AGENDA STAFF REPORT

Control: 26001730

MEETING DATE:	11/17/2026
LEGAL ENTITY TAKING ACTION:	Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S):	District 5
SUBMITTING AGENCY/DEPARTMENT:	OC Public Works
DEPARTMENT CONTACT PERSON(S):	Justin Kirk, 714-667-1627 Richard Sanchez, 714-667-8813

SUBJECT: Approve Completion of Improvements and Release of Security for Tract Map 19151

CEO CONCUR	**COUNTY COUNSEL REVIEW**	**CLERK OF THE BOARD**
Concur	Approve resolution to form	CONSENT CALENDAR 3 Votes Board Majority

Budgeted: N/A	**Current Year Cost:** N/A	**Annual Cost:** N/A
Staffing Impact: No		**Sole Source:** No
Current Fiscal Year Revenue: N/A	**Funding Source:** N/A	**County Audit in Last 3 years:** No
Levine Act Review Completed? Yes		

Prior Board Action: 9/13/2022 #4**,** 11/8/2004 #1

RECOMMENDED ACTION(S):

1. Certify completion of streets, street lights, sewer, water, storm drain and monumentation for Final Tract Map 19151.

2. Accept, by Resolution, easement for street purposes of Autumn Way, Bunkhouse Drive and Leonard Drive, as dedicated pursuant to Tract Map 19151 and direct the Clerk of the Board of Supervisors to cause a certified copy of the Resolution to be recorded without acknowledgement or further proof, with the Orange County Clerk-Recorder.

3. Adopt the Resolution, pursuant to California Streets and Highways Code Section 941, finding that Autumn Way, Bunkhouse Drive and Leonard Drive are necessary to public convenience and accept public road improvements into the County Road System.

4. Authorize the release of bond securities furnished by TH Rancho Mission Viejo MR45, LLC for streets, street lights, sewer, water, storm drain and monumentation for Final Tract Map 19151.

SUMMARY:
Certification of completion of streets, street lights, sewer, water, storm drain and monumentation for Final Tract Map 19151 will confirm that improvements have been completed in conformance with County of Orange approved plans and specifications and will allow for the release of performance securities pursuant to Government Code Section 66499.7.

BACKGROUND INFORMATION:
Final Tract Map (FTM) 19151 is located within Planning Area 3, subarea 3.2a in the southeastern portion of unincorporated Orange County, north of Cow Camp Road, at the northwest corner of Williams Way and Legado Road, within the Ranch Plan Planned Community (RPPC).

On November 8, 2004, the Board of Supervisors (Board) approved a General Plan Amendment (Resolution No. 04-291); Zone Change (Resolution No. 04-292 and Ordinance No. 04-014); Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015); and adopted Resolution No. 04-290, certifying Final Environmental Impact Report (FEIR) No. 589 as complete, adequate and in full compliance with the requirements of CEQA for the entire 22,815-acre Ranch Plan Planned Community. Subsequently, settlement agreements were finalized in August 2005.

On February 22, 2022, the Subdivision Committee approved VTTM 19151, which represents a further subdivision of FTM 17932 and is part of the final development plan for Subarea 3.2a. FTM 19151 provides for the development of a 10.86-acre site into 88 legal lots consisting of 73 numbered lots for conventional single-family detached dwellings and 15 lettered lots for open space, recreation areas and private motor courts.

On September 13, 2022, the Board approved FTM 19151 and Subdivision Improvement Agreement S22-051001 (Agreement) with TH Rancho Mission Viejo MR45, LLC, a California Limited Liability Company (Subdivider), which required certain improvements to be made with respect to the subdivision. Security in the form of bonds was provided by the Subdivider to guarantee the completion of the required street, street lights, sewer, water and monumentation.

The monumentation required for FTM 19151 has been certified as complete and the certifier has acknowledged payment for monumentation work. The street, street lights, sewer, water and monumentation have been completed. The improvements are constructed in accordance with County of Orange and Santa Margarita Water District approved plans.

The public improvements required under the Agreement can now be certified for completion and accepted pursuant to Government Code Section 66499.7 of the Subdivision Map Act and the securities guaranteeing performance may now be released.

Compliance with CEQA: The project is a necessarily included element of the projects considered in FEIR No. 589 (RPPC General Plan Amendment/Zoning Change/Development Agreement) and FEIR No. 584 (Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan), which were certified by the Board on November 8, 2004, and October 24, 2006, respectively, together with the following addenda: Addendum 1.0, approved on July 26,

2006, by the Planning Commission (PC) (PA06-0023); Addendum 1.1, approved on February 24, 2011, by the Interim Director, OC Public Works (PA11-0003 through PA0006); the Planning Area 2 Addendum, approved on March 27, 2013, by the PC (PA130001 through PA130004 and PA130006); and Addendum 3.1, approved February 25, 2015, by the PC (PA140072-81). These documents adequately addressed the effects of the proposed project. No subsequent 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 that was not known or could not have been known when FEIR No. 589, FEIR No. 584, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum and Addendum 3.1 were certified and approved, have become known; therefore, no further environmental review is required.

FINANCIAL IMPACT:
N/A

STAFFING IMPACT:
N/A

REVIEWING AGENCIES/DEPARTMENTS:
N/A

ATTACHMENTS:
Attachment A - Subdivision Improvement Agreement S22-051001
Attachment B - Resolution
Attachment C - Location Map
Attachment D - Field Record and Completion Sheet
Attachment E - Government Code Section 66499.7
Attachment F - Public Streets and Highways Code Section 941