



AGENDA STAFF REPORT

Control: 26001024

MEETING DATE: 05/05/2026

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
Justin Golliher, 714-667-1675

SUBJECT: Approve Agreements for Cow Camp Road Segment 2 – Phase 2C-2 Right-of-Way

CEO CONCUR Concur	COUNTY COUNSEL REVIEW Approve agreement to form	CLERK OF THE BOARD CONSENT CALENDAR 3 Votes Board Majority
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Budgeted: N/A	Current Year Cost: See Financial Impact Section	Annual Cost: See Financial Impact Section
Staffing Impact: No	Funding Source: See Financial Impact Section	Sole Source: No
Current Fiscal Year Revenue: N/A		County Audit in Last 3 years: No
Levine Act Review Completed? Yes		

Prior Board Action: 7/14/2020 #7, 4/10/2018 #8, 10/31/2017 #21, 10/24/2006 #35

RECOMMENDED ACTION(S):

1. Approve the Grant Deed from RMV PA3 DEVELOPMENT, LLC for Cow Camp Road Segment 2 – Phase 2C-2 Project and authorize the Director of OC Public Works or designee to accept Grant Deed and record the Grant Deed when all conditions precedent have been cleared.
2. Approve the Construction Agreement between the County of Orange and RMV Community Development, LLC for the construction of Cow Camp Road Segment 2 – Phase 2C-2, including project scope and cost-sharing responsibilities.

SUMMARY:

Acceptance of right-of-way and approval of the Construction Agreement will allow for construction of Cow Camp Road Segment 2 – Phase 2C-2 and mitigate the anticipated traffic impacts in connection with the Ranch Plan Planned Community development.

BACKGROUND INFORMATION:

Cow Camp Road (CCR) is an arterial highway located within the unincorporated area of Orange County and within the boundaries of the Ranch Plan Planned Community. CCR Segment 1, extending from Antonio Parkway to east of the planned intersection with Los Patrones Parkway, was completed in 2016. CCR Segment 2 extends easterly from the terminus of Segment 1 for approximately 1.28 miles and is being constructed in multiple phases.

Prior Board of Supervisors (Board) actions related to CCR are summarized below.

Date	Board Action
10/31/2017	Approved Construction Agreement MA-080-17012088 between the County of Orange (County) and RMV Community Development, LLC (RMV) to provide reimbursement to RMV for the construction of CCR.
4/10/2018	Accepted CCR Segment 2 – Phase 2B Grant Deed from DMB San Juan Investment North, LLC.
7/14/2020	<p>Accepted the following deeds from RMV PA3 DEVELOPMENT, LLC (RMV PA3):</p> <ul style="list-style-type: none"> • Quitclaim Deed for CCR Segment 2 – Phase 2B • Grant Deed for CCR Segment 2 – Phase 2B-1 and 2B-2 • Grant Deed for CCR Segment 2 – Phase 2C-1 <p>Authorized the Director of OC Public Works or designee to accept and quitclaim minor interests in real estate.</p> <p>Approved Amendment #1 to Construction Agreement MA-080-17012088 between the County and RMV to increase the project scope and contribute \$2.9 million for the construction of CCR Segment 2 – Phase 2B-2 and 2C-1.</p>

Acceptance of right-of-way from RMV PA3 DEVELOPMENT, LLC will allow alignment refinement and construction of CCR Segment 2 – Phase 2C-2 (Phase 2C-2), consistent with the approved Ranch Plan. Approval of Construction Agreement MA-080-26011128 will define the respective responsibilities of the County and RMV for construction of Phase 2C-2. The County has submitted a grant application on behalf of RMV to the Orange County Transportation Authority (OCTA) for Measure M2 funding to support construction of Phase 2C-2, which is anticipated to be considered by the OCTA Board in May or June 2026. The County’s reimbursement obligation for Phase 2C-2 is limited to Measure M2 funds actually received from OCTA, as well as other eligible funding sources. RMV will be responsible for funding all remaining construction costs. Details of the remaining phases of Segment 2 are as follows:

Phase	Construction Cost Estimate	Construction Year
2C-2	\$12,588,534	FY 2026-27
2D-1	\$55,545,635	FY 2027-28
2D-2	\$11,621,354	FY 2028-29
TOTAL	\$79,755,523	

General Plan Conformity: The proposed right-of-way acceptance is in conformance with the County's General Plan.

Hazardous Materials Assessment (HMA): HMAs were completed for prior CCR segments in July 2019 and January 2020 and were reviewed by OC Environmental Resources on September 10, 2019, and March 12, 2020, respectively. The reviews concluded that acceptance of the right-of-way for those segments was appropriate. Prior to the acceptance of the right-of-way for Phase 2C-2, a HMA will be completed and reviewed in accordance with County requirements.

Compliance with CEQA: This project is a necessarily included element of the projects considered in Final Environmental Impact Report (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 Addendum 3.1 to FEIR Nos. 584 and 589, prepared for The Ranch Plan – Planning Areas 3 and 4 Master Plan Subarea Plans 3.1 through 3.8 and 4.1 Infrastructure Improvements, approved on February 25, 2015, by the Planning Commission that adequately addressed the effects of the

proposed Project. No substantial changes have been made in the project, no substantial changes 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 have been known when the FEIR Nos. 589 and 584 were certified, and Mitigation Monitoring and Reporting Program and Addendum 3.1 to FEIR Nos. 584 and 589 were approved, has become known; therefore, no further environmental review is required.

FINANCIAL IMPACT:

Construction of Phase 2C-2 will be funded and advanced by RMV. The County's reimbursement obligation to RMV is limited to Measure M2 funds actually received from OCTA, which, if awarded will be deposited in Fund 174, OC Road – Capital Improvement Projects. Appropriations and revenues are included in the FY 2026-27 Budget for Fund 174, OC Road – Capital Improvement Projects and will be included in the budgeting process for future years. Actual reimbursement will be contingent upon approval and receipt of eligible funding. There is no General Fund impact.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Location Map

Attachment B - Grant Deed for Cow Camp Road Segment 2 – Phase 2C-2

Attachment C - Construction Agreement MA-080-26011128 for Cow Camp Road Segment 2 – Phase 2C-2

Attachment D - Acquisition Questionnaire