



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

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

Members Present: Lily Sandberg, Chair, Judy Kim, Vice Chair, Scarlet Duggan, Denis Bilodeau Russell Hanson, Cynthia Malko, 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 October 1, 2025, were motioned for approval by Scarlet Duggan and seconded by Brian Slegers with the correction to the acreage listed in the staff report for VTTM 19326. The staff report was updated to list the correct acreage of 120.34. Judy Kim, Denis Bilodeau and Cynthia Malko abstained from voting. The motion was approved 4:0.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19326 – 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 19326 (VTTM 19326) to subdivide an 8.15-acre site into 74 legal lots for Condominium purposes: 43 numbered lots for planned concept two-family (duplex) dwellings, 4 numbered lots for planned concept detached dwellings, 1 numbered lot for a tot lot, 5 lettered lots for landscaping, 8 lettered lots for slope/landscape areas, and 13 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) 19326 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 VTTM19326. 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 VTTM19326.
 - 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 VTTM19326, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Consultant Planner for Land Development presented the item. Condition of Approval No. 8 was added stating that prior to final map recordation, subdivider shall coordinate with the County of Orange, Orange County Fire Authority, and the OC Sheriff to finalize street names in the final tract map to the satisfaction of all reviewing departments. No questions or comments from the public. Richard Vuong was present on behalf of the applicant. The applicant accepts all terms and conditions including Condition of Approval #8.

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

The motion for Item #1 was made by Russell Hanson with the addition of Condition of Approval No. 8 seconded by Brian Slegers to approve the VTTM 19326 subject to the attached Findings and the Conditions of Approval.



APPROVED ☒

DENIED ☐

OTHER ☐

UNANIMOUS ☒

(1) Kim: Y

(2) Bilodeau: Y

(3) Duggan: Y

(4) Hanson: Y

(5) Malko: Y

(6) Sandberg: Y

(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 November 5, 2025, meeting adjourned at 1:37pm.