

Subdivision Committee

Lily Sandberg, Chairwoman
Judy Kim, Vice-Chairwoman
Russell Hanson
Bea Bea Jimenez
Denis Bilodeau
Brian Kurnow
Brian Slegers
Hadi Tabatabaee, Alternate
Susan Ruiz, Alternate
Wei Zhu, Alternate
Cynthia (De La Torre) Malko, Alternate
Scarlet Duggan, Alternate
Rich Swanson, Alternate



SUBDIVISION COMMITTEE

MEETING AGENDA

WEDNESDAY, DECEMBER 3, 2025

1:30 PM

COUNTY ADMINISTRATION SOUTH

601 N. Ross Street, Santa Ana, CA 92701

1st Floor, Multipurpose Room 103

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of meeting time, to ensure consideration by the Committee. To speak on an item (in person) please print your name on the sign-in sheet and include the name of the project. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Subdivision Committee, you may do so during Public Comments at the end of the meeting. When addressing the Subdivision Committee, it is requested that you state your name for the record. Address of the Subdivision Committee through the Chair. Comments to individual Committee members or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

I. CALL TO ORDER

II. MINUTES OF NOVEMBER 19, 2025

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – VTTM 19323 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.5, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The Applicant, Rancho Mission Viejo (RMV), requests approval of "B" Vesting Tentative Tract Map 19323 (VTTM 19323) to subdivide a 16.38-acre site into 90 numbered lots for conventional single-family detached dwellings, 22 lettered lots for private motor courts, 11 lettered lots for usable open space, and 6 lettered lots for slope/landscape areas.

Recommended Action:

OC Development Services/Land Development recommends the Subdivision Committee:

1. Receive staff report and public testimony; and
2. Adopt Subdivision Committee Resolution No. 2025-02:

- a. Finding 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) 19323, 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. 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 19323. 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.
 - c. 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 19323.
 - d. 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 19323, subject to the Conditions of Approval contained in Resolution 2025-02.

IV. SUBDIVISION COMMITTEE COMMENTS

At this time, members of Subdivision Committee may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

V. PUBLIC COMMENTS:

At this time, members of the public may address the Subdivision Committee regarding any off-agenda items within the subject matter jurisdiction of the Committee provided that no action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three minutes per person and twenty minutes for all comments unless different time limits are set by the Chairperson subject to the approval of the Committee.

VI. ADJOURNMENT: The next regular meeting of the Orange County Subdivision Committee is tentatively scheduled for December 17, 2025.