



AGENDA STAFF REPORT

Control: 26001189

MEETING DATE: 06/23/2026
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 19324

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: N/A	Annual Cost: N/A
Staffing Impact: No		Sole Source: N/A
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: 8/26/2025 #9, 11/8/2004 #1		

RECOMMENDED ACTION(S):

1. Approve Final Tract Map 19324 pursuant to Section 66436(a)(3) of the Subdivision Map Act.
2. Approve the Subdivision Improvement Agreement with RMV AQ 13-Mission Viejo, L.P. by Cal Hearthstone, PBLO GP, LLC and Tri Pointe Homes Holdings, Inc. and accept bonds guaranteeing construction of improvements.
3. Accept the dedication of Horizon Drive, Sunflower Court and Maplewood Drive for public street and public utility easement purposes, subject to completion of required improvements.
4. Accept the dedication of easement for emergency access, public utility and public service vehicle ingress and egress purposes over Lot A through X, inclusive, as shown on Final Tract Map 19324.
5. Accept the dedication of easement for pedestrian access purposes as shown on Final Tract Map 19324.

SUMMARY:

Approval of Final Tract Map 19324, the Subdivision Improvement Agreement and actions related to dedication of easements and vehicular access rights will provide for public and private streets, public street lights, sewer, water, public and private storm drain and monumentation for Tract 19324 of the Ranch Plan Planned Community.

BACKGROUND INFORMATION:

The area depicted in Final Tract Map (FTM) 19324 is located in the southeastern portion of unincorporated Orange County, west of Legado Road and south of Bucker Way, 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 19324 provides for the development of 43 numbered lots for planned concept two-family (duplex) dwellings, 15 numbered lots for planned concept detached dwellings, 24 lettered lots for private motor courts, 15 lettered lots for landscaping and 1 lettered lot for slope/landscape area.

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 3.5, 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), October 2024 (PA24-0104), and most recently in May 2025 (MB24-0070), to adjust residential dwelling unit counts, non-residential square footage, and the locations of community facilities. FTM 17935 for Subarea 3.5 was approved by the Board on August 26, 2025. The Vesting Tentative Tract Map 19324 (VTTM) was approved by the Orange County Subdivision Committee on November 19, 2025. FTM 19324, attached hereto as Attachment P, is in substantial compliance with the approved VTTM 19324.

The County of Orange (County) Surveyor has reviewed proposed FTM 19324 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 easements shown on FTM 19324 provides for emergency access, pedestrian access, public utility and public service vehicle ingress and egress for purposes of public health, welfare and safety.

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 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 Planning Commission (PA130001 through PA130004 and PA130006); and Addendum 3.1 to FEIR No. 589, approved February 25, 2015, by the Planning Commission (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. 584, FEIR No. 589, Addendum 1.0, Addendum 1.1, Planning Area 2 Addendum and Addendum 3.1 were certified and approved; therefore, no further environmental review is required

FINANCIAL IMPACT:

N/A

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Agreement S26-022338

Attachment B - Faithful Performance Bond for Public Street and Street Lights

Attachment C - Faithful Performance Bond for Public Storm Drain

Attachment D - Faithful Performance Bond for Private Street

Attachment E - Faithful Performance Bond for Private Storm Drain

Attachment F - Faithful Performance Bond for Sewer

Attachment G - Faithful Performance Bond for Water

Attachment H - Labor and Materials Bond for Public Street and Street Lights

Attachment I - Labor and Materials Bond for Private Storm Drain

Attachment J - Labor and Materials Bond for Private Street

Attachment K - Labor and Materials Bond for Public Storm Drain

Attachment L - Labor and Materials Bond for Sewer

Attachment M - Labor and Materials Bond for Water

Attachment N - Monumentation Bond

Attachment O - Location Map

Attachment P - Final Tract Map 19324

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