



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF SEPTEMBER 17, 2025**

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

Members Present: Lily Sandberg, Chair, Judy Kim, Vice-Chair, Scarlet Duggan, Russell Hanson, & 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 January 15, 2025, were motioned for approval by Judy Kim and seconded by Brian Kurnow. The motion was approved 5:0.

IV. DISCUSSION ITEM(S)

**ITEM #1 PUBLIC HEARING – FIFTH AMENDMENT TO PARK MODIFICATION PM 07-01
– APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK -
LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH
SUPERVISORIAL DISTRICT.**

Applicant Rancho Mission Viejo requests approval of the Fifth Amendment to PM 07-01, Ranch Plan Planned Community Local Park Implementation Plan (LPIP) to reflect actual acreages of parkland that have been developed and dedicated within Planning Area 3, and to reflect recent revisions to parkland area within Planning Areas 3 and 4.

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Approve the Fifth Amendment to PM07-01, the Ranch Plan Local Park Implementation Plan.

Special Notes:

Robert Zegarra, Consultant Planner for Land Development presented the item. A correction to the staff report was made. Recombed action #2 should state it is the fifth amendment to the Park Modification PM 07-01 and not the fourth as stated, 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 with the correction to the recommended action #2 in the staff report and seconded by Judy Kim to approve the Firth Amendment to Park Modification PM 07-1, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒

DENIED ☐

OTHER ☐

UNANIMOUS ☐

(1) Kim: Y

(2) Bilodeau: X

(3) Duggan: Y

(4) Hanson: Y

(5) Kurnow: Y

(6) Sandberg: Y

(7) Slegers: X

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

ITEM #2 PUBLIC HEARING – “A” VESTING TENTATIVE TRACT MAP 17936 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17936 (VTTM 17936) to subdivide 172.33 acres into 193 total lots: 139 numbered lots for residential development, private parks, a future church site, a vehicular access lot, and monument signage; 54 lettered lots for vehicular access, open space/slopes and landscape lots. The map comprises the area identified as Subarea 3.6 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) 17936 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 VTTM17936. 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 VTTM17936.
 - 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 VTTM17936, 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 #2 was made by Russell Hanson and seconded by Brian Kurnow to approve VTTM 17936, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐

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

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

ITEM #3 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:

Lily Sandberg, Chair motioned for this Vesting Tentative Tract Map 19349 to be continued to the October 1, 2025 meeting.

ITEM #4

PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19384 – 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 (RMV), requests approval of “B” Vesting Tentative Tract Map 19384 (VTTM 19384) to subdivide a 13.81-acre site within Subarea 3.14 of the Ranch Plan Planned Community into 15 legal lots: 2 numbered lots for a 217-unit multiple family



dwelling development, 11 lettered lots for landscaping, sidewalks and bike trails, and 2 lettered lots for private streets.

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) 19384 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 VTTM19384. 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 VTTM19384.
 - 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 VTTM19384, 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 #4 was made by Russell Hanson and seconded by Judy Kim to approve VTTM 19384, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒ DENIED ☐ OTHER ☐ UNANIMOUS ☐

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

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

ITEM #5

PUBLIC HEARING – VTTM 19325 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.5, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The Applicant, Rancho Mission Viejo (RMV), requests approval of "B" Vesting Tentative Tract Map 19325 (VTTM 19325) to subdivide a 10.13 -acre site into 60 numbered lots for conventional single-family detached dwellings, two lettered lots for private motor courts, two lettered lots for open space, and 15 lettered lots for slope/landscape areas.

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) 19325, 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 19325. 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 19325.
 - 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 19325, subject to the attached Findings and Conditions of Approval (Appendices A, B, and C).

Special Notes:

Hesty Liu, Sr. 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 #5 was made by Russell Hanson and seconded by Scarlet Duggan to approve VTTM 19325, subject to the attached Findings and the Conditions of Approval.

APPROVED ☒

DENIED ☐

OTHER ☐

UNANIMOUS ☐

(1) Kim: Y

(2) Bilodeau: X

(3) Duggan: Y

(4) Hanson: Y

(5) Kurnow: Y

(6) Sandberg: Y

(7) Slegers: X

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 September 17, 2025, meeting adjourned at 1:55pm.