



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 19, 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, Denis Bilodeau, Scarlet Duggan, Russell Hanson, Brian Kurnow, and Brian Slegers.

I. CALL TO ORDER

Meeting called to order at 1:36 pm.

II. ROLL CALL– INTRODUCTIONS

III. CONSENT ITEMS – MINUTES

The minutes from November 5, 2025, were motioned for approval by Brian Slegers and seconded by Scarlet Duggan. The motion was approved 4:0. Judy Kim, Denis Bilodeau, and Brian Kurnow abstained.

IV. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – “B” VESTING TENTATIVE TRACT MAP 19324 – 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 (RMV), requests approval of “B” Vesting Tentative Tract Map 19324 (VTTM 19324) to subdivide a 15.38-acre site into 43 numbered lots for planned concept two-family (duplex) dwellings, 15 numbered lots for planned concept detached dwellings, 24 lettered lots for private streets/motor courts, 15 lettered lots for landscaping, slope/landscape areas, and 1 lettered lot for slope/landscape area.

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. 2025-03 (Attachment 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) 19324, 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.

- i. 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 19324. 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.
 - ii. 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 19324.
 - iii. 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.
- b. Approve Vesting Tentative Tract Map 19324, subject to the Conditions of Approvals contained in Resolution 2025-03.

Special Notes:

Robert Zegarra, Consultant Planner, Land Development presented the item. No comments from the committee of the public. Stephanie Fabbri-Carter was present on behalf of the applicant and 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 seconded by Judy Kim to approve the VTTM 19324 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) Kurnow: 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 19, 2025, meeting adjourned at 1:44pm.