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**ITEM #3**

**DATE:** September 17, 2025

**TO:** Orange County Subdivision Committee

**FROM:** OC Development Services - Land Development

**SUBJECT:** "A" Vesting Tentative Tract Map 19349 for Planning Area 3, Subarea 3.14, The Ranch Plan Planned Community

**PROPOSAL:** Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19349 (VTM 19349) to subdivide 121.27 acres into 53 total lots: 20 numbered lots for Urban Activity Center development, a maintenance area, and monument signage; 33 lettered lots for open space/slopes. The map comprises the eastern portion of Subarea 3.14 in Planning Area 3 of the Ranch Plan Planned Community.

**GENERAL PLAN DESIGNATION:** 1B "Suburban Residential"

**ZONING DISTRICT:** Ranch Plan Planned Community

**LOCATION:** The project site is located south of Cow Camp Road, east of Coyotes, in southeastern unincorporated Orange County, in the 5th Supervisorial District.

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

**STAFF CONTACT:** Robert Zegarra, Contract Planner, Land Development Division,  
Robert.Zegarra@ocpq.ocgov.com, 714-667-8893

**RECOMMENDED ACTIONS**

OC Development Services Land Development recommends the Subdivision Committee:

1. Conduct a public hearing;
2. Take public testimony; and
3. Continue item to the item to the October 15, 2025, Subdivision Meeting.

**Discussion**

In accordance with Government Code Section 54955.1. 8. PUBLIC HEARINGS 8.a., the noticed public hearing for Vesting Tentative Tract Map 19349 is recommended to be continued due to unaddressed comments at the time of the agenda posting.

Submitted by:

Signed by:

*Robert Zagarra*

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Robert Zagarra, Contract Planner, Land  
Development Division  
Land Development, OC Development Services

Concurred by:

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*Bea Bea Jiménez*

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