



ITEM #1

SUBDIVISION COMMITTEE REPORT

DATE: September 17, 2025

TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: Fifth Amendment to Park Modification PM 07-01, the Ranch Plan Planned Community Local Park Implementation Plan (LPIP)

PROPOSAL: Fifth Amendment to PM 07-01, Ranch Plan PC LPIP to reflect actual acreages of parkland that have been developed and dedicated within Planning Area 3, and to reflect recent revisions to parkland area within Planning Areas 3 and 4.

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 1B "Suburban Residential", 6 "Urban Activity Center"

LOCATION: The Ranch Plan Planned Community, which encompasses approximately 22,815 acres located north and south of Ortega Highway, within the 5th Supervisorial District

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

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

STAFF CONTACT: Robert Zegarra, Contract Planner, Land Development Division
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RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Approve the Fourth Amendment to PM07-01, the Ranch Plan Local Park Implementation Plan.

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 uses occurring over a 25- to 30-year period.

Following approval of the overall Ranch Plan project in November of 2004 and Settlement Agreements in August of 2005, plans to proceed with development were approved for the Planning Area (PA) 1 in July of 2006, followed by tentative map and grading plan approvals in 2007. The Orange County Subdivision Committee also originally approved PM07-01, the Ranch Plan Planned Community Park Modification and Local Park Implementation Plan (LPIP) on March 14, 2007. The First Amendment to PM 07-01, the Ranch Plan LPIP was approved on June 20, 2012, which addressed the annexation of 132-acres within PA 1 to the City of San Juan Capistrano and the reallocation of 25.3 acres of public parkland from PA 1 to PA3. The Second Amendment to PM 07-01 was approved on July 16, 2014, which included revisions to reflect the acreages of parkland developed and dedicated within Planning Area 1 and updates to reflect entitlements under the approved Planning Area 2 Master and Subarea Plans 2. The Third Amendment to PM 07-01 was approved on November 20, 2019, which included revisions to reflect the acreages of parkland developed and dedicated within Planning Area 2. The Fourth Amendment to PM 07-01 was approved on December 6, 2023, which included revisions to reflect parkland that has been developed and dedicated within Planning Area 3, and to reflect recent revisions within Planning Areas 3 and 4.

The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 (PA 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).

"A" Vesting Tentative Tract Maps 17936 and 19349 have been submitted for development of Subarea Plans 3.6 and 3.14, respectively, based on the revisions approved under MB24-0070 and have been concurrently reviewed with this proposed Fifth Amendment to the Ranch Plan LPIP.

Proposed Project

The proposed amendment to the Ranch Plan PC LPIP reflects actual acreages of parkland that have been developed and dedicated within PA 3, including a 6.056-acre Community Park (Rienda School Park) in Subarea 3.3 and 6.296 acres of private parks in Subarea 3.4. The proposed amendment also reflects recent revisions to subareas in PA 3 (MB24-0070) and updates to the credited parkland to be consistent with recorded Irrevocable Offers of Dedication (IODs) and Private Park Easements in PAs 1, 2, and 3. Under the

current LPIP (Fourth Amendment), 90.5 acres (65.5 acres public park and 25 acres private recreation) of total parkland is proposed in PA 3 and PA 4. As a result of parkland dedications in PA 3 and the PA 3 and PA 4 subarea plan revisions, the total allocated acreage for parkland in PA 3 and PA 4 is now 123.977 acres (81.577 public, 42.4 private) which increases the previous requirements of PA 3 and PA 4 by 33.477 acres of creditable park land. The proposed amendment to the LPIP will update the existing and proposed acreages within PA 3 and PA 4. The proposed changes are shown in Table 2 of Appendix A.


DISCUSSION/ANALYSIS:

The purpose of this amendment is to update acreages to reflect parkland that have been developed and dedicated within Planning Area 3, to reflect recent updates to the master and subarea plans for Planning Areas 3 and 4, and to update the credited parkland to be consistent with recorded Irrevocable Offers of Dedication (IODs) and Private Park Easements in Planning Areas 1 through 3. The Local Park Code requirement of 94.0 creditable Parkland acres remains a requirement of the Ranch Plan LPIP. Compliance with the Local Park Code will still be achieved via irrevocable offers of dedication for public park sites and the granting of private park easements over private recreation facilities per LPIP Section C.4. The Ranch Plan will continue to satisfy its Local Park requirements by providing a minimum of 70.5 acres of Creditable Public Parkland (75%) and 23.5 acres of Creditable Private Parkland (25%), per Table 2 in the attached report. The amended LPIP now accurately shows the amount of parkland that has been developed and credited in PA1, PA2 and PA3 and the amount of parkland that has been allocated within PA3 and PA4. The revised LPIP document (attached) reflects the actual acreages within PA1, PA2 and PA3 and the proposed acreages within PA3 and PA4.

CONCLUSION:

Based on a review of the subject submittal, staff has determined that the proposed amendment to the Ranch Plan LPIP is consistent with developed and dedicated acreage of parkland within Planning Areas 1, 2, and 3 and is consistent with the approved Master Area and Subareas Plans for Planning Areas 3 and 4. Staff recommends approval of the Fifth Amendment to PM 07-01, the Ranch Plan Local Park Implementation Plan.

Submitted by:

DocuSigned by:

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

CERTIFICATION:

I hereby certify that the Fifth Amendment to the Ranch Plan Local Park Implementation Plan was approved by the Orange County Subdivision Committee on September 17, 2025

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

APPENDICES:

- A. Ranch Plan local Park Implementation Plan, Fifth Amendment Document

APPENDIX A

**RANCH PLAN PLANNED COMMUNITY
LOCAL PARK IMPLEMENTATION PLAN (LPIP)**

March 14, 2007 – Revised June 2012, 7/16/14, 11/6/19, 11/7/22, 12/6/23, and 9/17/25

A. INTRODUCTION

The Local Park Implementation Plan (LPIP) has been prepared by Rancho Mission Viejo to demonstrate how the Ranch Plan Planned Community will provide a local park program in compliance with the Orange County Local Park Code and the Master Plan of Local Parks Component of the Recreation Element of the General Plan.

B. LOCAL PARK REQUIREMENT

Required parkland is calculated by the number of residential units within certain density ranges and a multiplier of public park land acreage per dwelling unit as defined within the Local Park Code.

TABLE 1: RANCH PLAN PLANNED COMMUNITY LOCAL PARK CODE REQUIREMENT BY APPROVED DWELLING UNIT TYPE

Residential Density Type	Gross Res. Density (DU/AC)	Proposed Dwelling Units	Park Land Per Dwelling Unit (Acre per DU) Requirement	Local Park Code Requirement (Acres)
Dwelling Units ≥ 6.5 du/ac (including Attached, Planned Concept, Multi-Family, Apartments and Seniors)	≥ 6.5 DU/AC	9,000	0.006	54.0
Single Family Detached	≤ 6.5 DU/AC	5,000	0.008	40.0
		14,000		94.0

A minimum total of 94.0 net creditable acres of local parks is projected to be required within the Ranch Plan Planned Community, comprising creditable acres of both land and improvements. This estimated total local park requirement is based upon a projected build-out of 14,000 dwelling units. If fewer dwelling units are constructed at build-out of the Ranch Plan Planned Community, proportionately fewer acres of parkland may be

required to satisfy the Local Park Code Requirement pending amendment to this LPIP as approved by the Subdivision Committee.

Creditable parkland provided within the Ranch Plan Planned Community also addresses the recreational needs of permanent and temporary ranching and agricultural employees.

Credit for Improvements

Credit for parkland improvements is not anticipated to be necessary, as shown on Table 2. All required parkland is expected to be satisfied by the provision of at least 94.0 acres of creditable parkland. In lieu of seeking credit for parkland improvements, this LPIP permits local parks of less than 2-acre minimum size, as depicted on Table 2.

C. COMPONENTS OF THE RANCH PLAN RECREATION PROGRAM

Table 2 lists the type, size and credible acres of parks by Planning Area. The anticipated amenities and details of the various park types are summarized below:

1. Community Park (12 to 25+ acres)

There are two proposed types of Community Parks proposed, both located within Planning Area 1:

- Active Community Park: amenities may include, but are not limited to, lighted sports fields, play equipment, sports courts and parking.
- Non-Structured Community Park: amenities may include, but are not limited to a pond, picnicking parking and non-structured recreational turf area conducive to frisbee, informal ball sports, etc.

2. Neighborhood Parks (1 to 2 acres)

A Neighborhood Park is any general use local park developed to serve the active recreation needs of a particular neighborhood. The proposed amenities within these fully improved parks may include, but are not limited to, turfed sports fields, community gardens, and play equipment. These parks may be located adjacent to school facilities.

3. Shared Recreation Facilities (0.4 to 1.5 acres)

Shared Recreation Facilities will likely be centrally located within the higher-density residential projects that are to be served. The creditable portion of Shared Recreation Facilities may include, but not be limited to, flat, turfed play areas, play equipment and tot-lots. The portion of the Shared Recreation Facility that is private fenced pool area would not be considered creditable public parkland. Therefore, the entire Shared Recreation Facility park site shall be approximately an acre or greater, but the creditable acreage may be no less than 0.4 acres.

4. Private Recreation Centers (0.4 to 10 acres)

Private recreation facilities will be privately owned and maintained (by the master maintenance corporation) with private park easement dedicated to the County. The focus of the facilities will be to meet the recreational and community needs of all residents. The proposed amenities within these fully improved Private Recreation Centers may include, but not be limited to, pools, game courts, open turf areas and restroom facilities, fenced and gated with access assured for all Ranch Plan residents.

All of the creditable parkland shown on Table 2 will be subdivided to the thousandth of an acre, graded, and in many cases already constructed. If appropriate, much of the parkland shown on Table 2 will be encumbered by Irrevocable Offers of Dedication and/or park easements.

The Local Park Code requirement of 94.0 acres will be satisfied by no more than 23.5 acres of private parkland, which is the maximum (25%) allowed for private parkland. The remaining 70.5 acres (75%) of public parkland is provided as detailed on Table 2.

The 94.0 acres of private and public parkland will be distributed throughout the Ranch Plan Planned Community as shown on Exhibit 1. The provision of the 23.5 acres of private parkland will be comprised exclusively of private recreation centers. The 70.5 acres of public parkland will be comprised of Community Parks, Neighborhood Parks, Linear Parks and the public portion of Shared Recreation Facilities. These Shared Recreation Facilities will also include private fenced pool areas that will not be considered creditable public parkland.

The assumed creditable parkland acreages in Table 2 are based upon revisions and clarifications to the County of Orange General Plan Local Park Code Criteria (Recreation Element Appendices VII-1 and VII-3), as detailed in Table 3 and approved as part of this Local Park Implementation Plan for the Ranch Plan.

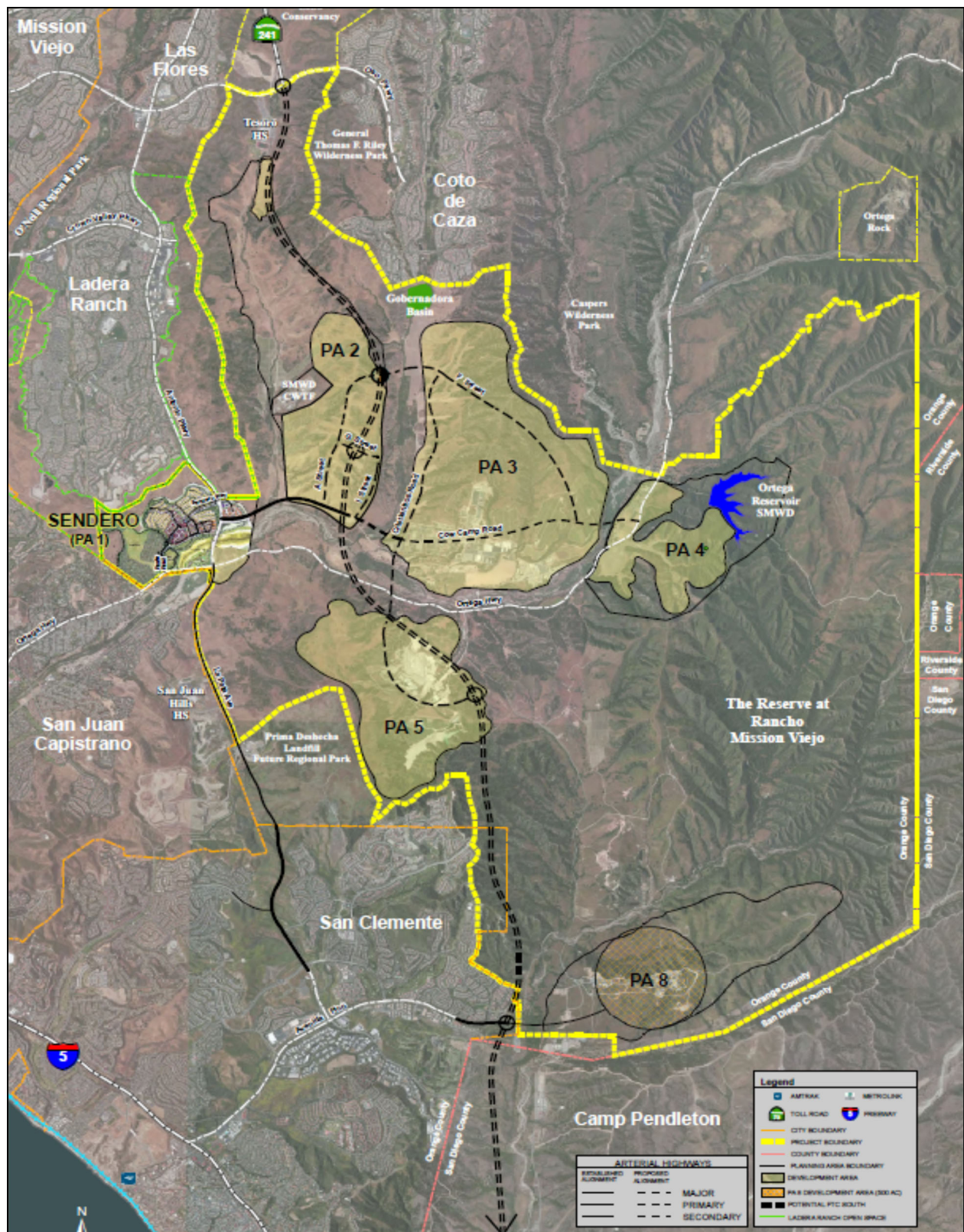


Exhibit 1 – Ranch Plan Planned Community

Ranch Plan PC Planning Area	Park #	Park Facility Type	Estimated Parkland and Improvements Provided & Entitled		Total Parkland Creditable by County		
			Land (Acres)	Estimated Improve-ments (Acres)	Credits Thru PA1, PA2, PA 3		Total Anticipated Creditable Acres
					Land (Acres)	Improve-ments (Acres)	
PLANNED COMMUNITY TOTALS			213	42.6	77.528		94
		Public Park Total	156	31.2	70.686		70.5
		Private Park Total (Not to Exceed 25% of Local Park Code Requirement)	57	11.4	6.842		23.5
Public Parks							
PA1	1	Sendero Field Community Park (Tract 17559, Lot 1)	14.527	2.9	14.527		14.527
	2	Sendero Core Rec Rec Facilities (Tract 17453, Lots 36, 38, 41)	4.517	0.9	4.517		4.517
PA2	3	School Athletic Fields Neighborhood Park (Tract 17561, Lot 57)	4.491	0.9	4.491		4.491
	4	Pavillion (Tract 17561, Lot 63)	1.513	0.3	1.237		1.237
	5	Community Sports Park (Subarea 2.3, Parcel Map 2017-168, Lots 43, 44, B1, C, D E, and F)	29.337	5.9	29.337		29.337
PA3	6	Boulder Pond Park (Subarea 3.2a, Tract 17932, Lots 52-54)	10.521	2.1	10.521		10.521
	7	Rienda School Park (Subarea 3.3, Public)	6.056	1.2	6.056		6.056
	8	Neighborhood Park (Subarea 3.7, Public)	5	1.0			5
	9	Neighborhood Park (Subarea 3.8, Public)	5	1.0			5
	10	Neighborhood Park (Subarea 3.10, Public)	5	1.0			5
	11	Community Park (Subarea 3.11, Public)	20	4.0			20
	12	Neighborhood Park (Subarea 3.13, Public)	5	1.0			5
	13	Neighborhood Park (Subarea 3.14, Public)	20	4.0			20
PA4	14	Neighborhood Park	5	1.0			5
PA5	15	Community Park	5	1.0			5
	16	Neighborhood Park	1	0.2			1
	17	Neighborhood Park	1	0.2			1
PA8	18	Community Park	5	1.0			5
	19	Neighborhood Park	1	0.2			1
	20	Shared Recreation	1	0.2			1

Private Parks							
PA2	A	Community Sports Park (Subarea 2.3, Tract 17563, Lots 42, 43 & 44) *	0.546	0.01	0.546		0.546
PA3	B	Ranch Camp (Subarea 3.1, Tract 17931, Lots 78 & 80)*	6.062	1.2			6.062
	C	Perch (Subarea 3.2a, Tract 17932, Lot 39) *	0.783	0.2			0.783
	D	Rienda Plunge (Subarea 3.2b, Tract 19163, Lot 18)*	1.279	0.256			1.279
	E	Linear Park (Tract 17934 Lot 61)	0.905	0.181	0.905		0.905
	F	Gavilan Ridge Club (Subarea 3.4, Tract 17934, Lots 54-57)	5.391	1.078	5.391		5.391
	G	Neighborhood Park (Subarea 3.6, Public) *	6	1.2			6
		Other Private Parks, Improvements	12.0	2.4			
PA4		Private Recreation Facility	4.0	0.8			4.0
		Other Private Parks, Improvements	6.0	1.2			
PA5		Private Recreation Facility	4.0	0.8			4.0
		Other Private Parks, Improvements	6.0	1.2			
PA8		Private Recreation Facility	4.0				4.0
		Other Private Parks, Improvements	6.0				

Legend:

Black Previously approved per LPIP Amendment #4

Orange Recorded Tract Parkland

Blue Proposed Revisions per LPIP Amendment #5

*Pending private park easement recordation

**TABLE 3: RANCH PLAN PLANNED COMMUNITY PROPOSED REVISIONS
COUNTY OF ORANGE LOCAL PARK CRITERIA**

General Plan Appendix VII-3	Proposed Amendment
1. Size: Minimum parcel size is normally two acres	Within the Ranch Plan, minimum park size shall be approximately an acre or greater, but the creditable acreage may be no less than 0.4 acres.
2. Shape: Currently discourages linear configurations or oddly-shaped parcels. County staff practice has been to allow credit for areas that can be demonstrated to be at least an acre and 100-foot wide	Within the Ranch Plan, credit for community level pedestrian pathways (similar to the Riverine and Terramor Paseos in Ladera Ranch) will be determined by the County upon their implementation on a case-by-case basis.
3. Slope: Active recreational fields (soccer, baseball, etc.) shall be graded to a maximum 1% slope Sloping land up to 20% may be acceptable where it can be used for picnicking or other passive recreation activities that complement usable (flat) park areas	Within the Ranch Plan, slopes of greater than 1%, but less than 5 to 1, are encouraged unless not otherwise allowed by governing bodies of youth sports (AYSO, Little League, etc.) No change
5. Outstanding Topographic Features and Natural Resources: Outstanding scenic features may be considered for partial credit.	For the Ranch Plan PIP, interpret the last sentence of guideline 5 as follows "... potential opportunities identified in any approved master plans <u>or Area Plans</u> shall weigh heavily in determining suitability of such land"
7. Location Criteria: Current criteria for determining maximum service area for various parks: Local, mini park: 0.25 mile Neighborhood: 0.5 mile Community: 3.0 miles	For the Ranch Plan, use the following criteria for determining maximum service area for various parks: Local, mini park: 0.5 mile Neighborhood: 1.0 mile Community: 5.0 miles