

Subdivision Committee

Scarlet Duggan, Chairwoman
Russell Hanson, Vice-Chairman
Judy Kim
Denis Bilodeau
Brian Kurnow
Brian Slegers
Hadi Tabatabaee, Alternate
Susan Ruiz, Alternate
Wei Zhu, Alternate
Cynthia Malko, Alternate
Bea Bea Jimenez, Alternate
Rich Swanson, Alternate



SUBDIVISION COMMITTEE

MEETING AGENDA

WEDNESDAY, OCTOBER 21, 2026

1:30 PM

COUNTY CONFERENCE CENTER

425 W. Santa Ana Blvd, Santa Ana, CA 92701

Rooms 104/106

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 JANUARY 7, 2026

III. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – VTTM 19373 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The Applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19373 (VTTM 19373) to subdivide a 10.19-acre site, for condominium purposes, into 39 numbered lots

for planned concept single-family detached and two-family (duplex) Senior Housing units, 20 lettered lots for private drives, 37 lettered lots for landscaping, and 2 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. 2026-03:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19373, a subdivision of a 10.19-acre site, for condominium purposes, into 39 numbered lots for planned concept single-family detached and two-family (duplex) Senior Housing units, 20 lettered lots for private drives, 37 lettered lots for landscaping, and 2 lettered lots for slope/landscape area, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 2 PUBLIC HEARING – VTTM 19374 – APPLICANT– RANCHO MISSION VIEJO AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19374 (VTTM 19374) to subdivide a 12.96-acre site into 61 numbered lots for conventional single-family detached Senior Housing units, 3 lettered lots for private drives, 7 lettered lots for landscaping, and 12 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. 2026-04:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19374, a subdivision of a 12.96-acre site into 61 numbered lots for conventional, age-qualified, single-family detached dwellings, 3 lettered lots for private drives, 7 lettered lots for landscaping, and 12 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 3 PUBLIC HEARING – VTTM 19375 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19375 (VTTM 19375) to subdivide an 8.14-acre site into 59 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscaping, 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. 2026-05:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19375, a subdivision of an 8.14-acre site into 59 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscaping, and 1 lettered lot for slope/landscape area, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 4 PUBLIC HEARING – VTTM 19376 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19376 (VTTM 19376) to subdivide a 10.81-acre site into 62 numbered lots for conventional single-family detached dwellings, 1 lettered lot for a private drive, 2 lettered lots for landscaping, and 13 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. 2026-01:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19376, a subdivision of a 10.81-acre site into 62 numbered lots for conventional single-family detached dwellings, 1 lettered lot for a private drive, 2 lettered lots for landscaping, and 13 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained in Resolution No. 2026-01.

ITEM # 5 PUBLIC HEARING – VTTM 19377 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19377 (VTTM 19377) to subdivide a 10.11-acre site, for condominium purposes, into 59 numbered lots for planned concept single-family detached and two-family (duplex) residential dwellings, 12 lettered lots for private drives, 6 lettered lots for landscaping, and 9 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. 2026-06:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19377, a subdivision of a 10.11-acre site, for condominium purposes, into 59 numbered lots for planned concept single-family detached and two-family (duplex) residential dwellings, 12 lettered lots for private drives, 6 lettered lots for landscaping, and 9 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 6 PUBLIC HEARING – VTTM 19378 – APPLICANT– RANCHO MISSION VIEJO AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, planning Area 3, Subarea 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19378 (VTTM 19378) to subdivide a 9.43-acre site, for condominium purposes, into 3 numbered lots for 117 multiple-family dwellings, landscaping, and private streets/alleys.

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. 2026-07:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19378, a subdivision of a 9.43-acre site, for condominium purposes, into 3 numbered lots for 117 multiple-family dwellings, landscaping, and private streets/alleys, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 7 PUBLIC HEARING – VTTM 19379 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19379 (VTTM 19379) to subdivide an 8.74-acre site, for condominium purposes, into 1 numbered lot for 146 multiple-family dwellings, landscaping, and private streets/alleys.

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. 2026-08:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19379, a subdivision of an 8.74-acre site, for condominium purposes, into 1 numbered lot for 146 multiple-family dwellings, landscaping, and private streets/alleys, subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 8 PUBLIC HEARING – VTTM 19380 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19380 (VTTM 19380) to subdivide a 11.20-acre site into 83 numbered lots for conventional single-family detached dwellings, 3 lettered lots for private drives, 8 lettered lots for landscaping, and 5 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. 2026-02:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19380, a subdivision of a 11.20-acre site into 83 numbered lots for conventional single-family detached dwellings, 3 lettered lots for private drives, 8 lettered lots for landscaping, and 5 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained in Resolution No. 2026-02.

ITEM # 9 PUBLIC HEARING – VTTM 19381 – APPLICANT– RANCHO MISSION VIEJO – AGENT- RICHARD VUONG - LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 3, SUBAREA 3.6, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19381 (VTTM 19381) to subdivide a 12.62-acre site into 83 numbered lots for conventional single-family

detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, 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. 2026-09:
 - a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:
 - i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.
 - b. Approve VTTM 19381, a subdivision of a 12.62-acre site into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, and 6 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained within the Resolution.

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 November 4, 2026.