



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF JANUARY 15, 2025**

**COUNT ADMINISTRATION SOUTH, MULTIPURPOSE ROOM 103
601 N. ROSS STREET, SANTA ANA, CA 92701**

Members Present: Judy Kim, Vice-Chair, Denis Bilodeau, Scarlet Duggan, Russell Hanson, Cynthia Malko & Brian Slegers.

I. CALL TO ORDER

Meeting called to order at 1:30 pm.

II. ROLL CALL– INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from November 20, 2024, were motioned for approval by Denis Bilodeau and seconded by Scarlet Duggan. The motion was approved 6:0, with Brian Slegers abstaining.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19308 – 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 (RMV), requests approval of “B” Vesting Tentative Tract Map 19308 (VTTM 19308) to subdivide a 7.62-acre site into 45 numbered lots for 44 conventional single-family detached dwellings and 1 private park, as well as 10 lettered lots for slope/landscape areas and 2 open space/access lots/easements.

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) 19308 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 VTTM19308. 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 VTTM19308.
 - 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 VTTM19308, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Consultant Planner for Land Development presented the item. No questions or comments from the committee or the public. Richard Vuong was present on behalf of the applicant. The applicant accepts all terms and conditions.

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 Brian Slegers to approve VTTM 19308, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐



(1) Kim: Y (2) Bilodeau: Y (3) Duggan: Y (4) Slegers: Y
(5) Hanson: Y (6) Malko: Y

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

**ITEM #2 SUBDIVISION COMMITTEE SCHEDULE OF MEETINGS -
JANUARY 2025 TO JANUARY 2026**

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 meetings and transmit that schedule in writing to members, the Board, and the public at large.

RECOMMENDED ACTION(S):

1. Review and approve the schedule of meetings proposed for January 2025 to January 2026

Special Notes:

No comments or questions from the committee or the public.

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

The motion for Item #2 was made by Cynthia Malko and seconded by Denis Bilodeau to approve the January 2025 to January 2026 Schedule of Meetings, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐

(1) Kim: Y (2) Bilodeau: Y (3) Duggan: Y (4) Slegers: Y
(5) Hanson: Y (6) 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 January 15, 2025, meeting adjourned at 1:36pm.