



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF NOVEMBER 5, 2025**

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

Members Present: Lily Sandberg, Scarlet Duggan, Russell Hanson, 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 15, 2025, were motioned for approval by Scarlet Duggan and seconded by Russell Hanson. The motion was approved 4:0.

IV. DISCUSSION ITEM(S)

**ITEM #1 PUBLIC HEARING – VTTM 19321 – 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 19321 (VTTM 19321) to subdivide a 14.73-acre site into 67 numbered lots for 67 conventional single-family detached dwellings, as well as 15 lettered lots for open space and slope/landscape areas.

RECOMMEND 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) 19321, 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) 19321, 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 19321.
 - 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 19321, subject to the attached Findings and Conditions of Approval (Appendices A and B).

Special Notes:

Paul Gutierrez, Land Use Manager, Land Development presented the item. The committee requested clarification on the report regarding the total lots. The proposal states 82 numbered lots but the list of recommendations only has 67 numbered lots. The report should read 82 total lots and 67 numbered lots. No questions or comments from the public. Todd Kurtz was present on behalf of the applicant, and they accept 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 Brian Slegers to approve the VTTM 19321 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: X (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 1:38pm.