



AGENDA STAFF REPORT

Control: 26001270

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 19384

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: 1/28/2025 #6, 11/8/2004 #1

RECOMMENDED ACTION(S):

1. Approve Final Tract Map 19384 pursuant to Section 66436(a)(3) of the Subdivision Map Act.
2. Approve the Subdivision Improvement Agreement with DMB San Juan Investment North, LLC. and RMV San Juan Watershed, LLC and accept bonds guaranteeing construction of improvements.
3. Accept the dedication of an easement for emergency vehicle access purposes as shown on Final Tract Map 19384.
4. Accept the vehicular access rights to Cow Camp Road as released and relinquished.

SUMMARY:

Approval of Final Tract Map 19384 and the Subdivision Improvement Agreement will provide for sewer, water, recycled water and monumentation for Tract 19384 of the Ranch Plan Planned Community.

BACKGROUND INFORMATION:

The area depicted in Final Tract Map (FTM) 19384 is located in the southeastern portion of unincorporated Orange County, at the southeast corner of the intersection of Cow Camp Road and Legado Road, within the Ranch Plan Planned Community (RPPC). The tract is located within Planning Area 3, Subarea 3.14 of

the RPPC. FTM 19384 provides for the development of 2 numbered lots for multiple family dwelling developments, 11 lettered lots for open space and 2 lettered lots for private streets.

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 Plan and Subarea Plans for Planning Area 3, including Subarea 3.14, were originally approved in 2015, by the Planning Commission (PC) (PA140072-PA14-0081) and revised administratively in 2017 (PA150047). In 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) which reflect the applicant's plan 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).

FTM 19227 was approved for Subarea 3.14 on January 28, 2025, by the County of Orange Board of Supervisors and was recorded on February 13, 2025. On September 17, 2025, the Subdivision Committee approved Vesting Tentative Tract Map (VTTM) 19384 within Subarea 3.14. FTM 19384 represents development plans for a portion of Subarea 3.14, as proposed by the owners/subdividers of the project, DMB San Juan Investment North, LLC., and RMV San Juan Watershed, LLC. FTM 19384, as attached hereto as Attachment I, is in substantial compliance with the approved VTTM 19384.

The County of Orange (County) Surveyor has reviewed proposed FTM 19384 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 19384 provides for emergency vehicle access for purposes of public health, welfare and safety.

Per the County of Orange Standard Condition of Approval T-01 (Vehicle Access Rights), the County accepts the vehicular access rights to Cow Camp Road as released and relinquished, except for the approved access locations as shown on FTM 19384.

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 S26-031637

Attachment B - Faithful Performance Bond for Water Improvements

Attachment C - Faithful Performance Bond for Recycled Water Improvements

Attachment D - Faithful Performance Bond for Sewer Improvements

Attachment E - Labor and Materials Bond for Water Improvements

Attachment F - Labor and Materials Bond for Recycled Water Improvements

Attachment G - Labor and Materials Bond for Sewer Improvements

Attachment H - Monumentation

Attachment I - Final Tract Map 19384

Attachment J - Location Map

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