for approval by Judy Kim and seconded by Denis Bilodeau and approved by a unanimous vote. Shawn Fraley abstained from voting.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING ON VESTING TENTATIVE TRACT MAP VTTM 19116 – REECO COMMUNITIES LLC, PROPERTY OWNER – HUNSAKER & ASSOCIATES, ENGINEER - THE PROJECT IS LOCATED AT 1091, 1111 AND 1121 WASS STREET IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 501-071-07, -08, AND -09).

A proposed map for condominium purposes to facilitate the development of a 10-unit planned development. The associated planning application pa21-0111 was approved for a planned development by the planning commission on December 8, 2021.

RECOMMENDED ACTION(S):



OC Development Service/Planning recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project qualifies for an exemption from CEQA per Section 21159.25 of the Public Resources Code; and,
3. Approve VTTM19116, subject to the attached Findings and Conditions of Approval, as may be modified by the Committee at the hearing.

Special Notes:

Kevin Canning, Planner, OC Development Services/Planning, presented the item and answered questions of the Subdivision Committee. Jean-Marie Hundebly spoke in opposition to the project. Said that traffic and parking are already impacted.

Mr. Canning also read into the record several corrections to the staff report.

- Correct the planning application from PA201-1111 to PA20-0133 on the following pages.
 - Page 1 under “Proposals”,
 - Page 2 under “Background and Existing Conditions” and “Discussion Analysis”
 - Page 3 under “Fire Protection and Safety”.
- Page 13 – Under “Recommended Findings”. The regional quality water board is the Santa Ana Region not the San Diego region as listed.
- Page 16 – The applicants have requested a modification to Condition of Approval #16. Change the timing for when a detailed landscape plan is to be submitted. What is in the report lists the submittal date not the approval date. The applicants requested that the submittal of the plan prior to the issuance of a building permit. That change in timing does not cause concern.

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 Russell Hanson to approve VTTM 19116, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau: Y (5) Fraley: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused



ITEM #2

PUBLIC HEARING ON VESTING TENTATIVE TRACT MAP VTTM 19161 – ROI ESPERANZA LLC, PROPERTY OWNER – ALEX WONG, APPLICANT - THE PROJECT IS LOCATED AT 6821 FAIRLYNN BOULEVARD (AT THE INTERSECTION OF ESPERANZA ROAD) IN THE UNINCORPORATED AREA OF YORBA LINDA WITHIN THE THIRD SUPERVISORIAL DISTRICT (APN 349-071-17).

A proposed map for condominium purposes to facilitate the development of a 44-unit Planned (Unit) Development with the creation of eight lots for residential, communal, or recreational uses, and various lettered lots for internal private streets. The associated Planning Application PA21-0111 was approved for a Planned Development by the Planning Commission on November 8, 2023.

RECOMMENDED ACTION(S):

OC Development Service/Planning recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Mitigated Negative Declaration (MND) IS 21-0111 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and certify MND IS 21-0111 and its proposed Mitigation Measures;
3. Approve VTTM19161, subject to the attached Findings and Conditions of Approval, as may be modified by the Committee at the hearing.

Special Notes:

Kevin Canning, Planner, OC Development Services/Planning, presented the item and answered questions of the Subdivision Committee. Alex Wong, applicant, spoke to the committee and accepted the conditions of approval.

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

The motion for Item #2 was made by Judy Kim and seconded by Denis Bilodeau to approve VTTM 19161, subject to the attached Findings and the Conditions of Approval.



APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau: Y (5) Fraley: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #3 PUBLIC HEARING – FOURTH AMENDMENT TO PARK MODIFICATION PM 07-01 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of Fourth Amendment to PM 07-01, Ranch Plan Planned Community Local Park Implementation Plan (LPIP) to reflect actual acreages of parkland that has been developed and dedicated within Planning Area 3, and to reflect recent revisions within Planning Areas 3 and 4.

Recommended Action:

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Approve the Fourth Amendment to PM07-01, the Ranch Plan Local Park Implementation Plan.

Special Notes:

Robert Zegarra, Planner, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. Richard Vuong, spoke on behalf of the applicant and accepted the conditions of approval.

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

The motion for Item #3 was made by Russell Hanson and seconded by Judy Kim to approve PM 07-01, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER



Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau: Y
5) Fraley: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #4 PUBLIC HEARING – REVISION 1 TO “A” VESTING TENTATIVE TRACT MAP 17933 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of a revision to "A" Vesting Tentative Tract Map 17933 (VTTM 17933) to allow for minor reconfiguration and expansion of the existing tract layout with no impact to traffic circulation. The proposed reconfiguration includes an increase in numbered lots from 25 to 31, and an increase in lettered lots from 17 to 22. The proposed revision will result in a decrease of 2.2 acres of developable residential land and an increase of 2.97 acres of open space/slopes as a result of grading revisions and the expansion of the eastern tract boundary.

Recommended Action:

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Revision 1 to Vesting Tentative Tract Map (VTTM) 17933, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
3. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in Revision 1 to VTTM17933. No substantial



changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

4. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for Revision 1 to VTTM17933.
5. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
6. Approve Revision 1 to VTTM17933, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Planner, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. Richard Vuong, applicant spoke on behalf of the applicant and read accepted the Findings and Conditions of Approval along with the change in the Conditions of Approval.

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

The motion for Item #4 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 17933, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau: Y
5) Fraley: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused



ITEM #5 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 17934 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17934 (VTTM 17934) to subdivide 89.26 acres into 102 total lots: 76 numbered lots for residential development, private parks, a recreation area, a future fire station, a future cellular tower site, a pump station, landscape lots and monument signage; 26 lettered lots for vehicular access, storm drain access, open space/slopes and private streets. The map comprises the area identified as Subarea 3.4 in Planning Area 3 of the Ranch Plan Planned Community.

Recommended Action:

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 17934 which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
3. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM17934. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of



substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

4. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM17934.
5. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
6. Approve VTTM17934, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Planner, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. Richard Vuong, applicant spoke on behalf of the applicant and read accepted the Findings and Conditions of Approval.

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

The motion for Item #5 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 17934, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau: Y
5) Fraley: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**ITEM #6 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP
19227 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY
BULLOCK - LOCATION – RANCH PLAN PLANNED
COMMUNITY, PA3.14, WITHIN THE 5TH SUPERVISORIAL
DISTRICT.**



Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19227 (VTTM 19227) to subdivide 215.71 acres into 56 total lots: 25 numbered lots for Urban Activity Center use, agriculture and other existing uses, storm water and water quality basins; 31 lettered lots for private access roads and open space slopes. The map comprises the western portion of Subarea 3.14 in Planning Area 3 of the Ranch Plan Planned Community.

Recommended Action:

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19227 which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
3. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM19227. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
4. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM19227.



5. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
6. Approve VTTM19227, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Planner, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. Richard Vuong, applicant spoke on behalf of the applicant and read accepted the Findings and Conditions of Approval.

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

The motion for Item #6 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 19227, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Russell Hanson: Y (4) Denis Bilodeau:
Y
(5) Malko: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

V. SUBDIVISION COMMITTEE COMMENTS:

- No comments from the committee.

VI. PUBLIC COMMENTS:

- No comments from the public.

VII. ADJOURNMENT

The December 6, 2023, meeting adjourned at 2:33pm.

