



**DATE:** December 3, 2025

**TO:** Orange County Subdivision Committee

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

**SUBJECT:** “B” Vesting Tentative Tract Map 19323 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 19323 (VTM 19323) to subdivide a 16.38-acre site into 90 numbered lots for 90 conventional, Age-qualified, single-family detached dwellings, 22 lettered lots for private courts, 11 lettered lots for useable open space, and 6 lettered lots for slope/landscape areas.

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

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

**LOCATION:** The Project is in southeastern unincorporated Orange County, within Subarea 3.5, Lots 10 through 19 of “A” Tract Map 17935 in the Ranch Plan Planned Community. The project site is located east of Ranch Canyon and north of Cow Camp Road on the west side of Buckner Way, within the Fifth (5<sup>th</sup>) Supervisorial District.

**APPLICANT:** Rancho Mission Viejo  
Richard Vuong, Project Director, Planning and Entitlement

**STAFF CONTACT:** Hesty Liu, Senior Planner, Land Development Division  
Phone: (714) 667-5604  
Email: [Hesty.Liu@ocpw.ocgov.com](mailto:Hesty.Liu@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. 2025-02 (Attachment 1):
  - a. Finding that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015 reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTM) 19323, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.

- i. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in VTTM 19323. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - ii. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, are adequate to satisfy the requirements of CEQA for VTTM 19323.
  - iii. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve Vesting Tentative Tract Map 19323, subject to the Conditions of Approval contained in Resolution 2025-02.

## **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- 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 Plan 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 3.5 was approved by the Subdivision Committee on October 16, 2024. Final Tract Map 17935 was subsequently approved by the County of Orange Board of Supervisors on August 26, 2025 and recorded by the County Clerk-Recorder on September 10, 2025. Approval of the "A" Map established the outer boundaries for "B" Maps (builder maps) within Subarea

3.5, allowing further subdivision of the subarea into smaller tracts for the development of housing and supporting facilities such as streets, open space and parks.

**EXISTING CONDITIONS**

The Project site is vacant land located within Planning Area 3, Subarea 3.5. The subarea has been mass graded under grading permit GRD22-0016 and is currently being rough graded under grading permit GRD24-0045.

**SURROUNDING LAND USES**

Direction	Zoning District	Existing Land Use
Project Site	The Ranch Plan Planned Community	Vacant Land
North	The Ranch Plan Planned Community	Public Street/Future Residential
West	The Ranch Plan Planned Community	Future Residential Tract 19321
East	The Ranch Plan Planned Community	Public Street/Future Residential
South	The Ranch Plan Planned Community	Public Street/Tract 19324

Note: See Attachment 2, Vicinity Map

**PROPOSED PROJECT**

The applicant, Rancho Mission Viejo, is requesting approval of “B” Vesting Tentative Tract Map 19323 (VTTM 19323) to subdivide a 16.38-acre site located within Subarea 3.5 of the Ranch Plan Planned Community into 90 numbered lots for age-qualified, conventional single-family detached dwellings, 22 lettered lots for private motor courts, 11 lettered lots for useable open space and 6 lettered lots for slope/landscape areas.. The proposed lot sizes will range from 3,941 to 7,978 square feet, with a net density of 8.03 dwelling units per acre (DU/AC). General access to the tract will be provided via Bucker Way and Stock Street to the east, while access to individual residential lots will be provided via internal streets and motor courts.,

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 19323. The following approved Ranch PC Alternative Development Standards (updated on 7/31/2025) are proposed as part of VTTM 19323:

- A-1 36-Foot Double Loaded Streets (Up To 800 ADT)
- 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-36a Modified O” Curb on Private Streets
- B-2 Intersection Sight Line Standards
- B-8 Corner Ramp Condition Typical Intersection
- B-9 Modified Color of Curb Ramp Detectable Warning Surface
- D-3a Reduced “Senior Citizen” Parking
- D-4b Conventional Single-Family Detached Dwellings Setbacks
- G-7 Reduced Local Depressions on Private Streets
- G-8 Reduced Local Depression on Public Street
- G-9 Rolled Curb on Private Streets
- G-10 Grated Inlets Catch Basins with Rolled Curb on Private Streets
- G-11 Reduced Local Depression with Rolled Curb on Private Streets
- J-5 Class Iii Nev Route

## **DISCUSSION/ANALYSIS**

### **GENERAL PLAN CONSISTENCY**

The project site for VTTM19323 has a general plan designation of Suburban Residential (1B), which allows “the greatest flexibility for residential development.” Permitted density for this designation is between 0.25 and 43.5 DU/AC. The Project, which proposes a residential use at a net density of 8.03 DU/AC, is consistent with the designation of the general plan.

### **ZONING CODE CONSISTENCY**

VTTM19323 is subject to the Ranch Plan Planned Community Program Text (PC Text) and all applicable zoning standards of the Zoning Code. The proposed lot sizes, ranging from 3,951 to 7,978 square feet, meet the minimum lot size requirement of 3,000 square feet established by the PC Text. Pursuant to General Regulation #25 of the PC Text, the Project proposes 15 Alternative Development Standards (ADS) including ADS D-3a, for street improvements and a reduction of one parking space per dwelling for age-qualified developments. After reviewing the submitted site plan for parking, staff concluded that the Project satisfies the performance standards of ADS D-3a. Staff therefore concludes that the proposed project is consistent with the Zoning Code.

### **SUBDIVISION MAP ACT CONSISTENCY**

County staff also reviewed VTTM19323 against the required findings of the State Subdivision Map Act (Government Code 66474.61) to deny a project. Staff finds that VTTM19323 does not meet any of the denial findings.

## **FINDINGS**

The required findings are contained in the attached Resolution No. 2025-02.

## **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 December 3, 2025. Additionally, notices were posted at the site, at the County Administrations South (CAS) 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 on 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 VTTM 19323.

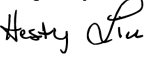
## **CONCLUSION**

Based on the review of the subject submittal, staff concludes that the proposed map meets all required findings. Staff therefore supports approval of the applicant's proposed "B" Vesting Tentative Tract Map 19323 (VTTM19323) pursuant to the Orange County Subdivision Code and 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:  
  
7CC154801CDC47E

---

Hesty Liu, Senior Planner  
OC Development Services/Land Development

Concurred by:

Signed by:  


---

Bra Bra Jiménez, Division Manager  
OC Development Services/Land Development

**ATTACHMENTS**

1. Subdivision Committee Resolution No. 2025-02
2. Vicinity Map
3. Project Map
4. Plans

RESOLUTION NO. 2025-02  
RESOLUTION OF THE SUBDIVISIONS COMMITTEE  
OF  
ORANGE COUNTY, CALIFORNIA  
APPROVING VTTM19323

DECEMBER 3, 2025

DECEMBER 3, 2025

On Motion of Committee member \_\_\_\_\_, duly seconded and carried, the following Resolution was adopted:

WHEREAS, the applicant, Ranch Mission Viejo (RMV PA3 Development LLC), has submitted Vesting Tentative Map (VTTM) 19323, requesting review and approval of said map; and

WHEREAS, VTTM 19323 proposes the subdivision of approximately 16.38 acres into 90 single-family residential lots and 39 lettered lots designated for slope landscaping, open space, private motor courts, and in-tract public streets (the “Project”); and

WHEREAS, the subdivision proposed by VTTM 19323 is located within Planning Area 3, Subarea 3.5 of the Ranch Plan Planned Community; and

WHEREAS, the Project is subject to the Ranch Plan Planned Community Program Text (PC Text), all applicable zoning standards, and requirements and regulations contained in the Ranch Compliance Matrix, which is an executive summary of the Ranch EIR mitigation measures, terms and conditions in the Development Agreement, terms and conditions contained in various settlement agreements and the Affordable Housing Implementation Agreement, standards of the fire prevention code of Orange County Fire Authority, and terms and uses established by the Planning Area 3 Master Area and Subarea plans; and

WHEREAS, pursuant to General Regulation #25 of the PC Text, the Project is allowed to utilize approved Alternative Development Standards for developments within the Ranch Plan Planned Community; and

WHEREAS, On February 25, 2015, the Planning Commission approved PA140072-82 to establish Planning Area 3 and its Subareas, including Subarea 3.5, for the Ranch Plan Planned Community; it was 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;  
and

WHEREAS, the Project's Final Environmental Impact Report (EIR) No. 589 and subsequent amendments reflect the independent judgment of the County and are deemed adequate to satisfy the requirements of the California Environmental Quality Act (CEQA) for approval of VTTM 19323, which is a necessarily included element contemplated as part of the overall action evaluated in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1; and

WHEREAS, pursuant to the Orange County Subdivision Code, Subarticle 5 (Processing Procedures for Tentative Maps) and California Government Code Section 65000, et seq., the Subdivision Committee conducted a public meeting to consider the matter; and

WHEREAS, the Subdivision Committee has reviewed and fully considered the materials and information presented to them for VTTM19323, including the analysis provided in the staff report, comments received before and during the public hearing; findings required for a tentative map, recommended conditions of approval, and the conclusion of the environmental assessment.

NOW, THEREFORE, BE IT RESOLVED THAT

**Recommended Findings:**

1. EIR AND ADDENDUM – that the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; Addendum 3.1 (PA140072-81) approved February 25, 2015; and the Planning Area 3 & 4 Amendment and Addendum (PA180030) approved September 11, 2019 prior to project approval. The addenda are approved for the proposed project based upon the following findings:
  - a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker; and
  - b. The additions, clarifications and/or changes to the original document caused by the Addenda, do not raise new significant issues which were not addressed by the EIR and none of the conditions described in CEQA Guidelines Section 15162 apply; and
  - c. The consideration of the EIR and approval of the Addenda for the proposed project reflect the independent judgment of the Lead Agency.

2. ENVIRONMENTAL MONITORING – that the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered satisfied upon satisfaction of the requirements of the County’s building, grading, fire, and other codes and ordinances, the satisfaction of the conditions of approval applied to the project and implementation of the relevant mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), Addendum 3.1 (PA140072-81), and the Planning Area 3 & 4 Amendment and Addendum (PA180030).
3. GENERAL PLAN CONSISTENCY – that the proposed map is consistent with the Orange County General Plan.
4. DESIGN & IMPROVEMENT – that the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.
5. DEVELOPMENT TYPE – that the proposed site is physically suitable for the proposed type of development.
6. DEVELOPMENT DENSITY – that the proposed site is physically suitable for the proposed density of development.
7. ENVIRONMENTAL DAMAGE – that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
8. PUBLIC HEALTH – that the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.
9. PUBLIC EASEMENTS – that the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.
10. SUBDIVISION / ZONING CODE CONSISTENCY – that the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.
11. PLANNED COMMUNITY PROGRAM TEXT CONSISTENCY – that the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable regulations pursuant to the Ranch Plan Planned Community Program Text.

12. WATER/SEWER SYSTEM – that the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
13. NATURAL HEATING AND COOLING – that the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).
14. FEE PROGRAMS – that the following determinations apply to fees required by Sections 7-9-700 through 713, Article 7 of Codified Ordinances of Orange County:
  - a. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.
  - b. Use of fees: Construction of new fire stations, a sheriff substation, a library, and general County facilities in newly developing areas which have inadequate service.
  - c. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.
  - d. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, law enforcement facilities and general County facilities.
  - e. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library and general County facilities.
15. EXPIRATION OF MAPS VTTM – that because of participation in fee programs for off-site improvements, this project will qualify for consideration under Section 66452.6 of the Subdivision Map Act.
16. LOCAL PARK CODE – that the Local Park Code requirement can be met by an allocation of park lands credit from PM 07-01, the park implementation plan for the Ranch Plan Planned Community and related amendments.
17. DEVELOPMENT AGREEMENT – that the Development Agreement DA04-01 contains provisions requiring developer participation in fee programs, facility construction and development phasing. It is therefore in compliance with the adopted

Growth Management Element in terms of public services and facilities being made available to accommodate development.

18. APPEAL OF EXACTIONS – that the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval. The applicant is also hereby provided notice that the 90-day approval period, during which the applicant may protest pursuant to Government Code Section 66020, has begun.

**Recommended Conditions of Approval:**

1. REGULATION COMPLIANCE MATRIX – The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix to the satisfaction of the appropriate decision maker.
2. WATER QUALITY MANAGEMENT PLAN – Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP and Technical Guidance Manual for reference, and the County’s WQMP template for submittal. This WQMP shall include the following:
  - a. Detailed site and project description
  - b. Potential stormwater pollutants
  - c. Post-development drainage characteristics
  - d. Low Impact Development (LID) BMP selection and analysis
  - e. Structural and Non-Structural source control BMPs
  - f. Site design and drainage plan (BMP Exhibit)
  - g. GIS coordinates for all LID and Treatment Control BMPs
  - h. Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

3. BEST MANAGEMENT PRACTICES – Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.
  
4. COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM – Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the County’s NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including:
  - a. Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project’s approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications
  - b. Demonstrate that the applicant has complied with all non-structural BMPs described in the project’s WQMP
  - c. Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP.
  - d. Demonstrate that copies of the project’s approved WQMP (with attached O&M Plan) are available for each of the initial occupants.
  - e. Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
  - f. Demonstrate that the applicant has RECORDED one of the following:
    1. The CC&R’s (that must include the approved WQMP and O&M Plan) for the project’s Homeowner’s Association.
    2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
    3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.  
(Compliance Matrix - Items 539, 539.1, 539.2)
  
5. INDEMNIFICATION – Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board

of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6. BUYER NOTIFICATION MAP – Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways and public facilities within the surrounding area for the approval of the Manager, OC Development Services. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.
7. MANEUVERABILITY EASEMENT – Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Manager, Land Development. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.

BE IT FURTHER RESOLVED that the Subdivision Committee approves VTTM19323 subject to the findings and conditions contained herein.

The foregoing resolution was carried by the following vote:

Ayes:

Noes:

Absent:

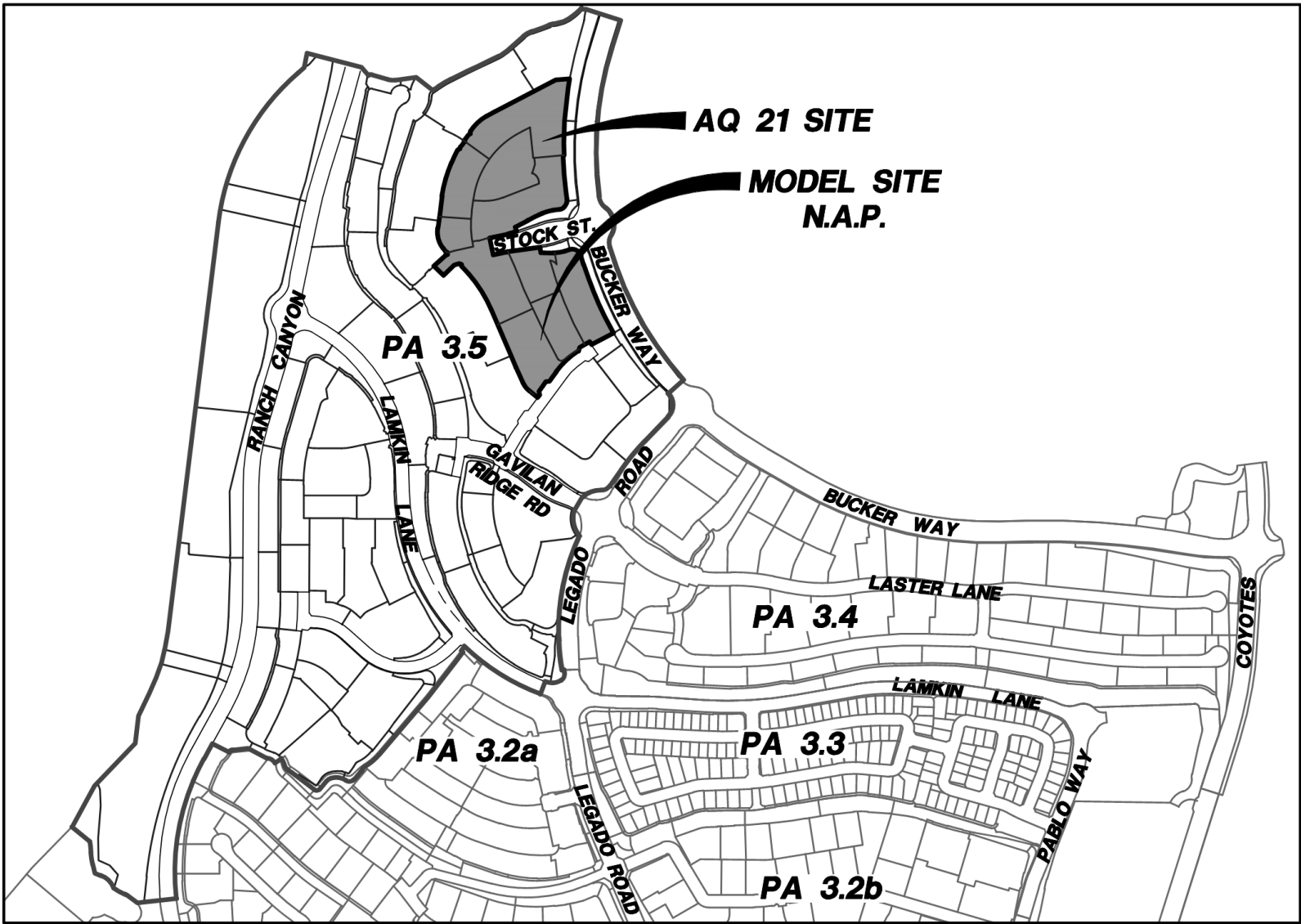
I HEREBY CERTIFY that the foregoing Resolution No. 2025-02 was adopted on December 3, 2025 by the Orange County Subdivision Committee.

By: Lily Sandberg, Chairperson

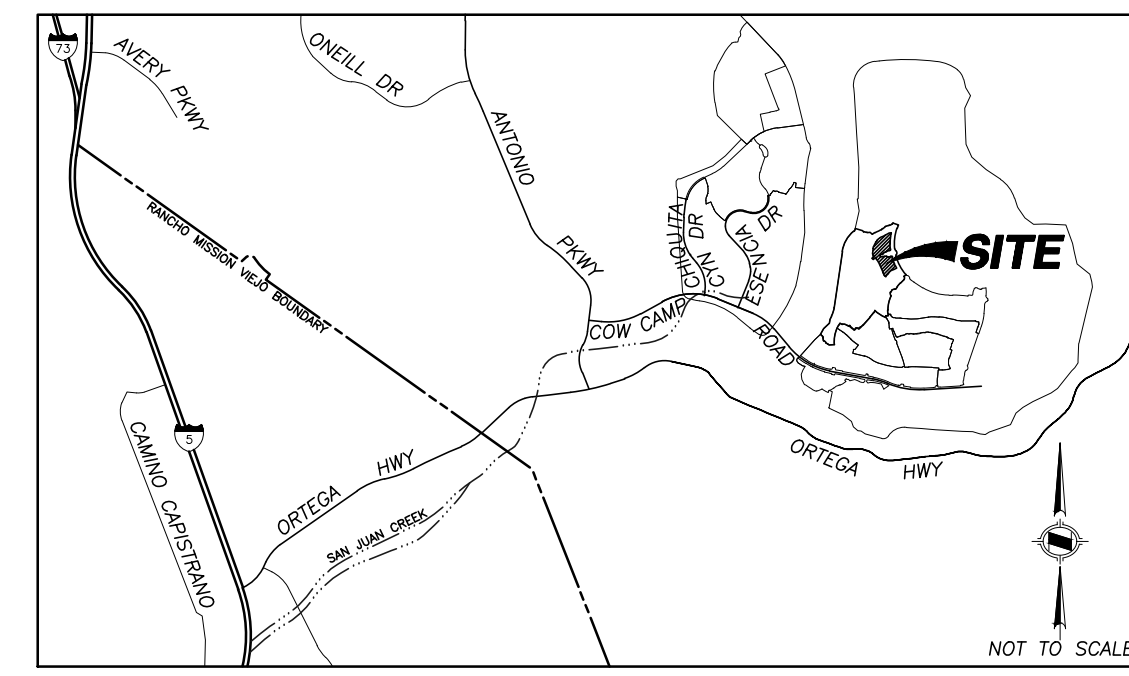
---

ORANGE COUNTY SUBDIVISION COMMITTEE





VICINITY MAP



# VESTING TENTATIVE TRACT MAP 19323 SUBAREA 3.5 AQ21

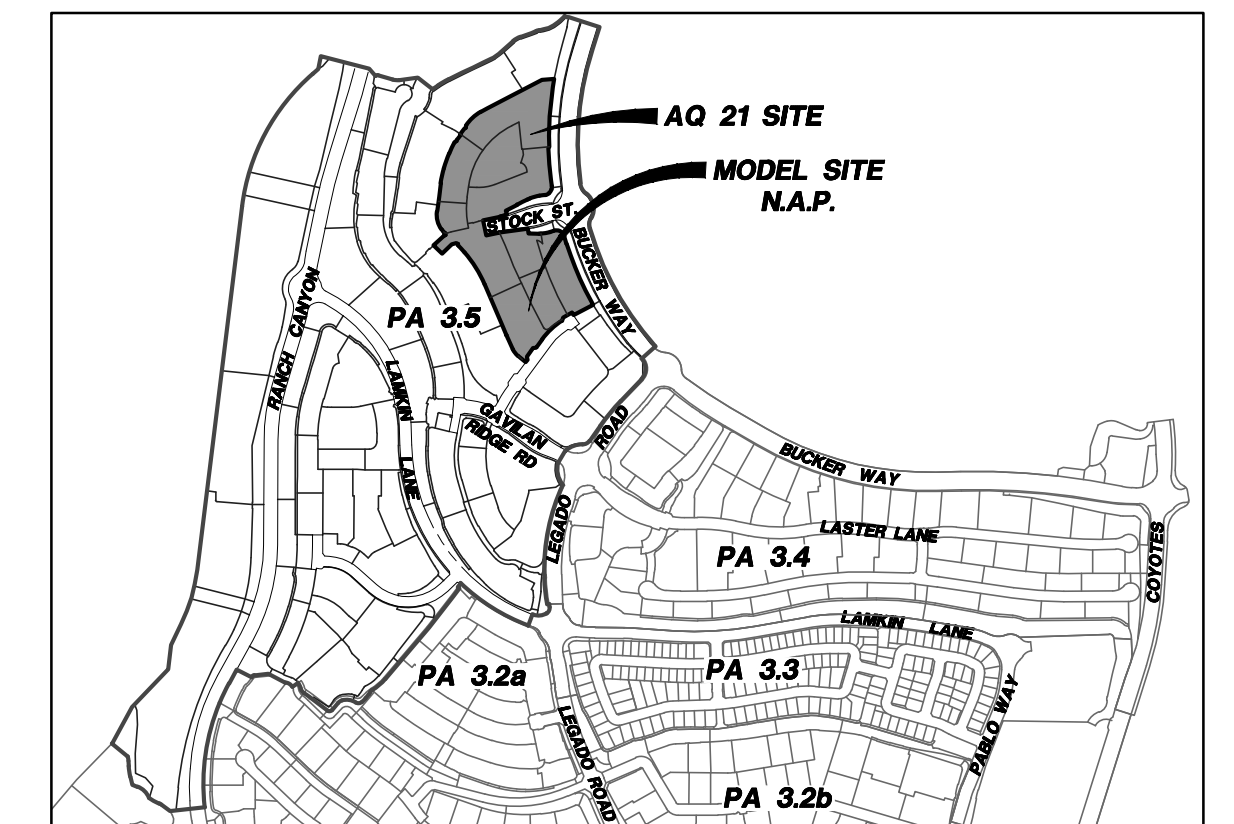
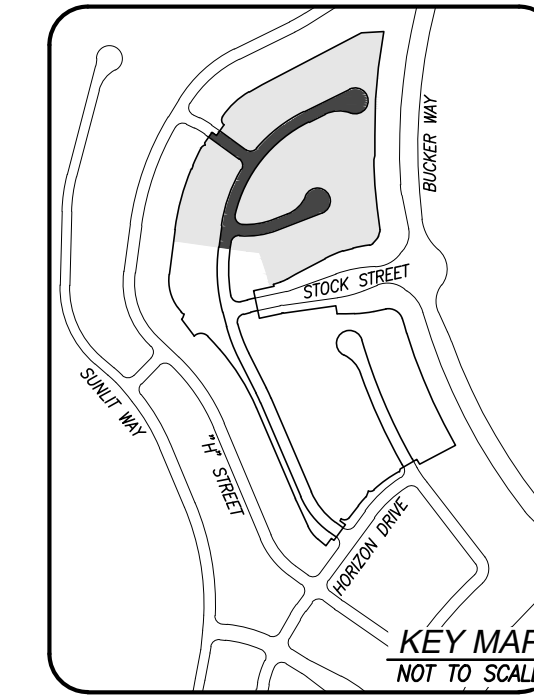
## LEGAL DESCRIPTION

LOTS 10 THROUGH 19 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17935

## REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. The review is limited to the information provided and does not constitute a warranty of any kind. The reviewer is not responsible for any errors or omissions in the plans or documents. The reviewer is not responsible for any construction that is not in accordance with the approved plans and documents.

BUREAU VERITAS NORTH AMERICA, INC.  
SIGNATURE: *[Signature]*  
DATE: 11/24/2025



## LOCATION MAP

## LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CONTOUR LINE
- RIGHT OF WAY
- PROPOSED CURB
- PROPOSED SIDEWALK
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- EXISTING EASEMENT PER VTTM 17935
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- PAD ELEVATION
- LINE OF SIGHT

## NOTES

- EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GR022-0016 & ROUGH GRADED PER GR024-0045 TO ALLOW FOR FUTURE DEVELOPMENT.
- PROPOSED LAND USE: CONVENTIONAL SINGLE-FAMILY, DETACHED - 90 DWELLING UNITS.
- EXISTING ZONING: LOCATED WITHIN RANCHO PLAN PLANNED COMMUNITY PLANNING AREA 3 AND SUBAREA PLAN PA 3.5, IS ZONED AS A DEVELOPMENT AREA BY THE RANCHO PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION 11.C OF THE PC TEXT.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.5 (PA22-0067 & PA24-0104) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
- GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL.
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCHO PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1.
- ADJACENT LAND USE ZONING: NORTH PUBLIC STREET/FUTURE RESIDENTIAL RANCHO PLAN PLANNED COMMUNITY SOUTH PUBLIC STREET/FUTURE RESIDENTIAL RANCHO PLAN PLANNED COMMUNITY EAST PUBLIC STREET/FUTURE RESIDENTIAL RANCHO PLAN PLANNED COMMUNITY WEST RESIDENTIAL TRACT 19321 RANCHO PLAN PLANNED COMMUNITY
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 66KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE FINAL TRACT MAP(S).
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE: AT&T AND COX COMMUNICATIONS
- CABLE TELEVISION: COX COMMUNICATIONS
- PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE D.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "TENTATIVE TRACT MAP 17935 SUBAREA 3.5 MASTER PLAN OF DRAINAGE" PREPARED BY HUNSAKER AND ASSOCIATES AND THE RUN OFF MANAGEMENT PLAN (ROMP), PA 3 & 4 ROMP REVISION 1 APPROVED 11/15/23.
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCHO PLAN ALTERNATIVE DEVELOPMENT STANDARDS.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- GRADING FOR VESTING TENTATIVE TRACT MAP NO. 19323 MAY BE ACCOMPLISHED IN MULTIPLE PHASES.
- STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDED OF THE FINAL MAP.
- BACKSLOPE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 19323 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING DEVELOPMENT.
- ACCESS TO THE SITE IS PROPOSED VIA STOCK STREET AND HORIZON DRIVE. STREETS ARE PUBLIC AND ON-SITE ALLEYS ARE PRIVATE.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
- THE APPLICANT REQUESTS THE OPTION OF RECORDED MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), AS AMENDED MARCH 1982.
- LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS.
- MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDED. STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
- THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
- EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDED FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
- ACCESS TO STORM DRAINS AND GASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCFCD AS APPROPRIATE.
- PER THE RANCHO PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007; MOST RECENT AMENDMENT REVISION APPROVED MAY 22, 2024), AND AS ALLOWED BY RANCHO PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS "A" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS:
  - A-1 36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
  - 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-40 PRIVATE AREA DRAIN CONNECTION TO CATCH BASIN INLET
  - B-2 INTERSECTION SIGHT LINE STANDARDS
  - B-8 CORNER RAMP CONDITION TYPICAL INTERSECTION
  - B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
  - D-30 REDUCED "SENIOR CITIZEN" PARKING
  - G-4 CURB (AND GUTTER) OPTIONS ON PRIVATE STREETS, PRIVATE DRIVES & ALLEYS
  - G-8 REDUCED LOCAL DEPRESSION ON PUBLIC STREET
  - G-9 ROLLED CURBS ON PRIVATE STREETS
  - G-12 MODIFIED CURB RAMP
  - J-5 CLASS III NEW ROUTE
- THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO THE EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6.(g)(1) AND RANCHO MISSION VIDEO DEVELOPMENT AGREEMENT 04-01 SECTIONS 1.2.13 AND 4.2(C).
- DEVELOPMENT OF VTTM 19323 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1.(2)(A) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
- ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
- ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS.
- ALL LOT AND PAD GRADIENTS TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT 1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE AT RANCHO MISSION VEO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL).
- ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER.
- ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 30 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19323.
- PER RANCHO PLAN COMPLIANCE MATRIX ITEM 544, "PRIOR TO THE RECORDED OF A SUBDIVISION MAP, THE SUBDIVIDER SHALL PLACE NOTES ON THE FINAL MAP WHICH RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO ALL ARTERIAL HIGHWAYS TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE, IN A MANNER MEETING THE APPROVAL OF THE MANAGER, SUBDIVISION AND GRADING."
- THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCHO PLAN FIRE PROTECTION PROGRAM.
- PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" (GR024-0045) TTM 17935 WMP FOR PLANNING AREA 3 SUBAREA 3.5 (WQ24-0058) CONSISTENT WITH WATERSHED'S DECEMBER 16, 2024 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WMP FOR THE RANCHO PLAN PLANNED COMMUNITY.
- THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.
- ALL UNITS TO BE SPRINKLERED PER RANCHO FIRE PROTECTION PROGRAM AND OCFD REQUIREMENTS.

## BENCHMARK

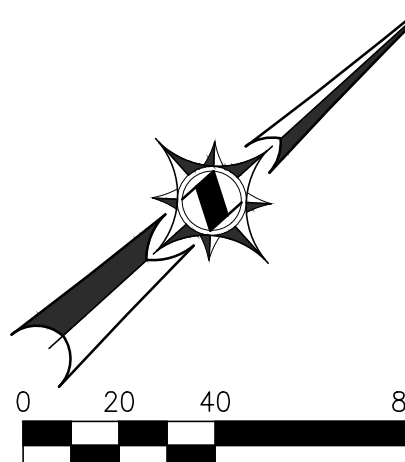
OC'S BM "3W-69-99" (NAVD88) ELEVATION: 368.55'  
DESCRIPTION: 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-69-99", SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST, UP 0.3 FT. WITH A STEEL WITNESS POST WESTERLY AND 2-CARBONITE WITNESS POSTS NORTHEASTERLY AND SOUTHEASTERLY. MONUMENT IS LOCATED IN CANADA GOBENADORA. TO REACH MONUMENT FROM THE GATE INTO SADB CANYON (LATITUDE: 33-31-27, LONGITUDE: 117-35-45), PROCEED THRU GATE AND CONTINUE ALONG DIRT ROAD INTO CANADA GOBENADORA 1.5 MILES TO LOCKED METAL GATE. BENCHMARK IS LOCATED 120 FT. NORTH OF GATE, 15 FT. WEST OF ROAD, AND 25 FT. EAST OF THE NORTH END OF THE AGRICULTURE STORAGE SHED.

## EASEMENT NOTES

- INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19323 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19323.
- INDICATES AN EASEMENT FOR WATER PURPOSES DEDICATED PER FINAL MAP 17935 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED PER FINAL MAP 19323 TO THE COUNTY OF ORANGE.
- INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17935 TO THE COUNTY OF ORANGE.
- INDICATES AN EASEMENT FOR SEWER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19323 TO THE SANTA MARGARITA WATER DISTRICT.

## SLOPE DESIGNATIONS:

- ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.
- (A) MAINTAINED BY MASTER HOA
  - (B) MAINTAINED BY INDIVIDUAL LOT OWNER



## STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC, IS THE OWNER OF THAT PORTION OF PA3 DEVELOPMENT, LLC, AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH AGREEMENTS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3.

DATED THIS 8/13/2025  
BY: *[Signature]*  
PRINTED NAME: *Jeremy T. Laster*  
TITLE: President  
BY: *[Signature]*  
PRINTED NAME: *Elise L. Millington*  
TITLE: COO

## ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.  
*[Signature]*  
MATTHEW DAVID MOHLER  
DATE: 8/13/2025



**OWNER:** RMV PA3 DEVELOPMENT, LLC  
28811 ORTEGA HIGHWAY  
SAN JUAN, CALIFORNIA 92694  
(949) 240-3363  
ATTN: JAY BULLOCK

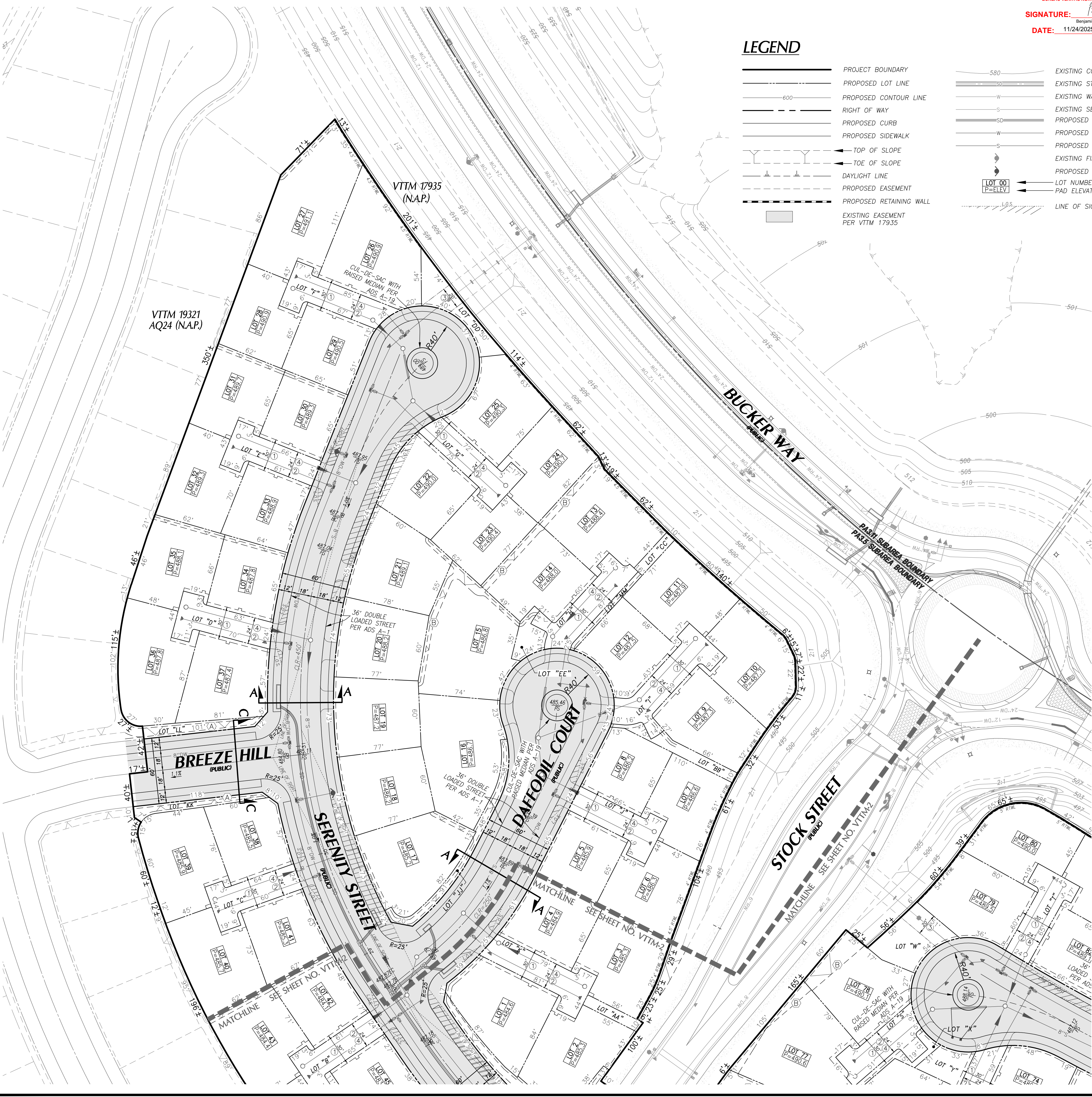
**APPLICANT:** PulteGroup  
(949) 257-8770 - AMY.MCGRATH@REGROUP.COM  
ATTN: AMY MCGRATH

**PREPARED BY:** HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
17 Technology Drive Irvine, CA 92618 (949) 953-9100

COUNTY OF ORANGE  
**VESTING TENTATIVE TRACT MAP 19323**  
**RANCHO PLAN - PLANNING SUBAREA 3.5**  
**RMV PA3 DEVELOPMENT - AQ21**  
WEST OF BUCKER WAY

DESIGNED BY: \_\_\_\_\_ DATE: Nov. 11, 2025 COUNTY FILE NO.: VTTM 9323 SHEET **VTTM-1**  
DRAFTED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

PLOTTED BY: Julian Castaneda DATE: Nov. 11, 2025 11:21:20 AM FILE: F:\0839\Engineering\SA\_PA3.5\SA\_AQ21\Ext\_TTM\TTM\_SHT-1.dwg



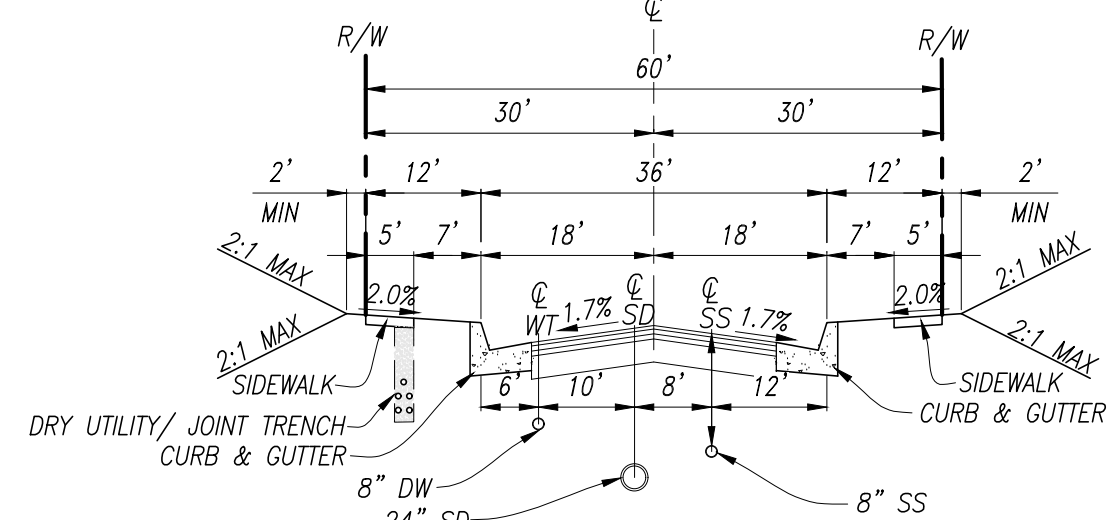
**NUMBERED LOT AREA SUMMARY**

LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES	LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES	LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES
1	6,005	0.14	31	4,574	0.11	61	4,462	0.10
2	5,732	0.13	32	4,836	0.11	62	4,683	0.11
3	5,150	0.12	33	4,163	0.10	63	5,640	0.13
4	4,558	0.10	34	3,951	0.09	64	5,639	0.13
5	3,969	0.09	35	5,022	0.12	65	5,706	0.13
6	4,915	0.11	36	5,230	0.14	66	4,284	0.10
7	4,397	0.10	37	5,365	0.12	67	5,370	0.12
8	3,941	0.09	38	4,314	0.10	68	4,587	0.11
9	5,299	0.12	39	6,762	0.16	69	4,005	0.09
10	5,794	0.13	40	5,406	0.12	70	4,011	0.09
11	5,178	0.12	41	4,258	0.10	71	4,835	0.11
12	4,383	0.10	42	4,099	0.09	72	4,769	0.11
13	6,263	0.14	43	5,478	0.13	73	3,964	0.09
14	5,174	0.12	44	5,320	0.12	74	4,042	0.09
15	7,939	0.18	45	4,015	0.09	75	5,034	0.12
16	7,359	0.17	46	4,131	0.09	76	5,991	0.14
17	6,392	0.15	47	6,390	0.15	77	7,442	0.17
18	5,174	0.12	48	5,618	0.13	78	5,709	0.13
19	5,150	0.12	49	4,133	0.09	79	5,427	0.12
20	5,230	0.12	50	4,705	0.11	80	5,111	0.12
21	6,025	0.14	51	5,789	0.13	81	4,755	0.11
22	4,950	0.11	52	5,250	0.12	82	3,996	0.09
23	4,327	0.10	53	4,180	0.10	83	4,581	0.11
24	4,669	0.11	54	4,071	0.09	84	4,621	0.11
25	5,257	0.12	55	4,866	0.11	85	4,742	0.11
26	7,187	0.16	56	4,884	0.11	86	4,398	0.10
27	7,978	0.18	57	4,140	0.10	87	4,105	0.09
28	4,297	0.10	58	3,967	0.09	88	4,465	0.10
29	4,225	0.10	59	5,182	0.12	89	4,330	0.10
30	3,973	0.09	60	5,505	0.13	90	4,016	0.09
<b>TOTAL</b>							<b>452.24</b>	<b>10.39</b>

**LETTERED LOT AREA SUMMARY**

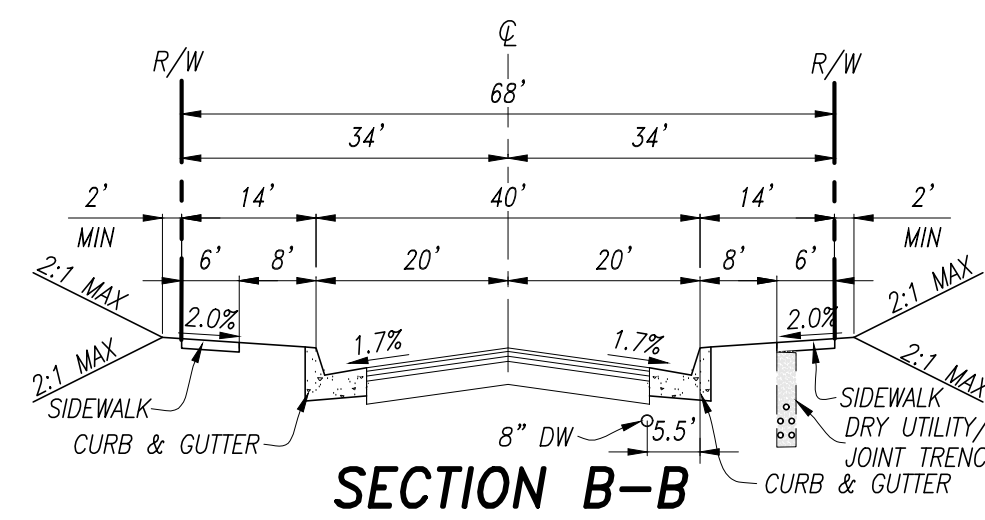
LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES	USE
A	2,311	0.05	PRIVATE COURT
B	2,350	0.05	PRIVATE COURT
C	2,360	0.05	PRIVATE COURT
D	2,449	0.06	PRIVATE COURT
E	2,391	0.05	PRIVATE COURT
F	2,656	0.06	PRIVATE COURT
G	2,639	0.06	PRIVATE COURT
H	2,722	0.06	PRIVATE COURT
I	3,260	0.07	PRIVATE COURT
J	2,389	0.05	PRIVATE COURT
K	2,790	0.06	PRIVATE COURT
L	2,452	0.06	PRIVATE COURT
M	2,375	0.05	PRIVATE COURT
N	2,372	0.05	PRIVATE COURT
O	2,584	0.06	PRIVATE COURT
P	2,354	0.05	PRIVATE COURT
Q	2,368	0.05	PRIVATE COURT
R	2,028	0.05	PRIVATE COURT
S	2,434	0.06	PRIVATE COURT
T	2,374	0.05	PRIVATE COURT
U	2,508	0.06	PRIVATE COURT
V	2,402	0.06	PRIVATE COURT
W	2,542	0.06	Usable Open Space
X	659	0.02	Usable Open Space
Y	1,156	0.03	Usable Open Space
Z	424	0.01	Usable Open Space
AA	554	0.01	Usable Open Space
BB	1,082	0.02	Usable Open Space
CC	443	0.01	Usable Open Space
DD	1,919	0.04	Usable Open Space
EE	864	0.02	Usable Open Space
FF	9,952	0.23	Usable Open Space
GG	7,696	0.18	Slope/Landscape
HH	1,612	0.04	Slope/Landscape
II	2,818	0.06	Slope/Landscape
JJ	1,567	0.04	Slope/Landscape
KK	931	0.02	Slope/Landscape
LL	1,084	0.02	Slope/Landscape
MM	461	0.01	Usable Open Space
<b>TOTAL</b>	<b>90,332</b>	<b>2.07</b>	

**TYPICAL STREET SECTIONS & DETAILS**



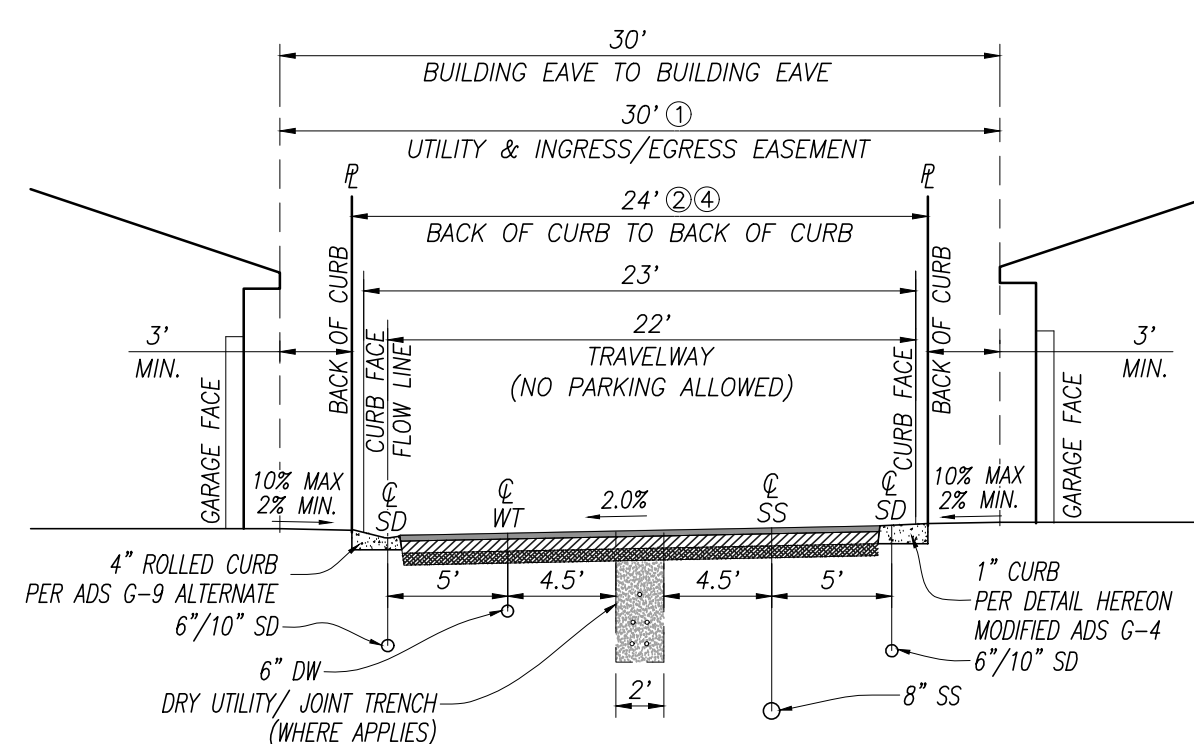
**SECTION A-A  
SERENITY STREET, DAFFODIL COURT  
& MAPLEWOOD DRIVE**

PARKING BOTH SIDES - 25 MPH (ADS A-20 & J-5)  
ADT=100 TO 310  
(PUBLIC)



**SECTION B-B  
STOCK STREET**

PARKING BOTH SIDES - 25 MPH (ADS A-20 & J-5)  
ADT=500  
(PUBLIC)



**TYPICAL 24' PRIVATE COURT**

(ADS C-4, G-9)  
NOT TO SCALE

REVIEWED FOR CODE COMPLIANCE

These plans and specifications have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. However, it is the responsibility of the applicant to ensure that all other applicable codes and requirements are met. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant is responsible for ensuring that all construction is in accordance with the approved plans and specifications. The applicant is responsible for ensuring that all construction is in accordance with the applicable codes and requirements of the jurisdiction. The applicant is responsible for ensuring that all construction is in accordance with the applicable codes and requirements of the jurisdiction.

SIGNATURE: [Signature]  
DATE: 11/24/2025

**PROJECT SUMMARY**

PROJECT SUMMARY					
LOT NUMBERS	TOTAL LOTS	ACRES	GROSS %	NET %	PROPOSED LAND USE
1-90	90	10.39	63.41%	92.67%	RESIDENTIAL SFD
A-V	22	1.25	7.65%	11.18%	PRIVATE COURT
W-FF-MM	11	0.46	2.81%	4.11%	USABLE OPEN SPACE
GG-LL	6	0.36	2.20%	3.22%	SLOPE/LANDSCAPE
<b>TOTALS</b>	<b>129</b>	<b>3.92</b>	<b>23.93%</b>	<b>34.98%</b>	<b>PUBLIC STREET R.O.W.</b>
<b>TOTAL DU</b>	<b>90</b>				
<b>GROSS DEVELOPMENT AREA</b>	<b>16.38</b>	<b>ALL LOTS 1-90, A-MM</b>	<b>5.49</b>	<b>DU/AC GROSS DENSITY</b>	
<b>NET ACRES</b>	<b>11.21</b>	<b>LESS R.O.W. AND PRIVATE COURTS</b>	<b>8.03</b>	<b>DU/AC NET DENSITY</b>	

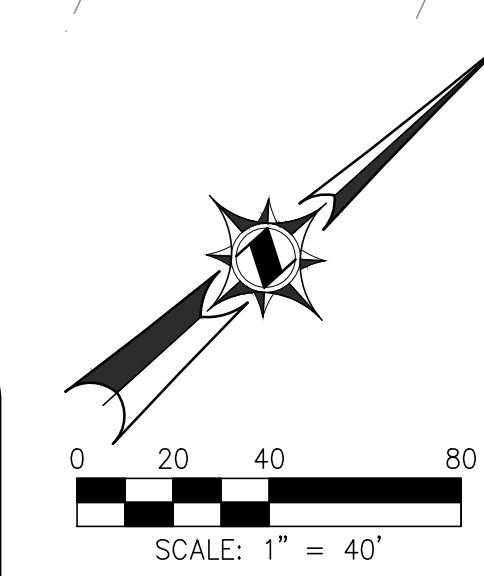
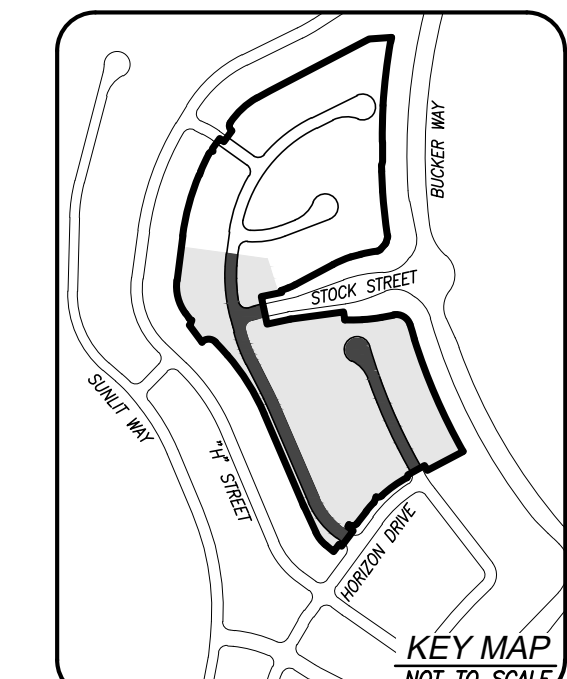
**PROJECT SUMMARY NOTES**

**Density:**  
a. Gross Density: The number of dwelling units per gross acre (see definition of "gross acres")  
b. Net Density: The number of dwelling units per net acre (see definition of "net acres")

**Gross Acres:** The total acreage of the building site including, but not limited to, building site areas, streets, driveways, private recreation areas, ordinance required local park land, open space area, easement areas and slopes.

**Net Acres:** The number of acres remaining after subtracting other land uses such as parks, other peripheral open space, schools and collector and arterial roads and after subtracting slopes greater than ten (10) feet in height from the total gross acreage.

**Net Residential Area:** The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in the public and private street (OC Planned Communities interprets this definition to include alleys and motor courts) and highway rights-of-way, schools, parks, flood control works, off-street parking areas, and any other use, easement or encumbrance which prevents the surface use of the property for a building site or construction of structures (i.e. lettered lots).



**OWNER:**  
RMV PA3 DEVELOPMENT, LLC  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92694  
(949) 240-3363  
ATTN: JAY BULLOCK

**APPLICANT:**  
PulteGroup  
PLANNING  
(949) 257-8770 - AMY MCCRARY  
ATTN: AMY MCCRARY

**PREPARED BY:**  
HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
157 Technology Drive, CA 92618 (949) 953-0910

REVISION	
DATE	DESCRIPTION

**COUNTY OF ORANGE**

**VESTING TENTATIVE TRACT MAP 19323  
RANCH PLAN - PLANNING SUBAREA 3.5  
RMV PA3 DEVELOPMENT - AQ21  
WEST OF BUCKER WAY**

DESIGNED BY: [Signature] DATE: Nov. 11, 2025 COUNTY FILE NO.: VTTM 9323 SHEET **VTTM-2**

CHECKED BY: [Signature]