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SUBDIVISION COMMITTEE FINAL REPORT

DATE: August 21, 2024

TO: Orange County Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: "B" Vesting Tentative Tract Map 19303 within Planning Area 3, Subarea 3.3, Ranch Plan Planned Community

PROPOSAL: The applicant, Rancho Mission Viejo (RMV) requests approval of "B" Vesting Tentative Tract Map 19303 (VTTM19303) to subdivide a 11.66-acre site into 55 numbered lots for conventional single-family detached dwellings and 11 lettered lots for open space, slope/landscape areas and private motor courts.

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 6 "Urban Activity Center"

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 3.3, Lots 3 through 10, and lots H through K of "A" Tract Map 17933 in the Ranch Plan Planned Community. The project site is located east of Ranch Canyon and north of Cow Camp Road, at the southwest corner of the intersection of Lampkin Lane and Legado Road, within the Fifth (5th) Supervisorial District.

**OWNER/
SUBDIVIDER:** RMV PA3 Development, LLC (RMV)

It is noted that the current landownership is RMV, but the transfer of ownership to Shea Homes will begin upon recordation of the Final Tract Map.

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

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

RECOMMENDED ACTION(S):

Land Development recommends OC Subdivision Committee:

- 1) Receive staff report and public testimony as appropriate.
- 2) Find 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 (VTTM) 19303, 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.
 - a. 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 VTTM19303. 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.
 - b. 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 VTTM19303.
 - c. 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 19303, subject to the attached Findings and Conditions of Approval (Appendices A and B).

BACKGROUND AND EXISTING CONDITIONS:

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. TR17933 was approved by the Orange County Board of Supervisors on June 25, 2024. Subarea 3.3 was mass graded per permit GRD22-0016.

Proposed Project

The applicant, Rancho Mission Viejo, requests approval of “B” Vesting Tentative Tract Map 19303 (VTTM19303) to subdivide a 11.66-acre site within Subarea 3.3 of the Ranch Plan Planned Community into 55 numbered lots for conventional single-family detached dwellings and 11 lettered lots for open space, slope/landscape areas and private motor courts. This VTTM is one of multiple “B” maps being proposed in Planning Area 3, Subarea 3.3 of the Ranch Plan. Final Map 17933 established the boundaries of these “B” maps (Exhibit 2 page 4). Further discussion is provided in the Discussion/Analysis section.

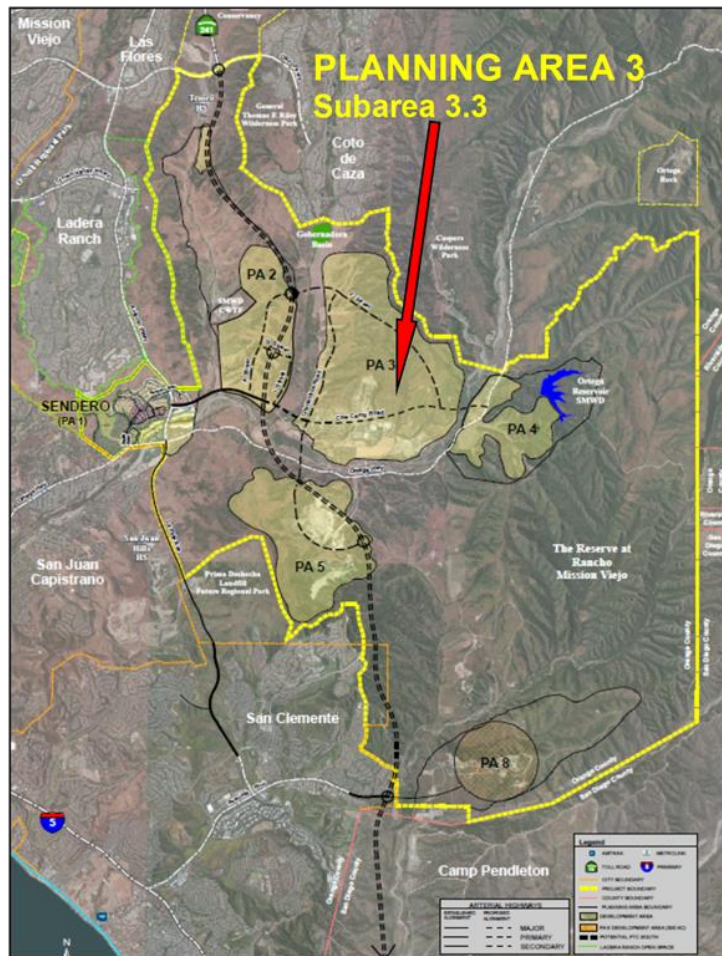
SURROUNDING LAND USE:

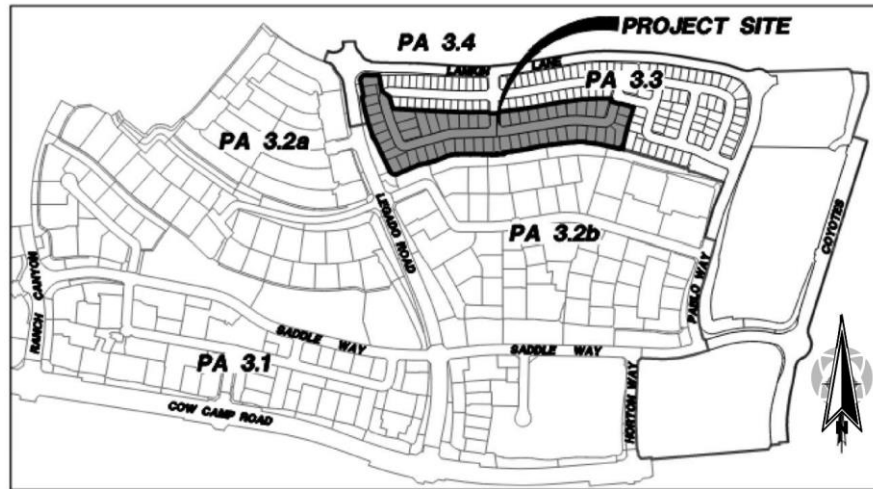
Land uses immediately surrounding the project site include the following:

- North: Vacant land, Future Residential Tract 19302, Lampkin Lane.
- East: Future Residential Tract 19304, Pablo Way.
- West: Future Residential Tract 19152, Legado Road.
- South: Future Residential Tracts 19191.

Please refer to General Vicinity Map (below) and the Project Site Map (following page).

Exhibit 2 – Project Site Map



DISCUSSION/ANALYSIS:**Exhibit 2 – Project Site Map**General Description

The proposed “B” VTTM19303 is a subdivision of a 11.66-acre site within Subarea 3.3 of the Ranch Plan Planned Community into 55 numbered lots for conventional single-family detached dwellings and 11 lettered lots for open space, slope/landscape areas and private motor courts with general access to the tract provided from Stock Street via Lampkin Lane. A model complex is proposed for Lots 30-33. The tract map has been designed to create individual conventional single-family detached residential lots. In addition to Stock Street, access is provided via in-tract public street Allure Drive, Solace Drive and two private motor courts. The two private motor courts providing access to the individual units have been designated as Lots A and B. Lettered Lots C through G and I though K have been designated for slope/landscape; Lot H has been designated for Open Space.

Consistency Analysis:

Proposed “B” VTTM19303 is consistent with:

- a. State Subdivision Map Act and County of Orange Subdivision Code and Manual.
- b. General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.
- c. 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.
- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.3, and the PA3 & 4 Master Area and Subarea Plan Amendment and Addendum (PA180030).
- e. CEQA: The proposed map is consistent with 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.

- f. Alternative Development Standards: All previously approved Alternative Development Standards that are to be incorporated into the development of Subarea 3.3 are listed within the Note #30 on the cover page of proposed VTTM19303.
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

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 3.3, Tract 17933, and related grading permits (GRD22-0016 and GRD22-0136). 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 the PA 3 and 4 ROMP has been established for the project site (Subarea 3.3). VTTM19303 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). The Local Park Code requirement for the subject map VTTM19303 is 0.44 net usable acres of park land based upon a proposal to build 55 dwelling units at a gross residential density of 4.72du/ac (55du/11.66 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 and 4th Amendment approved December 6, 2023.

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. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Areas 3 & 4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA 3 & 4

Master Area Plan PA180030, 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). Rancho Mission Viejo's Final Tract Map 17933 for Subarea 3.3 will include 10.52 acres of public parkland.

- 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 Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The District stated in their "will-serve" letter, dated April 30, 2024, that the District 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.
- 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 via Pablo Way, a public street. Internal tract access will be provided by public streets and private 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.

Subdivision Committee Final Report – August 21, 2024

VTTM19303 – RMV Subarea 3.3

Page 7 of 9

- To ensure that necessary ingress and egress easements are provided along the proposed alleyways with the Final Map, Condition of Approval #7 established which 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 543989, approved on March 21, 2024. OCFA has reviewed the proposed project and has concurred with the proposal. It should be noted that a discrepancy in the labeling of lot H (shown as lot G on the Fire Master Plan) was discovered after approval of the Fire Master Plan. It was brought to the attention of OCFA reviewers and was determined to be negligible and would not require a revision to the approved Fire Master Plan. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM19303 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #22 of the title sheet VTTM19303, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

ALTERNATIVE DEVELOPMENT STANDARDS:

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 VTTM19303. The following approved Ranch PC Alternative Development Standards (approved October 5, 2024) are proposed as part of VTTM19303:

- A-1 36-Foot Double Loaded Streets (Up to 800 ADT)
- A-11 Curb Returns at Each Residential Driveway
- A-18 Modified Knuckle
- A-20 Alternative Neighborhood Sidewalk Detail – Curb-Separated Sidewalk
- B-2 Intersection Sight Line Standards
- B-8 Residential Corner Ramp Condition – At Typical Intersection
- B-9 Modified Color of Curb Ramp Detectable Warning Surface
- G-3a Private Alley Drive Allowing Emergency Vehicle Access
- G-8 Reduced Local Depression on Public Streets
- G-9 Rolled Curb on Private Streets
- J-5 Class III NEV Route

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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,

Subdivision Committee Final Report – August 21, 2024

VTTM19303 – RMV Subarea 3.3

Page 8 of 9

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.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on August 7, 2024. 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.


CEQA COMPLIANCE:

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” VTTM19303.


CONCLUSION:

Based on the review of the subject submittal, staff supports approval of the applicant’s proposed “B” Vesting Tentative Tract Map 19303 (VTTM19303) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

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Bea Bea Jiménez, Division Manager
Land Development, OC Development Services

Concurred by,

DocuSigned by:

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Justin Kirk, Deputy Director
OC Public Works, OC Development Services

CERTIFICATION:

I hereby certify that the Tentative Tract Map 19303 was approved by the Orange County Subdivision Committee on August 21, 2024, per the findings in Appendix A and the conditions in Appendix B.


Lily Sandberg,
Subdivision Committee Chairperson

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix - "B" Map Items

ATTACHMENTS:

- 1. Applicant's Letter of Proposal
- 2. Will Serve Letter
- 3. Project Plans and Fire Master Plan

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 and a filing fee of \$500.00 filed at the Development Processing Center, 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 in written correspondence delivered to OC Development Services.