



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 16, 2024**

**COUNT ADMINISTRATION NOTH, MULTIPURPOSE ROOM 101
400. W. CIVIC CENTER DR., SANTA ANA, CA 92701**

Members Present: Lily Sandberg, Chairwoman, Judy Kim, Vice-Chair, Scarlet Duggan, Shawn Fraley, Russell Hanson, Brian Kurnow, & Zhu Wei.

I. CALL TO ORDER

Meeting called to order at 1:40 pm.

II. ROLL CALL–INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from August 21, 2024, were motioned for approval by Judy Kim and seconded by Shawn Fraley. The motion was approved 6:0, with Zhu Wei abstaining.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 17935 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17935 (VTTM 17935) to subdivide 176.77 acres into 151 total lots: 77 numbered lots for residential development, private parks, a recreation area, a future cellular tower site, future storm water management areas, landscape lots and monument signage; 74 lettered lots for vehicular access, open space/slopes, natural open space, and landscape lots. The map comprises the area identified as Subarea 3.5 in Planning Area 3 of the Ranch Plan Planned Community.

RECOMMENDED ACTION(S):

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) 17935 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.

- a. 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 VTTM17935. 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.
 - b. 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 VTTM17935.
 - c. 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.
3. Approve VTTM17935, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Land Use Development Contract Planner, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. A memo from Bea Bea Jimenez, Land Use Development Division Manager, regarding the removal of Condition of Approval #9 on the staff report was distributed to all committee members. A copy of this memo can be located on the Subdivision Committee



webpage. Richard Vuong represented the applicant and accepted all the terms and conditions. No public comments.

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

The motion for Item #1 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 17935, subject to the attached Findings and the Conditions of Approval.

APPROVED DENIED OTHER UNANIMOUS

(1) Sandberg: Y (2) Kim: Y (3) Duggan: Y (4) Fraley: Y
(5) Hanson: Y (6) Kurnow: Y (7) Wei: A

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 October 16, 2024, meeting adjourned at 2:05pm.