

RESOLUTION NO. 2025-03
RESOLUTION OF THE SUBDIVISION COMMITTEE
OF
ORANGE COUNTY, CALIFORNIA
APPROVING VTTM19324

NOVEMBER 19, 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) 19324, requesting review and approval of said map; and

WHEREAS, VTTM19324 proposes the subdivision of approximately 15.38 acres 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; and

WHEREAS, the subdivision proposed by VTTM19324 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 the requirements and regulations contained in the Ranch Plan Regulation Compliance Matrix, which includes the Ranch EIR mitigation measures, fire prevention code standards of the Orange County Fire Authority, terms and conditions contained in various settlement agreements including the Development Agreement and the Affordable Housing Implementation Agreement, and terms and uses established by the subject Master Area and Subarea plans; and

WHEREAS, in pursuant of the 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 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 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 VTTM19324, 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 VTTM19324, 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 addendums 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 Addendums, 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, either 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, 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: The Project is located in a 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 Planning. 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 VTTM19324 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. 2025-03 was adopted on November 19, 2025 by the Orange County Subdivision Committee.

By: Lily Sandberg, Chairperson
ORANGE COUNTY SUBDIVISION COMMITTEE