



# AGENDA STAFF REPORT

Control: 26001014

**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 17575

<b>CEO CONCUR</b> Concur	<b>COUNTY COUNSEL REVIEW</b> Approve agreement to form	<b>CLERK OF THE BOARD</b> CONSENT CALENDAR 3 Votes Board Majority
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<b>Budgeted:</b> N/A	<b>Current Year Cost:</b> N/A	<b>Annual Cost:</b> N/A
<b>Staffing Impact:</b> No		<b>Sole Source:</b> N/A
<b>Current Fiscal Year Revenue:</b> N/A	<b>Funding Source:</b> N/A	<b>County Audit in Last 3 years:</b> No

**Levine Act Review**

**Completed?** Yes

**Prior Board Action:** 8/13/2019 #8, 10/25/2016 #15, 11/8/2004 #1

**RECOMMENDED ACTION(S):**

1. Approve Final Tract Map 17575 pursuant to Section 66436(a)(3) of the Subdivision Map Act.
2. Approve the Subdivision Improvement Agreement with Los Patrones Retail Partners, LLC and accept bonds guaranteeing construction of improvements.
3. Accept the dedication of easements for emergency access and public service vehicle ingress and egress purposes as shown on Final Tract Map 17575.
4. Accept the vehicular access rights to Airoso Street as released and relinquished.
5. Abandon all public easements within the boundary of Final Tract Map 17575 which were acquired by the County of Orange per Final Tract Map 18194.

**SUMMARY:**

Approval of Final Tract Map 17575, the Subdivision Improvement Agreement, the abandonment of all public easements within the boundary of Final Tract Map 17575 acquired by the County of Orange per Tract 18194 and actions related to the dedication of easements and vehicular access rights will provide for private street lights, sewer, water, recycled water and monumentation for Tract 17575 of the Ranch Plan Planned Community.

**BACKGROUND INFORMATION:**

The area depicted in Final Tract Map (FTM) 17575 is located in the southeastern portion of unincorporated Orange County, east of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon and Gobernadora Canyon, within the Ranch Plan Planned Community (RPPC). The tract is located within Planning Area 2, Subarea 2.4 of the RPPC. FTM 17575 provides for the development of 26 numbered lots for a mixed-use development under Urban Activity Center and Neighborhood Commercial zones, as well as two lettered lots for access and utility easement purposes.

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 Area 2, including Subarea 2.4, were originally approved in 2013, by the Planning Commission (PC) (PA130001-PA130006) and revised administratively in 2017 (PA150047), 2019 (PA180029), 2021 (PA21-0076), and 2025 (PA24-0181) by OC Public Works, Development Services Deputy Director.

FTM 17564 was approved for Subarea 2.4 on October 25, 2016, by the Board and was recorded on October 28, 2016. On April 3, 2019, the Subdivision Committee approved Vesting Tentative Tract Map (VTTM) 17575, which represents a further subdivision of Final Tract Map 17564. VTTM 17575 is being developed in two phases; FTM 18194 was approved for Phase 1 of VTTM 17575 on August 13, 2019, by the Board and was recorded on September 4, 2019. FTM 17575 represents the second and final phase of VTTM 17575.

The County of Orange (County) Surveyor has reviewed proposed FTM 17575 and has determined that it complies with all conditions of approval and conforms to all applicable codes and regulations.

Abandonment of the existing public easements within the boundaries of FTM 17575 and their replacement with new easements is proposed. The existing public easements were originally acquired by the County per Tract 18194. The easements were dedicated to provide emergency access and public service vehicle ingress and egress over Lot A of Tract 18194. FTM 17575 includes portions of Lot A of Tract 18194 and now proposes it to be recorded as Lot C of FTM 17575. The existing easements are now being proposed for abandonment so they can be rededicated to the County over Lot C of FTM 17575. The acceptance of the dedication of the easements shown on FTM 17575 provides for emergency access, public utility and public service vehicle ingress and egress for purposes of public health, welfare and safety.

**Compliance with CEQA:** This 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 Public Works (PA11-0003 through PA110006); 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 have become known,

which 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; therefore, no further environmental review is required.

**FINANCIAL IMPACT:**

N/A

**STAFFING IMPACT:**

N/A

**REVIEWING AGENCIES/DEPARTMENTS:**

N/A

**ATTACHMENTS:**

Attachment A - Agreement S25-052228

Attachment B - Faithful Performance Bond for Private Street Lights

Attachment C - Faithful Performance Bond for Water

Attachment D - Faithful Performance Bond for Recycled Water

Attachment E - Faithful Performance Bond for Sewer

Attachment F - Labor and Materials Bond for Private Street Lights

Attachment G - Labor and Materials Bond for Recycled Water

Attachment H - Labor and Materials Bond for Sewer

Attachment I - Labor and Materials Bond for Water

Attachment J - Monumentation Bond

Attachment K - Final Tract Map 17575

Attachment L - Location Map

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