



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING  
MINUTES OF NOVEMBER 20, 2024**

**COUNT ADMINISTRATION SOUTH, MULTIPURPOSE ROOM 103  
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, Cynthia Malko.*

**I. CALL TO ORDER**

Meeting called to order at 1:30 pm.

**II. ROLL CALL– INTRODUCTIONS**

**III. CONSENT ITEMS – MINUTES**

The minutes from October 16, 2024, were motioned for approval by Judy Kim and seconded by Shawn Fraley. The motion was approved 6:0, with Cynthia Malko abstaining.

**IV. DISCUSSION ITEM(S)**

**ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19305 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.4, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19305 (VTTM19305) to subdivide a 5.95-acre site within Subarea 3.4 of the Ranch Plan Planned Community into 44 legal lots for Condominium purposes: 23 numbered lots for planned concept two-family (duplex) dwellings, 6 numbered lots for planned concept detached dwellings, 7 lettered lots for usable project open space, and 8 lettered lots for private streets and motor courts.

**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) 19305 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 VTTM19305. 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 VTTM19305.
  - 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 VTTM19305, 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 from the Subdivision Committee. No comments from the public. No comments from the committee. Richard Vuong represented the applicant and accepted all conditions of approval.

**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 19305, subject to the attached Findings and the Conditions of Approval.

APPROVED       DENIED       OTHER       UNANIMOUS

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

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



**ITEM #2 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19306 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.4, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19306 (VTTM19306) to subdivide a 9.78-acre site within Subarea 3.4 of the Ranch Plan Planned Community into 87 legal lots: 72 numbered lots for planned concept single-family detached dwellings, 7 lettered lots for usable project open space, 6 lettered lots for private motor courts and 2 lettered lots for slopes/landscape.

**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) 19306 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 VTTM19306. 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 VTTM19306.
  - 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 VTTM19306, 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 from the Subdivision Committee. No comments from the public. No comments from the committee. Richard Vuong represented the applicant and accepted all conditions of approval.

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

The motion for Item #2 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 19306, subject to the attached Findings and the Conditions of Approval.

APPROVED  DENIED  OTHER  UNANIMOUS

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

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

**ITEM #3 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19307 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.4, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19307 (VTTM19307) to subdivide a 10.49-acre site within Subarea 3.4 of the Ranch Plan Planned Community into 77 legal lots for Condominium purposes: 27 numbered lots for planned concept two-family (duplex) dwellings, 22 numbered lots for planned concept detached dwellings, 9 lettered lots for usable project open space, 11 lettered lots for private motor courts, and 8 lettered lots for slopes/landscape.

**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) 19307 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 VTTM19307. 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 VTTM19307.
  - 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 VTTM19307, 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 from the Subdivision Committee. No comments from the public. No comments from the committee. Richard Vuong represented the applicant and accepted all 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 Scarlet Duggan to approve VTTM 19307, subject to the attached Findings and the Conditions of Approval.

APPROVED  DENIED  OTHER  UNANIMOUS

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

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



**ITEM #4 PUBLIC HEARING – VTTM 19302 – 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 19302 (VTTM 19302) to subdivide a 7.99-acre site into 64 numbered lots for conventional single-family detached dwellings and 5 lettered lots for slope/landscape areas and a private motor court.

**RECOMMENDED ACTION(S):**

Land Development recommends OC 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) 19302, 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 VTTM 19302. 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.
  - 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 VTTM 19302.
  - 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 Vesting Tentative Tract Map 19302, 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 from the Subdivision Committee. No comments from the public. No comments from the committee. Richard Vuong represented the applicant and accepted all 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 Denis Bilodeau to approve VTTM 19302, subject to the attached Findings and the Conditions of Approval.

APPROVED  DENIED  OTHER  UNANIMOUS

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

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

**ITEM #5 PUBLIC HEARING – VTTM 19309 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.4, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19309 (VTTM 19309) to subdivide a 15.04-acre site within Planning Area 3, Subarea 3.4 of the Ranch Plan Planned Community into 83 numbered lots for planned concept single-family detached dwellings and a private park, and 53 lettered lots for open space, slope/landscape areas and private motor courts.

**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) 19309, 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 VTTM19309. 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.
  - 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 VTTM19309.
  - 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 Vesting Tentative Tract Map 19309, 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 from the Subdivision Committee. A memo was distributed to the committee to address an incorrect reference in the staff report. Corrections have been made in the subsequent staff report. No comments from the public. No comments from the committee. Richard Vuong represented the applicant and accepted all 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 Cynthia Malko to approve VTTM 19309, subject to the attached Findings and the Conditions of Approval.

APPROVED  DENIED  OTHER  UNANIMOUS

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

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





**ITEM #6 SCHEDULE A SUBDIVISION COMMITTEE MEETING FOR JANUARY 15, 2025**

**In accordance with the Bylaws for the Orange County Subdivision Committee, Article VII. (A) Meetings and Actions, The Subdivision Committee shall, at its first meeting of each year, adopt a schedule of meeting and transmit that schedule in writing to members, the Board, and the public at large.**

**RECOMMENDED ACTION(S):**

1. Approve scheduling a Subdivision Committee meeting for January 15, 2025.

**Special Notes:**

No special notes.

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

The motion for Item #6 was made by Judy Kim and seconded by Scarlet Duggan to approve scheduling a meeting for January 15, 2025

APPROVED  DENIED  OTHER  UNANIMOUS

(1) Sandberg: Y (2) Kim: Y (3) Bilodeau: Y (4) Duggan: Y  
(5) Fraley: Y (6) Hanson: Y (7) 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 November 20, 2024, meeting adjourned at 1:53pm.