



DATE: November 05, 2025

TO: Orange County Subdivision Committee

FROM: OC Development Services/ Land Development

SUBJECT: “B” Vesting Tentative Tract Map 19321 within Planning Area 3, Subarea 3.5, Ranch Plan Planned Community

PROPOSAL: The applicant, Rancho Mission Viejo (RMV), requests approval of “B” Vesting Tentative Tract Map 19321 (VTTM 19321) to subdivide a 14.73-acre site into 82 numbered lots for 67 conventional single-family detached dwellings, as well as 15 lettered lots for open space and slope/landscape areas.

GENERAL PLAN DESIGNATION: 6 “Urban Activity Center”

ZONING DISTRICT: Ranch Plan Planned Community

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.5, Lots 20-25, and Lots K, M, and N of “A” Tract Map 17935 in the Ranch Plan Planned Community. The project site is located west of Legado Road and south of Bucker Way, at the southwest corner of the intersection of Bucker Way and Legado Road, within the Fifth (5th) Supervisorial District.

APPLICANT: Rancho Mission Viejo
Jay Bullock, Vice President, Planning and Entitlement

STAFF CONTACT: Paul Gutierrez, Development Services Manager, Land Development Division
Phone: (714) 667-1641
Email: Paul.Gutierrez@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/ Land Development recommends the Subdivision Committee:

1. Receive staff report and public testimony; and
2. Adopt Subdivision Committee Resolution No. 2025-01 (Attachment 1),
 - a. Making CEQA Finding
 - b. Adopt the proposed “B” VTTM19321: a subdivision of a 14.73-acre site within Sub Area 3.5 of the Ranch Plan Planned Community into 67 numbered lots for conventional single-family detached dwellings and 15 lettered lots for open space and slope/landscape areas.

INTRODUCTION
BACKGROUND

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015, by the Planning Commission (PA140072-PA140081) and revised administratively on May 22, 2017 (PA150047). On September 11, 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. “A” Vesting Tentative Tract Map 17935 for Subarea Plan 3.5 was approved by the Subdivision Committee on October 16, 2024. Final Tract Map 17935 was approved by the County of Orange Board of Supervisors on August 26, 2025, and recorded by the County Clerk-Recorder on September 10, 2025. Subarea 3.5 is presently being graded under issued permit GRD24-0045, and construction of supporting infrastructure, such as roads and retaining walls, is currently in process.

EXISTING CONDITIONS

The project site is currently vacant land, located at the southwest corner of the intersection of Buckner Way and Legado Road, within Subarea 3.5, Lots 1-67, and Lots A-O of “A” Tract Map 17935 in the Ranch Planned Community.

SURROUNDING LAND USES

Direction	Zoning District	Existing Land Use
Project Site	The Ranch Plan Planned Community	Vacant Land
North	The Ranch Plan Planned Community	Future Residential, Sub Area 3.8.
West	The Ranch Plan Planned Community	Future Residential Tract 19322, Sub Area 3.5.
East	The Ranch Plan Planned Community	Future Residential Tract 19323, Sub Area 3.5.
South	The Ranch Plan Planned Community	Future Residential Tract 19325, Sub Area 3.5.

- Maps and figures to be included as an attachment.

PROPOSED PROJECT

The applicant, Rancho Mission Viejo, requests approval of “B” Vesting Tentative Tract Map 19321 (VTTM 19321) to subdivide a 14.73-acre site within Subarea 3.5 of the Ranch Plan Planned Community into 67 numbered lots for conventional single-family detached dwellings and 15 lettered lots for open space and slope/landscape areas. This VTTM is one of multiple “B” maps being proposed in Planning Area 3, Subarea 3.5 of the Ranch Plan.

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the “Notes” portion of the cover page of VTTM 19321. The following approved Ranch PC Alternative Development Standards (approved October 5, 2024) are proposed as part of VTTM 19321:

- A-1 36-foot double loaded streets (Up to 800 ADT)
- A-5 Residential Parkways
- A-11 Curb Returns at Each Residential Driveway
- A-19 Cul-de-sacs with Raised Landscape Median
- A-20 Alternative Neighborhood Sidewalk Detail Curb-Separated Walkway
- A-39 Private Curb Core Outlet and Cleanout
- A-40 Private Area Drain Connection to Catch Basin Inlet
- B-2 Intersection Sight Lines Standards
- B-8a Residential Corner Ramp Condition Typical Intersection
- B-9 Modified Color of Curb Ramp Detectable Warning Surface
- D-3a Reduced “Senior Citizen” Parking.
- G-7 Reduced Local Depression on Private Streets
- G-8 Reduced Local Depression on Public Street
- J-5 Class III NEV Route

- Site Plan and exhibits to be included as an attachment.

DISCUSSION/ANALYSIS

CONSISTENCY ANALYSIS

GENERAL PLAN CONSISTENCY

- General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.

ZONING CODE CONSISTENCY

- Zoning: Planned Community. The proposed map is in conformance with the County of Orange Planned Community District regulations as regulated by the Ranch Plan Planned Community Text, statistical summary, and development maps

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SUBDIVISION MAP ACT CONSISTENCY

- County staff has reviewed VTTM19321 against the required findings of the State Subdivision Map Act (Government Code 66474.61) to deny a project. Staff finds that VTTM19321 does not meet any of the denial findings.

FINDINGS

- Findings and conditions of approval are included in the resolution.

REFERRAL FOR COMMENT

- This application was reviewed by the Land Development Department.

PUBLIC NOTICE

- A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on October 22, 2025. Additionally, notices were posted at the site, at the County Administrations South (CAS) Building, and on the Orange County Public Works website as required by established public hearing posting procedures. No public comments have been received to date.

COMPLIANCE WITH CEQA

- The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e., Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "B" VTTM 19321.
- Copies of the vesting tentative tract map submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, Development Support, Survey, Operations & Maintenance, Building & Safety and the Orange County Fire Authority. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

Based on the review of the subject submittal, staff supports approval of the applicant’s proposed “B” Vesting Tentative Tract Map 19321 (VTTM 19321) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps).

APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.

Submitted by:

Signed by:

Paul Gutierrez

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Paul Gutierrez, Development Services Manager
OC Development Services/ Land Development

Concurred by:

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Bea Bea Jimenez

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Bea Bea Jimenez, Division Manager
OC Development Services/ Land Development

ATTACHMENTS

1. Subdivision Committee Resolution No. 2025-01
2. Vicinity Map
3. Project Map
4. Plans