



**DATE:** November 19, 2025

**TO:** Orange County Subdivision Committee

**FROM:** OC Development Services/ Land Development

**SUBJECT:** “B” Vesting Tentative Tract Map 19324 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 19324 (VTTM 19324) to subdivide a 15.38-acre site into 43 numbered lots for planned concept two-family (duplex) dwellings, 15 numbered lots for planned concept detached dwellings, 24 lettered lots for private streets/motor courts, 15 lettered lots for landscaping, slope/landscape areas, and 1 lettered lot for slope/landscape area.

**GENERAL PLAN DESIGNATION:** 1B “Suburban Residential”

**ZONING DISTRICT:** Ranch Plan Planned Community (PC)

**LOCATION:** The project site is located in southeastern unincorporated Orange County, within Subarea 3.5, Lots 1-9, and 54 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  
Richard Vuong, Project Director, Planning and Entitlement

**STAFF CONTACT:** Robert Zegarra, Contract Planner, Land Development Division  
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**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. 2025-03 (Attachment 1):
  - a. Making CEQA Finding
  - b. Approving Vesting Tentative Tract Map 19324, a subdivision of a 15.38-acre site into 43 numbered lots for planned concept two-family (duplex) dwellings, 15 numbered lots for planned concept detached dwellings, 24 lettered lots for private streets/motor courts, 15 lettered lots for landscaping, slope/landscape areas, and 1 lettered lot for slope/landscape area.

**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. Administrative revisions to the Master Area Plan 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.

“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 Rough Grading permit GRD24-0045 and construction of supporting infrastructure 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 1-9 and 54 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, Subarea 3.8.
West	The Ranch Plan Planned Community	Future Residential Tracts 19321 and 19323, Subarea 3.5.
East	The Ranch Plan Planned Community	Existing Residential Tract 19305, Subarea 3.4.
South	The Ranch Plan Planned Community	Future Residential Tract 19322, Subarea 3.5.

## **PROPOSED PROJECT**

The applicant, Rancho Mission Viejo, requests approval of “B” Vesting Tentative Tract Map 19324 (VTTM 19324) to subdivide a 15.38-acre site within Subarea 3.5 of the Ranch Plan Planned Community into 43 numbered lots for planned concept two-family (duplex) dwellings, 15 numbered lots for planned concept detached dwellings, 24 lettered lots for private streets/motor courts, 15 lettered lots for landscaping, slope/landscape areas, and 1 lettered lot for slope/landscape area. This VTTM is one of seven “B” maps being proposed in Planning Area 3, Subarea 3.5 of the Ranch Plan. The approval of the “A” Map (Final Map 17935) established the outer boundaries for these B Maps, which further subdivide the land into smaller lots for the construction of housing, open space, streets, and other supporting facilities. Unit plan types and unit plotting for the tract map are being reviewed concurrently under Site Development Permit PA25-0057 for consistency with the Ranch Plan PC Program Text and Alternative Development Standard (ADS) D-14, which allows for the development of planned concept two-family (duplex) dwellings.

General access to the tract will be provided from Horizon Drive via Gavilan Ridge. The tract map has been designed to create individual lots for planned concept two-family (duplex) and detached dwellings oriented around a system of private streets and motor courts throughout the tract. The private streets and motor courts provide direct access to the individual units and have been designated as Lots A through X. Lots Y through MM have been designated as landscape lots for usable project open space, and Lot NN has been designated as a slope/landscape lot.

## **DISCUSSION/ANALYSIS**

### **ESTIMATED EARTHWORK**

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e., Master Area Plan (PA3), Subarea Plan 3.5, Tract 17935, and related grading permit (GRD22-0016 and GRD24-0045). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

### **DRAINAGE**

The subject property is in the Ranch Plan Planned Community Runoff Management Plan (ROMP) Area. A Master Plan of Drainage (MPD) consistent with Amendment 2 of the PA 3 and 4 ROMP has been established for the project site (Subarea 3.5). VTTM 19324 is located in Subarea 3.5 and is consistent with this MPD, however no MPD fees are required.

### **RECREATION AND OPEN SPACE:**

The proposed map is not required to provide any improvements or dedications associated with the County Master Plan of Regional Recreation Facilities; Master Plan of Regional Riding and Hiking Trails; Resources Element (Open Space Component); or OCTA Strategic Plan for Bikeways.

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code) per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). The Local Park Code requirement for the subject map VTTM 19324 is 0.61 net usable acres of park land based upon a proposal to build 101 dwelling units at a gross residential density of 6.57 du/ac (101 du/15.38 ac). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, 3rd Amendment approved November 7, 2019, 4th Amendment approved December 6, 2023, and 5th Amendment approved September 17, 2025.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. Of the 94 acres required, 81.6 acres of creditable public parkland are anticipated in Planning Areas 3 and 4. For Subarea 3.5, the Ranch Plan LPIP does not indicate any requirements for public or private parkland. Therefore, there are no parkland dedication requirements applicable to VTTM 19326.

- Resources Element - Open Space Component - There are no open space dedication requirements applicable to the subject map.
- OCTA Strategic Plan for Bikeways - There are no County-wide bikeways identified within the area of this map.

## **PUBLIC SERVICES & UTILITIES**

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926 or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Agreement DA04-01 which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District (SMWD). The SMWD stated in their Preliminary Water Sewer Letter, dated October 9, 2025, that SMWD will be capable of providing water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.

- Fire Protection and Safety - Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations. A Fire Master Plan has been prepared for VTTM 19324, which has been reviewed and approved by the Orange County Fire Authority on July 1, 2025.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

## **TRAFFIC/CIRCULATION**

- Scenic Highway Corridors - There are no Scenic Highways applicable to this map.
- Access/Highways/Streets/Roads - Access to the site is from Horizon Drive via Gavilan Ridge, proposed public streets. Internal tract access will be provided by a system of private streets and motor courts.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.
- To ensure that necessary ingress and egress easements are provided and maintained along the proposed streets and motor courts with the Final Map, Condition of Approval #7 requires the developer to demonstrate on the Final Map, subject to the satisfaction of the Land Development Manager, that improvements will not be constructed within the ingress and egress easements, which could interfere with the use and/or maintenance of the easement.

## **FIRE MASTER PLAN**

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 25000993, approved on July 1, 2025. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure VTTM 19324 is established in compliance with associated fire safety and fire protection requirements.

## **CONSISTENCY ANALYSIS**

### **GENERAL PLAN CONSISTENCY**

General Plan, Land Use Element: 1B “Suburban Residential”. The proposed map is consistent with the 1B “Suburban Residential” 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.

**SUBDIVISION MAP ACT CONSISTENCY**

County staff has reviewed VTTM19324 against the required findings of the State Subdivision Map Act (Government Code 66474.61) to deny a project. Staff finds that VTTM19324 does not meet any of the denial findings.

**FINDINGS**

Findings and conditions of approval are included in the resolution.

**REFERRAL FOR COMMENT**

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.

**PUBLIC NOTICE**

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on November 7, 2025. Additionally, notices were posted at the site, at the County Administrations North (CAN) Building, on the Orange County Public Works website and in the local newspaper "OC Reporter," 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 19324.

**CONCLUSION**

Based on the review of the subject submittal, staff supports approval of the applicant’s proposed “B” Vesting Tentative Tract Map 19324 (VTTM 19324) 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](http://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:



Robert Zegarra, Contract Planner  
OC Development Services/ Land Development

Concurred by:

DocuSigned by:



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

**ATTACHMENTS**

1. Subdivision Committee Resolution No. 2025-03
2. Ranch Plan Compliance Matrix
3. Vicinity Map
4. Project Map
5. Plans