



AGENDA STAFF REPORT

Control: 26001312

MEETING DATE: 08/25/2026
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 19150

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve resolution 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: No

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: 9/27/2022 #15, 12/14/2021 #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 19150.
2. Accept, by Resolution, easement for street purposes of Williams Way and Sunrise Road, as dedicated pursuant to Tract Map 19150 and direct the Clerk of the Board 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 Williams Way and Sunrise Road are necessary to public convenience and accept public road improvements into the County Road System.
4. Authorize the release of bond securities furnished by Lennar Homes of California, LLC, a California Limited Liability Company, for streets, street lights, sewer, water, storm drain and monumentation for Final Tract Map 19150.

SUMMARY:

Certification of completion of streets, street lights, sewer, water, storm drain and monumentation for Final Tract Map 19150 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) 19150 is located within Planning Area 3, Subarea 3.2a in the southeastern portion of unincorporated Orange County, north of Cow Camp Road, west of the intersection of Williams Way and Sunrise 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 16, 2022, the Subdivision Committee approved VTTM 19150, which represents a further subdivision of FTM 17932 (approved by the Board on December 14, 2021) and is part of the final development plan for Subarea 3.2a. FTM 19150 provides for the development of a 9.076-acre site into 78 legal lots consisting of 56 numbered lots for planned concept single-family detached dwellings, six lettered lots for usable project open space, 11 lettered lots for private alleys and five lettered lots for landscaped slopes and open space areas.

On September 27, 2022, the Board approved FTM 19150 and Subdivision Improvement Agreement S22-050900 (Agreement) with Lennar Homes of California, 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 storm drains, sewer, water and monumentation.

The monumentation required for FTM 19150 has been certified as complete and the certifier has acknowledged payment for monumentation work. The streets, street lights, sewer, water, storm drain 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 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 PA0006); and the 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 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, 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 S22-050900

Attachment B - Resolution

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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