



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF OCTOBER 1, 2025**

**COUNT ADMINISTRATION SOUTH, MULTIPURPOSE ROOM 103/105
601 N. ROSS ST., SANTA ANA, CA 92701**

Members Present: Scarlet Duggan, Acting Chair, Russell Hanson, & Brian Kurnow, and 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 September 17, 2025, were motioned for approval by Brian Kurnow and seconded by Russell Hanson. Brian Slegers abstained from voting. The motion was approved 3:0.

IV. DISCUSSION ITEM(S)

ITEM #1 CONTINUED PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 19349 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.14, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19349 (VTTM 19349) to subdivide 121.27 acres into 53 total lots: 20 numbered lots for Urban Activity Center development, a maintenance area, and monument signage; and 33 lettered lots for open space/slopes. The map comprises the eastern portion of Subarea 3.14 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) 19349 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 VTTM19349. 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 VTTM19349.
 - 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 VTTM19349, 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 public. The committee had questions regarding Condition of Approval No.8 and the condition was subsequently modified. The Condition was expanded to include wording stating that rough grading shall be subject to review by the Development Services Deputy Director. Additionally, Condition of Approval No. 9 was added stating that prior to final map recordation, OC Parks and Rancho Mission Viejo must have a Maintenance Agreement for the Bikeway extension. 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 with the modification of Condition of Approval No. 8 and the addition of Condition of Approval No. 9 and seconded by Brian Kurnow to approve the VTTM 19349 subject to the attached Findings and the Conditions of Approval.

APPROVED ☒

DENIED ☐

OTHER ☐

UNANIMOUS ☐



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

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

**ITEM #2 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19322 –
APPLICANT – RANCHO MISSION VIEJO – AGENT- RICHARD VUONG -
LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.5,
WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo requests approval of “B” Vesting Tentative Tract Map 19322 (VTTM 19322) to subdivide a 12.94-acre site into 49 numbered lots for conventional single-family detached dwellings, 1 lettered lot for a private drive, 2 lettered lots for landscaping, and 11 lettered lots for slope/landscape areas.

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) 19322 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 VTTM19322. 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 VTTM19322.
 - 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 VTTM19322, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Consultant Planner for OCPW Development services 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 #2 was made by Russell Hanson and seconded by Brian Slegers to approve VTTM 19322, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐

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

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

ITEM #3

PUBLIC HEARING – VTTM 19327 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.5, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19327 (VTTM 19327) to subdivide a 9.86-acre site into 82 numbered lots for conventional single-family detached dwellings and 33 lettered lots for landscape and slope/landscape areas and 13 private motor courts.

Recommended Action:

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) 19327, 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. 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) 19327, 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. 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 19327.
 - 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 19327, subject to the attached Findings and Conditions of Approval (Appendices A and B).

Special Notes:

Paul Gutierrez, Land Use Development Manager for OCPW Development Services, presented this 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 #3 was made by Russell Hanson and seconded by Brian Slegers to approve VTTM 19327, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐

(1) Kim: X	(2) Bilodeau: X	(3) Duggan: Y	(4) Hanson: Y
(5) Kurnow: Y	(6) Sandberg: X	(7) Slegers: 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 October 1, 2025, meeting adjourned at 2:12pm.