



**ORANGE COUNTY SUBDIVISION COMMITTEE MEETING
MINUTES OF DECEMBER 3, 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, 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 November 19, 2025, were motioned for approval by Judy Kim and seconded by Scarlet Duggan. The motion was approved 5:0.

IV. DISCUSSION ITEM(S)

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.

Special Notes:

Hesty Liu, Senior Planner, Land Development, was unable to attend the meeting. Paul Gutierrez, Land Use Manager, Land Development made the presentation on her behalf. No comments from the committee of the public. Richard Vuong 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 19323 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: 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 December 3, 2025, meeting adjourned at 1:36pm.