



AGENDA STAFF REPORT

Control: 26001219

MEETING DATE: 08/11/2026
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
Bea Bea Jimenez, 714-667-8852

SUBJECT: Approve Final Tract Map 19321

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

CONSENT CALENDAR

3 Votes Board Majority

Budgeted: N/A

Current Year Cost: N/A

Annual Cost: N/A

Staffing Impact: No

Sole Source: N/A

Current Fiscal Year

Funding Source: N/A

County Audit in Last 3

Revenue: N/A

years: No

Levine Act Review

Completed? Yes

Prior Board Action: 8/26/2025 #9, 11/8/2004 #1

RECOMMENDED ACTION(S):

1. Approve Final Tract Map 19321 pursuant to Section 66436(a)(3) of the Subdivision Map Act.
2. Approve the Subdivision Improvement Agreement with Shea Homes Limited Partnership and accept bonds guaranteeing construction of improvements.
3. Accept the dedication of easements for public street and public utility purposes on Silverleaf Way, Breezehill and Radiant Way.

SUMMARY:

Approval of Final Tract Map 19321, the Subdivision Improvement Agreement and actions related to dedication of easements and vehicular access rights will provide for public streets and public street lights, sewer, water, public storm drain and monumentation for Tract 19321 of the Ranch Plan Planned Community.

BACKGROUND INFORMATION:

The area depicted in Final Tract Map (FTM) 19321 is located in the southeastern portion of unincorporated Orange County, west of Legado Road and north of Lamkin Lane, at the southwest corner of the intersection of Bucker Way and Legado Road, within the Ranch Plan Planned Community (RPPC). The tract is located within Planning Area 3, Subarea 3.5 of the RPPC. FTM 19321 provides for the development of 14.73 acres

into 67 numbered lots for conventional single-family detached dwellings, as well as 15 lettered lots for open space and slope/landscape areas.

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 area of the RPPC.

Subsequent settlement agreements regarding regional transportation impacts associated with implementation of the RPPC and the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the RPPC were finalized in August 2005.

The Master Area Plans and Subarea Plans for Planning Areas 3 and 4, including Subarea 3.3, were originally approved on February 25, 2015, by the Planning Commission (PC) (PA140072 - PA140081) and revised administratively on May 22, 2017, (PA150047). On September 11, 2019, the PC approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) that reflect plans to develop Planning Area 3 in smaller phases. Additional administrative revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067). FTM 17935 for Subarea 3.5 was approved by the Orange County Board of Supervisors on August 26, 2025. On November 05, 2025, the Orange County Subdivision Committee approved Vesting Tentative Tract Map (VTTM) 19321 for Subarea 3.5. FTM 19321 represents development plans for Subarea 3.5, as proposed by the owner/subdivider of the project, RMV PA3 Development, LLC. FTM 19321, as attached hereto as Attachment L, is in substantial compliance with the approved VTTM 19321.

The County of Orange (County) Surveyor has reviewed proposed FTM 19321 and has determined that it complies with all conditions of approval and conforms to all applicable codes and regulations.

County acceptance of the dedication of the easements shown on FTM 19321 provides for public street and public utility purposes.

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 was certified by the Board on November 8, 2004, and October 24, 2006, respectively, together with the following addenda: Addendum 1.0 to FEIR No. 589, approved on July 26, 2006, by the PC (PA06-0023); Addendum 1.1 to FEIR No. 589, approved on February 24, 2011, by the Interim Director of OC Public Works (PA11-0003 through PA110006); Planning Area 2 Addendum to FEIR No. 589, approved on March 27, 2013, by the PC (PA130001 through PA130004 and PA130006); and Addendum 3.1 to FEIR No. 589, approved February 25, 2015, by the PC (PA140072-81). These documents adequately addressed 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 that was not known or could not have been known when FEIR No. 589, FEIR No. 584, Addendum 1.0, Addendum 1.1, Planning

Area 2 Addendum and Addendum 3.1 were certified and approved has 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 - Agreement S26-122334

Attachment B - Faithful Performance Bond for Public Street and Public Street Light Improvements

Attachment C - Faithful Performance Bond for Public Storm Drain Improvements

Attachment D - Faithful Performance Bond for Sewer Improvements

Attachment E- Faithful Performance Bond for Water Improvements

Attachment F - Labor and Materials Bond for Public Street and Public Street Light Improvements

Attachment G - Labor and Materials Bond for Public Storm Drain Improvements

Attachment H - Labor and Materials Bond for Sewer Improvements

Attachment I - Labor and Materials Bond for Water Improvements

Attachment J - Monumentation Bond

Attachment K - Location Map

Attachment L - Final Tract Map 19321

Attachment M - Section 66436(a)(3) of the Subdivision Map Act