

**Subdivision Committee**

Lily Sandberg, Chairwoman  
Judy Kim, Vice-Chairwoman  
Russell Hanson  
Bea Bea Jimenez  
Denis Bilodeau  
Brian Kurnow  
Shawn Fraley  
Hadi Tabatabaee, Alternate  
Susan Ruiz, Alternate  
Wei Zhu, Alternate  
Cynthia (De La Torre) Malko, Alternate  
Brian Slegers, Alternate  
Scarlet Duggan, Alternate



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**Subdivision Committee**

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**Meeting Agenda**

**Date:** Wednesday, August 21, 2024  
**Time:** 1:30 PM  
**Location:** County Administration South  
601 N. Ross St., Santa Ana, CA 92701  
1<sup>st</sup> Floor, Multipurpose Rooms 103 and 105

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 Committee. To speak on an item (in person) please print your name on the sign-in sheet and include the name of the project. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Subdivision Committee, you may do so during Public Comments at the end of the meeting. When addressing the Subdivision Committee, it is requested that you state your name for the record. Address the Subdivision Committee through the Chair. Comments to individual Committee members or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting.

**I. CALL TO ORDER**

**II. MINUTES OF DECEMBER 6, 2023**

**III. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING – VTTM 19303 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19303 (VTTM 19303) to subdivide a 11.66-acre site within Planning Area 3, Subarea 3.3 of the Ranch Plan Planned Community into 55 numbered lots for planned concept single-family detached dwellings, and 11 lettered lots for open space, slope/landscape areas and private motor courts.

**Recommended Action:**

Land Development recommends OC Subdivision Committee:

1. Receive staff report and public testimony as appropriate.
  - a. 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) 19303, 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.
  - b. 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 VTTM19303. 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, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - c. 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 VTTM19303.
2. 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. Approve Vesting Tentative Tract Map 19303, subject to the attached Findings and Conditions of Approval (Appendices A and B).
3. Approve Vesting Tentative Tract Map 19303, subject to the attached Findings and Conditions of Approval (Appendices A and B).

**ITEM #2 PUBLIC HEARING – VTTM 19304 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.3, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19304 (VTTM 19304) to subdivide a 9.36-acre site within Planning Area 3, Subarea 3.3 of the Ranch Plan Planned Community into 56 numbered lots for planned concept single-family detached dwellings, and 15 lettered lots for slope/landscape areas and private motor courts.

## **Recommended Action:**

Land Development recommends OC Subdivision Committee:

1. Receive staff report and public testimony as appropriate.
  - a. 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) 19304, 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.
  - b. 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 VTTM 19304. 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, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - c. 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 VTTM 19304.
  - d. 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.
2. Approve Vesting Tentative Tract Map 19304, subject to the attached Findings and Conditions of Approval (Appendices A and B).

## **IV. SUBDIVISION COMMITTEE COMMENTS**

At this time, members of Subdivision Committee 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.

## **V. PUBLIC COMMENTS:**

At this time, members of the public may address the Subdivision Committee regarding any off-agenda items within the subject matter jurisdiction of the Committee provided that no action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three minutes per person and twenty minutes for all comments unless different time limits are set by the Chairperson subject to the approval of the Committee.

**VI. ADJOURNMENT:** The next regular meeting of the Orange County Subdivision Committee is tentatively scheduled for September 4, 2024.