THE RANCH PLAN
PLANNING AREAS 3 AND 4
MASTER AREA PLAN
AND
SUBAREA AREA PLANS
3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10,
3.11, 3.12, 3.13, 3.14, AND 4.1

(PA180030)

Updated September 11, 2019
Ranch Plan Planned Community

Planning Areas 3 and 4

Master Area Plan

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED
Approved By: Planning Commission
Approval Date: 9/19/2019
Application: PA180030

Stamped By: OCPW Gutierrezp

Planning Commission Approval: February 25, 2015
Amendment Approvals:
June 8, 2017 (Director)
Updated September 11, 2019 (Planning Commission)

RMV Community Development, LLC
Ranch Plan Planned Community
Planning Areas 3 and 4 Master Area Plan

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Ranch Plan Planned Community
Planning Areas 3 and 4 Master Area Plan

Introduction

The purpose of this Master Area Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area (or in this case two planning areas) in their entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area(s) and community level topics/issues.

A Master Area Plan consists of a map, a set of statistics and other information that describe the general location and type of proposed uses; A Master Area Plan is a process for the refinement of development and open space boundaries and statistical information on an individual and overall Planning Area basis. The map and statistical information presented in the Master Area Plan will be the impetus for refinements and amendments to the PC Development Map and PC Statistical Table. All subsequent projects within the planning area shall be in substantial conformance with the provisions of the approved Master Area Plan. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Development Services, as specified in PC Program Text Section II.A.4.

1. BACKGROUND:

Entitlements: On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the original 22,815-acre Ranch Plan Planned Community area.

CEQA: Concurrent with the foregoing planning efforts, the Board of Supervisors adopted Resolution No. 04-290, certifying FEIR 589 as complete, adequate, and in full compliance with the requirements of CEQA and the State CEQA Guidelines. A Statement of Findings and Overriding Considerations were adopted as part of the approval process. Findings for unavoidable adverse impacts were made for the following topical areas: land use and relevant planning, agricultural resources, water resources, air quality, noise, aesthetics and visual resources, mineral resources, fire protection services and facilities, traffic and circulation, and biological resources.

Settlement Agreement: On December 8, 2004, the City of Mission Viejo (City) and a coalition of concerned environmental groups (Resource Organizations) filed separate actions in the Orange County Superior Court challenging the Board of Supervisors’ approval of the Ranch Plan project and its certification of FEIR 589. Following a series of meetings and negotiations between representatives of the County, the City, the applicant, and the Resource Organizations, the parties achieved full settlement of the
outstanding issues on June 9, 2005 (City) and August 16, 2005 (Resource Organizations), with dismissal of the individual lawsuits following thereafter. The terms of the individual settlements were memorialized in separate settlement agreements executed by and between the parties on the identified dates. Notably, the provisions of the August 16, 2005, settlement agreement (Resource Organizations) resulted in certain refinements to the Ranch Plan project that, in effect, increased the amount of open space that will be permanently protected and managed (i.e., from approximately 15,132 gross acres to 16,942 gross acres) and reduced the acreage available for development activities (i.e., from approximately 7,683 acres to 5,873 acres).

**Resource Agency Approvals:** The Southern Subregion NCCP/MSAA/HCP and associated Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared by the County of Orange in cooperation with the CDFG and the USFWS to provide for the conservation of designated State- and federally listed and unlisted species and associated habitats that are currently found within the 132,000-acre NCCP/MSAA/HCP study area (i.e., the “Southern Subregion”). The NCCP/MSAA/HCP creates a permanent habitat reserve consisting of (1) 11,950 County of Orange-owned acres contained within 3 existing County regional and wilderness parks (O’Neill Regional Park, Riley Wilderness Park, and Caspers Wilderness Park) and (2) 20,868 acres owned by Rancho Mission Viejo (RMV). The USFWS distributed the Final EIS for public review on November 13, 2006. The Implementation Agreement (IA) was signed by the Participating Landowners (i.e., the County, RMV, and the Santa Margarita Water District [SMWD]) in December 2006. CDFG issued an MSAA for the Ranch Plan on September 29, 2008. The MSAA covers the activities associated with implementation of the approved development. The covered activities include: (1) development in Planning Areas 2, 3, 4, 5, and 8; (2) cultivation of orchards; (3) roadway improvements; (4) construction of bikeways and trails; (5) sewer and wastewater facilities; (6) drainage, flood-control, and water quality facilities; (7) maintenance of existing facilities within the Ranch Plan boundary; (8) habitat restoration; (9) geotechnical investigations; and (10) relocation of the RMV headquarters.

**Special Area Management Plan:** A Special Area Management Plan (SAMP) is a voluntary watershed-level planning and permitting process involving local landowners and public agencies that seek permit coverage under Section 404 of the Federal Clean Water Act for future actions that affect jurisdictional “Waters of the U.S.” The SAMP, which was approved by the USACE in 2007, establishes three regulatory permitting procedures: (1) Regional General Permit Procedures for Maintenance Activities Outside of the Ranch Plan Planned Community; (2) Letter of Permission Procedures for Future Qualifying Applicants Subject to Future Section 404 (b)(1) Guidelines Review Outside the Ranch Plan Planned Community; and (3) Long-Term Individual Permits/Letters of Permission for Dredge and Fill Activities within the Ranch Plan Planned Community. With respect to the Ranch Plan Planned Community, the USACE issued an Individual Permit of extended duration to specify allowable impacts to “Waters of the U.S.” over the life of the Ranch Plan project. The long-term Individual Permit would require additional review and analysis as individual projects are proposed within the Ranch Plan Planned Community to ensure consistency with allowable impacts and the terms and conditions of this long-term Individual Permit. The USACE would review specific activities
under the Letter of Permission procedures for the geographic area covered by the Individual Permit as each activity is proposed for implementation.

**Annexation:** In 2009 a 132-acre area was sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,925 acres (or approximately 74.57 percent), was identified for open space uses with 5,758 acres set aside for future development uses.

### 2. LOCATION AND EXISTING USES

This Master Area Plan addresses Planning Areas 3 and 4 which are a portion of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Local Vicinity Map. The approximately 22,683-acre Ranch Plan project site is located in southeastern Orange County located within unincorporated Orange County.

The 3,313-gross acre Planning Areas 3 and 4 development use area is located north and south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, and the Ranch Plan village of Sendero, south of the planned community of Coto de Caza, west of Planning Area 4 and Caspers Regional Park. Planning Area 3 is located in Gobernadora Canyon. Gobernadora Creek flows in a southerly direction through the Planning Area to its confluence with San Juan Creek. San Juan Creek, which is a dominant physical feature extending northeast and southwest through the larger Ranch Plan Planned Community, is located south of Planning Area 3.

The Planning Area 4 development use area is located south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, the Ranch Plan village of Sendero, Planning Area 3 and south of Caspers Regional Park. Planning Area 4 is located in Central San Juan Creek Canyon. San Juan Creek, which is a dominant physical feature extending northeast and southwest through the larger Ranch Plan Planned Community, is located north of Planning Area 4.

Future Cow Camp Road traverses Planning Area 3 in a generally east-west direction and existing Ortega Highway traverses the westerly portion of Planning Area 4 in a generally north-south direction.

Portions of Planning Area 3 have been used for agricultural, nursery and other lease uses for the past 120 years. Existing non-residential agricultural land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area. The Gobernadora Ecological Restoration Area (GERA) is located within the Planning Area 3 open space adjacent to Planning Area 3.
3. MASTER AREA PLAN PROPOSAL

As required by Ranch Plan PC Program Text Section I.C, Condition of Approval No. 1, a Master Area Plan is required for each of the development Planning Areas including Planning Areas 3 and 4. Exhibit 3 on the following page depicts the Ranch Plan Planning Process, and identifies the Master Area Plan in the context of all of the required Ranch Plan entitlement plans, programs and requirement sources.

As defined by PC Program Text Section II.B, a Master Area Plan consists of a map, set of statistics, and other information that describes the general location and type of proposed uses and is a process for the refinement of development and open space boundaries and statistical information on an individual and overall Planning Area basis. All subsequent projects within the planning area must be in substantial conformance with the provisions of the approved Master Area Plan.

3.1 PC Development Map and PC Statistical Table Amendment:

Two of the key components of the Ranch Plan PC Program Text are the PC Statistical Table and the Development Map. The PC Statistical Table regulates the land uses in each planning area and reflects the overall development level throughout the Ranch Plan Planned Community area. The PC Development Map reflects the type of development within each Planning Area. Although the overall zoning, which includes the zoning map and development regulations, was adopted by ordinance, the PC Statistical Table and PC Development Map were adopted by resolution. This was done because the County recognizes that the zoning regulations allow modifications to the PC Statistical Table and PC Development Map, including transfer of development between planning areas. Modifications to the PC Statistical Table and PC Development Map would require Planning Commission, not Board of Supervisors’ action, except for those reallocations and other adjustments that may be approved by the Director, OC Planning, as noted above.

The land use plan for the 3,313-gross acre Planning Areas 3 and 4 includes, residential and non-residential uses within the limits of the Ranch Plan Planned Community Development Map and Statistical Table limits as depicted on Table 1, Planned Community Statistical Table Revision. The Planning Areas 3 and 4 acreage and square footage totals are reflected in the shaded portion of Table 1, PC Statistical Table Revision.
Planning Area 3 & 4

Coverage Area
- General Plan
- Planned Community Zoning

Entitlement Plan Approval
- Development Agreement

CEQA
- Final Program EIR 589
- Additional Documentation, As Required
- Development Agreement Requirements
  - PC Zoning Regulations/Conditions
  - South County Roadway Improvement Program (SCRIIP)
  - Final Program EIR 589 Mitigations/Design Measures
  - HCP/MSAA Permit Requirements
  - Litigation Settlements
    - Service Provider Agreement Requirements
    - Infrastructure Permits/Agreements Requirements
    - Application of County Standard Conditions
    - Special Planning Conditions

Regulatory Compliance
- Monitoring Programs
  - Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

Master Area Plan
Updated September 11, 2019
Page 9 of 39
Exhibit: 3

Ranch Plan Planned Community
# Planning Area 3 & 4

## Development Use

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Revised July 26, 2006, Per Planning Commission Resolution # 06-05.
Revised February 23, 2011, per PA110003, PA110004, PA110005, and PA110006.
Revised March 27, 2013, per Planning Commission
Revised February 26, 2015, per Planning Commission
Revised September 11, 2019, per Planning Commission
3.2 Land Use Plan and Master Area Plan Development Table:

The Master Area Plan is intended to show the general location, acreage and type of land use for each Planning Subarea. 14 Subareas are contained for Planning Area 3 and one Subarea is contained within Planning Area 4. The Land Use Plan (Exhibit 4) depicts the general location of each proposed Subarea Plan within Planning Areas 3 and 4, as required by Ranch Plan PC Program Text Section II.B.3.a.2. The distribution of these land use types is also depicted on Table 2, PA3-4 Master Area Plan Development Table. The location of each of the Subareas is also depicted in Exhibit 4 (Land Use Plan).

The Planning Areas 3 and 4 Master Area Plan include residential, Urban Activity Center (UAC), Business Park, Neighborhood Center and open space uses as well as public facilities and public parklands, and open space. Table 2 provides statistical information for Planning Areas 3 and 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan, depicts the 30-foot grading contours and identifies the land uses within Planning Areas 3 and 4. In summary, 2,396-gross acres of residential use allowing 7,500 total dwelling units, 270 gross acres and 3,400,000 square feet of non-residential uses (201 acres of Urban Activity Center, 19 acres of Neighborhood Center and 50 acres of Business Park) are proposed within the 2,666-gross acre development area portion of Planning Areas 3 and 4. The provision of open space dedications associated with Planning Areas 3 and 4 is discussed further in Section 4.1.D.

The Planning Area 4 Master Area Plan would include Urban Activity Center uses, residential uses, and open space. Table 2 provides statistical information for Planning Area 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan, depicts the 30-foot grading contours and identifies the land uses within Planning Area 4.

The 14 Planning Subareas within PA3 and PA4 are generally described below, including proposed land uses, and described in detail in each specific Subarea Plan.

Subarea 3.1

The 118-gross-acre Subarea 3.1 is located in the southwesterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. Gobernadora Canyon is located easterly of Subarea 3.1. The following land uses are proposed:

- 105 gross acres of residential development area, allowing a total of 775 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
# Planning Area 3 & 4

## Development Table (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)

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- Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
- A wireless facilities tower up to 70 feet in height

- Up to 13 acres of Urban Activity Center (UAC) uses and up to 10,000 square-feet of general uses allowed by Section III.D.1.a (UAC Principal Permitted Uses) of the Ranch Plan PC Program Text. This UAC area may also include, but not be limited, to the following uses allowed by Section III.D.1.a (UAC Principal Permitted Uses)
  - Up to 120,000 square feet of Senior Living Facility uses, as allowed by Section III.A.5.a.3c) (Senior Housing – Principal Permitted Uses) of the Ranch Plan Planned Community Program Text. Units compliant with Section III.A.5.a.3c) (Senior Housing) would not count as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. For the purpose of traffic impact analysis, a maximum of 480 facility units are assumed. The precise mix of nursing care beds, assisted living, and independent living would be determined when a specific project is proposed and would be evaluated as part of the site development permit process.

**Subarea 3.2**

The 102-gross-acre Subarea 3.2 is located in the south-west portion of Planning Area 3, north of Subarea 3.1 between “A” Street and “B” Street. The following land uses are proposed:

- 102 gross acres of residential development area, allowing a total of up to 805 dwelling units, 130 of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

**Subarea 3.3**

The 98-gross-acre Subarea 3.3 is located in the south-central portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea and “C” Street would traverse the easterly boundary of the subarea. The following land uses are proposed:
98 gross acres of residential area, allowing a total of up to 430 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 10 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - A K-8 public school
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

Subarea 3.4
The 80 gross-acre Subarea 3.4 is located in the central portion of Planning Area 3, northerly of Subarea 3.3. "D" Street would traverse the northerly boundary of the subarea. The following land uses are proposed:

80 gross acres of residential area, allowing a total of up to 320 dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

Subarea 3.5
The 163 gross-acre Subarea 3.5 is located in the west-central portion of Planning Area 3. "A" Street would traverse the westerly boundary of the subarea, in a generally north-south direction. Gobernadora Canyon and flood/water quality basins are located westerly of Subarea 3.5. The following land uses are proposed:
• 163 gross acres of residential area, allowing a total of up to 655 dwelling units, including approximately 405 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o Recreational Uses (including, but not limited to):
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    ▪ Up to 5 acres of public parkland
  o Community Facility uses (including, but not limited to):
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ A wireless facilities tower up to 70 feet in height

Subarea 3.6
The 168-gross-acre Subarea 3.6 is located in the central portion of Planning Area 3. San Juan Creek is located southerly of Subarea 3.6. Cow Camp Road would traverse the central portion of the subarea in a generally east-west direction, “C” Street would traverse the westerly boundary and “A” Street would traverse the easterly boundary of the subarea in a generally north-south direction. The following land uses are proposed:

• 168 gross acres of residential area, allowing a total of up to 725 dwelling units, including approximately 280 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  o A potential Home Based Business Enclave (HBBE)
  o Recreational Uses (including, but not limited to):
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and club houses
    ▪ Up to 5 acres of public parkland
  o Community Facility uses (including, but not limited to):
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ Two wireless facilities towers up to 70 feet in height

Subarea 3.7
The 106-gross-acre Subarea 3.7 is located in the southeasterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. San Juan Creek and Planning Area 4 located easterly of Subarea 3.7. The following land uses are proposed:
• 106 gross acres of residential area, allowing a total of up to 395 dwelling units, including approximately 160 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  o A potential Home Based Business Enclave (HBBE)
  o Recreational Uses (including, but not limited to):
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    ▪ Up to 5 acres of public parkland
  o Community Facility uses (including, but not limited to):
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ A wireless facilities tower up to 70 feet in height

Subarea 3.8
The 147-gross-acre Subarea 3.8 is located in the west-central portion of Planning Area 3. "D" Street would traverse the northerly and easterly boundary of the subarea in a generally north-south direction. Gobernadora Canyon is located westerly of Subarea 3.8. The following land uses are proposed:

• 108 gross acres of residential area, allowing a total of up to 400 dwelling units, including approximately 240 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  o Recreational Uses (including, but not limited to):
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    ▪ Up to 5 acres of public parkland
  o Community Facility uses (including, but not limited to):
    ▪ Civic and cultural facilities, including but not limited to community centers, day care facilities, and churches and places of worship
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ Two wireless facilities towers up to 70 feet in height
• Up to 25 acres and up to 405,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
• Up to 14 acres and up to 100,000-square-feet of uses permitted by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
Subarea 3.9

The 146-gross-acre Subarea 3.9 is located in the northerly portion of Planning Area 3. “D” Street would traverse the southerly boundary of the of the subarea in a generally an east-west direction. Gobernadora Canyon is located westerly of Subarea 3.9. The following land uses are proposed:

- 14 gross acres of development area generally zoned residential which would not include any dwelling units but may include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Community Facility uses (including, but not limited to):
    - A wireless facilities tower up to 70 feet in height
- Up to 50 acres and up to 305,000-square-feet of uses permitted by Section III.E.1.a (Business Park – Principal Permitted Uses) of the Ranch Plan PC Program Text.
- Up to 82 acres and up to 1,015,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.10

The 169-gross-acre Subarea 3.10 is located in the easterly portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. The following land uses are proposed:

- 169 gross acres of residential area, allowing a total of 825 dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height

Subarea 3.11

The 243 gross-acre Subarea 3.11 is located in the central portion of Planning Area 3. “C” Street would traverse the easterly boundary and “D” Street the westerly boundary of the subarea in a generally north-south direction. The following land uses are proposed:

- 235 gross acres of residential area, allowing a total of up to 820 dwelling units, none of which are planned as age-qualified units. This residential area may also
include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  o A potential Home Based Business Enclave (HBBE)
  o Recreational Uses (including, but not limited to)
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    ▪ Up to 20 acres of public parkland
  o Community Facility uses (including, but not limited to):
    ▪ Churches, day care, and a potential school site
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ Two wireless facilities towers up to 70 feet in height
  o Up to 8 acres and up to 210,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.12

The 157 gross-acre Subarea 3.12 is located in the easterly portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. The following land uses are proposed:

- 117 gross acres of residential area, allowing a total of up to 545 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  o A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  o A potential Home Based Business Enclave (HBBE)
  o Recreational Uses (including, but not limited to):
    ▪ Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
  o Community Facility uses (including, but not limited to):
    ▪ Churches, day care, and a potential school site.
    ▪ Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    ▪ Two wireless facilities towers up to 70 feet in height
- Up to 40 acres and up to 460,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
Subarea 3.13

The 133 gross-acre Subarea 3.13 is located in the easterly portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. The following land uses are proposed:

- 133 gross acres of residential area, allowing a total of up to 305 dwelling units, all of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height

Subarea 3.14

The 333-gross-acre Subarea 3.14 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northerly boundary of the of the subarea in a generally an east-west direction. Gibby Road would traverse the south-easterly boundary of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.14. The following land uses are proposed:

- 320 gross acres of development area generally zoned residential, which would not include any dwelling units but may include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Up to 20 acres of proposed sports park uses
  - Community Facility uses (including, but not limited to):
    - Two 70 foot tall towers to allow wireless facilities
    - Fire Station, churches and places of worship
    - Approximately 80 acres of detention basins and water quality basins, as allowed by Section III.F.a (Community Facilities) of the Ranch Plan Planned Community Program Text
- Approximately 75 acres of uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses), including but not limited to the existing uses defined under III.H.2.d.
- Up to 8 acres and up to 30,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text
- Up to 5 acres and up to 45,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses of the Ranch Plan PC Program Text).

Subarea 4.1

Subarea 4.1 is the only Subarea proposed within Planning Area 4. The 1,127-gross acre Planning Area 4 includes the 503-gross acre Subarea 4.1 boundary that is coterminous with the Development Area portion of Planning Area 4. Ortega Highway would traverse the westerly portion of the subarea in a generally east-west direction. San Juan Creek is located northwesterly of Subarea 4.1. The following land uses are proposed:

- 478 gross acres of residential area, allowing a total of up to 500 dwelling units, including approximately 200 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height
- Up to 25 acres and up to 700,000 square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text
- Open Space uses as permitted by Section III.I (Open Space) of the Ranch Plan PC Program Text
- Uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses)
The Planning Areas 3 and 4 Master Area Plan Development Table (Table 2) incorporates the PC Statistical Table use acreages and detailed acreages for proposed land use within each Subarea Plan, as required by Ranch Plan PC Program Text Section II.B.3.a. 2, 3, 4 and 6. Specifically, Table 2 denotes the proposed gross and net acreage in the Residential, Urban Activity Center, Neighborhood Center and Business Park categories.

The maximum dwelling unit totals for each Subarea Plan and an estimated senior housing (age qualified) dwelling unit total for the planning area are also provided, as required by PC Program Text Section I.A, General Regulation 27.

An analysis of compatibility with existing, adjacent land uses is required by Ranch Plan PC Program Text Section II.B.3.d.1. The nearest land uses to PA3-4 will be within PA2 and PA5 of the Ranch Plan community. PA2 is being developed prior to and concurrent with the development of PA3-4. It is the intent of the master development that all Planning Areas within the Ranch Plan be compatible with each other.

The Planning Areas 3 and 4 Master Area Plan Development Table (Table 2) provides more detailed information on each Subarea as required by PC Program Text Sections II.B.3 and II.B.4, including an initial estimate of the intensity of non-residential development for purposes of analyzing traffic generation, land use compatibility and infrastructure phasing. More specific non-residential acreages and square footages will be provided with each applicable Subarea Plan.

The Planning Areas 3 and 4 Master Area Plan Development Table (Table 2) also identifies proposed park acreage, which will incrementally satisfy the Ranch Plan’s General Plan Recreation Element parkland requirements as addressed by PC Program Text General Regulation 18 and Section II.B.3.a.6. The Park Implementation Plan is a program designed to plan and monitor the provision and development of local parks within the Ranch Plan in accordance with Quimby Act requirements. The Park Implementation Plan will be maintained and updated over time as the Project is implemented.

### 3.3 Preliminary Conceptual Grading:

The proposed PA3-4 Land Use Plan (Exhibit 4) provides the PA3-4 preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.a.10. A more detailed Concept Grading Plan, at ten-foot contour intervals, will be provided as part of each applicable Subarea Plan, as required by PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan and all subsequent subdivision and grading permits must be consistent with the preliminary concept grading shown on the proposed PA3-4 Land Use Plan (Exhibit 4), or an Area Plan amendment will be required.
3.4 Infrastructure Phasing:

In satisfaction of the Ranch Plan PC Text Master Area Plan requirements Section B.3.a.10 regarding infrastructure phasing for Planning Areas 3 and 4, the applicant anticipates that all proposed infrastructure elements depicted on Exhibits 5 through 11 (circulation, domestic and non-domestic water, wastewater, storm drainage and water quality) will generally be phased by the Subarea order listed below, with the caveat that these assumptions are subject to change as a result of presently unanticipated circumstances (including, but not limited to, market forces):

- Phase 1: Subarea 3.1
- Phase 2: Subarea 3.2 and a portion of Subarea 3.14 (non-residential uses, flood control and water quality basins)
- Phase 3: Subarea 3.3
- Phase 4: Subarea 3.4
- Phase 5: Subarea 3.5
- Phase 6: Subarea 3.6 and a portion of Subarea 3.14 (non-residential uses, flood control and water quality basins)
- Phase 7 thru 13: Subareas 3.7 thru 3.13
- Last Phase: Subarea 4.1

Circulation: Exhibit 5 identifies the following proposed PA3&4 arterial highways:

- **Cow Camp Road:** East-west arterial that will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of the Rancho Mission Viejo Planned Community and Caspers Wilderness Park. A portion of Cow Camp Road, known as Segment 1, is located within Planning Areas 1 and 2. The segment adjacent to and within Planning Area 3, known as Segment 2 includes a bridge over Cañada Gobernadora (currently under construction) and a future bridge over San Juan Creek to Planning Area 4.

  Cow Camp Road is designated as a Scenic Highway Landscape Corridor by the General Plan. In compliance, a 25-foot scenic highway easement from curb-line will be clear of structures and signage.

- **“K” Street/“D” Street.** "K" Street is proposed as an east-west arterial that will extend from Planning Area 2, bridge across Cañada Gobernadora, and at the intersection with “A” Street/“C” Street this arterial will continue through PA3 (depicted as “D” Street on Exhibit 5), ending at a signalized intersection with Cow Camp Road near the western boundary of PA3.

- **“C” Street.** "C" Street is proposed as a north-south arterial that will traverse the central portion of PA3, ending at a signalized intersection with Cow Camp Road.

- **“A” Street.** “A” Street is proposed as a north-south arterial that will traverse the western portion of PA3, ending at a signalized intersection with Cow Camp Road.
• **Gibby Road.** Gibby Road is an existing ranch road that connects PA3 to the existing traffic signal on Ortega Highway. This roadway will eventually traverse Subarea 3.14 and intersect with Cow Camp Road. The County of Orange has approved bridge plans to replace the existing Arizona crossing of San Juan Creek.

• **Ortega Highway.** Ortega Highway will be modified to allow the connection of Cow Camp Road. This will include options for an at-grade intersection or round-about. Portions of Ortega Highway may be realigned in this vicinity while maintaining its current two lane configuration. Portions of Ortega Highway may be realigned in the vicinity of Planning Area 4 while maintaining the two lane configuration. Minor roadway and drainage improvements would be constructed with the adjacent property development. An additional roundabout or signalized intersection would be added northeast of the Cow Camp Road intersection to provide access to the adjacent lots.

• **PA 4 Arterials:** Arterial Roadways within Planning Area 4 will provide access from Ortega Highway into the adjacent areas. These roadways will provide a two-lane secondary arterial roadway for neighborhood and commercial uses within Planning Area 4.

**Domestic Water, Non-Domestic Water & Wastewater:**
Exhibits 6 and 7 depict the location of proposed facilities for domestic and non-domestic water, respectively, which would include three domestic water reservoirs, four non-domestic water reservoirs and installation of water mains for both domestic and non-domestic water. One of the domestic water reservoir sites is located easterly of the development area boundary within the open space (Habitat Reserve) area, as previously addressed by FEIR 589. All other reservoirs and water conveyance facilities would be located with the development areas.

Exhibit 8 depicts the location of proposed wastewater facilities, which would include distribution and collection and two proposed lift stations, all internal to the development area.

**Storm Drainage System:**
Consistent with the Master Plan of Drainage, EIR 589 and the ROMP, storm drains and outfalls would be constructed in conjunction with the development of Planning Areas 3 and 4. The location of these facilities is depicted in Exhibit 9, including:

- 12 outfalls to San Juan Creek.
- 2 outfall to Gobernadora Canyon

**Water Quality System:**

- The proposed water quality facilities generally depicted on Exhibit 10, will be constructed per the more detailed Runoff Management Plan and Conceptual Planning Area Water Quality Management Plan. The proposed water quality facilities associated with Planning Areas 3 and 4, as depicted on Exhibit 10, have been sized to retain runoff volume from the 85th percentile, 24-hour design storm for the developed area tributary to each proposed outfall. Outfalls that do not
discharge to the San Juan Creek floodplain are also designed to achieve the flow duration control standard for hydromodification control. No hydromodification is required of facilities which drain directly into a major drainage channel such as San Juan Creek (see the Master Area Plan Water Quality Management Plan for reference).

3.5 Master Trail and Bikeway Implementation Plan:

Final Program EIR 589, Mitigation Measure 4.12-1, requires that:

"In conjunction with approval of the first Master Area Plan, the applicant shall develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan that would establish viable routes for trails and bikeways to provide connectivity to community trails and bikeways in adjacent developments and with existing and proposed recreational facilities. The Master Trail and Bikeways Implementation Plan shall meet with the approval by the [Director, OC Planning] in consultation with the [Manager, OC Parks]."

In satisfaction of this mitigation measure, a Master Trail and Bikeways Plan was approved by the County in 2011. The location of Master Trail and Bikeway facilities will be per the approved September 2011 Master Trail and Bikeways Implementation Plan. Within Planning Areas 3 and 4 (see Exhibit 11), the only required Master Trail and Bikeway facility is the San Juan Creek Class I Bikeway proposed along the northern side of San Juan Creek adjacent to/parallel with Cow Camp Road.

3.6 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 12 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5.

Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland and citrus trees.

3.7 Compatibility with Caspers Wilderness Park:

PC Program Text General Regulation 21 and 22 generally relate to the compatibility of development with Caspers Wilderness Park. General Regulation 21 requires that exterior lighting adjacent to Caspers be designed and located to confine direct rays to the premises, and parking lots and lighting within PA4 and the eastern edge of PA3 shall minimized refractive light into surrounding neighborhoods and into the night sky. This compatibility will be met through each project’s compliance with County Standard Condition LG01 (Light and Glare), a specified by the February 6, 2014 PC Program Text Guidance Document.

General Regulation 22 requires a broad color palette be provided for the exterior walls and roofing materials of future homes and businesses with a specific emphasis on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings. This compatibility will be ensured when Rancho Mission Viejo builders submit their Site Development Permits and/or construction plans to the County of Orange for approval.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 12

Not To Scale
4. MASTER AREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Planning Areas 3 and 4 Master Area Plan, and all Ranch Plan Master Area Plans, must comply with the following specific requirements in Section I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval
A. NCCP / HCP Planning Guidelines, Condition of Approval No. 3 (Section I.C, page 7)

3. Area Plans for Planning Areas 1 through 9, including Planning Reserve areas and Planning Area 10 (Open Space) shall utilize the recommendations of the draft NCCP/HCP Planning Guidelines (prepared by NCCP/SAMP Working Group, April 2003) developed for the Southern Subregion, Orange County, California and draft Watershed and Sub-Basin Planning Principles (prepared by NCCP/SAMP Working Group, February 2003) developed for the San Juan/Western San Mateo Watersheds, Orange County, California.

As described in Final Program EIR 589 (Section 4.9 Biological Resources and the biological alternative analysis in FEIR 589 Appendix M), each sub-basin (and therefore each development Planning Area, inclusive of Planning Areas 3 and 4) is in compliance with the abovementioned Watershed Planning Principles.

B. Fire Protection Program, Condition of Approval No. 8 (Section I.C, page 8) and Final Program EIR 589 Mitigation Measure Nos. 4.5.1 and 4.5.2

8. Prior to the approval of the first Master Area Plan, the applicant shall obtain Orange County Fire Authority approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D hereof, including a Planned Community-wide Fuel Modification Plan. If adaptive management tools (grazing, prescribed fires, etc.) for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.

The Orange County Fire Authority (OCFA) was the approval authority for the July 2007 Ranch Plan Fire Protection Program which satisfies this requirement for the entirety of the Ranch Plan Area. The updated Preliminary Fuel Modification Plan has been submitted for approval prior to approval of the PA3-4 Master Area Plan, per the Ranch Plan Fire Protection Program Condition of Approval No. 3.b).

C. Runoff Management Plan (except PA-1) & Master Plan of Drainage, Condition of Approval No. 4 (Section I.C, page 7) and Final Program EIR 589 Mitigation Measures No. 4.5-1 and 4.5-2
4. **Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:**

   a. **Prepare a Runoff Management Plan (ROMP) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.**

   b. **Prepare a Master Plan of Drainage (MPD) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division showing all flood control and storm drain features within the affected watershed(s).**

The Ranch-wide ROMP and PA3-4 MPD have been submitted for approval prior to approval of the PA3-4 Master Area Plan.

D. Open Space Agreement. Conditions of Approval #9 (Section I.C, page 8) and Final Program EIR 589 Project Design Features (PDF) 4.9-1 and 4.9-2

9. **Prior to the approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 16,915-acre RMV Open Space.**

Condition 9, above, has been satisfied per the July 25, 2006 Open Space Agreement between the landowner and County, which occurred prior to the July 26, 2006 approval of the first Master Area Plan. Dedicated gross open space acreage associated with Planning Areas 3 and 4 will include 627 total acres of permanent open space reserve. (15 within the PA3 boundary, and 612-gross acres within the PA4 boundary) In addition, the Open Space agreement results in additional permanent open space dedications to the Reserve external to PA3& 4 within Planning Area 10. Both internal and external open space will be phased with development of individual Subareas.

**PC Program Text Section II. Implementation Procedures**

The Master Area Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.a, pages 14-15, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Master Area Plan is in compliance:

1) **Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea.**

   The December 26, 2013 PC Text Guidance Document has amended this requirement such that an exhibit depicting the relationship between the Master Area Plan boundary and the Development Area boundary is satisfactory.

2) **The general location, acreage and type of land use for each Planning Subarea.**

   See Section 3.2 above and refer to Exhibit 4 and Table 2.

3) **Proposed maximum number of dwelling units for each Planning Subarea.**

   See Section 3.2 above and refer to Exhibit 4 and Table 2.
4) Proposed maximum number of gross and net acres for non-residential land uses, including community facilities and service stations to be located within Neighborhood Centers, Urban Activity Centers and/or Business Parks.

See Section 3.2 above and refer to Exhibit 4 and Table 2.

5) A listing of agricultural and other existing and on-going uses, per Section III.H. [PC Program Text], and consistent with [PC Program Text] General Regulation 16.

See Section 3.2 & 3.6 above and refer to Exhibit 12.

6) Estimated acres of park, recreation and other open space uses will be provided in accordance with [PC Program Text] General Regulation No. 18, and the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area.

See Section 3.2 above and refer to Exhibit 4 and Table 2.

7) Identification of applicable project design features, mitigation measures and Development Agreement stipulations unique to the Planning Area.

See Section 3.2 above and refer to Exhibit 4 and the Regulation Compliance Matrix.

8) Other relevant programs, policies and guidelines contained in the Ranch Plan PC, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.

Refer to the Planning Areas 3 and 4 Regulation Compliance Matrix (separate submittal) for all applicable requirements and provisions.

9) A Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004) shall be submitted for review (per Mitigation Measure 4.6-2) and approval by the Director, PDS. The traffic analysis shall include:

a) An evaluation of how any proposed refinements to [the Ranch Plan] circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Final Program EIR 589 mitigation measures.

b) Average Daily Trips generated by uses proposed within the Planning Area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.

Refer to the Planning Areas 3 and 4 Traffic Analysis (separate submission) for a full evaluation per “a” and “b” above relating to Planning Areas 3 and 4.

10) Phasing of infrastructure for the entire planning area, including arterial highway locations (including secondary and collector arterials, if appropriate and known), sewer, storm drainage and a Runoff Management Plan (ROMP), Master Plan of Drainage (MPD), including the location of water quality facilities.

See Section 3.4 above and refer to Exhibits 5 through 10.
11) A broad color palette shall be provided for the exterior walls and roofing materials of future homes and businesses. Specific emphasis shall be placed on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings.

   See Section 3.7 above.


   See Section 4.1.B. above and refer to Ranch Plan Fire Protection Program


   A Ranch Plan Planned Community Annual Monitoring Report framework was approved by the Director, RDMD (predecessor to OC Public Works) on February 19, 2008. The 2013 AMR has been submitted in compliance with this requirement.

14) Preliminary conceptual grading at 30-foot contours.

   See Section 3.2 above and refer to Exhibit 4.

   i. The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Master Area Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.

   Not applicable. The Planning Reserve concept was abandoned per the 2005 Resource Organization Settlement Agreement (ROSA).

   ii. Special consideration of Planning Area 4 shall be per [PC Program Text] General Regulations 21 and 22.

   See Section 3.7 above.

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
• Litigation Settlement Agreement requirements
• Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements as shown on Exhibit 3 (Ranch Plan Planning Process). Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement.

Specifically, two Final EIR 589 Mitigation Measures that are required to be addressed as part of the Master Area Plan are as follows:

• MM 4.7-2: With the submittal of each Master Area Plan, the project applicant shall identify locations where alternative fueling facilities could be sited.

  Are service stations proposed within Planning Areas 3 and 4?
  Neighborhood Electrical Vehicle (NEV) charging stations are provided within PA1 and PA2, and anticipated in Planning Areas 3 and 4.

• MM 4.7-3 (Regulation Compliance Matrix Item #109): With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design.

  Shade trees within parking lots are anticipated, with plans to be finalized as part of appropriate site development permits for non-residential uses.

• MM 4.7-3 (Regulation Compliance Matrix Item #110): As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans

  As implemented in PAs 1 and 2, the means of ensuring this technique is incorporated is the requirement that “Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.

• MM 4.14-14 (Regulation Compliance Matrix Item #198): The Master Area Plan prepared for those Planning Areas containing oil wells (Planning Areas 3 and 9) shall graphically depict the location of all oil wells. Prior to issuance of building permits for those locations with oil wells, the applicant shall submit verification
that final building plans have undergone review by the Department of Conservation, Division of Oil, Gas, and Geothermal Resources and remedial action in compliance with well abandonment procedures has been completed.

Two “wildcat” explorations wells in PA3 were both abandoned as dry holes that never produced oil or had any oil shows while drilling.
PLANNING AREA 3
2,185.8 Acres
PLANNING AREA 3 – DEVELOPMENT BOUNDARY

Parcel name: PA3

North: 113776.9657  East: 130505.5117
Line Course: N 04-54-40 W  Length: 2962.22
North: 116728.3105  East: 130251.9157
Curve Length: 1356.50  Radius: 900.00
Delta: 86-21-28  Tangent: 844.53
Chord: 1231.70  Course: N 38-16-04 E
Course In: N 85-05-20 E  Course Out: N 08-33-12 W
RP North: 116805.3596  East: 131148.6115
End North: 117695.3497  East: 131014.7545
Curve Length: 2311.34  Radius: 9000.00
Delta: 14-42-52  Tangent: 1162.06
Chord: 2304.99  Course: N 88-48-14 E
Course In: S 08-33-12 E  Course Out: N 06-09-40 E
RP North: 108795.4491  East: 132353.3242
End North: 117743.4654  East: 133319.2453
Curve Length: 814.53  Radius: 1600.00
Delta: 29-10-05  Tangent: 416.29
Chord: 805.76  Course: S 69-15-17 E
Course In: S 06-09-40 W  Course Out: N 35-19-45 E
RP North: 116152.7069  East: 133147.5260
End North: 117458.0563  East: 134072.7628
Curve Length: 425.53  Radius: 600.00
Delta: 40-38-05  Tangent: 222.15
Chord: 416.66  Course: S 34-21-13 E
Course In: S 35-19-45 W  Course Out: N 75-57-50 E
RP North: 116968.5503  East: 133725.7990
End North: 117114.0703  East: 134307.8848
Line Course: S 14-02-10 E  Length: 312.58
North: 116810.8230  East: 134383.6959
Line Course: S 31-29-59 E  Length: 348.33
North: 116513.8219  East: 134565.6964
Line Course: S 23-14-23 W  Length: 503.07
North: 116051.5700  East: 134367.1955
Line Course: S 03-31-52 E  Length: 1339.54
North: 114714.5732  East: 134449.6985
Line Course: S 24-57-21 E  Length: 509.58
North: 114252.5710  East: 134664.7002
Line Course: S 50-26-18 E Length: 706.93
   North: 113802.3213 East : 135209.7005
Line Course: S 57-33-15 E Length: 647.16
   North: 113455.1187 East : 135755.8382
Curve Length: 887.59 Radius: 1300.00
   Delta: 39-07-09 Tangent: 461.88
   Chord: 870.45 Course: S 37-59-40 E
Course In: S 32-26-45 W Course Out: N 71-33-54 E
RP North: 112358.0500 East : 135058.3855
End North: 112769.1472 East : 136291.6735
Line Course: S 18-26-06 E Length: 338.44
   North: 112448.0749 East : 136398.6979
Line Course: S 35-20-32 E Length: 485.77
   North: 112051.8267 East : 136679.6959
Line Course: S 55-02-55 E Length: 403.23
   North: 111820.8238 East : 137010.1986
Line Course: N 87-52-53 E Length: 446.31
   North: 111837.3231 East : 137456.2036
Line Course: S 88-48-21 E Length: 743.66
   North: 111821.8248 East : 138199.7020
Line Course: S 21-18-39 E Length: 726.42
   North: 111145.0755 East : 138463.7030
Line Course: S 13-28-48 E Length: 780.76
   North: 110385.8244 East : 138645.7027
Line Course: S 52-59-54 E Length: 608.55
   North: 110019.5757 East : 139131.7017
Line Course: S 15-16-37 E Length: 288.44
   North: 109741.3282 East : 139207.7013
Line Course: S 10-02-31 E Length: 194.99
   North: 109549.3254 East : 139241.7015
Line Course: S 12-25-16 W Length: 2133.95
   North: 107465.3245 East : 138782.6992
Line Course: S 01-29-02 W Length: 733.75
   North: 106731.8206 East : 138763.6981
Line Course: S 30-57-49 W Length: 201.17
   North: 106559.3185 East : 138660.1974
Line Course: S 44-15-11 W Length: 176.26
   North: 106433.0697 East : 138537.1982
Line Course: S 37-24-02 W Length: 831.44
   North: 105772.5665 East : 138032.1952
Line Course: S 53-40-49 W Length: 291.66
   North: 105599.8190 East : 137797.1976
Line Course: S 63-24-01 W Length: 740.92
  North: 105268.0686    East: 137134.6992
Line Course: S 58-31-57 W Length: 429.11
  North: 105044.0668    East: 136768.6957
Line Course: S 49-47-02 W Length: 330.66
  North: 104830.5687    East: 136516.1989
Line Course: S 23-42-54 W Length: 469.93
  North: 104400.3209    East: 136327.1990
Line Course: S 69-32-00 W Length: 825.08
  North: 104111.8214    East: 135554.2015
Line Course: S 58-02-40 W Length: 183.27
  North: 104014.8237    East: 135398.7044
Line Course: N 87-03-09 W Length: 184.74
  North: 104024.3232    East: 135214.2088
Line Course: N 74-35-10 W Length: 292.52
  North: 104102.0720    East: 134932.2105
Line Course: N 88-18-44 W Length: 1366.59
  North: 104142.3222    East: 133566.2133
Line Course: N 86-39-12 W Length: 933.59
  North: 104196.8226    East: 132634.2155
Line Course: N 86-13-24 W Length: 159.91
  North: 104207.3554    East: 132474.6528
Curve Length: 759.51    Radius: 700.00
  Delta: 62-10-00    Tangent: 421.99
  Chord: 722.80    Course: S 62-41-36 W
Course In: S 03-46-36 W    Course Out: N 58-23-24 W
RP North: 103508.8756    East: 132428.5455
End North: 103875.7698    East: 131832.4006
Curve Length: 286.24    Radius: 225.00
  Delta: 72-53-25    Tangent: 166.16
  Chord: 267.32    Course: S 68-03-18 W
Course In: N 58-23-24 W    Course Out: S 14-30-01 W
RP North: 103933.7000    East: 131640.7827
End North: 103775.8671    East: 131584.4461
Line Course: N 75-29-59 W Length: 631.86
  North: 103934.0752    East: 130972.7131
Line Course: N 56-27-29 W Length: 187.77
  North: 104037.8270    East: 130816.2103
Line Course: N 84-53-10 W Length: 129.01
  North: 104049.3264    East: 130687.7138
Line Course: N 49-11-06 W Length: 210.75
  North: 104187.0765    East: 130528.2132
Line Course: N 35-11-19 E Length: 157.97
   North: 106364.3387   East: 128698.7851
Line Course: N 28-36-04 W Length: 8.54
   North: 106371.8366   East: 128694.6969
Line Course: N 74-27-43 W Length: 111.06
   North: 106401.5872   East: 128587.6958
Line Course: N 57-37-26 W Length: 191.87
   North: 106504.3287   East: 128425.6518
Curve Length: 230.36   Radius: 105.00
   Delta: 125-42-00   Tangent: 204.75
   Chord: 186.86   Course: N 05-13-34 E
   Course In: N 32-22-34 E   Course Out: N 21-55-26 W
   RP North: 106593.0066   East: 128481.8766
   End North: 106690.4131   East: 128442.6723
Curve Length: 19.31   Radius: 40.00
   Chord: 19.13   Course: N 54-14-40 E
   Course In: N 21-55-26 W   Course Out: S 49-35-14 E
   RP North: 106727.5203   East: 128427.7373
   End North: 106701.5887   East: 128458.1930
Line Course: N 40-24-46 E Length: 873.07
   North: 107366.3388   East: 129024.1953
Line Course: N 44-24-28 E Length: 290.81
   North: 107574.0869   East: 129227.6926
Line Course: N 28-37-12 E Length: 236.95
   North: 107782.0854   East: 129341.1913
Line Course: N 43-48-51 E Length: 298.99
   North: 107997.8333   East: 129548.1885
Line Course: N 06-58-22 E Length: 140.04
   North: 108136.8376   East: 129565.1891
Line Course: N 25-49-06 E Length: 132.95
   North: 108256.5164   East: 129623.0913
Curve Length: 327.50   Radius: 1000.00
   Delta: 18-45-51   Tangent: 165.23
   Chord: 326.04   Course: N 16-26-11 E
   Course In: N 64-10-54 W   Course Out: S 82-56-45 E
   RP North: 108692.0356   East: 128722.9119
   End North: 108569.2280   East: 129715.3424
Line Course: N 07-03-15 E Length: 2096.28
   North: 110649.6402   East: 129972.7816
Curve Length: 880.37   Radius: 1200.00
   Delta: 42-02-05   Tangent: 461.05
Chord: 860.76  Course: N 28-04-17 E
Course In: S 82-56-45 E  Course Out: N 40-54-40 W
RP North: 110502.2710  East: 131163.6982
End North: 111409.1428  East: 130377.8333
Line Course: N 49-05-20 E  Length: 41.60
North: 111436.3861  East: 130409.2715
Line Course: N 10-53-20 E  Length: 749.28
North: 112172.1756  East: 130550.8143
Line Course: N 09-33-53 W  Length: 435.91
North: 112602.0258  East: 130478.3827
Line Course: N 66-48-41 E  Length: 34.47
North: 112615.5987  East: 130510.0680
Line Course: N 00-13-30 W  Length: 1161.38
North: 113776.9697  East: 130505.5073
Line Course: N 85-11-22 E  Length: 0.00
North: 113776.9697  East: 130505.5073

Perimeter: 42089.31  Area: 95,211,880 sq.ft.  2.185.764 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0060  Course: N 47-18-10 W
Error North: 0.00407  East: -0.00441
Precision 1: 7,014,886.67
PLANNING AREA 4 – DEVELOPMENT BOUNDARY

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Parcel name: PA4

North: 109309.2614  East: 144701.7551
Line Course: S 43-30-07 W Length: 485.79
     North: 108956.8931  East: 144367.3474
Line Course: S 18-12-59 E Length: 103.47
     North: 108858.6088  East: 144399.6928
Line Course: S 36-36-24 E Length: 349.29
     North: 108578.2169  East: 144607.9808
Line Course: S 21-25-38 W Length: 279.92
     North: 108317.6443  East: 144505.7207
Line Course: S 30-20-35 E Length: 875.79
     North: 107561.8234  East: 144948.1490
Line Course: S 53-40-08 W Length: 669.87
     North: 107164.9584  East: 144408.4973
Line Course: S 49-50-20 W Length: 672.82
     North: 106731.0305  East: 143894.3054
Line Course: S 21-40-13 W Length: 428.66
     North: 106332.6663  East: 143736.0164
Line Course: S 47-14-34 W Length: 613.74
     North: 105916.0024  East: 143285.3858
Line Course: S 22-34-23 W Length: 894.13
     North: 105090.3709  East: 142942.1640
Line Course: S 72-58-00 W Length: 522.08
     North: 104937.4391  East: 142442.9853
Line Course: S 04-23-03 E Length: 397.73
     North: 104540.8729  East: 142473.3892
Line Course: S 86-55-50 W Length: 1023.18
     North: 104486.0854  East: 141451.6771
Curve Length: 490.37  Radius: 1800.00
     Delta: 15-36-32  Tangent: 246.71
     Chord: 488.85  Course: N 00-11-41 W
Course In: N 82-00-03 E  Course Out: N 82-23-25 W
     RP North: 104736.5710  East: 143234.1633
     End North: 104974.9353  East: 141450.0157
Curve Length: 382.15  Radius: 400.00
     Delta: 54-44-22  Tangent: 207.07
     Chord: 367.78  Course: N 19-45-36 W
Course In: N 82-23-25 W  Course Out: N 42-52-13 E
RP North: 105027.9051  East: 141053.5385
End North: 105321.0635  East: 141325.6748
Curve Length: 783.83  Radius: 3000.00
   Delta: 14-58-12  Tangent: 394.16
   Chord: 781.61  Course: N 54-36-53 W
Course In: S 42-52-13 W  Course Out: N 27-54-01 E
RP North: 103122.3757  East: 139284.6525
End North: 105773.6658  East: 140688.4548
Curve Length: 320.46  Radius: 150.00
   Delta: 122-24-23  Tangent: 272.88
   Chord: 262.90  Course: S 56-41-49 W
Course In: S 27-54-01 W  Course Out: S 85-29-38 W
RP North: 105641.1013  East: 140618.2647
End North: 105629.3165  East: 140468.7283
Curve Length: 473.13  Radius: 680.00
   Delta: 39-51-55  Tangent: 246.59
   Chord: 463.64  Course: S 15-25-36 W
Course In: S 85-29-38 W  Course Out: S 54-38-27 E
RP North: 105575.8920  East: 139790.8302
End North: 105182.3759  East: 140345.3977
Curve Length: 177.28  Radius: 125.00
   Chord: 162.79  Course: S 05-16-16 E
Course In: S 54-38-27 E  Course Out: S 44-05-54 W
RP North: 105110.0384  East: 140447.3403
End North: 105020.2701  East: 140360.3538
Curve Length: 385.78  Radius: 450.00
   Delta: 49-07-08  Tangent: 205.64
   Chord: 374.07  Course: S 21-20-32 E
Course In: S 44-05-54 W  Course Out: S 86-46-58 E
RP North: 104697.1041  East: 140047.2024
End North: 104671.8494  East: 140496.4932
Curve Length: 356.60  Radius: 250.00
   Delta: 81-43-38  Tangent: 216.28
   Chord: 327.13  Course: S 44-04-51 W
Course In: N 86-46-58 W  Course Out: S 05-03-20 E
RP North: 104685.8798  East: 140246.8872
End North: 104436.8524  East: 140268.9176
Curve Length: 224.23  Radius: 105.00
   Delta: 122-21-29  Tangent: 190.83
   Chord: 183.99  Course: S 23-45-55 W
Course In: S 05-03-20 E  Course Out: S 52-35-11 W  
RP North: 104332.2609  East: 140278.1704  
End North: 104268.4666  East: 140194.7720  
Curve Length: 404.92  Radius: 800.00  
Delta: 29-00-02  Tangent: 206.90  
Chord: 400.61  Course: S 22-54-48 E  
Course In: S 52-35-11 W  Course Out: N 81-35-13 E  
RP North: 103782.4149  East: 139559.3558  
End North: 103899.4617  East: 140350.7470  
Curve Length: 556.79  Radius: 250.00  
Delta: 127-36-22  Tangent: 508.14  
Chord: 448.64  Course: S 55-23-24 W  
Course In: S 81-35-13 W  Course Out: S 29-11-35 W  
RP North: 103862.8846  East: 140103.4372  
End North: 103644.6393  East: 139981.4988  
Curve Length: 347.90  Radius: 2000.00  
Delta: 9-58-00  Tangent: 174.39  
Chord: 347.46  Course: N 55-49-25 W  
Course In: N 29-11-35 E  Course Out: S 39-09-35 W  
RP North: 105390.6017  East: 140957.0065  
End North: 103839.8245  East: 139694.0377  
Curve Length: 673.01  Radius: 1000.00  
Delta: 38-33-39  Tangent: 349.81  
Chord: 660.38  Course: N 31-33-36 W  
Course In: N 39-09-35 E  Course Out: S 77-43-14 W  
RP North: 104615.2131  East: 140325.5221  
End North: 104402.5332  East: 139348.4002  
Curve Length: 134.36  Radius: 110.00  
Delta: 69-59-09  Tangent: 77.00  
Chord: 126.16  Course: N 47-16-21 W  
Course In: S 77-43-14 W  Course Out: N 07-44-05 E  
RP North: 104379.1385  East: 139240.9167  
End North: 104488.1377  East: 139255.7213  
Curve Length: 556.71  Radius: 2000.00  
Delta: 15-56-55  Tangent: 280.17  
Chord: 554.91  Course: S 89-45-37 W  
Course In: S 07-44-05 W  Course Out: N 08-12-50 W  
RP North: 102506.3340  East: 138986.5479  
End North: 104485.8173  East: 138700.8101  
Curve Length: 160.86  Radius: 250.00  
Delta: 36-51-55  Tangent: 83.32  
Chord: 158.09  Course: N 79-46-53 W
Course In: N 08-12-50 W  Course Out: S 28-39-05 W
RP North: 104733.2527  East : 138665.0929
End North: 104513.8644  East : 138545.2231
Line Course: N 61-20-55 W Length: 387.24
North: 104699.5379  East : 138205.3994
Curve Length: 869.86  Radius: 1530.00
Delta: 32-34-29  Tangent: 447.04
Chord: 858.19  Course: N 32-07-10 E
Course In: N 41-35-35 W  Course Out: S 74-10-04 E
RP North: 105843.7921  East : 137189.7310
End North: 105426.3754  East : 138661.6900
Line Course: N 15-49-56 E Length: 238.09
North: 105655.4334  East : 138726.6460
Curve Length: 213.05  Radius: 698.87
Delta: 17-28-01  Tangent: 107.36
Chord: 212.23  Course: N 24-33-56 E
Course In: S 74-10-04 E  Course Out: N 56-42-03 W
RP North: 105464.7667  East : 139399.0042
End North: 105848.4538  East : 138814.8779
Curve Length: 173.95  Radius: 1368.71
Delta: 7-16-54  Tangent: 87.09
Chord: 173.83  Course: N 36-56-24 E
Course In: S 56-42-03 E  Course Out: N 49-25-09 W
RP North: 105097.0174  East : 139958.8668
End North: 105987.3909  East : 138919.3466
Curve Length: 287.54  Radius: 895.02
Delta: 18-24-27  Tangent: 145.02
Chord: 286.31  Course: N 49-47-05 E
Course In: S 49-25-09 E  Course Out: N 31-00-42 W
RP North: 105405.1623  East : 139599.1044
End North: 106172.2503  East : 139137.9788
Curve Length: 82.21  Radius: 5477.20
Delta: 0-51-36  Tangent: 41.10
Chord: 82.20  Course: N 59-25-06 E
Course In: S 31-00-42 E  Course Out: N 30-09-06 W
RP North: 101477.9481  East : 141959.9013
End North: 106214.0765  East : 139208.7548
North: 106347.0643  East : 139143.2390
Curve Length: 212.68  Radius: 275.00
Delta: 44-18-39  Tangent: 111.98
Chord: 207.42  Course: N 04-04-18 W
Course In: N 63-46-23 E  Course Out: N 71-54-58 W
RP North: 106468.5944  East: 139389.9279
End North: 106553.9569  East: 139128.5121
Line Course: N 18-05-02 E  Length: 708.01
North: 107226.9934  East: 139348.2848
Curve Length: 156.36  Radius: 1000.00
  Delta: 8-57-32  Tangent: 78.34
  Chord: 156.20  Course: N 13-36-16 E
Course In: N 71-54-58 W  Course Out: S 80-52-30 E
RP North: 107537.4026  East: 138397.6818
End North: 107378.8137  East: 139385.0265
Curve Length: 382.90  Radius: 1000.00
  Delta: 21-56-19  Tangent: 193.82
  Chord: 380.56  Course: N 20-05-40 E
Course In: S 80-52-30 E  Course Out: N 58-56-11 W
RP North: 107220.2248  East: 140372.3712
End North: 107736.2142  East: 139515.7762
Curve Length: 801.92  Radius: 5500.00
  Delta: 8-21-14  Tangent: 401.68
  Chord: 801.22  Course: N 35-14-26 E
Course In: S 58-56-11 E  Course Out: N 50-34-57 W
RP North: 104898.2724  East: 144227.0485
End North: 108390.5882  East: 139978.0803
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Curve Length: 215.28  Radius: 2000.00
  Delta: 6-10-02  Tangent: 107.74
  Chord: 215.17  Course: N 34-49-08 E
RP North: 107937.9384  East: 142107.7677
End North: 109166.5777  East: 140529.6532
Curve Length: 330.78  Radius: 1500.00
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  Chord: 330.10  Course: N 31-35-07 E
Course In: N 52-05-51 W  Course Out: S 64-43-56 E
RP North: 110088.0571  East: 139346.0672
End North: 109447.7831  East: 140702.5514
Curve Length: 480.75  Radius: 450.00
Delta: 61-12-39  Tangent: 266.19
Chord: 458.21  Course: N 55-52-24 E
Course In: S 64-43-56 E  Course Out: N 03-31-17 W
RP North: 109255.7009  East: 141109.4966
End North: 109704.8512  East: 141081.8571
Curve Length: 17.32  Radius: 200.00
  Delta: 4-57-41  Tangent: 8.66
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  Course In: N 03-31-17 W  Course Out: S 08-28-58 E
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  Delta: 11-52-24  Tangent: 31.20
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  RP North: 109437.0843  East: 141325.3061
  End North: 109736.5591  East: 141343.0486
  Curve Length: 500.42  Radius: 1800.00
  Delta: 15-55-44  Tangent: 251.83
  Chord: 498.81  Course: S 78-38-42 E
  Course In: S 03-23-26 W  Course Out: N 19-19-10 E
  RP North: 107939.7099  East: 141236.5934
  End North: 109638.3496  East: 141832.0958
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  Course In: S 19-19-10 W  Course Out: N 37-45-56 E
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  End North: 109623.0331  East: 141860.2555
  Curve Length: 95.72  Radius: 3000.00
  Delta: 1-49-41  Tangent: 47.86
  Chord: 95.71  Course: S 53-08-54 E
  Course In: N 37-45-56 E  Course Out: S 35-56-15 W
  RP North: 111994.6030  East: 143697.5513
  End North: 109565.6300  East: 141936.8441
Line Course: N 76-32-55 E  Length: 27.73
  North: 109572.0805  East: 141963.8134
  Curve Length: 80.89  Radius: 95.00
  Delta: 48-47-04  Tangent: 43.08
  Chord: 78.47  Course: S 79-03-33 E
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End North: 109557.1880  East : 142040.8535
Curve Length: 195.33  Radius: 535.00
  Delta: 20-55-09  Tangent: 98.77
  Chord: 194.25  Course: S 65-07-36 E
Course In: N 35-19-59 E  Course Out: S 14-24-50 W
RP North: 109993.6432  East : 142350.2592
End North: 109475.4835  East : 142217.0845
Curve Length: 370.20  Radius: 750.00
  Delta: 28-16-53  Tangent: 188.95
  Chord: 366.46  Course: S 89-43-37 E
Course In: N 14-24-50 E  Course Out: S 13-52-03 E
RP North: 110201.8756  East : 142403.7780
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Line  Course: S 72-43-42 E  Length: 77.62
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  North: 109691.5310  East : 143005.5566
Line  Course: S 53-27-21 E  Length: 575.46
  North: 109348.8778  East : 143467.8801
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Line  Course: S 60-04-53 E  Length: 492.90
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  North: 109309.2681  East : 144701.7525

Perimeter: 24226.40  Area: 22,433,326 sq.ft.  514.998 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0072  Course: N 21-44-13 W
Error North: 0.00668  East : -0.00266
Precision 1: 3,364,775.00

PA3-4 Master Area Plan  Updated September 11, 2019  Sheet 9 of 9
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.1

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.1

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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval)
   (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.1

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 257-gross-acre Subarea 3.1 is located in the southwesterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. Gobernadora Canyon is located easterly of Subarea 3.1.

Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses
in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.1 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on Exhibit 3 titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 118 gross acres of development land uses within a terraced and hillside setting, which may include:

- 105 gross acres of residential development area, allowing a total of 775 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to): Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

- Up to 13 acres of Urban Activity Center (UAC) uses and up to 10,000 square-feet of general uses allowed by Section III.D.1.a (UAC Principal Permitted Uses) of the Ranch Plan PC Program Text. This UAC area may also include, but not be limited, to the following uses allowed by Section III.D.1.a (UAC Principal Permitted Uses)
  - Up to 120,000 square feet of Senior Living Facility uses, as allowed by Section III.A.5.a.3)c (Senior Housing – Principal Permitted Uses) of the Ranch Plan Planned Community Program Text. Units compliant with Section III.A.5.a.3)c) (Senior Housing) would not count as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. For the purpose of traffic impact analysis, a maximum of 480 facility units are assumed. The precise mix of nursing care beds, assisted living, and independent living would be determined when a specific project is proposed and would be evaluated as part of the site development permit process.

The Subarea 3.1 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
## Planning Area 3 & 4

### Development Table

#### Planning Area 3 & 4

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<th>Planning Area</th>
<th>Gross Acres</th>
<th>Net Acres</th>
<th>Maximum Dwelling Units</th>
<th>Conventional Single-Family Detached Dwellings</th>
<th>Planned Conceived Detached Dwellings</th>
<th>Multiple-Family Dwellings</th>
<th>Easels Lots</th>
<th>Age-Qualified Dwelling Units</th>
<th>Maximum Non-Residential Square Footage (000)</th>
<th>Parkland Gross Acreage</th>
<th>UAC Gross Acres</th>
<th>UAC Maximum Square Footage of Non-Residential Uses (000)</th>
<th>Neighborhood Center Gross Acres</th>
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<th>Business Park Gross Acres</th>
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<th>Golf Resort Gross Acreage</th>
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3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

- Residential:
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
  b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.
  c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.1. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.
  d. The Subarea Plan 3.1 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.1 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
  e. Age Qualified Housing: The Subarea 3.1 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.1 are submitted, they must be consistent with two aspects of the Subarea 3.1 Development Table 1:

1. The Subarea 3.1 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.

Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.1 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.1 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.1 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.1.
Exhibit 5

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Not To Scale

Subarea Plan 3.1

Updated September 11, 2019

Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.1 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

       1) Compatibility with existing, adjacent land uses.

       No proposed land uses within Subarea 3.1 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

       2) Scenic highway treatments.

       No portion of Subarea 3.1 is located adjacent to an arterial designated as a Scenic Highway.

       3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

       No proposed land uses within Subarea 3.1 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**
   
   Subarea Plan 3.1 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**
   
   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**
   
   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**
   
   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**
   
   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitz-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**
   
   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**
   
   See Section 3.3 above and refer to Exhibit 5 of the PA3&4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**
   
   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

   See Section 3.3 above and refer to Exhibits 6-10 of the PA3&4 Master Area Plan.

10) *Specify community facility locations, including schools.*

   See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulatory Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.2

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.2

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 269-gross-acre Subarea 3.2 is located in the middle-westerly portion of Planning Area 3. “C” Street would traverse the westerly portion of the subarea and “K” Street would traverse the easterly boundary of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly of Subarea 3.2.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.2 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.2 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 102-gross acres of development land uses within a terraced and hillside setting, which may include:

- 102 gross acres of residential development area, allowing a total of up to 805 dwelling units, 130 of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

The Subarea 3.2 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
Planning Area 3 & 4

Subarea Plan 3.2

Updated September 11, 2019

RANCH-WIDE
General Plan
Entitlement Plan Approval

Subarea Plan 3.2

Coverage Area

PLANNING AREA
Planned Community Zoning

Master Area Plan

SUBAREA PLANNING AREA
Subarea Plan

DEVELOPMENT PROJECT
"A" Tentative Tract & Rough Grading

Development Agreement
Development Agreement Requirements

CEQA

Final Program EIR 589
Additional Documentation, As Required

Development Agreement Requirements
PC Zoning Regulations/Conditions
South County Roadway Improvement Program (SCRIP)
Final Program EIR 589 Mitigations/Design Measures
HCP/MSAA Permit Requirements
Litigation Settlements
Service Provider Agreement Requirements
Infrastructure Permits/Agreements Requirements
Application of County Standard Conditions
Special Planning Conditions

Regulatory Compliance

Monitoring Programs

Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

Exhibit: 3

Ranch Plan Planned Community
Subarea 3.2
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4
## Table 1

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3.1 Land Use Plan and Subarea Plan 3.2 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.2. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.2 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.2 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.2 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.2 are submitted, they must be consistent with two aspects of the Subarea 3.2 Development Table (Table 1):

1. The Subarea 3.2 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.2 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.2 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.2 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.2.
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.2 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

   1) Compatibility with existing, adjacent land uses.

   No proposed land uses within Subarea 3.2 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

   2) Scenic highway treatments.

   No portion of Subarea 3.2 is located adjacent to an arterial designated as a Scenic Highway.

   3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

   No proposed land uses within Subarea 3.2 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**
   
   Subarea Plan 3.2 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**
   
   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**
   
   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**
   
   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**
   
   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**
   
   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**
   
   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**
   
   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**
   
   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**
    
    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**
    
    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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A. Final Program EIR 589, MM 4.15-2 requires:

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Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.3

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.3

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

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1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 252-gross-acre Subarea 3.3 is located in the north-central portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea and “K” Street would traverse the middle of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly and Caspers Wilderness Park is located easterly of Subarea 3.3.
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3. SUBAREA PLAN 3.3 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.3 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 98 gross acres of development land uses within a terraced and hillside setting, which may include:

- 98 gross acres of residential area, allowing a total of up to 430 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 10 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - A K-8 public school
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

The Subarea 3.3 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
# Planning Area 3 & 4

## Development Table

(Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Gross Acres</th>
<th>Net Acres</th>
<th>Maximum Dwelling Units</th>
<th>Conventional Single-Family Detached Dwellings</th>
<th>Planned Conceived Detached Dwellings</th>
<th>Multiple-Family Dwellings</th>
<th>Entitle Lots</th>
<th>Age-Qualified Dwelling Units</th>
<th>Maximum Non-Residential Square Footage (000)</th>
<th>Parkland Gross Acreage</th>
<th>Total Acreage (000)</th>
<th>Planning Area Totals</th>
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</table>
3.1 Land Use Plan and Subarea Plan 3.3 Development Table (continued):

a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder's tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.3 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.3 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.3 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.3 are submitted, they must be consistent with two aspects of the Subarea 3.3 Development Table (Table 1):

1. The Subarea 3.3 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.3 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.3 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.3 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.3.
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.3 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

     1) Compatibility with existing, adjacent land uses.

     No proposed land uses within Subarea 3.3 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

     2) Scenic highway treatments.

     No portion of Subarea 3.3 is located adjacent to an arterial designated as a Scenic Highway.

     3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

     No proposed land uses within Subarea 3.3 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.3 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 and 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PA3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.4

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.4

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<td>3.3 Circulation and Infrastructure</td>
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<td>3.4 Agricultural and Other Existing and On-Going Uses</td>
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community  
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.4

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The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

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2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 252-gross-acre Subarea 3.4 is located in the northerly portion of Planning Area 3. "K" Street would traverse the southwesterly portion of the subarea, in a generally east-west direction. Gobernadora Canyon is located westerly, Gobernadora Basin is located northwesterly, Coto de Caza is located northerly and Caspers Wilderness Park is located easterly of Subarea 3.4.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

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The Land Use Plan (Exhibit 4) depicts 80 gross acres of development land uses within a terraced and hillside setting, which may include:

- 80 gross acres of residential area, allowing a total of up to 320 dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential Home Based Business Enclave (HBBE).
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

The Subarea 3.4 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of requirement for inclusion in the Subarea Plan:

- Residential:
  - Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
Planned Community

Planning Area 3 & 4

Coverage Area
- Ranch-wide
- Planning Area
- Subarea Planning Area
- Development Project

Entitlement Plan Approval
- General Plan
- Planned Community Zoning
- Master Area Plan
- Subarea Plan
- “A” Tentative Tract & Rough Grading
- “B” Tentative Tract and/or Site Development Permit & Precise Grading

CEQA
- Final Program EIR 589
- Additional Documentation, As Required

Development Agreement Requirements
- PC Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
- Infrastructure Permits/Agreements Requirements
- Application of County Standard Conditions
- Special Planning Conditions

Regulatory Compliance

Monitoring Programs
- Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Page 6 of 16

Exhibit: 3
### Planning Area 3 & 4

**Development Table (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)**

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<th>Age-Qualified Dwelling Units</th>
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3.1 Land Use Plan and Subarea Plan 3.4 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.4. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.4 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.4 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.4 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.4 are submitted, they must be consistent with two aspects of the Subarea 3.4 Development Table (Table 1):

1. The Subarea 3.4 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.4 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.4 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.4 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.4.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Subarea Plan 3.4

Updated September 11, 2019
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.4 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

       1) Compatibility with existing, adjacent land uses.

       No proposed land uses within Subarea 3.4 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

       2) Scenic highway treatments.

       No portion of Subarea 3.4 is located adjacent to an arterial designated as a Scenic Highway.

       3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

       No proposed land uses within Subarea 3.4 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.4 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitz-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3&4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

*These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval.* (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.5

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 178-gross-acre Subarea 3.5 is located in the central portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction, and “K” Street would traverse the easterly boundary of the subarea in a generally north-south direction. Subarea 3.5 is surrounded by Subarea 3.1 to the west, Subarea 3.2 to the northwest, Subarea 3.7 to the northeast, Subarea 3.6 to the east and Subarea 3.8 to the south.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.5 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.5 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4 on Page 8) depicts 163 gross acres of development land uses within a terraced and hillside setting, which may include:

- 163 gross acres of residential area, allowing a total of up to 655 dwelling units, including approximately 405 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

The Subarea 3.5 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
Planning Area 3 & 4

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3
## Planning Area 3 & 4

### Development Table

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3.1 Land Use Plan and Subarea Plan 3.5 Development Table (continued):

a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.5. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

c. The Subarea Plan 3.5 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.5 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

d. Age Qualified Housing: The Subarea 3.5 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.5 are submitted, they must be consistent with two aspects of the Subarea 3.5 Development Table (Table 1):

1. The Subarea 3.5 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.5 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.5 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.5 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.5.
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.5 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. *Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*

   1) *Compatibility with existing, adjacent land uses.*

   No proposed land uses within Subarea 3.5 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

   2) *Scenic highway treatments.*

   No portion of Subarea 3.5 is located adjacent to an arterial designated as a Scenic Highway.

   3) *Proposals for treatment of vegetation, biological resources or geological features that may be affected.*

   No proposed land uses within Subarea 3.5 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.5 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) *Specify community facility locations, including schools.*

   See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:
   “As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

   These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.6

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.6

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 335-gross-acre Subarea 3.6 is located in the southeasterly portion of Planning Area 3. Cow Camp Road would traverse the middle of the subarea in a generally east-west direction. San Juan Creek and Planning Area 4 located easterly of Subarea 3.6.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.6 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.6 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 168 gross acres of development land uses within a terraced and hillside setting, which may include:

- 168 gross acres of residential area, allowing a total of up to 725 dwelling units, including approximately 280 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and club houses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height

The Subarea 3.6 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
Planning Area 3 & 4

**Coverage Area**
- Ranch-Wide
- Planning Area
- Subarea Planning Area
- Development Project

**Entitlement Plan Approval**
- General Plan
- Planned Community Zoning
- Master Area Plan
- Development Agreement

**CEQA**
- Final Program EIR 589
- Development Agreement Requirements
- PC Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
- Infrastructure Permits/Agreements Requirements
- Application of County Standard Conditions
- Special Planning Conditions

**Regulatory Compliance**

**Monitoring Programs**
- Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

**SUBAREA PLAN**
**PLANNING PROCESS**
Ranch Plan Planned Community

Exhibit: 3
## Planning Area 3 & 4

### Development Table

| Planning Area | Gross Acres | Net Acres | Maximum Dwelling Units | Conventional Single-Family Detached Dwellings | Planned Conceived Detached Dwellings | Multiple-Family Dwellings | Entite Lots | Age-Qualified Dwelling Units | Maximum Non-Residential Square Footage (000) | Parkland Gross Acreage | Urban Activity Center (UAC) | Neighborhood Center | Business Park | Open Space Use | Planning Area Totals |
|---------------|-------------|-----------|-------------------------|---------------------------------------------|-------------------------------------|----------------------------|-------------|----------------------------|---------------------------------------------|---------------------|---------------------|---------------------|--------------|-----------------|---------------|----------------|------------------|
| Planning Areas 3 & 4 | 2,396 | 1,372 | 7,500 | 1,415 | 4,000 | 2,085 | 2,865 | 120 | 95 | 201 | 2,830 | 19 | 145 | 50 | 305 | 0 | 2,666 | 647 | 3,313 |
| Subarea 3.1 | 105 | 76 | 775 | 0 | 520 | 255 | 0 | 120 | 5 | 13 | 10 | | | | | | | | | 118 |
| Subarea 3.2 | 102 | 74 | 805 | 125 | 435 | 245 | 130 | 5 | | | | | | | | | | | | | | | 102 |
| Subarea 3.3 | 98 | 71 | 430 | 130 | 100 | 200 | 0 | 10 | | | | | | | | | | | | | | | 98 |
| Subarea 3.4 | 80 | 58 | 320 | 140 | 125 | 55 | 320 | 5 | | | | | | | | | | | | | | | 80 |
| Subarea 3.5 | 163 | 119 | 655 | 165 | 435 | 55 | 405 | | | | | | | | | | | | | | | 163 |
| Subarea 3.6 | 168 | 122 | 725 | 50 | 405 | 270 | 280 | 5 | | | | | | | | | | | | | | | 168 |
| Subarea 3.7 | 106 | 77 | 395 | 50 | 160 | 185 | 160 | 5 | | | | | | | | | | | | | | | 106 |
| Subarea 3.8 | 108 | 79 | 400 | 160 | 240 | 240 | 5 | 25 | 14 | 100 | | | | | | | | | | | | | | 147 |
| Subarea 3.9 | 14 | | | | | | | | | | | | | | | | | | | | | | | | 82 | 1,015 | 146 |
| Subarea 3.10 | 169 | 123 | 825 | 200 | 625 | | 825 | 5 | | | | | | | | | | | | | | | 169 |
| Subarea 3.11 | 235 | 171 | 820 | 200 | 400 | 220 | 20 | 8 | 210 | | | | | | | | | | | | | | | 243 |
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| Subarea 3.13 | 133 | 97 | 305 | 50 | 155 | 100 | 305 | 5 | | | | | | | | | | | | | | | 133 |
| Subarea 3.14 | 320 | | | | | | | | | | | | | | | | | | | | | | | | 20 | 8 | 30 | 5 | 45 | 333 |
| Subarea 4.1 | 478 | 220 | 500 | 225 | 175 | 100 | 200 | 5 | 25 | | | | | | | | | | | | | | | 503 |
3. Land Use Plan and Subarea Plan 3.6 Development Table (continued):

a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.6. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.6 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.6 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.6 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.6 are submitted, they must be consistent with two aspects of the Subarea 3.6 Development Table (Table 1):

1. The Subarea 3.6 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.6 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.6 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.6 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.6.
Planning Area 3 & 4

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Not To Scale

Updated September 11, 2019
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.6 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

       1) Compatibility with existing, adjacent land uses.

       No proposed land uses within Subarea 3.6 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

       2) Scenic highway treatments.

       Subarea 3.6 is located adjacent to an arterial designated as a Scenic Highway.

       3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

       No proposed land uses within Subarea 3.6 are located adjacent to significant biological resources or geological features that may be affected.
The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.6 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitz-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3-4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) *Specify community facility locations, including schools.*

   See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.7

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS
1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community  
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.7

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 319-gross-acre Subarea 3.7 is located in the east-central portion of Planning Area 3. "K" Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Wilderness Park is located easterly of Subarea 3.7.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.7 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.7 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 106 gross acres of development land uses within a terraced and hillside setting, which may include:

- 106 gross acres of residential area, allowing a total of up to 395 dwelling units, including approximately 160 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height

The Subarea 3.7 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  - Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
Planning Area 3 & 4

Planning Process

Coverage Area
- Ranch-Wide
- Planning Area
- Subarea Planning Area
- Development Project

Entitlement Plan Approval
- General Plan
- Planned Community Zoning
- Master Area Plan
- Subarea Plan
- "A" Tentative Tract & Rough Grading
- "B" Tentative Tract and/or Site Development Permit & Precise Grading
- Development Agreement

CEQA
- Final Program EIR 589
- Additional Documentation, As Required
- Development Agreement Requirements
- PC Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
- Infrastructure Permits/Agreements Requirements
- Application of County Standard Conditions
- Special Planning Conditions

Regulatory Compliance

Monitoring Programs
- Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

Subarea Plan
Ranch Plan Planned Community
Exhibit: 3
## Planning Area 3 & 4

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<th>Net Acres</th>
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<th>Planned Conceded Detached Dwellings</th>
<th>Multiple-Family Dwellings</th>
<th>Entrel Lots</th>
<th>Age-Qualified Dwelling Units</th>
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3.1 Land Use Plan and Subarea Plan 3.7 Development Table (continued):

a. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

b. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.7. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

c. The Subarea Plan 3.7 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.7 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

d. Age Qualified Housing: The Subarea 3.7 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 3.7 are submitted, they must be consistent with two aspects of the Subarea 3.7 Development Table (Table 1 on Page 10):

1. The Subarea 3.7 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.7 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.7 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.7 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.7.
Exhibit 5

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Subarea Plan 3.7

Updated September 11, 2019

Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.7 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

   1) Compatibility with existing, adjacent land uses.

   No proposed land uses within Subarea 3.7 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

   2) Scenic highway treatments.

   No portion of Subarea 3.7 is located adjacent to an arterial designated as a Scenic Highway.

   3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

   No proposed land uses within Subarea 3.7 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) *Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.*

   Subarea Plan 3.7 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) *The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.*

   See Section 3.1 above and refer to Table 1.

3) *Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18*

   See Section 3.1 above and refer to Exhibit 4.

4) *Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses*

   See Section 3.1 above and refer to Exhibit 4.

5) *A legal description (metes and bounds) of the edge of development.*

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) *A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.*

   See Section 3.4 above and refer to Exhibit 5.

7) *Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.*

   See Section 3.3 above and refer to Exhibit 5 of the PA3-4 Master Area Plan.

8) *Concept grading plan at 10 foot contours.*

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) Conceptual stormwater drainage, water and wastewater system locations.

See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) Specify community facility locations, including schools.

See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.

Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

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A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

*These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval.* (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.8

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.8

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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.8

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4.

All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.8 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.8.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.8 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.8 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 147 gross acres of development land uses within a terraced and hillside setting, which may include:

- 108 gross acres of residential area, allowing a total of up to 400 dwelling units, including approximately 240 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and Clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Civic and cultural facilities, including but not limited to community centers, day care facilities, and churches and places of worship
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height
- Up to 25 acres and up to 405,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
- Up to 14 acres and up to 100,000-square-feet of uses permitted by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
## Planning Area 3 & 4

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The Subarea 3.8 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

3.1 Land Use Plan and Subarea Plan 3.8 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.8. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.8 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.8 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.8 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.8 are submitted, they must be consistent with the Subarea 3.8 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.8 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.8 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.8 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.8.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Planning Area 3 & 4

Updated September 11, 2019
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.8 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

      1) Compatibility with existing, adjacent land uses.

      No proposed land uses within Subarea 3.8 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

      2) Scenic highway treatments.

      Subarea 3.8 is located adjacent to an arterial designated as a Scenic Highway.

      3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

      No proposed land uses within Subarea 3.8 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.8 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   No residential land uses are proposed within Subarea 3.8.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   No HBBE land uses are proposed within Subarea 3.8.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.9

Updated September 11, 2019
Application # PA180030
RMV Community Development, LLC
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1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval)
   (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.9

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consists of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.9 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.9.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.9 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.9 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 146 gross acres of development land uses within a terraced and hillside setting, which may include:

- 14 gross acres of development area generally zoned residential which would not include any dwelling units but may include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Community Facility uses (including, but not limited to):
    - A wireless facilities tower up to 70 feet in height
- Up to 50 acres and up to 305,000-square-feet of uses permitted by Section III.E.1.a (Business Park – Principal Permitted Uses) of the Ranch Plan PC Program Text.
- Up to 82 acres and up to 1,015,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

The Subarea 3.9 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  - Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
Planning Area 3 & 4

Coverage Area

Entitlement Plan Approval

CEQA

Regulatory Compliance

Monitoring Programs

RANCH-WIDE

General Plan

Planned Community Zoning

Development Agreement

PLANNING AREA

Master Area Plan

Development Agreement Requirements

PC Zoning Regulations/Conditions

South County Roadway Improvement Program (SCRIP)

Final Program EIR 589 Mitigations/Design Measures

HCP/MSAA Permit Requirements

Litigation Settlements

Service Provider Agreement Requirements

Infrastructure Permits/Agreements Requirements

Application of County Standard Conditions

Special Planning Conditions

SUB AREA PLAN

PlANNING PROCESS

Ranch Plan Planned Community

Additional Documentation, As Required

“A” Tentative Tract & Rough Grading

“B” Tentative Tract and/or Site Development Permit & Precise Grading

Grading and Construction Phase

Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

Exhibit: 3
## Planning Area 3 & 4

### SUBAREA PLAN 3.9
#### DEVELOPMENT TABLE
(Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)

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<tr>
<th>Planning Area</th>
<th>Residential</th>
<th>Urban Activity Center (UAC)</th>
<th>Neighborhood Center</th>
<th>Business Park</th>
<th>Open Space Use</th>
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<td>Net Acres</td>
<td>Maximum Dwelling Units</td>
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<td>Planning Areas 3 &amp; 4</td>
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</table>
3.1 Land Use Plan and Subarea Plan 3.9 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.9. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.9 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.9 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.9 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.9 are submitted, they must be consistent with the Subarea 3.9 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.9 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.9 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.9 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.9.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Subarea Plan 3.9
Updated September 11, 2019
Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.9 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

       1) Compatibility with existing, adjacent land uses.

       No proposed land uses within Subarea 3.9 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

       2) Scenic highway treatments.

       Subarea 3.9 is located adjacent to an arterial designated as a Scenic Highway.

       3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

       No proposed land uses within Subarea 3.9 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.9 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   No residential land uses are proposed within Subarea 3.9.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   No HBBE land uses are proposed within Subarea 3.9.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) *Specify community facility locations, including schools.*

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulatory Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

*These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval.* (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.10

Updated September 11, 2019

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RMV Community Development, LLC
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Subarea Plan • Planning Areas 3 and 4 • Subarea 3.10

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A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

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2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.10 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.10.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.10 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.10 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 169 gross acres of development land uses within a terraced and hillside setting, which may include:

- 169 gross acres of residential area, allowing a total of 825 dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height

The Subarea 3.10 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  - Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
Planning Area 3 & 4

Coverage Area

Entitlement Plan Approval

Development Agreement

CEQA

Final Program EIR 589

Development Agreement Requirements

PC Zoning Regulations/Conditions

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Application of County Standard Conditions

Special Planning Conditions

Monitoring Programs

Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3
## Planning Area 3 & 4

### Development Use

<table>
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<th>Planning Area</th>
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<th>Maximum Dwelling Units</th>
<th>Conventional Single-Family Detached Dwellings</th>
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3.1 Land Use Plan and Subarea Plan 3.10 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.10. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.10 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.10 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.10 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.10 are submitted, they must be consistent with the Subarea 3.10 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.10 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.10 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.10 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.10.
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.10 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

1) Compatibility with existing, adjacent land uses.

No proposed land uses within Subarea 3.10 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

2) Scenic highway treatments.

Subarea 3.10 is located adjacent to an arterial designated as a Scenic Highway.

3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

No proposed land uses within Subarea 3.10 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

Subarea Plan 3.10 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

No residential land uses are proposed within Subarea 3.10.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

No HBBE land uses are proposed within Subarea 3.10.

5) **A legal description (metes and bounds) of the edge of development.**

See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**

See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

_These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval._ (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.11

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.11

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LIST OF EXHIBITS

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2. Subarea Local Vicinity Map                                           4
3. Ranch Plan Planning Process                                          6
4. Land Use Plan                                                        7
5. Agricultural and Other Existing On-Going Uses Map                    12

ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.11

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.11 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.11.
Planning Area 3 & 4

MASTER AREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Subarea Plan 3.11
Updated September 11, 2019
Page 4 of 16
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.11 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.11 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 243 gross acres of development land uses within a terraced and hillside setting, which may include:

- 235 gross acres of residential area, allowing a total of up to 820 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to)
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 20 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Churches, day care, and a potential school site
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height
  - Up to 8 acres and up to 210,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

The Subarea 3.11 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details
Planning Area 3 & 4

Coverage Area
- RANCH-WIDE
- PLANNING AREA
- SUB PLANNING AREA
- DEVELOPMENT PROJECT

Entitlement Plan Approval
- General Plan
- Planned Community Zoning
- Master Area Plan
- Subarea Plan
- Development Agreement

CEQA
- Final Program EIR 589
- Development Agreement Requirements
- Additional Documentation, As Required
- PC Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
- Infrastructure Permits/Agreements Requirements
- Application of County Standard Conditions
- Special Planning Conditions

Regulatory Compliance

Monitoring Programs
- Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3
## Planning Area 3 & 4

### Development Table

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<th>Age-Qualified Dwelling Units</th>
<th>Maximum Non-Residential Square Footage (000)</th>
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listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- **Residential:**
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

**3.1 Land Use Plan and Subarea Plan 3.11 Development Table (continued):**

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.11. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.11 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.11 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.11 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.11 are submitted, they must be consistent with the Subarea 3.11 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.11 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.11 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.11 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.11.
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.11 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

      1) Compatibility with existing, adjacent land uses.

      No proposed land uses within Subarea 3.11 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

      2) Scenic highway treatments.

      Subarea 3.11 is located adjacent to an arterial designated as a Scenic Highway.

      3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

      No proposed land uses within Subarea 3.11 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.
   
   Subarea Plan 3.11 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.

   No residential land uses are proposed within Subarea 3.11.

3) Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18

   See Section 3.1 above and refer to Exhibit 4.

4) Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses

   No HBBE land uses are proposed within Subarea 3.11.

5) A legal description (metes and bounds) of the edge of development.

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..

   See Section 3.4 above and refer to Exhibit 5.

7) Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) Concept grading plan at 10 foot contours.

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.12

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.12

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3. Ranch Plan Planning Process ....................................................... 6
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
**Ranch Plan Planned Community**  
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.12

**Introduction**

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

**1. BACKGROUND:**

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

**2. LOCATION AND EXISTING USES:**

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.12 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.12.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.12 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.12 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 157 gross acres of development land uses within a terraced and hillside setting, which may include:

- 117 gross acres of residential area, allowing a total of up to 545 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
  - Community Facility uses (including, but not limited to):
    - Churches, day care, and a potential school site.
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height
- Up to 40 acres and up to 460,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

The Subarea 3.12 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
Planning Area 3 & 4

Exhibit: 3

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Coverage Area
Entitlement Plan Approval
CEQA
Regulatory Compliance
Monitoring Programs

- General Plan
- Planned Community Zoning
- Master Area Plan
- Subarea Plan
- Development Agreement
- Development Agreement Requirements
- PC Zoning Regulations/Conditions
- Final Program EIR 589
- South County Roadway Improvement Program (SCRIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
- Infrastructure Permits/Agreements Requirements
- Application of County Standard Conditions
- Special Planning Conditions

- Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

- "A" Tentative Tract & Rough Grading
- "B" Tentative Tract and/or Site Development Permit & Precise Grading

Development and Construction Phase
## Planning Area 3 & 4

### Development Table

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</table>
• Residential:
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

3.1 Land Use Plan and Subarea Plan 3.12 Development Table (continued):

  b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder's tentative tract maps and site development permits.

  c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.12. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

  d. The Subarea Plan 3.12 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.12 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

  e. Age Qualified Housing: The Subarea 3.12 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.12 are submitted, they must be consistent with the Subarea 3.12 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.12 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.12 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.12 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.12.
Exhibit: 5

Agricultural and Other Existing On-Going Uses

Ranch Plan Planned Community

Subarea Plan 3.12
Updated September 11, 2019

Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.12 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

      1) Compatibility with existing, adjacent land uses.

      No proposed land uses within Subarea 3.12 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

      2) Scenic highway treatments.

      Subarea 3.12 is located adjacent to an arterial designated as a Scenic Highway.

      3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

      No proposed land uses within Subarea 3.12 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.12 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   No residential land uses are proposed within Subarea 3.12.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18.**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses.**

   No HBBE land uses are proposed within Subarea 3.12.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.13

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.13

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.13 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.13.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.13 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.13 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 133 gross acres of development land uses within a terraced and hillside setting, which may include:

- 133 gross acres of residential area, allowing a total of up to 305 dwelling units, all of which are planned as age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 70 feet in height

The Subarea 3.13 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
  a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.
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3.1 Land Use Plan and Subarea Plan 3.13 Development Table (continued):

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

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“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

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PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.13.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Not To Scale
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.13 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

   1) Compatibility with existing, adjacent land uses.

   No proposed land uses within Subarea 3.13 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

   2) Scenic highway treatments.

   Subarea 3.13 is located adjacent to an arterial designated as a Scenic Highway.

   3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

   No proposed land uses within Subarea 3.13 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.13 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   No residential land uses are proposed within Subarea 3.13.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   No HBBE land uses are proposed within Subarea 3.13.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.14

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
Ranch Plan Planned Community
Subarea Area Plan 3.14

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1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval)
   (under separate cover)
Ranch Plan Planned Community  
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.14

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.14 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.14.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.14 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.14 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 333 gross acres of development land uses within a terraced and hillside setting, which may include:

- 320 gross acres of development area generally zoned residential, which would not include any dwelling units but may include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Up to 20 acres of proposed sports park uses
  - Community Facility uses (including, but not limited to):
    - Two 70 foot tall towers to allow wireless facilities
    - Fire Station, churches and places of worship
    - Approximately 80 acres of detention basins and water quality basins, as allowed by Section III.F.a (Community Facilities) of the Ranch Plan Planned Community Program Text
- Approximately 75 acres of uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses), including but not limited to the existing uses defined under III.H.2.d.
- Up to 8 acres and up to 30,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text
- Up to 5 acres and up to 45,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses of the Ranch Plan PC Program Text.

The Subarea 3.14 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:
Subarea 3.8
Residential, Neighborhood Center, UAC

Subarea 3.9
Business Park, UAC

Subarea 3.13
Residential, UAC
AQ, HBBE

Subarea 3.12
Residential, UAC
AQ, HBBE

Subarea 3.11
Residential, UAC
AQ, HBBE

Subarea 3.10
Residential

Subarea 3.7
Residential
AQ, HBBE

Subarea 3.6
Residential
AQ, HBBE

Subarea 3.5
Residential
AQ

Subarea 3.4
Residential
HBBE

Subarea 3.1
Residential, UAC (Incl. SLF)
AQ, HBBE

Subarea 3.14
Recreation, Neighborhood Center, UAC, Community Facilities, Agricultural and Other Existing and On-Going Uses

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ (Age Qualified)
- Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing

Exhibit: 4

SUBAREA 3.14
LAND USE PLAN
Ranch Plan Planned Community

Subarea Plan 3.14
Updated September 11, 2019
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### Planning Area 3 & 4

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Residential:
   a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

3.1 Land Use Plan and Subarea Plan 3.14 Development Table (continued):
   b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.
   c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.14. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.
   d. The Subarea Plan 3.14 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.14 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
   e. Age Qualified Housing: The Subarea 3.14 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.14 are submitted, they must be consistent with the Subarea 3.14 row of Table 1, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Square Footage” totals. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.14 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.14 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.14 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.14.
AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Subarea Plan 3.14
Updated September 11, 2019

Exhibit 5
Not To Scale
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.14 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

   d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

      1) Compatibility with existing, adjacent land uses.

      No proposed land uses within Subarea 3.14 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

      2) Scenic highway treatments.

      Subarea 3.14 is located adjacent to an arterial designated as a Scenic Highway.

      3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

      No proposed land uses within Subarea 3.14 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 3.14 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   No residential land uses are proposed within Subarea 3.14.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18.**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses.**

   No HBBE land uses are proposed within Subarea 3.14.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H.**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PAs 3 and 4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulatory Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

*These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval.* (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 4.1

Updated September 11, 2019

Application # PA180030

RMV Community Development, LLC
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ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval) (under separate cover)
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 4.1

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Areas 3 and 4 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consists of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan and the previously approved Master Area Plan for PA-3-4.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) had been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February of 2011. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1), Subarea 4.1 is the only Subarea proposed within Planning Area 4. The 1,127-gross acre Planning Area 4 includes the 515-gross acre Subarea 4.1 boundary that is coterminous with the Development Area portion of Planning Area 4. Ortega Highway would traverse the westerly portion of the subarea in a generally east-west direction. San Juan Creek is located northwesterly of Subarea 4.1.
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 4.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 4.1 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 503 gross acres of development land uses within a terraced and hillside setting, which may include:

- 478 gross acres of residential area, allowing a total of up to 500 dwelling units, including approximately 200 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - A wireless facilities tower up to 70 feet in height
- Up to 25 acres and up to 700,000 square-feet of uses permitted by Section III.D.1.1 (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text
- Open Space uses as permitted by Section III.I (Open Space) of the Ranch Plan PC Program Text
- Uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses)

The Subarea 4.1 Development (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of requirements for inclusion in the Subarea Plan:
Planning Area 3 & 4

Subarea Plan 4.1

Updated September 11, 2019

Coverage Area

Entitlement Plan Approval

CEQA

Regulatory Compliance

Development Agreement Requirements

PC Zoning Regulations/Conditions

South County Roadway Improvement Program (SCRIP)

Final Program EIR 589 Mitigations/Design Measures

HCP/MSAA Permit Requirements

Litigation Settlements

Service Provider Agreement Requirements

Infrastructure Permits/Agreements Requirements

Application of County Standard Conditions

Special Planning Conditions

Monitoring Programs

Monitoring Reports, Regulatory Compliance Matrix, Document Maintenance and Other Programs

Development Agreement

Final Program EIR 589

Additional Documentation, As Required

SUBAREA PLAN

PLANNING PROCESS

Ranch Plan Planned Community

Exhibit: 3
Subarea 3.1
Residential, UAC (Incl. SLF)
AQ, HBBE

Subarea 3.2
Residential, UAC
AQ, HBBE

Subarea 3.3
Residential
HBBE

Subarea 3.4
Residential
AQ

Subarea 3.5
Residential
HBBE

Subarea 3.6
Residential
AQ, HBBE

Subarea 3.7
Residential
AQ

Subarea 3.8
Residential, Neighborhood Center, UAC

Subarea 3.9
Business Park, UAC

Subarea 3.10
Residential

Subarea 3.11
Residential, UAC
HBBE

Subarea 3.12
Residential, UAC
HBBE

Subarea 3.13
Residential, UAC
AQ, HBBE

Subarea 3.14
Recreation, Neighborhood Center, UAC, Community Facilities, Agricultural and Other Existing and On-Going Uses

Subarea 3.15
Residential

Subarea 3.16
Residential

Subarea 3.17
Residential

Subarea 3.18
Residential

Subarea 3.19
Residential

Subarea 3.20
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Subarea 3.97
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Subarea 3.98
Residential

Subarea 3.99
Residential

Subarea 4.1
Residential, UAC
AQ, HBBE

Exhibit: 4
## Planning Area 3 & 4

### Development Table

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<th>Net Acres</th>
<th>Maximum Dwelling Units</th>
<th>Conventional Single-Family Detached Dwellings</th>
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<th>Planned Multiple-Family Dwellings</th>
<th>Entitle Lots</th>
<th>Age-Qualified Dwelling Units</th>
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3.1 Land Use Plan and Subarea Plan 4.1 Development Table (continued):

a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Areas 3 and 4.

b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder’s tentative tract maps and site development permits.

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 4.1. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 4.1 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 4.1 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 4.1 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 4.1 are submitted, they must be consistent with two aspects of the Subarea 4.1 Development Table (Table 1):

1. The Subarea 4.1 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 4.1 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 4.1 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 4.1 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.

- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)

- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Areas 3 and 4 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 4.1.
Exhibit: 5

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Subarea Plan 4.1  Updated September 11, 2019  Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 4.1 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

    d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

        1) Compatibility with existing, adjacent land uses.

        No proposed land uses within Subarea 4.1 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

        2) Scenic highway treatments.

        Subarea 4.1 is located adjacent to an arterial designated as a Scenic Highway.

        3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

        No proposed land uses within Subarea 4.1 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in italics. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**

   Subarea Plan 4.1 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) **The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.**

   See Section 3.1 above and refer to Table 1.

3) **Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18**

   See Section 3.1 above and refer to Exhibit 4.

4) **Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses**

   See Section 3.1 above and refer to Exhibit 4.

5) **A legal description (metes and bounds) of the edge of development.**

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitz-Zollars, dated January 20, 2015).

6) **A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..**

   See Section 3.4 above and refer to Exhibit 5.

7) **Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.**

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) **Concept grading plan at 10 foot contours.**

   See Section 3.2 above and refer to Exhibit 4.
PC Program Text Section II. Implementation Procedures (continued):

9) **Conceptual stormwater drainage, water and wastewater system locations.**

   See Section 3.3 above and refer to Exhibits 6-10 of the PA3-4 Master Area Plan.

10) **Specify community facility locations, including schools.**

    See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) **The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.**

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project’s mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project’s requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)