



# AGENDA STAFF REPORT

Control: 26001188

**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 19323

|                             |   |   |
|-----------------------------|---|---|
| <b>CEO CONCUR</b><br>Concur | <b>COUNTY COUNSEL REVIEW</b><br>Approve agreement to form | <b>CLERK OF THE BOARD</b><br>CONSENT CALENDAR<br>3 Votes Board Majority |
|-----------------------------|---|---|

|   |                               |   |
|---|-------------------------------|---|
| <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:** 8/26/2025 #9, 11/8/2004 #1

**RECOMMENDED ACTION(S):**

1. Approve Final Tract Map 19323 pursuant to Section 66436(a)(3) of the Subdivision Map Act.
2. Approve the Subdivision Improvement Agreement with Pulte Home Company, LLC and accept bonds guaranteeing construction of improvements.
3. Accept the dedication of Daffodil Court, Maplewood Drive, Serenity Street, Breeze Hill and Stock Street for public street and public utility easement purposes, subject to completion of required improvements.
4. Accept the dedication of easement for emergency access purposes as shown on Final Tract Map 19323.
5. Accept the vehicular access rights to Daffodil Court, Maplewood Drive, Serenity Street, Breeze Hill and Stock Street, as released and relinquished.

**SUMMARY:**

Approval of Final Tract Map 19323, the Subdivision Improvement Agreement and actions related to dedication of easements and vehicular access rights will provide for public and private streets, public and private street lights, sewer, water, public and private storm drain and monumentation for Tract 19323 of the Ranch Plan Planned Community.

**BACKGROUND INFORMATION:**

The area depicted in Final Tract Map (FTM) 19323 is located in the southeastern portion of unincorporated Orange County, east of Ranch Canyon and north of Cow Camp Road, along the west side of Bucker Way, within the Ranch

Plan Planned Community (RPPC). FTM 19323 provides for the development of 90 numbered lots for conventional, age-qualified, single-family detached residences and 39 lettered lots for usable open space, landscaping slopes and private courts. The tract is located within Planning Area 3, Subarea 3.5 of the 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 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 19323 (VTTM) was approved by the Orange County Subdivision Committee on December 3, 2025. FTM 19323, attached hereto as Attachment P, is in substantial compliance with the approved VTTM 19323.

The County of Orange (County) Surveyor has reviewed proposed FTM 19323 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 provides for emergency 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 S26-120833

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 and Street Lights

Attachment E - Faithful Performance Bond for Private Storm Drain

Attachment F - Faithful Performance for Bond Sewer

Attachment G - Faithful Performance for Bond Water

Attachment H - Labor and Materials for Public Street and Street Light

Attachment I - Labor and Materials for Public Storm Drain

Attachment J - Labor and Materials for Private Street and Street Lights

Attachment K - Labor and Materials Bond for Private 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 19323

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