



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF AUGUST 21, 2024**

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

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

I. CALL TO ORDER

Meeting called to order at 1:30 pm.

II. ROLL CALL–INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from December 6, 2023, were motioned for approval by Judy Kim and seconded by Brian Kurnow and approved by a unanimous vote.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – VTTM 19303 – 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 "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).

Special Notes:

Paul Gutierrez, Land Use Development Manager, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. 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 Scarlet Duggan to approve VTTM 19303, subject to the attached Findings and the Conditions of Approval.

APPROVE

DENIED

OTHER



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

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

ITEM #2 PUBLIC HEARING – VTTM 19304 – 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 "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).

Special Notes:

Paul Gutierrez, Land Use Development Manager, OC Development Services/Land Development, presented the item and answered questions of the Subdivision Committee. 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 19304, subject to the attached Findings and the Conditions of Approval.

APPROVE DENIED OTHER

Unanimous (1) Sandberg: Y (2) Kim: Y (3) Bilodeau: Y (4) Duggan: Y (5) Fraley: Y (6) Hanson: Y (7) Kurnow: 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 August 21, 2024, meeting adjourned at 1:47pm.