

**ADDENDUM NO.1  
(PA06-0023) FOR FINAL EIR NO. 589**

**THE RANCH PLAN  
PLANNING AREA 1**



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## SECTION 1.0 PURPOSE OF ADDENDUM

This Addendum was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000, et seq., and the state CEQA Guidelines, California Code of Regulations Sections 15000, et seq. CEQA Guidelines Section 15164(a) states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to CEQA Guidelines Section 15162(a), a subsequent Environmental Impact Report (EIR) or Negative Declaration is only required when:

*1) substantial changes are proposed in the project. or; 2) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or; 3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following: (A) the project will have one or more significant effects not discussed in the previous EIR; or (B) significant effects previously examined will be substantially more severe than shown in the previous EIR; or (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The Ranch Plan Final Program Environmental Impact Report No. 589 hereafter referred to as FEIR 589 was certified by the Orange County Board of Supervisors on November 8, 2004, as adequately addressing the potential environmental impacts associated with the development of the “Ranch Plan,” a 22,815-acre Planned Community allowing for the development of 14,000 dwelling units and 5,200,000 square feet of employment uses. The location of the Ranch Plan project site, approvals granted, and actions being addressed as part of this Addendum to FEIR 589 are further addressed in Section 2.0, Project Description.

The purpose of this Addendum is to analyze the potential differences between the impacts evaluated in FEIR 589 and those that would be associated with the development of Planning Area 1. The scope of the Planning Area 1 project is a subset of the larger Ranch Plan project addressed in FEIR 589. As described in detail herein, there are no new significant impacts resulting from these changes nor is there any substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with these proposed changes would either be the same or less than the anticipated levels ascribed in the approved FEIR 589. In addition, there are no substantial changes to the circumstances under which the Planning Area 1 would be undertaken. Therefore, in accordance with CEQA Guidelines Section 15164, this Addendum No. 1 to the previously approved FEIR 589 is the appropriate environmental documentation for construction-level approvals associated with development in Planning Area 1. In taking action on any of the approvals outlined in Section 2.0, Project Description, the decision making body must consider the whole of the data presented in FEIR 589 and this Addendum to the FEIR.

The following section, Section 2.0, provides background on the Ranch Plan project, actions taken subsequent to the approval by the Board of Supervisors, and a description of the proposed actions associated with Planning Area 1.

Section 3.0 is the County's Environmental Checklist. Section 4.0 presents an environmental analysis of the proposed Planning Area 1 project. A brief summary of the conclusions from FEIR 589 is included, as well as a description of the existing conditions. As previously noted, Planning Area 1 represents a portion of the much larger, previously approved, Ranch Plan project. Therefore, only those mitigation measures from the previously approved document that are applicable to Planning Area 1 have been included in this analysis.

## **SECTION 2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT LOCATION**

#### **2.1.1 RANCH PLAN**

The approximately 22,815-acre Rancho Mission Viejo (RMV) Planning Area is located in southeast Orange County within unincorporated Orange County. The planned community of Ladera Ranch and the cities of Mission Viejo, San Juan Capistrano, and San Clemente border the RMV Planning Area on the west. The City of Rancho Santa Margarita borders the northern edge of the RMV Planning Area; the United States Marine Corps Base (MCB) Camp Pendleton in San Diego County borders the southern edge; and Caspers Wilderness Park and the Cleveland National Forest, as well as several private properties in Riverside and San Diego counties, border the site on its eastern edge.

#### **2.1.2 PLANNING AREA 1**

The 810-acre Planning Area 1 is located immediately east of the City of San Juan Capistrano in the vicinity of Antonio Parkway and Ortega Highway and immediately south of the Ladera planned community. Planning Area 1 serves as the western entry point into the remaining easterly portions of the larger RMV Planning Area. Ortega Highway traverses the southern portion of Planning Area 1 in a southwest to northeast direction. Antonio Parkway traverses Planning Area 1 in a generally north-south direction. Planning Area 1 is bisected by San Juan Creek, which is a dominant physical feature extending northeast and southwest through the larger RMV Planning Area. Planning Area 1 is presented in a regional and local context on Exhibits 2-1 and 2-2, respectively.

### **2.2 PROJECT BACKGROUND**

#### **2.2.1 THE RANCH PLAN PROGRAM EIR 589**

The Ranch Plan project was developed in coordination with the Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (NCCP/MsAA/HCP) and the Special Area Management Plan (SAMP) planning programs to ensure that the Ranch Plan project was substantially consistent with the draft planning guidelines and principles formulated to address biological and water resources in the larger subregion. In addition, a third process, the South County Outreach and Review Effort (SCORE), was developed by the County of Orange to seek input from the community on the project.

As part of the CEQA process, the County of Orange prepared and circulated a Notice of Preparation (NOP)/Initial Study for The Ranch Plan Program EIR 589 on February 24, 2003. The County received 52 comment letters. A Revised NOP outlining minor changes in the project was sent on March 23, 2004, to the recipients of the original NOP and others who commented on the NOP and/or wished to be added to the notification list. The County of Orange Planning Commission held a public scoping meeting on the project and associated Program EIR on April 23, 2003, at the City of Mission Viejo City Council chambers.

The County of Orange released Draft Program EIR 589 (Draft EIR 589) for public review and comment on June 10, 2004, for a 61-day public review period. Copies of the document were made available in the following branch libraries in south Orange County: Laguna Niguel, Rancho Santa Margarita, San Clemente, San Juan Capistrano Regional, Mission Viejo, and Ladera Ranch. The County received 193 written comments (letters and emails) during the public

review period on Draft EIR 589. All of these comments were responded to in writing and are part of FEIR 589. In addition, five public meetings were held before the Orange County Planning Commission.

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. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. This alternative allowed for the construction of 14,000 dwelling units, 3,480,000 square feet of urban activity center uses on 251 acres, 500,000 square feet of neighborhood center uses on 50 acres, and 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 7,683 acres of the RMV Planning Area. The balance of the RMV Planning Area, totaling approximately 15,132 gross acres (or approximately 66.32 percent), was identified for open space uses.

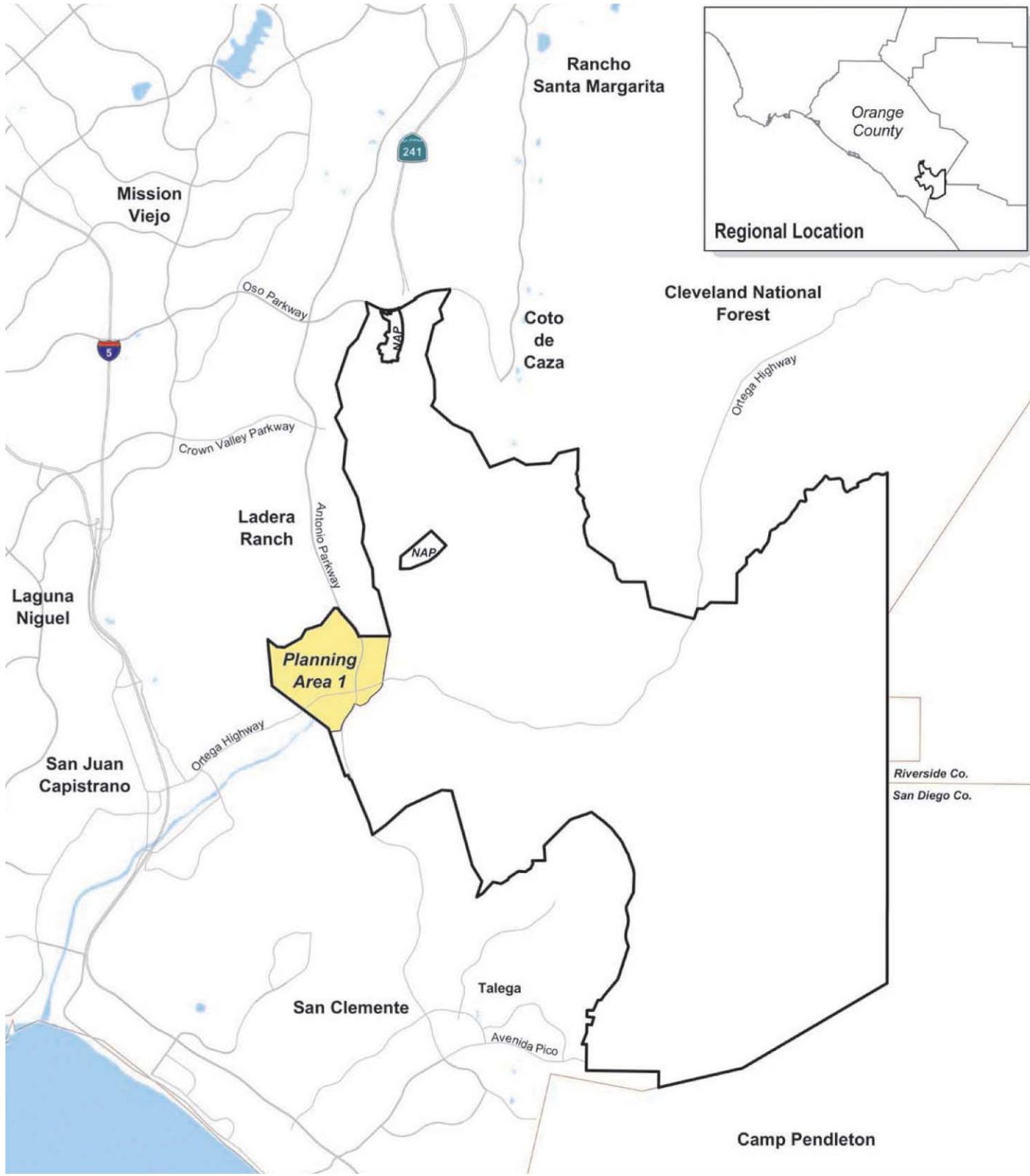
Concurrent with the foregoing approvals, the Board of Supervisors adopted Resolution No. 04-290, certifying FEIR 589 as complete, adequate, and in full compliance with the requirements of CEQA and the State CEQA Guidelines. Findings and a Statement of Overriding Considerations were adopted as part of 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.

## **2.2.2 SETTLEMENT AGREEMENTS**

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 (Orange County Superior Court Case Nos. 04CC11999 and 04CC01637). In summary, the individual actions raised questions concerning (i) potential local and regional transportation impacts associated with implementation of the Ranch Plan project and (ii) the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the RMV Planning Area. 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), respectively, with dismissal of the individual lawsuits following thereafter.

The terms of the individual settlements were memorialized in separate 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). The project focused on further protection of resources by concentrating development in the areas with lower biological resource values while continuing to protect high resource values, including the vast majority of the western portion of the San Mateo Creek Watershed within the RMV Planning Area.

The project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game



**Regional Location**

**Exhibit 2-1**

*Planning Area 1 Addendum*



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### Local Vicinity

### Exhibit 2-2

Planning Area 1 Addendum



(CDFG), and the U.S. Fish and Wildlife Service (USFWS). The refinements resulted in what is referred to as “Alternative B-12,” a plan that is consistent with the settlement agreements. Alternative B-12 would retain 16,942 gross acres of the RMV Planning Area in protected open space and allow for development activities on 5,873 acres. At the same time, Alternative B-12 provides the same level of housing and nonresidential development as previously approved for the B-10 Modified Alternative. It should be noted that for the B-12 Alternative, an overstated impact analysis is assumed for development in Planning Areas 4 and 8 and for the orchards in Planning Areas 6 and 7. The final footprint of future development/orchards within these planning areas is undefined at this time because the precise location of future development/orchards is not known. As such, possible impacts in Planning Area 4 are assumed to affect a larger “impact area” of approximately 1,127 acres and the impacts for Planning Area 8 are assumed to affect a larger “impact area” of approximately 1,349 acres. The impact areas in Planning Areas 6 and 7 are approximately 249 acres and 182 acres, respectively. Therefore, the total impact area for Alternative B-12 is approximately 7,788 acres. It should be emphasized that this impact analysis overstates possible impacts because, ultimately, Ranch Plan project development in the areas of overstated impacts is limited to 550 acres of development and 175 acres of reservoir uses in Planning Area 4, 500 acres of development in Planning Area 8, and a total of 50 acres of orchards in Planning Areas 6 and/or 7. The configuration of the 500 acres of development in Planning Area 8 is required to take into consideration the findings of five years of arroyo toad telemetry studies in conjunction with minimizing impacts, as required by the USACE Special Conditions.

All subsequent discussion of the “Ranch Plan project” in this Addendum refers to Alternative B-12, unless otherwise noted.

### **2.2.3 MITIGATION AND REGULATORY MONITORING PROGRAM**

In conjunction with the approval of the Ranch Plan project, 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 concurrently with and as a condition of approval of the project. In addition, there are other compliance measures that apply to the Ranch Plan 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 project, a program for monitoring their implementation was 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. 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 are 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 Area 1 have been included as Attachment A to this Addendum.

## 2.2.4 NCCP/MSAA/HCP

The proposed Southern Subregion NCCP/MSAA/HCP and associated EIR/EIS are being prepared by the County of Orange in cooperation with CDFG and the USFWS in accordance with the provisions of the state Natural Community Conservation Planning Act of 1991 (NCCP Act), California Endangered Species Act (CESA), federal Endangered Species Act (FESA), and Section 1600 et seq. of the California Fish and Game Code. The proposed Southern Subregion NCCP/MSAA/HCP would provide for the conservation of designated state and federal listed and unlisted species and associated habitats that are currently found within the 132,000-acre NCCP/MSAA/HCP study area (southern subregion). The NCCP/MSAA/HCP is a voluntary, collaborative planning program involving landowners, local governments, state and federal agencies, environmental organizations, and interested members of the public in the formulation and approval of the NCCP. The purpose of the NCCP Program is to provide long-term, large-scale protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth. The NCCP process was initiated to provide an alternative to “single species” conservation efforts. The shift in focus from single species, project-by-project conservation efforts to large-scale conservation planning at the natural community level was intended to facilitate regional and subregional protection of a suite of species that inhabit a designated natural community or communities.

Under current federal law, and without the NCCP/MSAA/HCP, each local government/agency/landowner proposing to impact occupied listed-species habitat would need to obtain either a FESA Section 7 consultation or a Section 10 permit in order to proceed with the implementation of its proposed project(s). Similarly, local governments, agencies, and landowners proposing to alter the bed and/or bank of a stream subject to the jurisdiction of CDFG would need to obtain a Streambed Alteration Agreement. The NCCP/MSAA/HCP provides an alternative to the traditional project-by-project, single species review process by allowing participating local governments, public and quasi-public agencies, and landowners to receive regulatory coverage for projects addressed by the NCCP/MSAA/HCP for all species and habitats identified for coverage in the NCCP/MSAA/HCP. Therefore, a desired effect of the NCCP/MSAA/HCP is to protect (i) the eight listed species which occur or may occur within the Southern Subregion (inclusive of the RMV Planning Area), (ii) a broader suite of unlisted species, and (iii) certain habitats within the study area, while simultaneously reducing regulatory uncertainty, time delays, and economic impacts on adopted and proposed projects resulting from state and/or federal listings.

## 2.2.5 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 affecting jurisdictional Waters of the United States (U.S.). The purpose of a SAMP is to provide for reasonable economic development and the protection and long-term management of sensitive aquatic resources (biological and hydrological). Under a SAMP, to the extent feasible, federal Waters of the U.S. (including wetlands) are avoided and unavoidable impacts are minimized and fully mitigated. The proposed San Juan Creek and Western San Mateo Creek Watersheds SAMP would provide a framework for permit coverage for the San Juan Creek Watershed (approximately 113,000 acres) and the western portion of the San Mateo Creek Watershed (approximately 15,104 acres). The SAMP study area is inclusive of the 22,815-acre RMV Planning Area.

The USACE has prepared a Draft Environmental Impact Statement (EIS) (November 2005) for the San Juan Creek and Western San Mateo Creek Watersheds SAMP. The SAMP is being

prepared as part of a coordinated public planning process that includes the preparation of two other major planning and regulatory components: (1) The Ranch Plan General Plan Amendment and Zone Change (GPA/ZC) (discussed in Section 2.2.1, above, and which was addressed in FEIR 589) and (2) the NCCP/MSAA/HCP (discussed in Section 2.2.4, above and which will be addressed in its own EIR/EIS [under preparation]).

The SAMP would establish three regulatory permitting procedures: (1) Regional General Permit Procedures for Maintenance Activities Outside of the RMV Planning Area, (2) Letter of Permission Procedures for Future Qualifying Applicants Subject to Future Section 404 (b)(1) Guidelines Review Outside the RMV Planning Area, and (3) Long-Term Individual Permits/Letters of Permission for Dredge and Fill Activities within the RMV Planning Area. With respect to the RMV Planning Area, the USACE is proposing to issue 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 RMV Planning Area 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. The Letter of Permission procedure is intended as a verification process for determining consistency with the long-term Individual Permit and as an avenue for more detailed site-specific review of indirect impacts to Waters of the U.S.

## **2.3 PROJECT SETTING**

### **2.3.1 ENVIRONMENTAL SETTING**

Substantial portions of the 22,815-acre RMV Planning Area have been used for ranching and agricultural uses for the past 120 years; these uses continue today. Commercial nursery operations, research and development uses, and natural resources extraction are ongoing activities through lease agreements. Previous extractions of mineral resources within the RMV Planning Area included rock aggregate, silica sand, clay, and expanded aggregate. The Northrop Grumman TRW Capistrano Test Site is located on an approximately 2,700-acre leased site in the southern portion of the project site adjacent to the City of San Clemente, the Talega Planned Community, and MCB Camp Pendleton.

Existing non-residential land uses within Planning Area 1 include the Rancho Mission Viejo headquarters, the Ladera Ranch construction yard, Oaks/Blenheim/Rancho Mission Viejo Riding Park, Sierra Soils, various agricultural production areas (citrus and row crops), and commercial nursery operations (DM Color Express and TruGreen Nurseries). In addition, Rancho Mission Viejo employees reside in six residential units located in Planning Area 1.

Circulation facilities within the RMV Planning Area include Ortega Highway that runs in a northeast-southwest direction through the RMV Planning Area and connects with I-5 to the west, outside the RMV Planning Area boundaries. Ortega Highway continues east of the RMV Planning Area to Riverside County. Antonio Parkway/La Pata Avenue is a north-south arterial highway that extends through the western portion of the RMV Planning Area. Antonio Parkway begins north of the RMV Planning Area in the City of Rancho Santa Margarita, extends through the communities of Las Flores and Ladera Ranch, and enters the RMV Planning Area north of Ortega Highway. At Ortega Highway, Antonio Parkway turns into La Pata Avenue where it currently terminates at the Prima Deshecha Landfill. Other private and ranch roads exist within the RMV Planning Area.

In addition to circulation improvements, several major public facilities and utilities exist within the RMV Planning Area. Within Planning Area 1, in addition to standard utilities serving the current uses, the Santa Margarita Water District (SMWD) owns a sewer lift station in the eastern portion of the planning area. Elsewhere within the RMV Planning Area are the Chiquita Water Reclamation Plant, a 66-inch domestic water line and smaller non-domestic water and sewer lines, a 24-inch water line and “take-out” facility owned by the City of San Juan Capistrano, a 42-inch sewer outfall line owned by SMWD, a 6-inch non-domestic line owned by SMWD, several non-domestic water wells and distribution lines owned by Rancho Mission Viejo, a 138kV transmission line and several large overhead electric distribution lines owned by San Diego Gas and Electric (SDG&E), and two 230kV transmission lines owned by Southern California Edison (SCE) that extend from the San Onofre Nuclear Generating Station located south of the RMV Planning Area. Additionally, Kinder-Morgan owns two petroleum products pipelines that traverse Planning Area 1 in a generally north-south direction including a live 16-inch line and an inert 10-inch line. The Gas Company owns a 10-inch natural gas line along Ortega Highway. Facilities located adjacent to the RMV Planning Area include the County's Prima Deshecha Landfill that is located along a portion of the western boundary of the RMV Planning Area.

Several creeks are present within the RMV Planning Area. Just north of Ortega Highway, San Juan Creek flows in an east-west direction through the RMV Planning Area and traverses Planning Area 1. San Juan Creek is a major drainage basin that discharges into the Pacific Ocean in the vicinity of the City of Dana Point. Major tributaries to San Juan Creek are Arroyo Trabuco, Oso Creek, Cañada Chiquita, Cañada Gobernadora, Bell Canyon Creek, and Verdugo Canyon Creek. These tributaries are outside of Planning Area 1. Additionally, a minor tributary known as “Narrow Canyon” traverses through the easterly portion of Planning Area 1 prior to its discharge to San Juan Creek. Gabino Creek and Cristianitos Creek are located south of Ortega Highway and traverse the San Mateo portion of the RMV Planning Area in a west to east and north to south direction, respectively. This watershed is also located outside of Planning Area 1.

The RMV Planning Area contains a diverse population of flora and fauna species, including sensitive vegetation communities that provide habitat to sensitive species. These vegetation communities include, but are not limited to, scrub habitats, chaparral, vernal pools and seeps, riparian habitat, and woodland habitat. Grasslands on the RMV Planning Area are currently used for grazing activities and also provide habitat and foraging areas for wildlife. The RMV Planning Area also supports sensitive plant species. It should be noted that because of the ongoing agricultural activities in Planning Area 1, there are limited sensitive biological resources, with the exception of the San Juan Creek area, which provides sensitive habitat.

### **2.3.2 REGULATORY SETTING**

In accordance with Orange County Zoning Code Section 7-9-103, “PC ‘Planned Community’ District,” the Ranch Plan is comprised of four components, which are:

- A *Ranch Plan Planned Community Program Text*, specifying the regulations applicable to all areas of the RMV Planning Area.
- A Planned Community (PC) Zoning Map, showing the exterior boundaries of the RMV Planning Area. This Zoning Map includes a statistical summary regulating the maximum/minimum of certain aspects of development within the RMV Planning Area as a whole.

- A PC Development Map, providing general and, in certain instances, detailed information about the Ranch Plan project.
- A Statistical Table regulating land uses within each planning area.

The *Ranch Plan Planned Community Program Text* provides the regulations and procedures that apply to each of the land use categories approved as a part of the Ranch Plan project. The regulations and standards adopted as part of the *Ranch Plan Planned Community Program Text* would apply to the development and implementation of the Ranch Plan project. In those cases where the standards differ from the Orange County Zoning Code, the *Ranch Plan Planned Community Program Text* standards would provide the applicable regulations.

In order to ensure consistency between the County General Plan and the *Ranch Plan Planned Community Program Text*, the ultimate control for development is the maximum number of residential dwelling units (or acreage of other uses) as depicted on the PC Development Map and indicated on the PC Statistical Table. Changes to uses within the *Ranch Plan Planned Community Program Text*, including transfer of units from one planning area to another or refinements to uses within planning areas, are permitted consistent with the special provisions in the regulations (refer to PC Text for details). Such revisions cannot exceed the overall maximum uses defined in the PC Statistical Table for the *Ranch Plan Planned Community Program Text* as a whole and can only be made with the intent to be responsive to changing community needs and goals and to allow and encourage innovative community design as more precise planning is accomplished. Further details on how these provisions would be implemented are included in the *Ranch Plan Planned Community Program Text* (General Provisions). Such refinements may include the following:

- Focused or limited transfer of dwelling units from one planning area to another;
- Focused or limited transfer of non-residential use acreage and square footage from one planning area to another;
- Enhancement or enlargement of open space and related facilities; or
- Determination of precise acreage resulting from a more detailed level of engineering.

Per the *Ranch Plan Planned Community Program Text*, an Area Plan is required for each planning area proposed for development. An Area Plan is a plan showing the relationship of proposed uses within a portion of or an entire planning area. An Area Plan shall consist of a map, set of statistics and text that describe the location, density, and intensity of proposed uses within a planning area. It is a tool to describe how special features or planning concerns will be addressed. All grading, development, and improvements shall be in substantial conformance with the provisions of the approved Area Plan. The Planning Commission is the approving authority for all Area Plan applications and amendments. A Master Area Plan that covers an entire planning area and addresses the requirements listed in Section II.B.3.a of the *Ranch Plan Planned Community Program Text* must accompany the first Area Plan filed within each planning area. Prior to approval of any subdivision within each Subarea, a Subarea Plan shall be prepared.

Per the *Ranch Plan Planned Community Program Text*, the following information shall be included in the Master Area Plan:

“At a minimum, the Master Area Plan shall consist of text, a map, and statistical table identifying and/or providing the following:

- 1) Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea.
- 2) The general location, acreage, and type of land use for each Planning Subarea.
- 3) Proposed maximum number of dwelling units for each Planning Subarea.
- 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.
- 5) A listing of agricultural and other existing and ongoing uses, per Section III.H and consistent with General Regulation 16.
- 6) Estimated acres of park, recreation, and other open space uses will be provided in accordance with 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.
- 7) Identification of applicable project design features, mitigation measures and Development Agreement stipulations unique to this Planning Area.
- 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.
- 9) 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, Planning and Development Services. The traffic analysis shall include:
  - An evaluation of how any proposed refinements to circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and FEIR 589 mitigation measures.
  - 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.
- 10) Phasing of infrastructure for 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.
- 11) A broad color palette shall be provided in order to demonstrate that the exterior walls, and particularly the roofing materials, of homes and businesses visible from Caspers Regional Park are compatible with the natural surroundings.
- 12) Demonstrate compliance with OCFA Ranch Plan Fire Protection Program, including a Conceptual Fuel Modification Plan, per Condition of Approval 8.

- 13) Annual Monitoring Report framework.
- 14) Preliminary conceptual grading at 30-foot contours.
- 15) 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.
- 16) Special consideration of Planning Area 4 shall be per General Regulations 21 and 22.

In addition to the components listed above for the first Area Plan filed within a planning area, subsequent development within a planning area shall require the preparation of a Subarea Plan consisting of a text, a map and statistical table identifying or providing the following:

- 1) Consistency analysis of all components listed in Section II.B.3.a above.
- 2) The specific residential use categories (i.e., age-qualified housing, estate housing, etc.) and other non-residential uses.
- 3) Locations and more detailed acreage of park, recreation and other open space uses in accordance with General Regulation No. 18.
- 4) Specify Home Based Business Enclave (HBBE) locations per Section III.A.7 hereof with particular emphasis on compatibility with surrounding land uses.
- 5) A legal description (metes and bounds) of the edge of development.
- 6) A listing of agricultural and other existing and ongoing uses, per Section III.H hereof.
- 7) Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails, and pedestrian facilities.
- 8) Concept grading plan at 10-foot contours.
- 9) Conceptual stormwater drainage, water, and wastewater system locations.
- 10) Specify community facility locations, including schools.
- 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.”

## 2.4 **PROJECT DESCRIPTION**

The approvals being addressed through this Addendum to FEIR 589 are for several levels of approval. The first is an amendment to the PC Statistical Table and PC Development Map. This action is essentially “clean-up” of the approved Ranch Plan project to reflect the refinements that have occurred as a result of the 2005 settlement agreements and planning refinements for development uses in Planning Area 1. Additionally, the Addendum addresses the Master and Subarea Plans for Planning Area 1. The proposed Planning Area 1 Master Area Plan provides a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan zoning approvals will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan project 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. There are five Subarea Plans for Planning Area 1, which focus on segments of the planning area and community-level topics/issues. Finally, vesting tentative tract maps for Planning Area 1 are also addressed in this Addendum. At this time, only “A” maps are being processed. Provided that subsequent “B” maps are in substantial compliance with the “A” maps, the environmental impacts associated with the “B” maps should not exceed the impacts identified as part of the analysis contained in this Addendum document.

### 2.4.1 **PLANNED COMMUNITY PC STATISTICAL TABLE AND PC DEVELOPMENT MAP ADJUSTMENT**

Two of the key components of the *Ranch Plan Planned Community Program Text* are the PC Statistical Table and the PC Development Map. The PC Statistical Table regulates the land uses in each planning area and reflects the overall development level throughout the RMV Planning 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 without the Board of Supervisors’ participation. Accordingly, modifications to the PC Statistical Table and PC Development Map would require Planning Commission, not Board of Supervisors’ action.

As discussed in Section 2.2.2, the County of Orange entered into settlement agreements as a means of ending ongoing litigation on the Ranch Plan project. As part of the August 16, 2005, settlement agreement (Resource Organizations), the total acreage to be developed was reduced. While the same amount of development uses would be allowed with the RMV Planning Area, development would no longer be allowed in Planning Areas 6, 7, and 9, and the development acreage in Planning Areas 2 and 8 would be significantly reduced.<sup>1</sup> As a result of this settlement agreement, the PC Statistical Table and PC Development Map require updating. The settlement agreement does not specify the distribution of the development throughout the

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<sup>1</sup> As previously noted, Planning Areas 6 and 7 is undefined because the precise location of the future orchards is not known. Possible impacts in Planning Area 4 are assumed to affect a larger “impact area” of approximately 1,127 acres and Planning Area 8 is assumed to affect a larger “impact area” of approximately 1,349 acres. The impact areas in Planning Areas 6 and 7 are approximately 249 acres and 182 acres, respectively. Therefore, the total impact area for Alternative B-12 is approximately 7,788 acres. Ultimately, Rancho Mission Viejo is limited to a maximum of 550 acres of development and 175 acres of reservoir uses in Planning Area 4, 500 acres in Planning Area 8, and a total of 50 acres of orchards in Planning Area 6 and/or 7.

planning areas, but recognizes the overall development cap set forth in the Ranch Plan Development Agreement.

Table 2-1 and Exhibit 2-3 depict the Alternative B-10 Modified PC Statistical Table and PC Development Map, respectively. Table 2-2 and Exhibit 2-4 depict the Alternative B-12 (Ranch Plan project) Master Area Plan PC Statistical Table and PC Development Map, respectively. A comparison of Tables 2-1 and Table 2-2 identify a reduction in the limit of RMV Planning Area development area total from 7,683 acres to 5,873 acres and a corresponding increase in the amount of RMV Planning Area open space from 15,132 gross acres to 16,942 gross acres as reflected in the revised PC Statistical Table and PC Development Map. With the exception of Planning Area 1, which is the subject of a Master Area Plan, the remaining planning areas have been consolidated on Table 2-2 until further planning studies are conducted. This will allow for a detailed evaluation of the optimal distribution of the allowed development within the areas designated for development as additional information is developed and planning, economic, and other variables are defined. The Statistical Table and Development Map would be updated with the submittal of each subsequent planning area Master Area Plan to allow for the tracking of development totals on a Ranch Plan-wide basis.

#### **2.4.2 MASTER AREA PLAN FOR PLANNING AREA 1**

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 a planning area must be in substantial conformance with the provisions of the approved Master Area Plan.

As part of the current processing program, a Master Area Plan is proposed for Planning Area 1. As indicated in Section 2.3.2, a Master Area Plan is required for each of the development Planning Areas. The Master Area Plan is intended to show the general location, acreage, and type of land use for each Planning Subarea. Five Subareas have been identified for Planning Area 1 (Exhibit 2-4). Combined, these areas provide a mix of residential, non-residential, and open space uses. The Subareas are further discussed below.

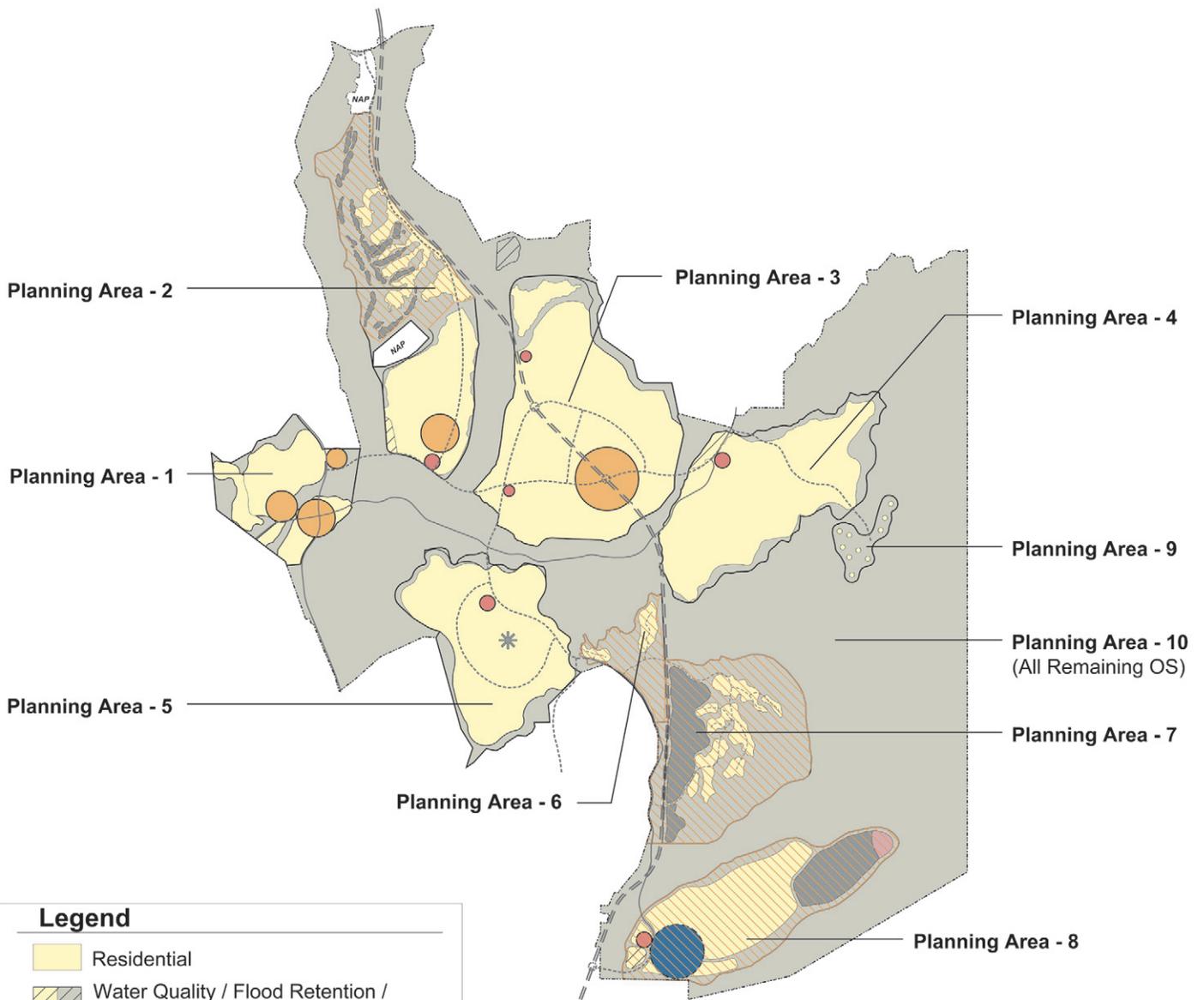
As identified in Table 2-3, the land use plan for Planning Area 1 is primarily residential uses with urban activity center, community facilities, recreation, and open space uses. These uses are within the limits of the Ranch Plan-wide zoning, specifically the PC Development Map and PC Statistical Table limits (Table 2-2). As compared with the gross acreage for Alternative B-10 Modified, presented in Table 2-1, the gross acreage of Planning Area 1 under the Ranch Plan project remains 810 acres. However, the development area has increased from 540 to 572 acres with a corresponding decrease in open space from 270 to 238 acres. It is important to note that the total open space for the Ranch Plan project has not decreased; one or more planning areas within the RMV Planning Area will have a commensurate decrease in the development area acreage as future Area Plans are prepared and processed. The additional development area is generally located along the northern edge and the southwest corner of Planning Area 1. Residential dwelling units have been increased from 1,020 to 1,170 dwelling units, while Urban Activity Center (UAC) use has decreased from 89 to 84 acres for Planning Area 1. The total number of permitted dwelling units associated with the Ranch Plan project (14,000 dwelling units) would not be exceeded with the proposed increase of 150 dwelling units in Planning Area 1. The location of the additional acreage change from the Alternative B-10 Modified footprint is shown in Exhibit 2-5.

**TABLE 2-1  
PLANNED COMMUNITY STATISTICAL TABLE ADOPTED IN NOVEMBER 2004**

Planning Area	Development Use										Open Space Use		Planning Area Totals	Planning Reserve (Overlay)
	Residential <sup>a</sup>		Urban Activity Center		Neighborhood Center		Business Park		Golf Resort	Gross Acres	Wilderness Park Open Space Acres	Open Space Acres	Gross Acres	Gross Acres
	Gross Acres	Maximum Dwelling Units	Gross Acres	Maximum Square Footage	Gross Acres	Maximum Square Footage	Gross Acres	Maximum Square Footage	Gross Acres					
1	450	1,020	89	1,190,000						540			540	
2	975	1,300	40	610,000	10	100,000				1,025		622	1,631	925
3	1,939	5,630	122	1,680,000	10	100,000				2,071		100	2,171	
4	1,291	2,000			10	100,000				1,301		230	1,531	
5	1,145	2,440			10	100,000				1,155			1,191	
6	61	100								61		214	275	275
7	473	300								473		877	1,350	1,441
8	922	1,200			10	100,000	80	1,220,000	25	1,037		312	1,349	1,661
9	20	10								20			0	
10											903		903	
11											1,211		1,211	
12													10,663	
<b>Subtotal</b>	<b>7,277</b>	<b>14,000</b>	<b>251</b>	<b>3,480,000</b>	<b>50</b>	<b>500,000</b>	<b>80</b>	<b>1,220,000</b>	<b>25</b>		<b>2,114</b>	<b>13,018</b>		
<b>Total</b>										<b>7,683<sup>b</sup></b>	<b>15,132</b>		<b>22,815</b>	

a. Of the 14,000 units, 6,000 units would be for age-qualified housing and would be located in Planning Areas 1, 2, 3, 5, and 8.  
b. Development area is inclusive of fuel modification zones.

Source: County of Orange 2004.



**Legend**

- Residential
- Water Quality / Flood Retention / Detention Basin
- Urban Activity Center
- Neighborhood Center
- Business Park
- Golf Course (\*)
- Golf / Resort
- Open Space
- Planning Reserve

▶ Reflects relative size and approximate location  
 == FTC - South Shown for Informational Purposes Only

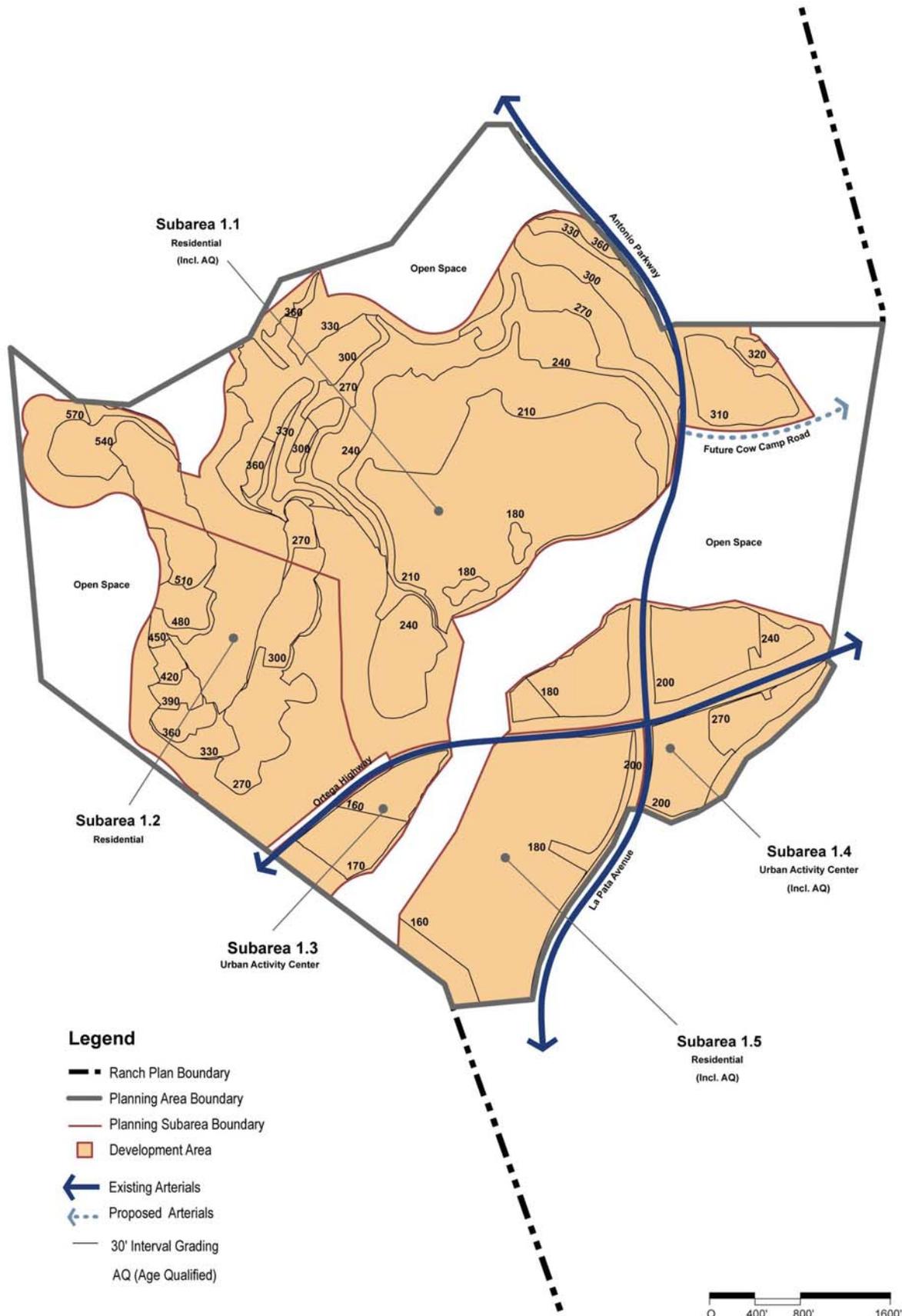
# Alternative B-10 Modified

# Exhibit 2-3

## Planning Area 1 Addendum



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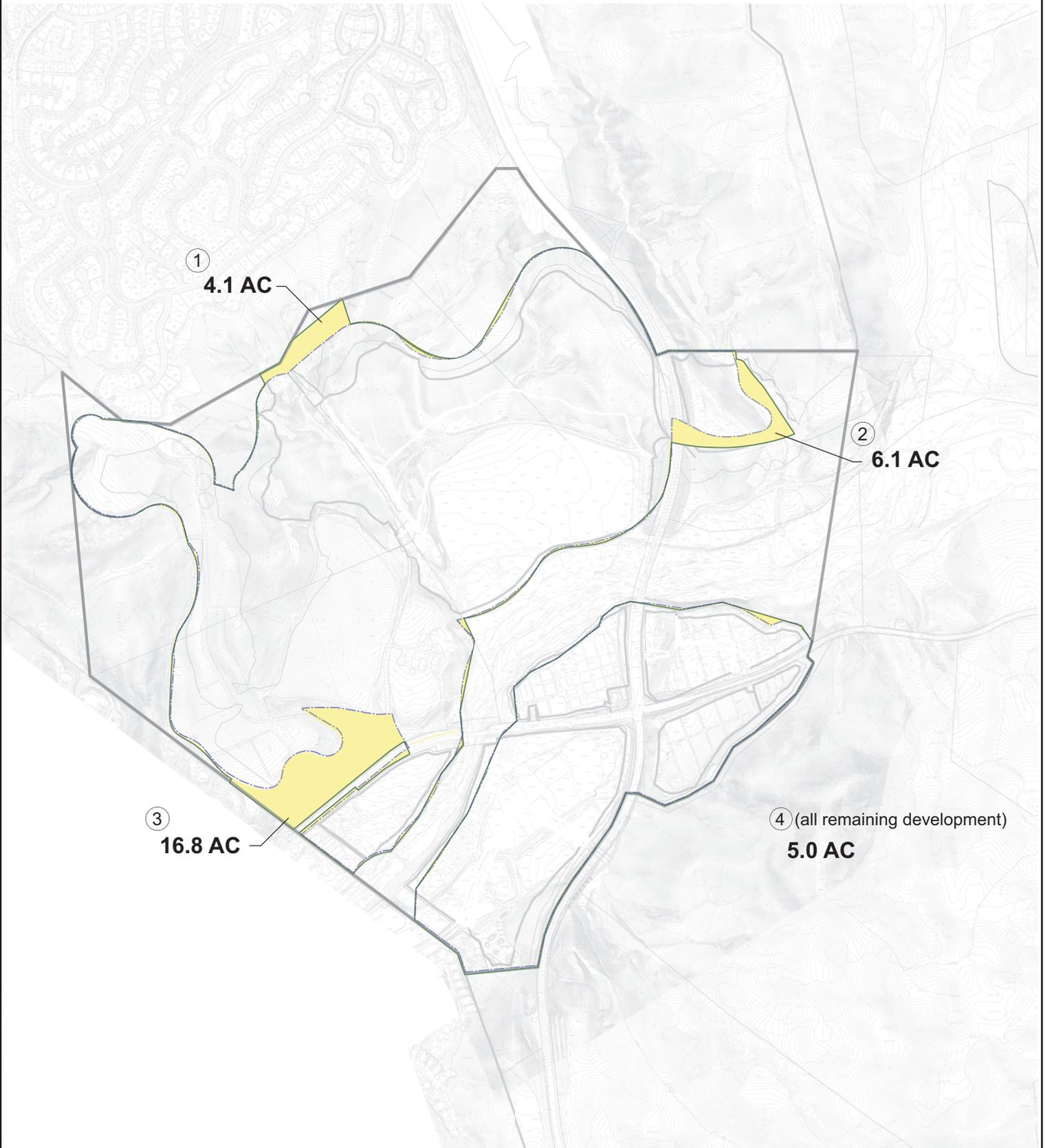


# Master Area Plan

# Exhibit 2-4

## Planning Area 1 Addendum





# Acreage Modifications

# Exhibit 2-5

Planning Area 1 Addendum



**TABLE 2-2  
PROPOSED PLANNED COMMUNITY STATISTICAL TABLE REVISIONS**

Planning Area	Development Use										Open Space Use	Planning Area Totals
	Residential		Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort	Gross Acres		
	Gross Acres	Maximum Dwelling Units	Gross Acres	Maximum Square Footage of Non-Residential Uses	Gross Acres	Maximum Square Footage	Gross Acres	Maximum Square Footage	Gross Acres		Gross Acres	Open Space Acres
1	488	1,170	84	400,000						572	238	810
2-9	4,979	12,830	167	3,080,000	50	500,000	80	1,220,000	25	5,301	4,475	9,776
10											12,229	12,229
<b>Subtotal</b>	<b>5,467</b>	<b>14,000</b>	<b>251</b>	<b>3,480,000</b>	<b>50</b>	<b>500,000</b>	<b>80</b>	<b>1,220,000</b>	<b>25</b>			
<b>Total</b>										<b>5,873</b>	<b>16,942</b>	<b>22,815</b>

Note: Revised July 26, 2006 per County of Orange Planning Commission Resolution #06-05).

**TABLE 2-3  
PLANNING AREA 1 MASTER AREA PLAN DEVELOPMENT**

Planning Area	Development Use														Open Space Use	Planning Area Totals
	Residential					Urban Activity Center (UAC)			Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)			Gross Acres	Open Space Acres
<b>Planning Area 1</b>	<b>488</b>	<b>337</b>	<b>1,170</b>	<b>552</b>	<b>38</b>	<b>84</b>	<b>64</b>	<b>400</b>					<b>572</b>	<b>238</b>	<b>810</b>	
Subarea 1.1	308	231	808	219									308			
Subarea 1.2	95	71	29										95			
Subarea 1.3						20	16	300					20			
Subarea 1.4	11		175	175	11	64	48	100					75			
Subarea 1.5	74	35	158	158	27								74			
<b>Planning Areas 2-9</b>	<b>4,979</b>		<b>12,830</b>			<b>167</b>		<b>3,080</b>	<b>50</b>	<b>500</b>	<b>80</b>	<b>1,220</b>	<b>25</b>	<b>5,301</b>	<b>4,475</b>	<b>9,776</b>
<b>Planning Area 10</b>														<b>12,229</b>	<b>12,229</b>	
<b>Subtotal</b>	<b>5,467</b>		<b>14,000</b>			<b>251</b>		<b>3,480</b>	<b>50</b>	<b>500</b>	<b>80</b>	<b>1,220</b>	<b>25</b>			
<b>Total</b>														<b>5,873</b>	<b>16,942</b>	<b>22,815</b>

Note: Revised July 26, 2006 per County of Orange Planning Commission Resolution #06-05).

The land use plan for Planning Area 1 includes 488 acres of gross residential acres and 1,170 dwelling units, with 552 of said dwelling units identified for age-qualified residents. This residential acreage includes internal collector roadways, local streets, a variety of residential types, local and community parks, trails, community facilities and open space uses. The land use plan includes 84 acres and 400,000 square feet of Urban Activity Center (UAC) designation which includes internal collector roadways, local streets, some residential development, retail commercial, wellness center, local and community parks, trails, community facilities and open space uses. As depicted on Exhibit 2-6, the open space dedication for Planning Area 1 is 993 gross acres, of which 238 acres are located within Planning Area 1. It should be noted that this acreage includes that which will be dedicated to the habitat reserve and other space that will not be dedicated to the habitat reserve such as orchards, existing ranch facilities, and areas proposed for infrastructure.

The Planning Area 1 Master Area Plan also provides applicable information on design features, infrastructure, grading concepts, traffic/circulation analysis, compliance with the Ranch Plan Fire Protection Program, including a Preliminary Fuel Modification Plan, Annual Monitoring Report framework, and demonstrates consistency with the NCCP/HCP guidelines. The following are specific components of the Master Area Plan description that are discussed later in this Addendum to FEIR 589:

- The preliminary grading concept Planning Area 1 is depicted in 30-foot contour intervals on Exhibit 2-7. Based on the grading concept for Planning Area 1, there will be approximately 5,784,000 cubic yards (cy) of cut and 6,271,000 cy of fill with 9,710,000 cy of remedial grading. These grading quantities are inclusive of the grading requirements for the widening of Ortega Highway through Planning Area 1.
- Infrastructure phasing requirements include the conceptual location of arterial highway locations, as well as master planned sewer, storm drainage and water quality facilities. Infrastructure facilities would be completed commensurate with the construction of phased land use development. Preliminary Grading Concept.
- Scenic Highway requirements apply to Ortega Highway, Antonio Parkway, and Cow Camp Road, which are designated as landscape corridors. Ortega Highway is a landscape corridor from I-5 east to Antonio Parkway. Antonio Parkway is a landscape corridor from Ortega Highway north to Cow Camp Road. Cow Camp Road is a landscape corridor from Antonio Parkway east to Ortega Highway.
- Within Planning Area 1, Master Trail and Bikeway facilities include both a Class I Bikeway along the northern side of San Juan Creek and Regional Riding and Hiking Trails along the south side of San Juan Creek. In addition, community trail options are shown connecting the Master Plan bikeway to the community trails in Ladera Ranch. Additionally, Planning Area 1 will complete the Class II bikeway along Antonio Parkway. The bikeway will connect from its current terminus in Ladera Ranch and extend to Ortega Highway.

### **2.4.3 SUBAREA PLANS**

Subarea Plans are intended to provide a more detailed level of planning, particularly regarding development use locations and residential densities. The Subarea Plan provides specific residential use categories (i.e., age-qualified housing, estate housing, etc.) and information regarding other (non-residential) uses. In addition, the locations and more detailed acreage of park, recreation and other open space uses are provided. Exhibits 2-8 through 2-12 depict the five subareas in Planning Area 1; the preliminary grading concept for each subarea is depicted

in 10-foot contour intervals on these respective exhibits. Table 2-4 provides the statistical information for each of the subareas. The following provides a general description of the proposed uses in each subarea.

### **Subarea 1.1 Land Use Plan**

- The area includes a mix of residential uses that are proposed north of Ortega Highway and San Juan Creek, and west and east of Antonio Parkway in a terraced and hillside setting. The area is physically separated from the Ladera Planned Community to the north by an intervening ridge and hillside open space.
- The area includes 308 gross acres of residential uses and 808 dwelling units (including 219 age-qualified dwelling units).
- A potential Home Based Business Enclave (HBBE) location is identified northwest of Antonio Parkway and San Juan Creek.
- The development area also includes community facilities, including: a proposed fire station northeast of Antonio Parkway and future Cow Camp Road; a community/recreation center northwest of Antonio Parkway and San Juan Creek. The community/recreation center may include classrooms, a small concession component (i.e., a coffee shop/snack bar), and may include a 60-foot-tall, 20-foot-wide by 20-foot-wide tower feature which may also include wireless facilities; and an intra-community and inter-community private transit stops adjacent to the fire station and community/recreation center.
- Access to the area is proposed from Ortega Highway, Antonio Parkway, and future Cow Camp Road.

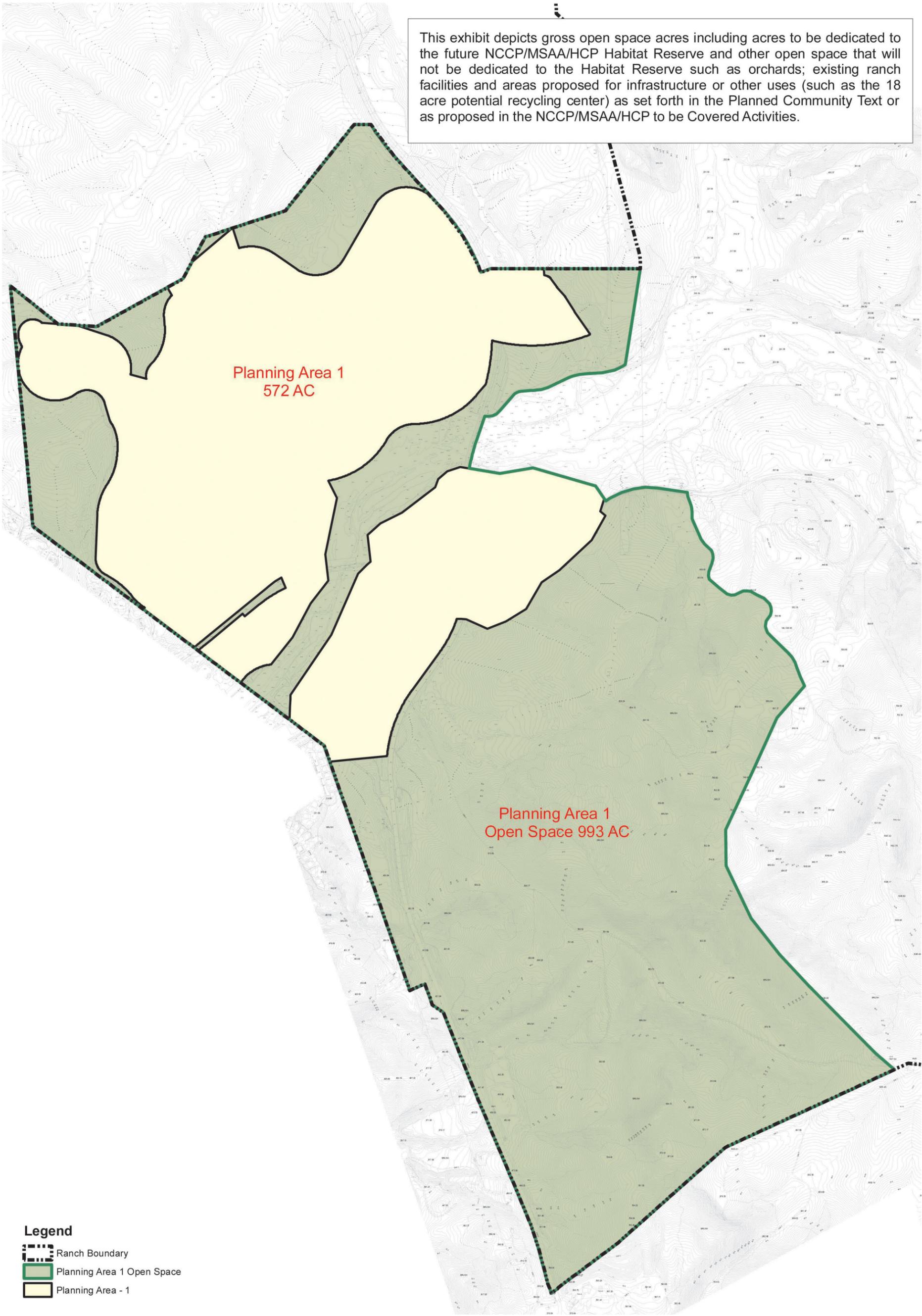
### **Subarea 1.2 Land Use Plan**

- Estate residential uses are proposed north of Ortega Highway and adjacent to the City of San Juan Capistrano. The estate homes are buffered from similar estate development in the City of San Juan Capistrano by hillside open space and a 200-foot-wide electrical transmission easement along the western planning area border.
- The area includes 95 gross acres of residential uses with 29 dwelling units.
- Access to the area is proposed from Ortega Highway.

### **Subarea 1.3 Land Use Plan**

- The area is proposed for Urban Activity Center (UAC) use as a Wellness Center for age-qualified residents and would be located south of Ortega Highway and northwest of San Juan Creek. This use is also buffered from development in the City of San Juan Capistrano by hillside open space and a 200-foot-wide electrical transmission easement along the western planning area border.
- The area includes 20 gross acres; the proposed UAC uses (presently proposed as a wellness center) are capped at a maximum of 300,000 square.
- Access to the proposed Wellness Center site would be from Ortega Highway.

This exhibit depicts gross open space acres including acres to be dedicated to the future NCCP/MSAA/HCP Habitat Reserve and other open space that will not be dedicated to the Habitat Reserve such as orchards; existing ranch facilities and areas proposed for infrastructure or other uses (such as the 18 acre potential recycling center) as set forth in the Planned Community Text or as proposed in the NCCP/MSAA/HCP to be Covered Activities.

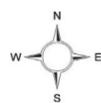


**Legend**

-  Ranch Boundary
-  Planning Area 1 Open Space
-  Planning Area - 1

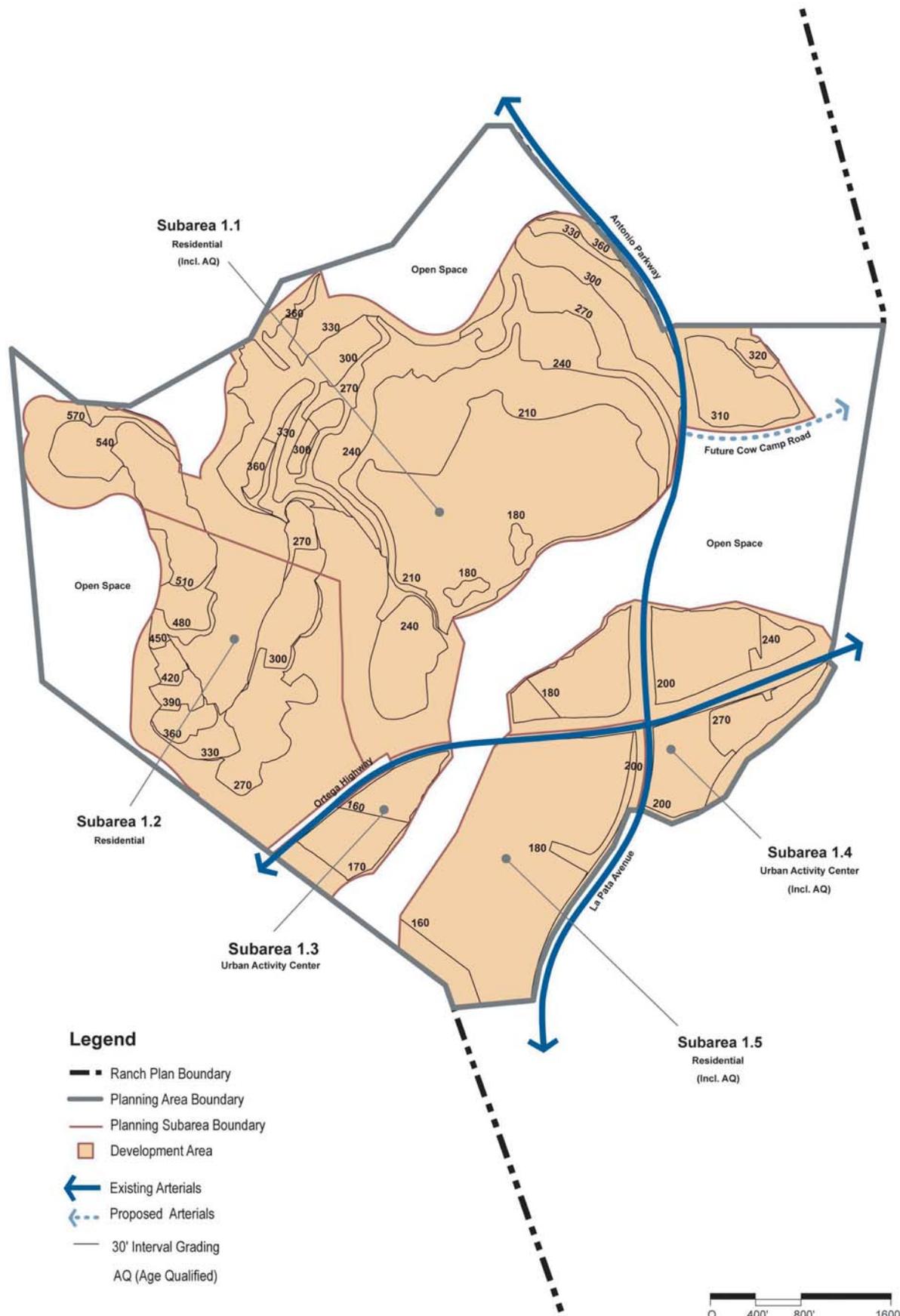
**Open Space Dedication Map**

*Planning Area 1 Addendum*



**Exhibit 2-6**





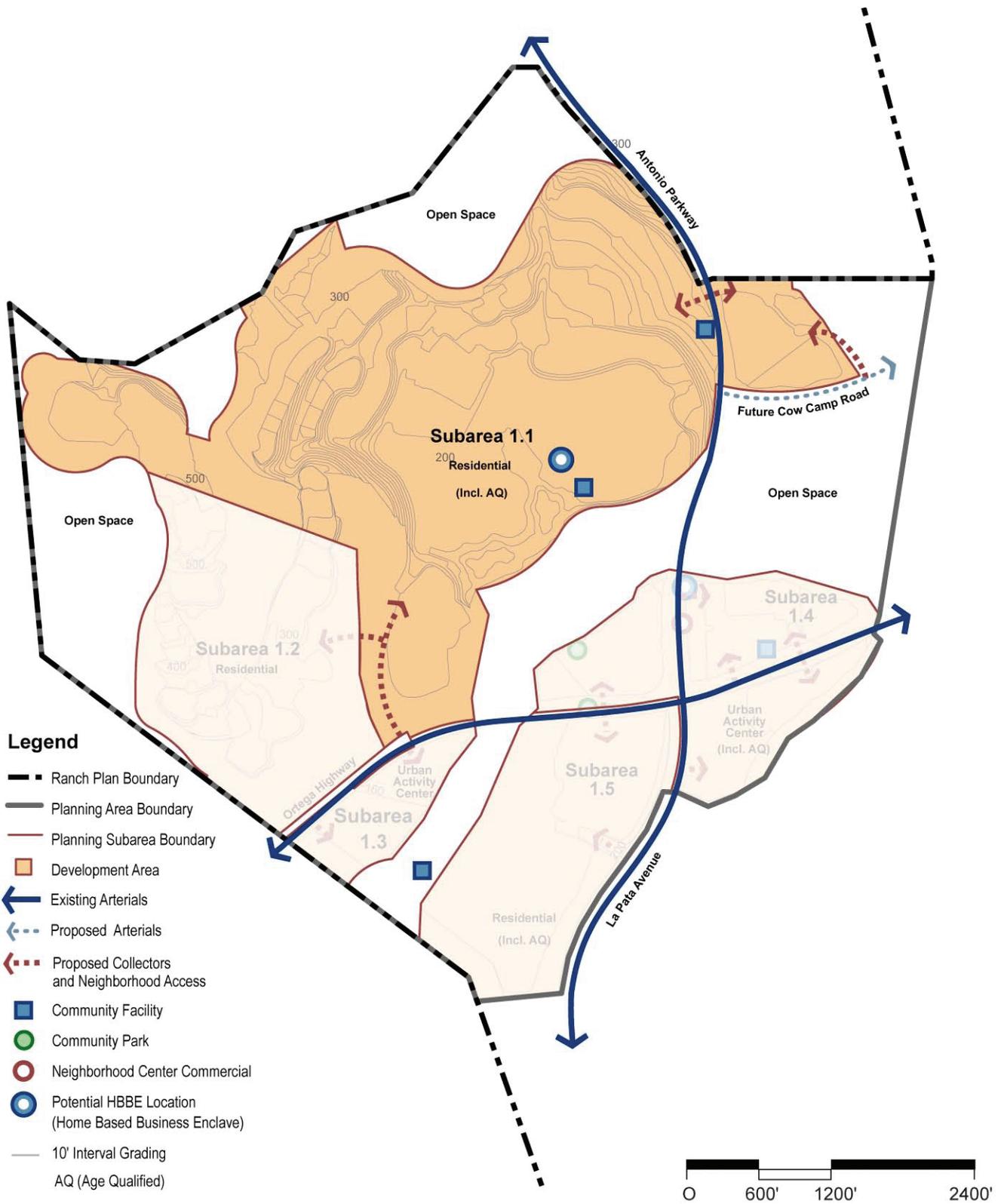
# Grading Concept (30' Contour Interval)

# Exhibit 2-7

Planning Area 1 Addendum



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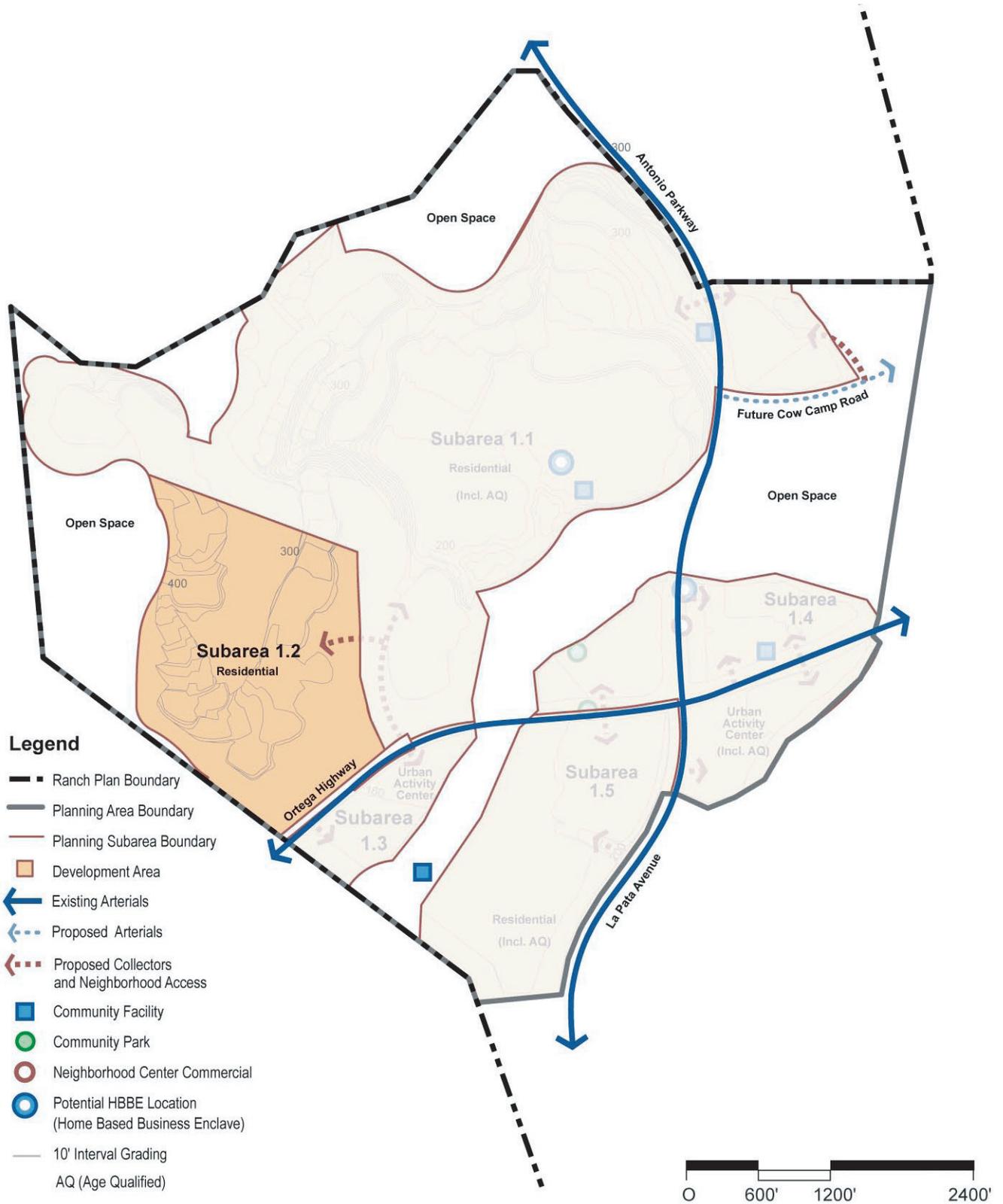
# Subarea 1.1

# Exhibit 2-8

Planning Area 1 Addendum



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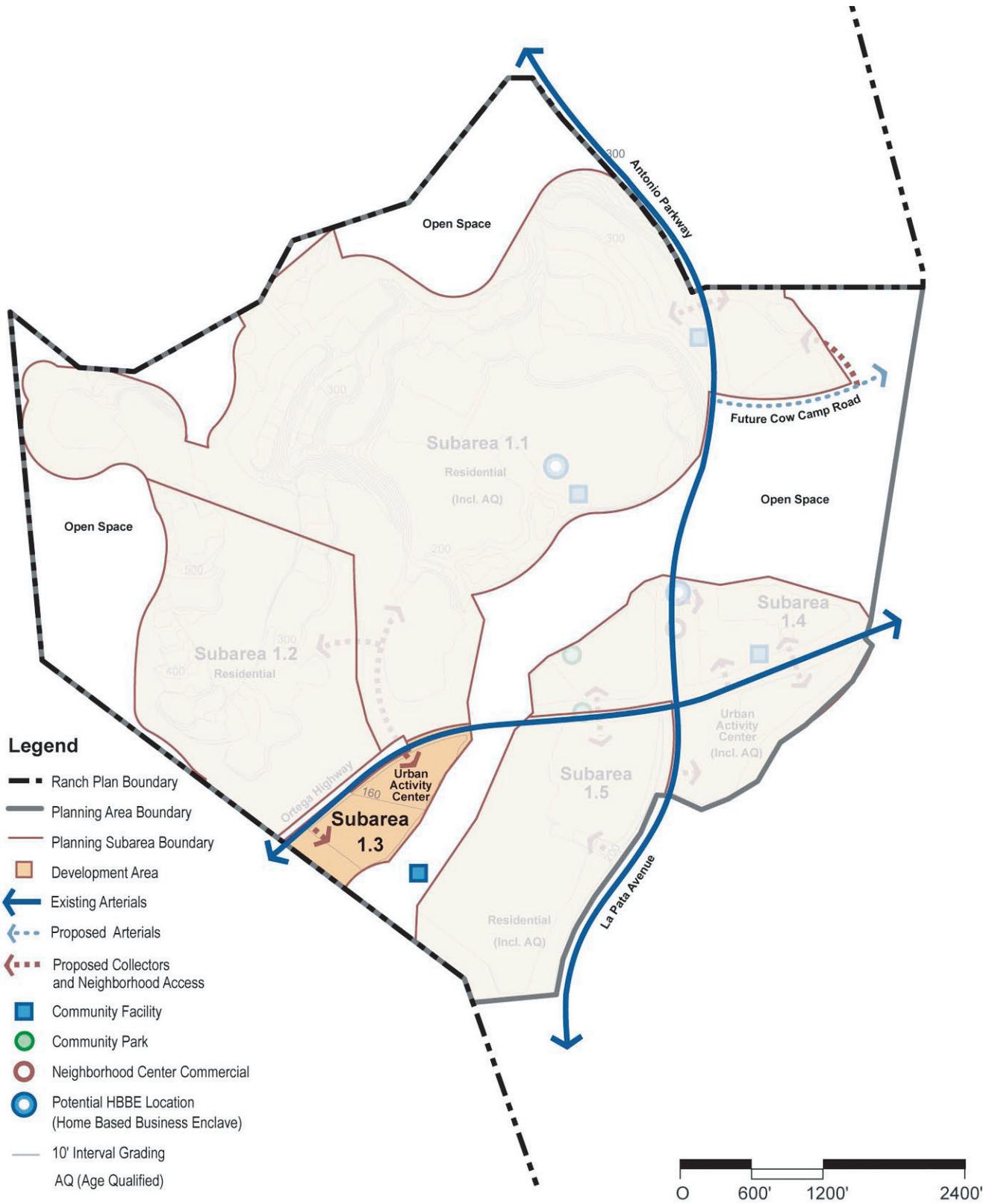


# Subarea 1.2

# Exhibit 2-9

Planning Area 1 Addendum





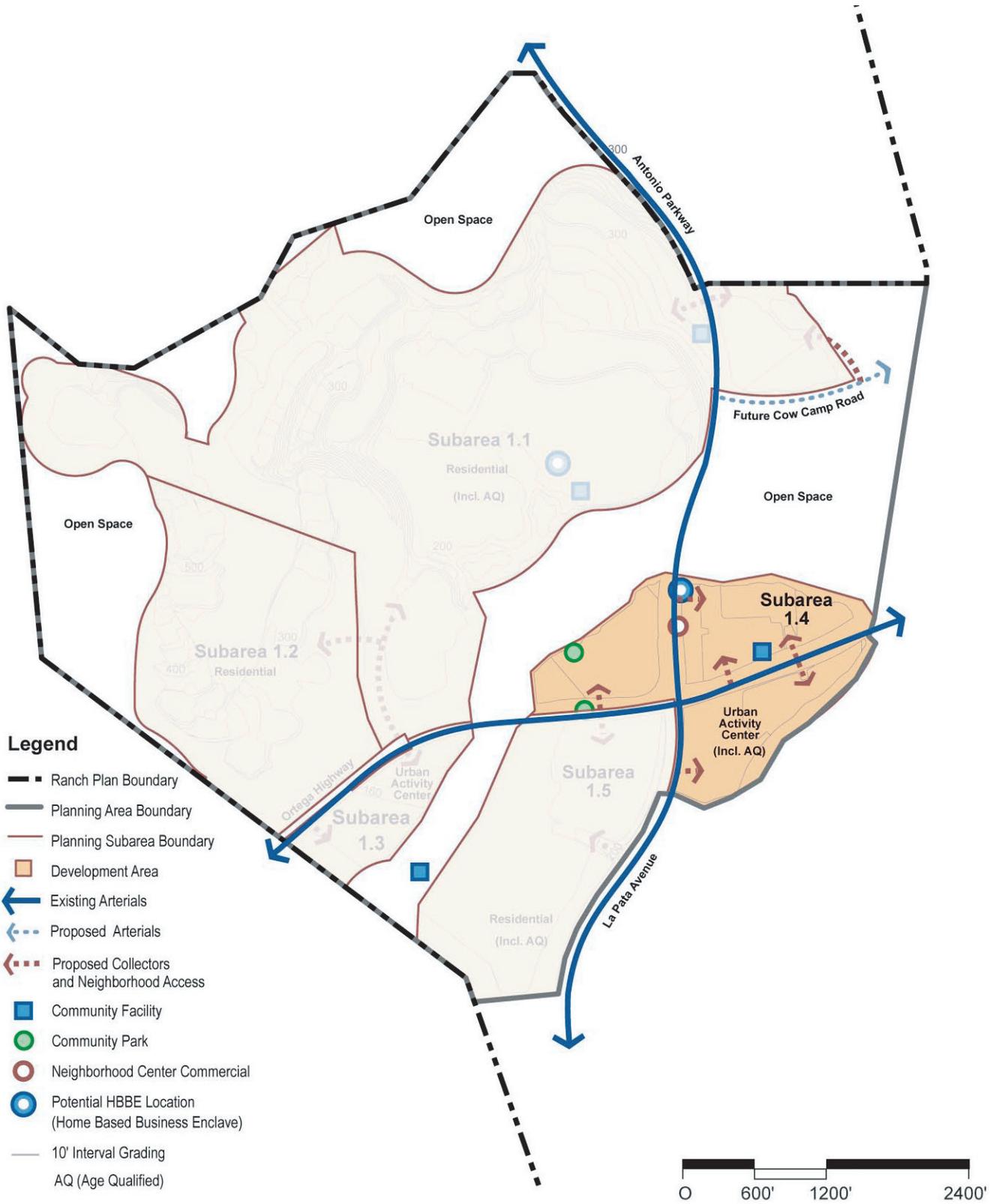
# Subarea 1.3

# Exhibit 2-10

## Planning Area 1 Addendum



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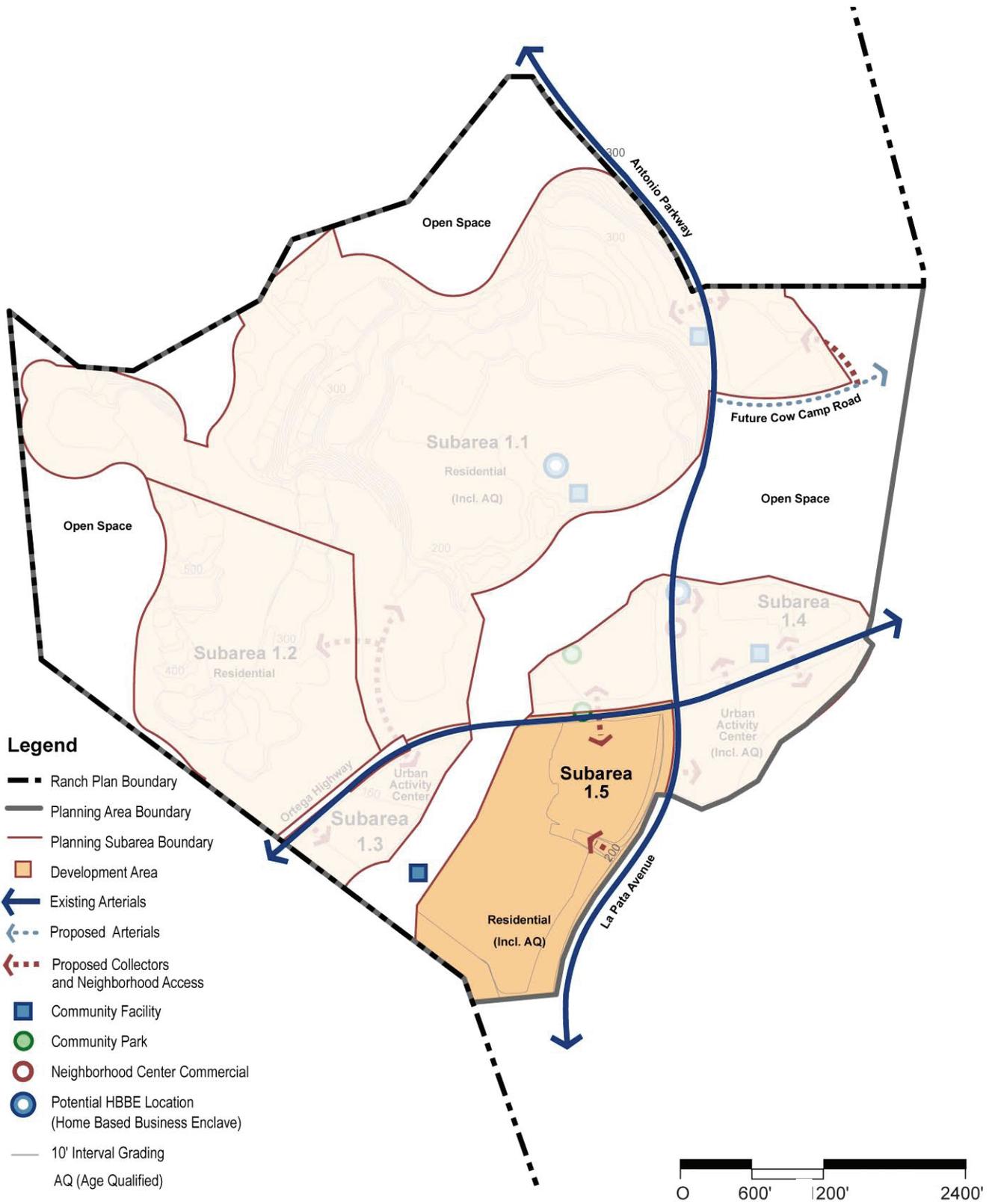


# Subarea 1.4

# Exhibit 2-11

Planning Area 1 Addendum





# Subarea 1.5

# Exhibit 2-12

Planning Area 1 Addendum



**TABLE 2-4  
PLANNING AREA 1 DEVELOPMENT TABLE FOR SUBAREAS**

Planning Area	Development Use																			Open Space Use	Planning Area Totals		
	Residential											Urban Activity Center (UAC)			Neighborhood Center		Business Park		Golf Resort Gross Acreage			Gross Acres	
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Estate Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Building Permitted Units	Certificates of Occupancy	Equivalent Dwelling Units	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres		Maximum Square Footage (000)	Gross Acres		
<b>Planning Area 1</b>	<b>488</b>	<b>337</b>	<b>1,170</b>	165	214	751	40	<b>552</b>	<b>38</b>	<b>1,170</b>	<b>1,170</b>		<b>84</b>	<b>64</b>	<b>400</b>					<b>572</b>	<b>238</b>	<b>810</b>	
Subarea 1.1	308	231	808					219												308			
Subarea 1.2	95	71	29																	95			
Subarea 1.3													20	16	300					20			
Subarea 1.4	11		175					175	11				64	48	100					75			
Subarea 1.5	74	35	158					158	27											74			
<b>Planning Areas 2-9</b>	<b>4,979</b>		<b>12,830</b>							<b>12,830</b>	<b>12,830</b>		<b>167</b>		<b>3,080</b>	<b>50</b>	<b>500</b>	<b>80</b>	<b>1,220</b>	<b>25</b>	<b>5,301</b>	<b>4,475</b>	<b>9,776</b>
<b>Planning Area 10</b>																					<b>12,229</b>	<b>12,229</b>	
<b>Total</b>	<b>5,467</b>		<b>14,000</b>							<b>14,000</b>	<b>14,000</b>	<b>11,890</b>	<b>251</b>		<b>3,480</b>	<b>50</b>	<b>500</b>	<b>80</b>	<b>1,220</b>	<b>25</b>	<b>5,873</b>	<b>16,942</b>	<b>22,815</b>

Note: Revised July 26, 2006 per County of Orange Planning Commission Resolution #06-05).

### **Subarea 1.4 Land Use Plan**

- The area includes a mix of residential uses together with a retail center located at the northeast corner of Ortega Highway at Antonio Parkway and adjacent to San Juan Creek. The retail center may include up to 12 Home Based Business Enclave (HBBE) dwelling units and a 60-foot-tall, 20-foot- by 20-foot-wide tower feature, which may also include wireless facilities.
- A mix of residential uses, together with a Community Daycare facility, is proposed for the southeast corner of Ortega Highway and Antonio Parkway.
- The area includes 64 gross acres of UAC uses with a maximum of 100,000 square feet for the proposed retail center and 175 dwelling units for age-qualified residents.
- An additional 11 gross acres of residentially zoned land is located at the northwest corner of Ortega Highway at Antonio Parkway and adjacent to San Juan Creek; this area is proposed as a community park.
- Access to the area is proposed from Ortega Highway and Antonio Parkway.

### **Subarea 1.5 Land Use Plan**

- The area includes a mix of residential uses together with a Community Park at the southwest corner of Ortega Highway at Antonio Parkway and adjacent to San Juan Creek.
- The area includes 74 gross acres of residential uses, with 158 dwelling units identified for age-qualified residents.
- An additional 27-gross-acre Community Park is proposed immediately adjacent to Ortega Highway and San Juan Creek, and also adjacent to that portion of the 11-acre Community Park proposed in Subarea 1.4.
- Access to the residential use is proposed from La Pata Avenue, and access to the Community Park is from La Pata Avenue and Ortega Highway.

#### **2.4.4 VESTING TENTATIVE TRACT MAPS**

The California Subdivision Map Act, Orange County Subdivision Code, and Orange County Subdivision Manual regulate the processing and approval of vesting tentative tract maps. Two levels of tentative tract maps are generally submitted. The first maps are “A” maps, which depict large super pads that identify infrastructure improvements, mass grading, and open space areas. These maps do not provide specific information regarding the number of building pads, elevations, or street configurations. Densities would comply with the density allowed in the Area Plans.

“A” tentative tract maps are being processed generally concurrently the Subarea Plans. Five “A” tentative tract maps are proposed for Planning Area 1. Subsequently, “B” maps would be processed that would identify building sites and provide more required detail. It is anticipated that CEQA review for an “A” tentative tract map within the RMV Planning Area would also address each subsequent vesting “B” tentative tract map. At the time the “B” tentative tract maps are filed, the County would verify consistency with the information submitted with the “A” tentative tract map.

The following tentative tract numbers and associated numbered (buildable) lots are assumed in Planning Area 1:

*Subarea 1.1, "A" Tentative Tract (TT) Map 17051, Residential*

Lot 1, Multiple-Family Dwellings  
Lot 2, Community Facility  
Lot 3, Community Facility (Fire Station)  
Lot 4, Multiple-Family Dwellings  
Lot 5, Multiple-Family Dwellings  
Lot 6, Multiple-Family Dwellings  
Lot 7, Multiple-Family Dwellings  
Lot 8, Multiple-Family Dwellings  
Lot 9, Multiple-Family Dwellings  
Lot 10, Multiple-Family Dwellings  
Lot 11, Community Facility (Recreation Facility)  
Lot 12, Community Facility  
Lot 13, "B" TT 17057, Conventional Single-Family Detached Dwellings  
Lot 14, "B" TT 17058, Conventional Single-Family Detached Dwellings  
Lot 15, "B" TT 17059, Conventional Single-Family Detached Dwellings  
Lot 16, "B" TT 17060, Planned Concept Detached Dwellings  
Lot 17, "B" TT 17064, Conventional Single-Family Detached Dwellings  
Lot 18, "B" TT 17063, Conventional Single-Family Detached Dwellings  
Lot 19, "B" TT 17062, Planned Concept Detached Dwellings  
Lot 20, "B" TT 17061, Planned Concept Detached Dwellings  
Lots 21 - 24, Future Estate Lots

*Subarea 1.2, "A" Tentative Tract Map 17052, Residential<sup>2</sup>*

Lots 1 - 36, "B" TT 17052, Future Estate Lots

*Subarea 1.3, "A" Tentative Tract Map 17053, Urban Activity Center*

Lots 1 - 3, Urban Activity Center

*Subarea 1.4, "A" Tentative Tract Map 17054, Urban Activity Center*

Lot 1, Community Facility (Park)  
Lot 2, Neighborhood Center  
Lot 3, Multiple-Family Dwellings  
Lot 4, Neighborhood Center/Home Based Business Enclave  
Lot 5, Neighborhood Center/Home Based Business Enclave  
Lot 6, Community Facility (Day Care)  
Lot 7, Multiple-Family Dwellings  
Lot 8, Multiple-Family Dwellings

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<sup>2</sup> The "A" Tentative Tract Map for Subarea 1.2 may overlap portions of Subarea 1.1 to include all of the proposed estate residential uses.

*Subarea 1.5, "A" Tentative Tract Map 17055, Residential*

- Lot 1, Community Facility (Park)
- Lot 2, "B" TT 17056, Conventional Single-Family Detached Dwellings
- Lot 3, "B" TT 17065, Conventional Single-Family Detached Dwellings

## 2.4.5 REQUIRED INFRASTRUCTURE

FEIR 589 identified the infrastructure improvements that would be required to adequately serve the Ranch Plan project. Specifically, FEIR 589 included circulation improvements, schools, trails and bikeways, domestic and non-domestic water and sewer facilities, electrical substations, water quality facilities, emergency services, and other support facilities. Although precise locations for the infrastructure facilities were not always identified, the basic parameters for these facilities were identified. For facilities that were located within development areas, the impacts associated with implementation of the improvements were assumed as part of the larger development project impacts.<sup>3</sup> Where improvements were identified as being outside of development areas (e.g., roadways, storm drain facilities and outlets, trails, and a few water storage facilities), the anticipated impacts of these facilities were calculated using conceptual plans. The full impact analysis for the Ranch Plan project, therefore, included both the development areas and impacts associated with the infrastructure overlay. As part of this Addendum, a reevaluation of the infrastructure assumptions for Planning Area 1 has been provided. The anticipated infrastructure for Planning Area 1 includes the following improvements.

### **Roadways**

Exhibit 2-13 identifies the roadway circulation plan for Planning Area 1. Local roadways would be constructed within the development areas and would not result in any additional impacts. The analyses of the physical impacts of roadway development are not called out separately, with the exception of proposed improvements to Ortega Highway. Caltrans, as a responsible agency, has requested that the proposed modifications to Ortega Highway located within the RMV Planning Area be distinguished from Planning Area 1 impacts. However, it is important to note that the Ortega Highway impacts addressed in this Addendum are a subset of the impacts associated with Planning Area 1 and the overall Ranch Plan project, and were assumed in the FEIR 589 impact analysis.

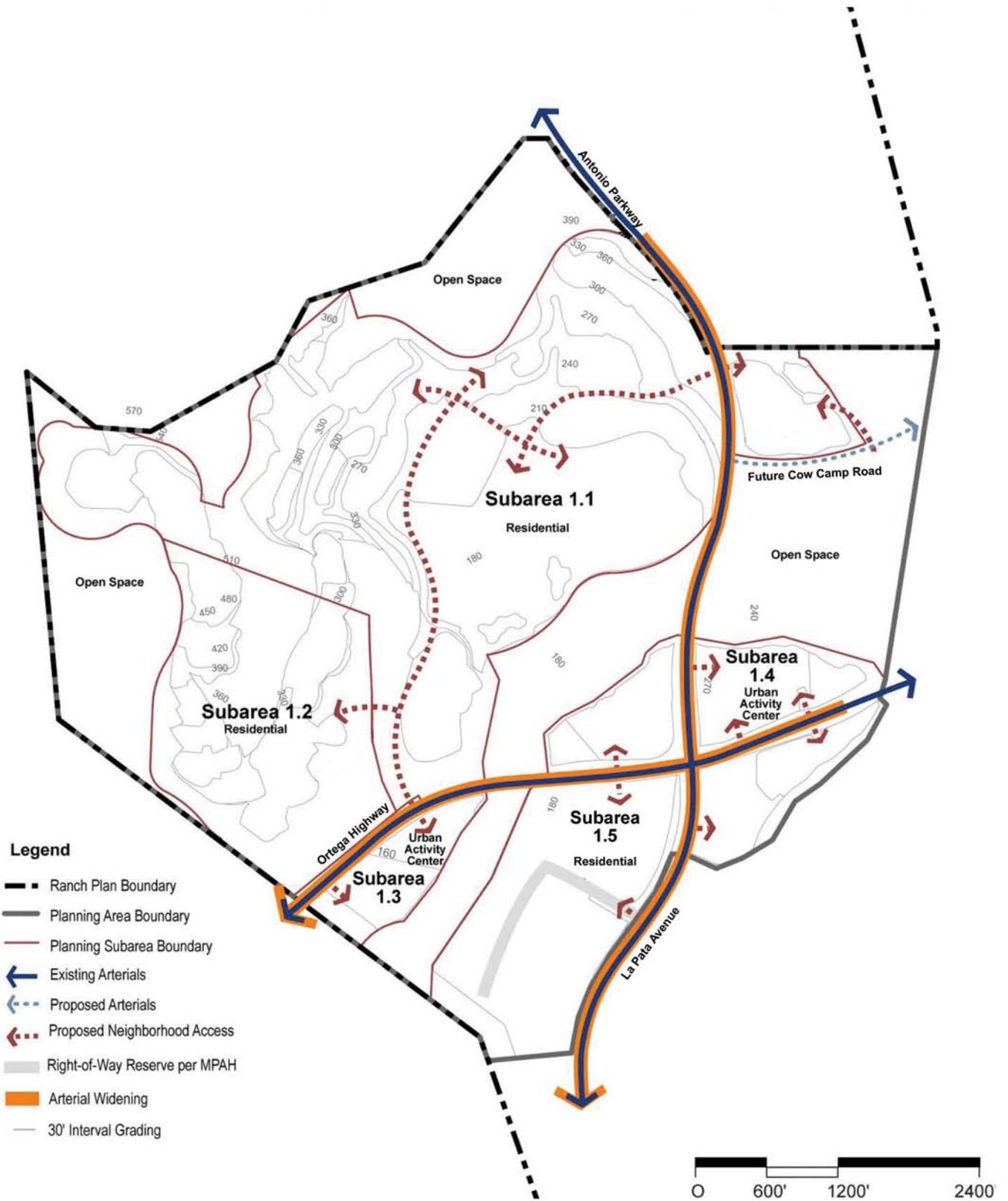
The functions of the roadways are evaluated as part of the traffic analyses. There are four roadways that traverse Planning Area 1 that extend beyond the development boundaries. These are Ortega Highway, Antonio Parkway, Cow Camp Road, and La Pata Avenue. Each of these roadways was addressed in FEIR 589 at a programmatic level and will be further reviewed once the roadway-specific alignments are established by the applicable lead agency. To the extent that the impacts are outside the development area, a discussion has been provided in this Addendum.

***Ortega Highway.*** Caltrans and the County are currently preparing two environmental documents for the widening of Ortega Highway. Overall, Ortega Highway is proposed to be widened from Calle Entradero in the City of San Juan Capistrano to a point located 1,900 feet east of the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue in the County of

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<sup>3</sup> FEIR 589 assumed all resources within development areas would be removed. Therefore, the impacts associated with implementation of support facilities located within development areas would already be included in the impact analysis of the development areas.

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# Circulation Plan

# Exhibit 2-13

Planning Area 1 Addendum



Orange. The roadway would then transition back to the existing two-lane segment east of Antonio Parkway. Caltrans' document addresses the widening from Calle Entradero to the western boundary of the RMV Planning Area. The County's environmental evaluation is provided for in this Addendum and is for the approximately 1.1-mile segment from the western RMV Planning Area boundary to east of the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue.

As noted above, the County's environmental documentation for this portion of the Ortega Highway widening project through the RMV Planning Area is FEIR 589, supplemented by this Addendum. This portion of the roadway is within the Planning Area 1 development area, with the exception of the Ortega Highway Bridge over San Juan Creek Road, which is located in RMV Planning Area open space. The analyses in FEIR 589 assumed the construction of this segment of Ortega Highway through the RMV Planning Area as a four-lane roadway. The impacts associated with the roadway widening were included within the development area, and the widening of the bridge over San Juan Creek was assumed in the infrastructure overlay. This Addendum assumes the widening of Ortega Highway through the RMV Planning Area generally concurrent with the development of Planning Area 1. The widening of Ortega Highway would be phased, commencing with improvements to the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue ("interim improvements"). These interim improvements are within the overall area of direct impact for the widening of Ortega Highway through the RMV Planning Area.

Specifically, as depicted on Exhibit 2-14, the widening of Ortega Highway through Planning Area 1 will consist of four through lanes, a 26- to 34-foot-wide median with paved shoulder and landscaped area, and a 25-foot-wide parkway on each side of the roadway to include vegetated swales for water quality management and a clear area. The area of direct impact associated with implementation of this segment of the widening of Ortega Highway, inclusive of intersection improvements, would be approximately 27.9 acres. Caltrans' area of direct impact excludes the proposed improvements to the Ortega Highway at Antonio Parkway/La Pata Avenue intersection approaches from Antonio Parkway and La Pata Avenue because these approaches are outside of Caltrans' jurisdiction. As such, impacts associated with these approaches to the intersection are assumed as a part of Planning Area 1 impacts rather than Ortega Highway widening impacts. The width of the landscaped area in the median would narrow to provide turn pockets. From the western boundary of Planning Area 1 (at the City of San Juan Capistrano jurisdictional boundary) to the Rancho Mission Viejo headquarters driveway, the parkway width on the north side would be 11 feet, and the parkway width on the south side would vary. Grading requirements for the highway widening are approximately 84,000 cy of cut and 71,000 cy of fill with 110,000 cy of remedial grading. As previously noted, these grading quantities are assumed within the Planning Area 1 grading assumptions.

Within the boundaries of Planning Area 1, the widening of Ortega Highway would include the following intersection improvements:

- Full-move intersection at the Rancho Mission Viejo headquarters driveway;
- Partial-move intersection between the San Juan Creek Bridge and the intersection of Antonio Parkway at La Pata Avenue;
- Expand the intersection of Antonio Parkway at La Pata Avenue to increase capacity; and
- Full-move intersection at approximately 1,000 feet east of the intersection of Antonio Parkway at La Pata Avenue.

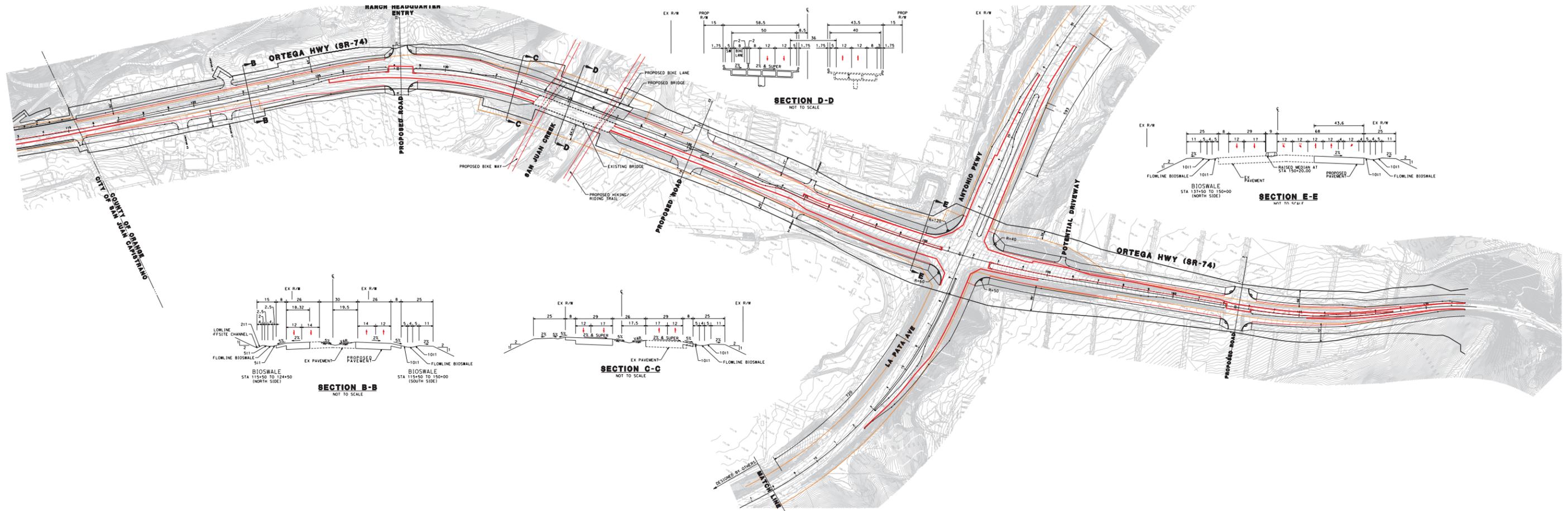
The widening of the Ortega Highway Bridge over San Juan Creek will consist of constructing a separate bridge north of the location of the existing bridge to accommodate two westbound through lanes. Additionally, the widening will provide for a 17-foot-wide multi-purpose trail that is contiguous to the westbound lanes together with modifications to the easterly and westerly abutments to accommodate a regional bikeway and a regional riding and hiking trail. Total width of the new widening is 58.5 feet. The regional bikeway is planned for a width of 16 to 20 feet and the regional riding and hiking trail is planned for a minimum width of 14 to 20 feet. Bridge construction will require staging and falsework construction. The analyses in FEIR 589 assumed the bridge improvements; temporary and permanent impacts associated with the widening of the bridge over San Juan Creek Road were assumed in the infrastructure overlay. The installation of the pier may require some dewatering for the pile construction.

**Antonio Parkway.** FEIR 589 assumed the widening of Antonio Parkway to six lanes from the southern edge of the Ladera Ranch Planned Community to Ortega Highway, a length of approximately 1.1 miles. This roadway extends through both the development area and open space within Planning Area 1. This widening was previously addressed in FEIR 555, *Antonio Parkway Alignment and Land Use Plan* (County of Orange, 1995). In addition, the County of Orange will be evaluating the improvements to Antonio Parkway and the segment of Cow Camp Road from Antonio Parkway to State Route 241 as part of a separate Project Report and environmental evaluation.

**Cow Camp Road.** An approximately 1,500-foot segment of Cow Camp Road is proposed for development within Planning Area 1, just east of Antonio Parkway. This segment of Cow Camp Road is designated as a six-lane major arterial highway on the County General Plan and the Master Plan of Arterial Highways (MPAH). All development shown in conjunction with Planning Area 1 is located within the development area. Therefore, all impacts are included in the analyses of the land use development. The preparation of a Project Report and environmental evaluation is currently under way for Cow Camp Road from Antonio Parkway to Cañada Gobernadora, east of Planning Area 2 and is expected to be completed by the end of 2006. The impacts associated with the construction of the entire length of Cow Camp Road were evaluated as part of FEIR 589.

**La Pata Avenue.** A portion of La Pata Avenue extends through Subarea 1.5. The portion of roadway in Planning Area 1 has been constructed as a two-lane facility. Adjacent to the development in Planning Area 1, La Pata Avenue would be widened to four general traffic lanes, consistent with the designation of the County General Plan and the MPAH. Additionally, a truck climbing lane for southbound travel and a southbound auxiliary/right-turn lane will be constructed from Ortega Highway to the intersection of San Juan Creek Road. The impacts associated with the construction of the segment of La Pata Road located within the RMV Planning Area limits were evaluated as part of FEIR 589. The County of Orange is currently preparing a Project Report and environmental document for La Pata Avenue from south of Ortega Highway to the San Clemente city limits.

**San Juan Creek Road.** San Juan Creek Road is depicted on the County MPAH as an arterial roadway. In accordance with the MPAH, right-of-way has been reserved through Planning Area 1. The reserved right-of-way is within the development area for Planning Area 1. The applicant is intending to construct the road through Planning Area 1 to the Southern California Edison easement to accommodate two traffic lanes (one in each direction). Impacts associated with the proposed roadway were addressed in FEIR 589.



**LEGEND**

- EX R/W
- DIRECT LINE OF IMPACT
- TOE OF SLOPE
- TOP OF CUT
- LAYOUT LINE
- PAVEMENT DELINEATION

**Ortega Highway Widening**

Planning Area 1 Addendum



Source: HDR, 2006

Exhibit 2-14



## **Trails and Bikeways**

In conjunction with the development of Planning Area 1, the Planning Area 1 project will provide for the construction of trails and bikeways. Facilities to be provided as part of Planning Area 1 are discussed below and depicted in Exhibit 2-15.

***San Juan Creek Regional Riding and Hiking Trail.*** The Planning Area 1 project would implement that portion of the San Juan Creek Regional Riding and Hiking Trail located within Planning Area 1. This includes an approximately 1.1-mile segment of the trail located on the south side of San Juan Creek. The trail will be constructed in both development and open space area adjacent to Planning Area 1. The trail will be designed to comply with the standards outlined in the Recreation Element of the County General Plan. The impacts of the trail were assumed within FEIR 589, which used a 20-foot-wide cross-section (including graded slopes, trail surface, drainage, and “shy area” buffers on each side) for calculating the permanent impacts of the trail, and an additional 30 feet for temporary construction impacts.

***Prima Deshecha Regional Riding and Hiking Trail.*** A small segment of the Prima Deshecha Trail is located within Planning Area 1. This trail begins at the junction with the San Juan Creek Regional Riding and Hiking Trail and extends south, in an area west of La Pata Avenue. Development of this segment of the trail is within the development area for Planning Area 1. The impacts of the trail were assumed in FEIR 589.

***Community Trail (Trail Y).*** FEIR 589 identified that at subsequent levels of planning community trails would be provided. These trails were identified as being located in development areas and using existing ranch roads. Where this is deemed infeasible, new trail construction would be required. A community trail, called Trail Y, is proposed in Planning Area 1. This trail would begin at its junction with the San Juan Creek Riding and Hiking Trail and extend north to connect with the Ladera Community Trail (two options are depicted on Exhibit 2-15). The alignment for this trail is slightly different from the concept plan used in FEIR 589 to assess impacts; however, the majority of the trail is still within the development boundary. The portion outside of the boundary moved eastward from the location depicted in FEIR 589 to a ranch road. The trail would use existing 10-foot-wide graded ranch roads with portions of this community trail having grades as steep as 30 percent. This relocation would likely result in a reduction in grassland impacts because development would occur on an existing road.

***San Juan Creek Riding and Hiking Trail.*** The Planning Area 1 project would implement the portion of the San Juan Creek Riding and Hiking Trail within Planning Area 1. This includes an approximately one-mile segment of the trail on the north side of San Juan Creek that would traverse both open space and development area within Planning Area 1. The trail will be designed as a paved facility separated from all roadways, in compliance with the standards of the County. The impacts of the bikeway were assumed within FEIR 589.

***Antonio Parkway Class II Bikeway.*** Implementation of the Planning Area 1 project will complete the Class II bikeway along Antonio Parkway. The bikeway will continue south along Antonio Parkway from its current terminus in Ladera Ranch and extend to Ortega Highway. The bikeway would meet County of Orange design standards for an on-road bikeway. The impacts of the trail were assumed within FEIR 589.

In addition to the bikeways and trails, implementation of the Planning Area 1 project would provide for a Regional Riding and Hiking Trail Staging Area in the vicinity of the San Juan Creek Trail and the Prima Deshecha Trail. The staging area is proposed to consist of parking and

would provide access to the trail south of San Juan Creek within the Southern California Edison easement.

### **Water Storage and Wastewater Conveyance Facilities**

With the development of Planning Area 1, water and wastewater facilities will be provided. Facilities would include distribution and collection lines internal to Planning Area 1. Since these facilities would be located within the development areas, there would be no impacts beyond those identified for the development areas. Potential exceptions include alternatives to connect to the existing sewer lines located in the City of San Juan Capistrano west of Subareas 1.3 and 1.5, as depicted in Exhibit 2-16. Additionally, assuming the connections to the City of San Juan Capistrano are not made, there would be lines and additional lift stations that connect to the existing San Juan Creek lift station, which is located in open space area. These facilities were identified and addressed in FEIR 589 and depicted in Exhibit 4.15-3 of the FEIR.

In addition to water distribution lines providing connection to individual land uses within Planning Area 1, the Planning Area 1 project would include the installation of water mains and water storage facilities. These would be for both domestic and non-domestic water. Exhibits 2-17 and 2-18 depict the location of the proposed facilities for domestic and non-domestic water, respectively. The water mains would be located predominately within roadways internal to Planning Area 1. A domestic and non-domestic water storage reservoir (i.e., tanks) would be provided in the northwest portion of Planning Area 1 in Subarea 1.1. FEIR 589 estimated each of these facilities as providing approximately 4.3 million gallons of storage.

### **Storm Drain Facilities and Outfalls**

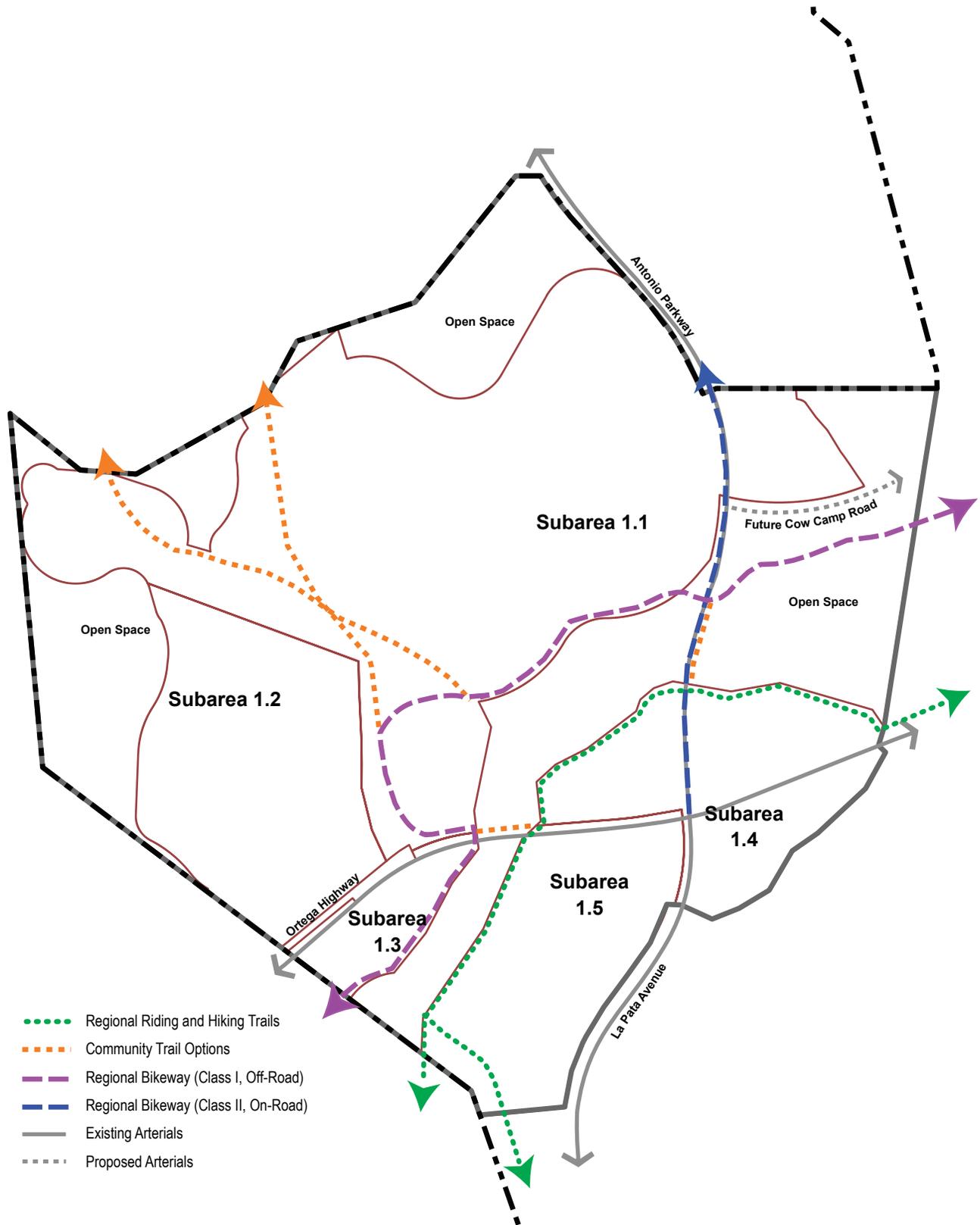
Consistent with the Master Plan of Drainage, new storm drains and outfalls would be constructed in conjunction with the development of Planning Area 1. The majority of the storm drains would be constructed in development areas. The locations of these facilities are depicted in Exhibit 2-19. In addition to the four existing outfall locations (one will be reconstructed), three new outfalls adjacent to San Juan Creek would be provided: one each in Subareas 1.1, 1.3, and 1.5. Proposed water quality facilities associated with Planning Area 1 are depicted in Exhibit 2-20. These facilities were identified and evaluated in FEIR 589.

### **Utilities**

EIR 589 indicated the need to extend a 12-inch gas main from west of I-5, east to the RMV Planning Area. This extension, when required, will be planned, environmentally documented, and constructed by the Southern California Gas Company. Concurrent with the development of Planning Area 1, a dry 12-inch main will be constructed either within Ortega Highway, Antonio Parkway and Cow Camp Road or within San Juan Creek Road, La Pata Avenue, Antonio Parkway, Ortega Highway, and San Juan Creek Road, each connecting with the future gas main that will reinforce supply to the general area and to the Ranch Plan project development east of Planning Area 1.

### **Fire Protection Services**

A fire station is proposed within Planning Area 1, located east of Cow Camp Road in Subarea 1.1. A station in this location is consistent with the development and impact assumptions in FEIR 589.



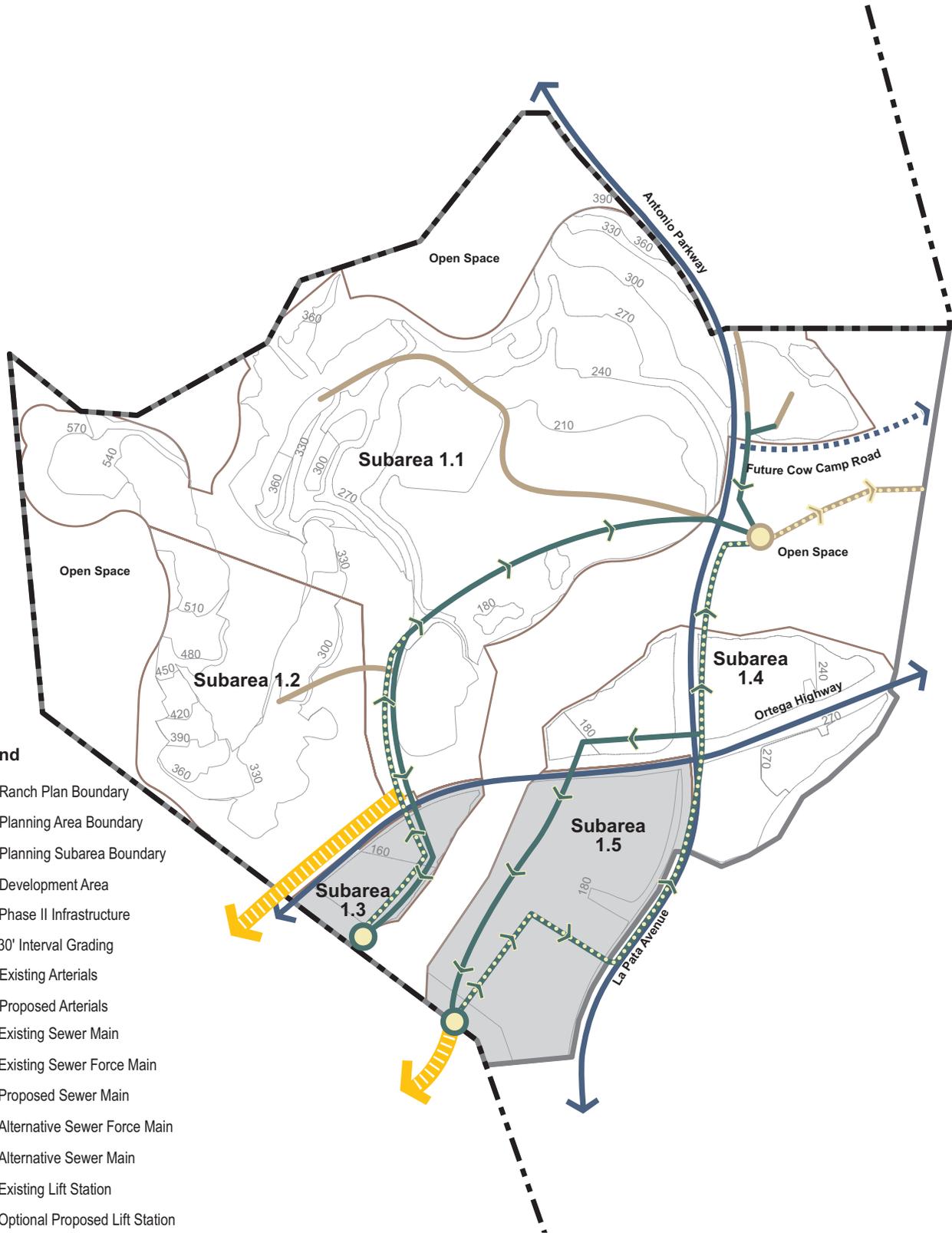
# Trails and Bikeways Concept

# Exhibit 2-15

Planning Area 1 Addendum



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**Legend**

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Phase II Infrastructure
- 30' Interval Grading
- ← Existing Arterials
- Proposed Arterials
- ← Existing Sewer Main
- ← Existing Sewer Force Main
- ← Proposed Sewer Main
- ← Alternative Sewer Force Main
- ← Alternative Sewer Main
- Existing Lift Station
- Optional Proposed Lift Station

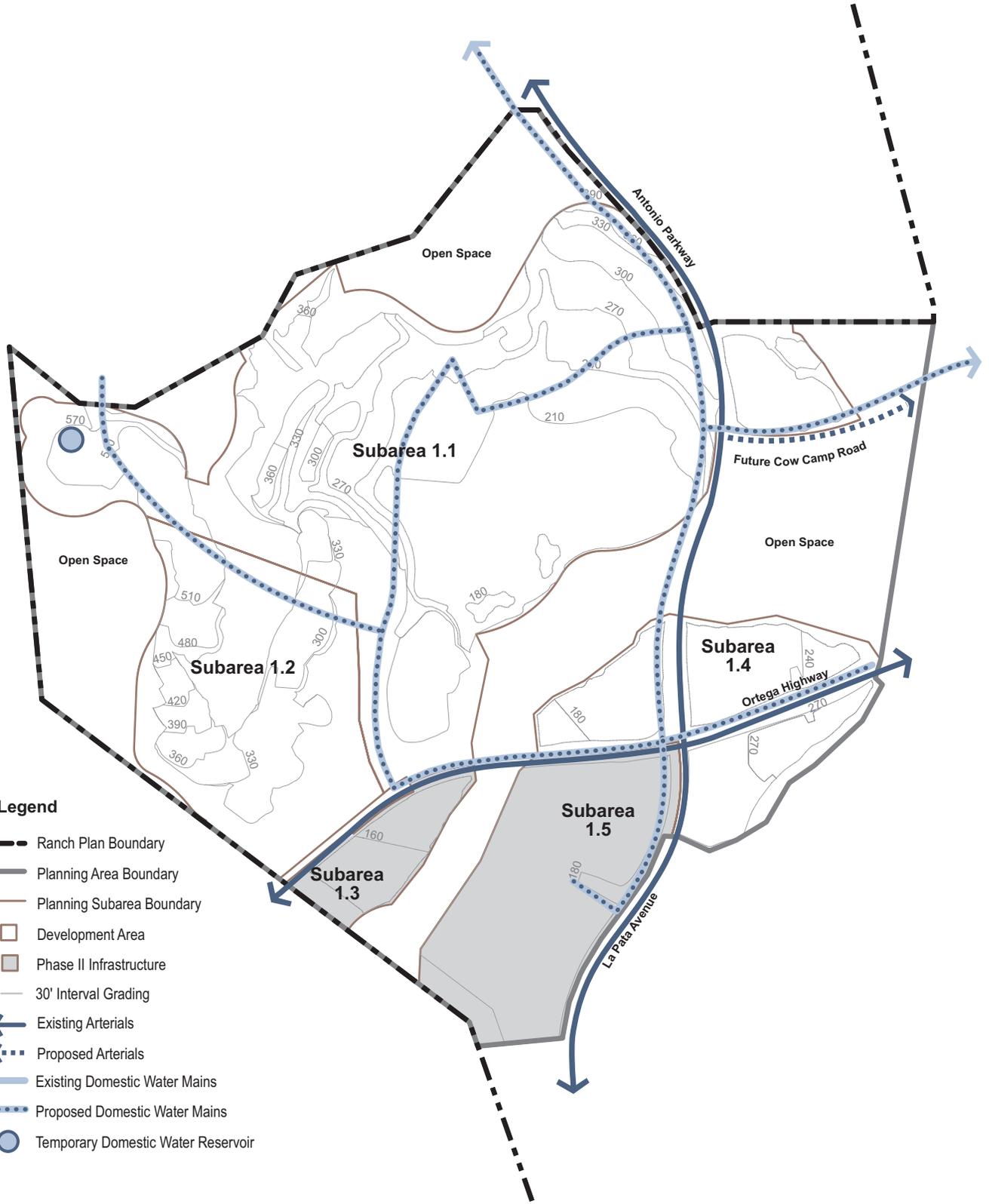
# Preliminary Wastewater System

# Exhibit 2-16

Planning Area 1 Addendum



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**Legend**

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Phase II Infrastructure
- 30' Interval Grading
- Existing Arterials
- Proposed Arterials
- Existing Domestic Water Mains
- Proposed Domestic Water Mains
- Temporary Domestic Water Reservoir

# Conceptual Domestic Water System

Exhibit 2-17

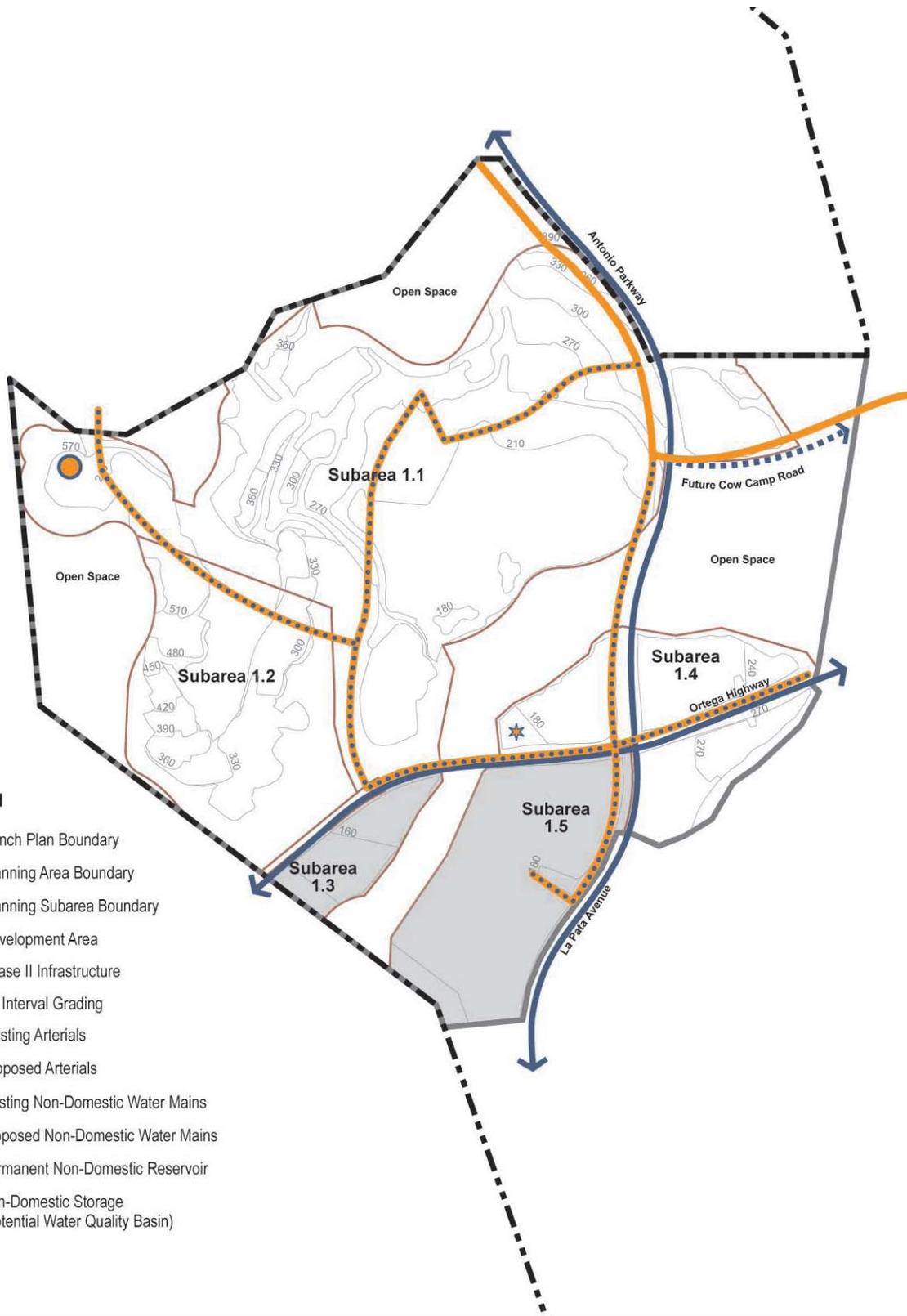
Planning Area 1 Addendum



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**Legend**

-  Ranch Plan Boundary
-  Planning Area Boundary
-  Planning Subarea Boundary
-  Development Area
-  Phase II Infrastructure
-  30' Interval Grading
-  Existing Arterials
-  Proposed Arterials
-  Existing Non-Domestic Water Mains
-  Proposed Non-Domestic Water Mains
-  Permanent Non-Domestic Reservoir
-  Non-Domestic Storage (Potential Water Quality Basin)

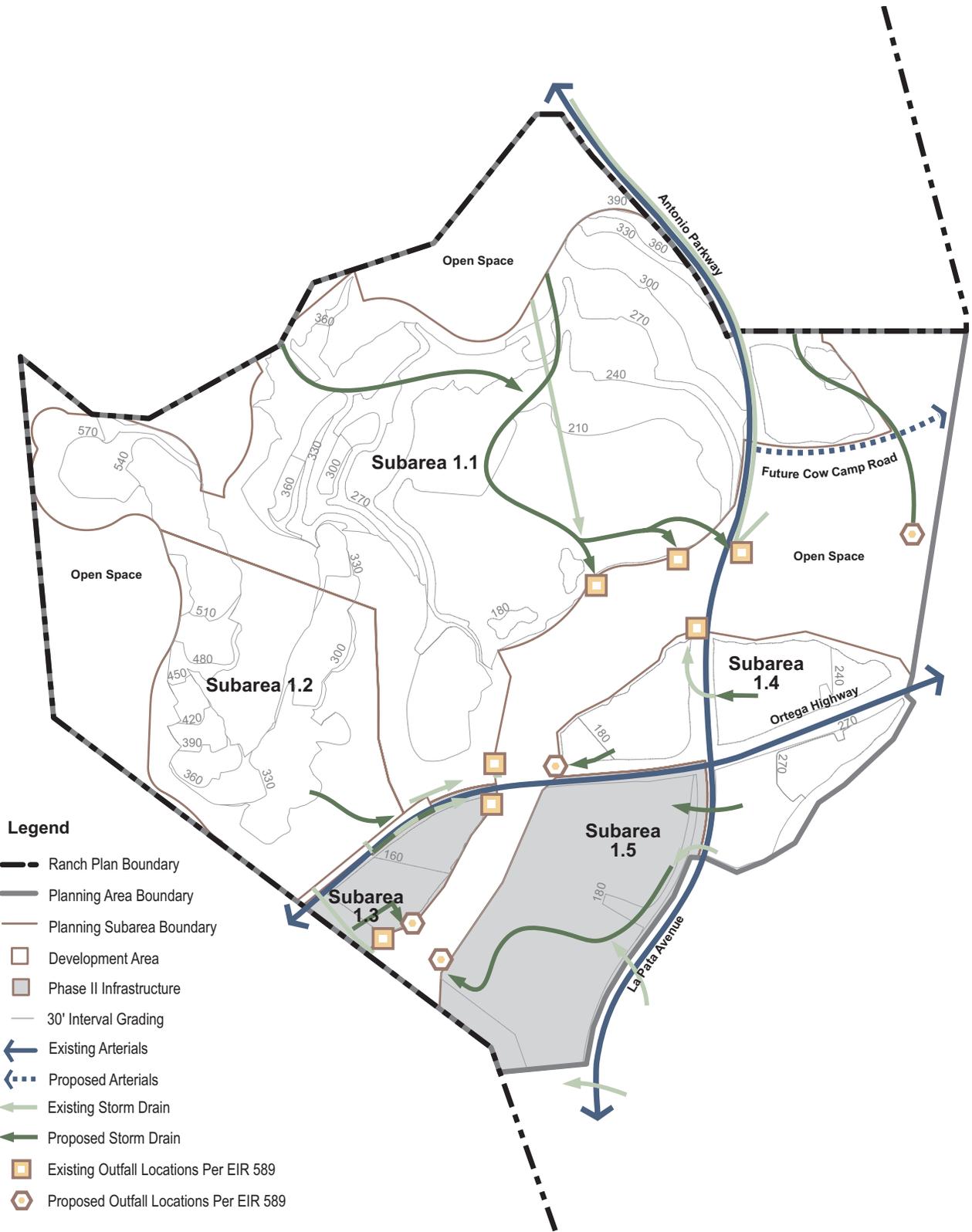


# Conceptual Non-Domestic Water System

# Exhibit 2-18

Planning Area 1 Addendum





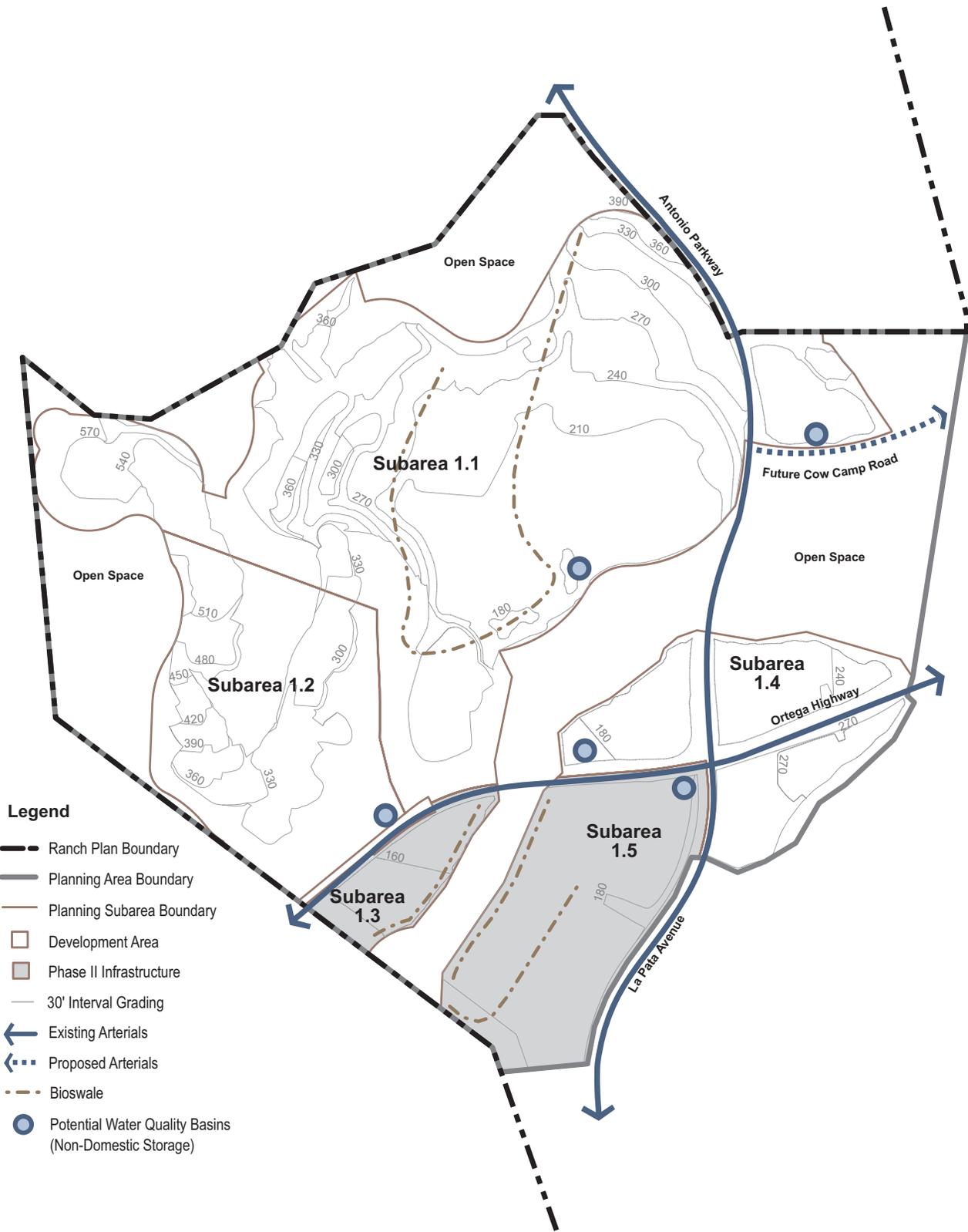
- Legend**
- Ranch Plan Boundary
  - Planning Area Boundary
  - Planning Subarea Boundary
  - Development Area
  - Phase II Infrastructure
  - 30' Interval Grading
  - ← Existing Arterials
  - Proposed Arterials
  - ← Existing Storm Drain
  - ← Proposed Storm Drain
  - Existing Outfall Locations Per EIR 589
  - ⬡ Proposed Outfall Locations Per EIR 589

# Preliminary Storm Drainage System

# Exhibit 2-19

Planning Area 1 Addendum





# Preliminary Water Quality System

Exhibit 2-20

Planning Area 1 Addendum



### **SECTION 3.0 ENVIRONMENTAL CHECKLIST**

As previously indicated, the project addressed in FEIR 589 included the entire 22,815-acre RMV Planning Area site. The focus of this Addendum to FEIR 589 is on Planning Area 1; however, a summary of the impacts and findings for the entire Ranch Plan project has been provided to provide the reader a context of the analysis. The analysis in this document will evaluate if the potential impacts associated with the subsequent approvals outlined in Section 2.0, Project Description, are substantially the same as those addressed in FEIR 589. This evaluation includes a determination as to whether the changes proposed for the Planning Area 1 project would result any new significant impacts or a substantial increase in a previously identified significant impact. As stated in Section 2.4.2, the Planning Area 1 development area would increase from 540 to 572 acres with a corresponding decrease in open space from 270 to 238 acres within the 810-acre boundary of the planning area. The total open space acreage for the Ranch Plan project would not decrease; one or more planning areas within the RMV Planning Area would have a commensurate decrease in the development area acreage. Additionally, the number of residential dwelling units in Planning Area 1 would increase from 1,020 to 1,170 dwelling units while Urban Activity Center (UAC) use would decrease from 89 to 84 acres. The total number of permitted dwelling units associated with the Ranch Plan project (14,000 dwelling units) would not be exceeded with the proposed increase of 150 dwelling units in Planning Area 1.

The County of Orange Environmental Checklist (Checklist) for the proposed project is provided in this section of the Addendum. The findings of the County of Orange as to the environmental effects of the proposed project in comparison with the findings of FEIR 589, which was certified on November 8, 2004, are marked in the checklist. A checked box in the “No Substantial Change from Previous Analysis” column indicates that the proposed project impacts are not substantially different from those identified in FEIR 589. A checked box in either of the two other columns (“New Significant Impacts” or “More Severe Impacts”) would require additional environmental analysis, new mitigation, and/or a subsequent or supplemental EIR.

This comparative analysis provides the County of Orange with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since FEIR 589 was certified required additional environmental review or preparation of a subsequent or supplemental EIR. The basis for each of the findings listed in the Checklist is explained in Section 4.0, Environmental Analysis and Explanation of Checklist Responses.



## ENVIRONMENTAL ANALYSIS CHECKLIST

**For Projects with Previously Certified/Approved Environmental Documents: Initial Study, Addendum No. 1 (PA06-0023) to FEIR 589**

The following checklist takes into consideration the preparation of an environmental document prepared at an earlier stage of the proposed project. This checklist evaluates the adequacy of the earlier document pursuant to Section 15162 of the CEQA Guidelines.

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<b>1. LAND USE &amp; PLANNING. Would the project:</b>			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. AGRICULTURE. Would the project:</b>			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. POPULATION &amp; HOUSING. Would the project:</b>			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<b>4. GEOPHYSICAL. Would the project result in or expose people to impacts involving:</b>			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. HYDROLOGY &amp; WATER QUALITY. Would the project:</b>			
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a significant adverse impact on groundwater quality or otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. TRANSPORTATION/CIRCULATION. Would the project result in:</b>			
a) Increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plan or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. AIR QUALITY. Would the project:</b>			
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. NOISE. Would the project:</b>			
a) Expose of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a private or public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. BIOLOGICAL RESOURCES. Would the project impact:</b>			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. AESTHETICS. Would the project:</b>			
a) Have a substantial adverse effect a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<b>11. CULTURAL/SCIENTIFIC RESOURCES. Would the project:</b>			
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse changed in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. RECREATION. Would project:</b>			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. MINERAL RESOURCES. Would the project:</b>			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14. HAZARDS. Would the project:</b>			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**15. PUBLIC SERVICES. Would the project:**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
<b>16. UTILITIES &amp; SERVICE SYSTEMS. Would the project:</b>			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>MANDATORY FINDINGS</b>			
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have possible environmental effects, which are individually limited but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING DATA SOURCES:	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
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**DETERMINATION:**

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation, cited incorporations and attachments, I find that the proposed project:

**Has been previously analyzed** as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.

**Has been previously analyzed** as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. **Minor additions and/or clarifications are needed** to make the previous documentation adequate to cover the project, which are documented in this addendum to the earlier CEQA document (CEQA §15164).

**Has been previously analyzed** as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. However, there is important new information and/or **substantial changes have occurred** requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.

Signature: \_\_\_\_\_  
 Charles Shoemaker  
 Environmental Planning Services Division  
 Telephone: (714) 834-2166

Revised 2-13-03

**NOTE:** All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange RDMD, 300 N. Flower Street, Santa Ana, California, unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

## SECTION 4.0 ENVIRONMENTAL ANALYSIS AND EXPLANATION OF CHECKLIST RESPONSES

The conditions below are summarized from FEIR 589. Where the setting conditions have been updated based on further analysis conducted or provided as part of the proposed project analysis, the information is provided.

### 4.1 LAND USE AND PLANNING

#### 4.1.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

##### Environmental Checklist Responses

Would the project:

- A. *Physically divide an established community?*
- B. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- C. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Substantial Change from Previous Analysis.** Land use and planning impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### The Ranch Plan

As set forth in FEIR 589, Alternative B-10 Modified would allow for the development of 14,000 residential units, 3,480,000 square feet of Urban Activity Center uses, 500,000 square feet of Neighborhood Center uses, 1,220,000 square feet of Business Park uses, and 25 acres for golf facilities on 7,683 acres with 15,132 gross acres of open space in Planning Areas 1 through 9. The Ranch Plan project (Alternative B-12) would allow for the same amount of development but permanently preserves more open space (5,873 acres of development and 16,942 gross acres of open space). As a part of the Ranch Plan project, and as previously identified in the Addendum Project Description, with the exception of additional orchards in Planning Areas 6 and 7 and the potential relocation of the Rancho Mission Viejo headquarters in Planning Area 7, no development would occur within these two planning areas. In addition, Planning Area 9 would not be developed.

##### ***Physical Impacts on Established Communities***

The RMV Planning Area is generally at the edge of urban development. Existing uses within the RMV Planning Area include various agricultural uses, industrial leases, and ranch-related residential uses. As set forth in FEIR 589, Alternative B-10 Modified would not disrupt or divide the physical arrangement of an established community. The closest established communities are Ladera Ranch to the north, and the cities of San Juan Capistrano and San Clemente to the

west. Alternative B-10 Modified would not have any physical impact on these communities. These findings are also applicable to the Ranch Plan project.

### ***Compatibility with Existing and Planned On-site Land Uses***

In addition to the existing grazing and agricultural activities within the RMV Planning Area, there are more than 23 existing uses currently operating, including mineral extraction, wholesale nurseries, waste management, and research and development businesses. Development of the RMV Planning Area under the Alternative B-10 Modified scenario or as the Ranch Plan project would allow these uses to continue until they are replaced with urban uses or until applicable lease agreements covering these uses expire. Given the number of approvals that are required prior to any construction on the RMV Planning Area, it is likely that these uses would terminate pursuant to the lease agreements prior to initiation of construction. As noted in FEIR 589, this is not considered a significant impact.

### ***Compatibility with Existing and Planned Land Use Surrounding the Project Site***

FEIR 589 addresses the potential for residential uses in Planning Area 8 to experience disturbance from helicopter flights and artillery training exercises, especially those occurring during night hours, from U.S. Marine Corps Base (MCB) Camp Pendleton. There is a potential for impacts from MCB Camp Pendleton on future sensitive land uses, specifically in Planning Area 8. Assuming a worst-case scenario, there is the potential for incompatible land uses within Planning Area 8, which is considered a significant impact. Implementation of the proposed mitigation measure to evaluate the current MCB Camp Pendleton Range Compatibility Use Zone (RCUZ) program prior to approval of development in Planning Area 8 would reduce this to a level of less than significant. FEIR 589 also identifies mitigation requiring the evaluation of the compatibility of the noise sensitive land use in Planning Area 8 at the time of the processing of an Area Plan for that planning area would reduce this potential impact to a level of less than significant. It should be noted that the Ranch Plan project assumes fewer residential units in Planning Area 8 than would be associated with Alternative B-10 Modified.

### ***County of Orange General Plan and Zoning Policies***

FEIR 589's land use thresholds of significance identified a conflict with General Plan policies would be a significant impact if the policy was put in place to protect environmental resources. The FEIR found Alternative B-10 Modified to be consistent with the Orange County General Plan goals, policies, and objectives. This finding is also applicable to the Ranch Plan project which would permit the same amount of development and preserve more open space within the RMV Planning Area. As a part of the County Board of Supervisors actions, the *Ranch Plan Planned Community Program Text* was approved to establish the zoning for the RMV Planning Area and establish a framework for the processing development applications. The project would be required to comply with these regulations and as such would be considered consistent with the zoning.

### ***Regional Planning Agency Goals***

FEIR 589 noted that an inconsistency with regional planning programs are impacts because these planning programs are designed as tools to help the region achieve environmental standards in areas such as air quality and traffic. If the programs are not implemented, or appropriately revised to reflect modifications made by local jurisdictions, it may lead to a physical impact pursuant to CEQA. FEIR 589 identifies that Alternative B-10 Modified would provide 14,000 dwelling units or approximately 68 percent of the development assumed for the

area in local and regional planning documents. OCP-2000M assumed 20,468 units in the RMV Planning Area.

Although the project would not meet fully the housing goal, it would substantially advance the attainment of this goal but would still result in inconsistency with the adopted regional growth projections. The FEIR states that the inconsistency could be eliminated through updating of the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections. However, it is not certain that the County would be able to incorporate the revised projections, and the next regularly scheduled OCP update will not occur until 2008. Accordingly, this may be considered an unavoidable, significant impact under Alternative B-10 Modified. This finding would also be applicable to the Ranch Plan project because the same amount of residential development would be constructed.

In summary, although the Ranch Plan project would reduce the number of acres associated with development activities, it would result in the same land use impacts as identified for Alternative B-10 Modified in FEIR 589.

### **Planning Area 1**

As previously addressed in Section 2.4.2 of this Addendum, the gross acreage for Planning Area 1 under Alternative B-10 Modified and the Ranch Plan project would be 810 acres. However, the proposed development area for Planning Area 1 has increased from 540 to 572 acres with a corresponding decrease in open space from 270 to 238 acres. The total open space for the Ranch Plan project would not decrease; one or more planning areas within the RMV Planning Area would have a commensurate decrease in the development area acreage as future Area Plans are prepared and processed. The additional development area is generally located along the northern edge and the southwest corner of Planning Area 1 (Exhibit 2-5). Additionally, residential dwelling units would increase from 1,020 to 1,170 dwelling units, while Urban Activity Center (UAC) use would decrease from 89 to 84 acres for Planning Area 1.

As depicted in Exhibit 4-1, Planning Area 1 contains commercial and agricultural businesses, the Rancho Mission Viejo headquarters, limited residences, and open fields. Adjacent to Planning Area 1, existing residential development is predominately low density. Planning Area 1 proposes a combination of residential and urban activity center uses. The majority of the planning area would not be visible from the existing residential uses in the City of San Juan Capistrano because of an intervening minor ridgeline. Because the amount of and type of development is in substantial conformance with the assumptions set forth in FEIR 589, development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified land use impact analyzed in FEIR 589.

In Subarea 1.2 of Planning Area 1, estate residential uses are proposed north of Ortega Highway and adjacent to the City of San Juan Capistrano. The estate homes would be buffered from similar estate development in the City by hillside open space and a 200-foot-wide electrical transmission easement along the western planning area border. In Subarea 1.3, Urban Activity Center (UAC) uses (specifically, a Wellness Center for age-qualified residents), are proposed south of Ortega Highway and northwest of San Juan Creek. This use would be buffered from development in the City by hillside open space and a 200-foot-wide electrical transmission easement along the western planning area border.

Specific to Planning Area 1, FEIR 589 identified the existing land uses that would be displaced. No additional land uses would be displaced associated with the 32-acre increase in the development area for Planning Area 1. Consistent with the findings for the Ranch Plan project,

the displacement of uses in Planning Area 1 would not be considered a significant impact. The leases on these uses either terminate prior to the anticipated initiation of construction or would no longer be required. The termination date on a lease indicates that there is no commitment to continue a use beyond the lease date. As a part of implementation of uses in Planning Area 1, there would be a loss of approximately 458.3 acres of agricultural land (Grazing, Prime Farmland, and Unique Farmland); this topic is addressed in Section 4.2 of this Addendum and was anticipated in FEIR 589. Additionally, as a part of the Ranch Plan project, the Rancho Mission Viejo headquarters, located within Planning Area 1, may be relocated to a site in Planning Area 7 at a future date yet to be determined.

Planning Area 1 would provide 1,170 dwelling units of the 14,000 units associated with the Ranch Plan project, or approximately eight percent of the development assumed for the area in OCP-2000M, an increase of 150 dwelling units in Planning Area 1 from that assumed in FEIR 589. Implementation of development of Planning Area 1 would help attain regional housing goals. As a component of the overall Ranch Plan project, Planning Area 1's inconsistency with adopted regional growth projections is a significant and unavoidable impact. This finding is consistent with the conclusions set forth in FEIR 589.

In summary, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of previously identified significant impacts analyzed in FEIR 589.

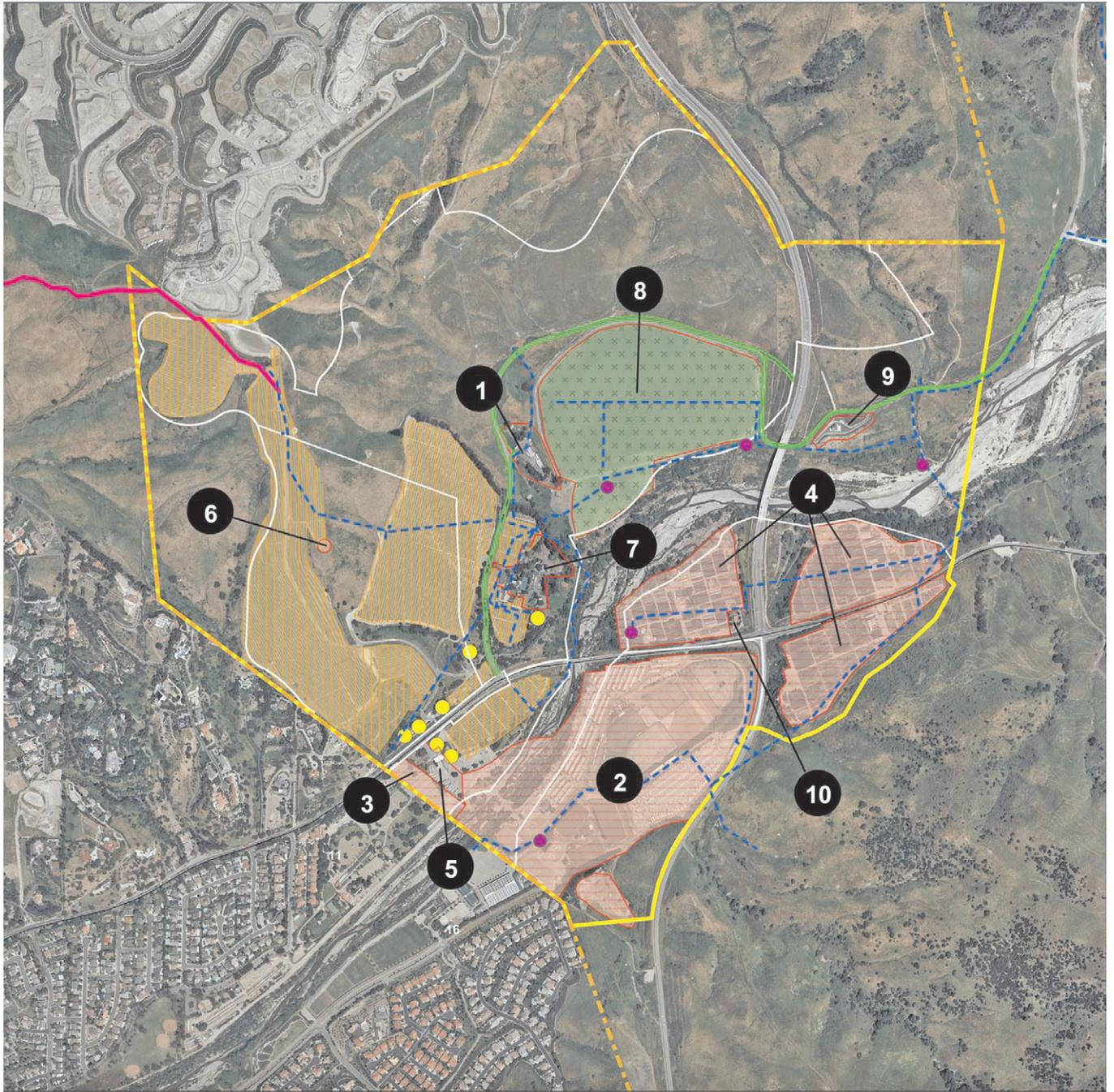
### **Ortega Highway Improvements**

As previously described in this Addendum, the widening of Ortega Highway through the RMV Planning Area will consist of four through lanes, a 26- to 34-foot-wide median with paved shoulder and landscaped area, and a 25-foot-wide parkway on each side of the roadway to include vegetated swales for water quality management and a clear area. The area of direct impact associated with implementation of this segment of the widening of Ortega Highway, inclusive of intersection improvements, would be approximately 27.9 acres. Indirect impacts associated with construction activities would occur on the development impact area for Planning Area 1 and are therefore assumed in the Planning Area 1 impact analysis set forth in FEIR 589 and this Addendum. Temporary impacts within San Juan Creek associated with the bridge widening over Ortega Highway would include the installation of a bridge pier in the creek; these impacts were assumed in FEIR 589.

As stated in FEIR 589, the EIR provided an analysis of the environmental impacts of the entire project, including the proposed circulation system inclusive of the widening of Ortega Highway through the RMV Planning Area. FEIR 589 provided analysis of potential incompatibilities of the roadways with surrounding uses, aesthetic implications of the circulation system, and other environmental impacts. Each applicable section of the Program EIR provides recommended mitigation to reduce any potential environmental impacts resulting from the proposed circulation system.

The widening of Ortega Highway from two to four lanes would not result in a permanent physical disruption to or divide an established community. The widening of the highway would follow the existing alignment and would be implemented consistent with the assumptions of the County MPAH.

With respect to existing land uses contiguous to Ortega Highway, the proposed widening would occur on land under the ownership of Rancho Mission Viejo and within Caltrans' right-of-way. FEIR 589 identified that existing land uses either directly under the management of Rancho



**Legend**

- 1** Ranch Construction Yard
- 2** The Blenheim Oaks Rancho Mission Viejo Riding Park
- 3** Corrals
- 4** Nurseries
- 5** Ranch Buildings
- 6** Antenna Site (Lemon Grove)
- 7** RMV Headquarters & Operations
- 8** Seasonal Row Crops
- 9** SMWD San Juan Creek Lift Station
- 10** Water Main Flow Control Facility

**Planning Boundaries**

- Ranch Plan Boundary
- Planning Area 1 Boundary
- Development Boundary

**Existing Land Use Legend**

- Existing Uses
- Lease Areas
- RMV Residence

**Existing Agriculture**

- Seasonal Row Crops
- Orchards

**Existing Infrastructure**

- CWTRP/San Juan Lift Station Access
- SFPPP Pipelines
- Water Lines
- Well Sites

# Existing Land Uses

## Planning Area 1 Addendum



# Exhibit 4-1



Mission Viejo or leaseholders would continue until they are replaced with urban uses or until applicable lease agreements covering these uses expire. Within the area of direct impact for Ortega Highway through the RMV Planning Area, all lease agreements are expected to terminate prior to initiation of construction of the highway widening, with the exception of the Blenheim Oaks Rancho Mission Viejo Riding Park (Exhibit 4-1). The widening would not adversely affect the ability of this facility to operate; no direct facility impacts would occur. As noted in FEIR 589, the cessation of operation of these land uses was not identified as a significant impact.

FEIR 589's land use thresholds of significance identified that a conflict with the County General Plan policies would be a significant impact if the policy was put in place to protect environmental resources. It further noted that an inconsistency with regional planning programs results in impacts because these planning programs are designed as tools to help the region achieve environmental standards in areas such as air quality and traffic. The County of Orange General Plan Growth Management Element contains County policies on the planning and provision of traffic improvements and public facilities that are necessary for orderly growth and development. The purpose and intent of this element is to mandate that growth and development be based upon the County's ability to provide an adequate circulation system and necessary facilities; and through all of the processes established in this element, natural resources and the natural environment shall be protected. The Growth Management Element addresses, amplifies, and supports traffic improvement and public facility and developing phasing concerns identified in the other General Plan elements. It is the intent that through the widening of this segment of Ortega Highway through the RMV Planning Area consistent with the MPAH, that the goals, objectives, and policies related to balanced land use and public facilities development are achieved. No significant land use impacts would be associated with the proposed Ortega Highway widening.

#### **4.1.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 are provided in Attachment A to this Addendum. No land use mitigation would be required for the widening of Ortega Highway through the RMV Planning Area.

#### **4.1.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, the inconsistency of Planning Area 1 with adopted regional growth projections could be eliminated through updating of the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections. However, it is not certain that the County would be able to incorporate the revised projections, and the next regularly scheduled OCP update will not occur until 2008. Consistent with the findings of FEIR 589, this inconsistency is an unavoidable, significant impact. However, with implementation of the Mitigation Program provided in Attachment A, all other impacts in the RMV Planning Area, inclusive of Planning Area 1, can be reduced to a less than significant level.

#### 4.1.4 FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that implementation of Planning Area 1 of the Ranch Plan project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589

#### 4.2 AGRICULTURE

##### 4.2.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

##### Environmental Checklist Responses

Would the project:

- A. ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***
- B. ***Conflict with existing zoning for agricultural use, or a Williamson Act contract?***
- C. ***Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?***

**No Substantial Change from Previous Analysis.** Agricultural resources impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### The Ranch Plan

As detailed in FEIR 589, implementation of the Ranch Plan project would result in a significant impact resulted in the conversion of farmland listed as "Prime," "Unique," or "Statewide Importance," as shown on the State Farmland Mapping and Monitoring Program. These farmlands are collectively known as Important Farmland. Implementation of Alternative B-10 Modified would have resulted in the removal of 306 acres of Prime Farmland, 47 acres of Farmland of Statewide Importance, and 580 acres of Unique Farmland, for a total loss of 933 acres of Important Farmland.

It should again be noted that the Ranch Plan project assumes an overstated impact for development in Planning Areas 4 and 8 and for the orchards in Planning Areas 6 and 7. The final footprint of future development/orchards within these planning areas is undefined at this time because the precise location of future development/orchards is not known. As such, possible impacts in Planning Area 4<sup>4</sup> are assumed to affect a larger "impact area" of approximately 1,127 acres and the impacts for Planning Area 8 are assumed to affect a larger "impact area" of approximately 1,349 acres. The impact areas in Planning Areas 6 and 7 are

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<sup>4</sup> It should be noted that of these planning areas, only Planning Area 4 includes Important Farmlands.

approximately 249 acres and 182 acres, respectively. Therefore, the farmland impacts for the Ranch Plan project overstate the amount of acreage that can be impacted by the project. Ultimately, Rancho Mission Viejo is limited to a maximum of 550 acres of development and 175 acres of reservoir uses in Planning Area 4, 500 acres of development in Planning Area 8, and a total of 50 acres of orchards in Planning Areas 6 and/or 7. Under the overstated impact scenario, the Ranch Plan project would result in the removal of up to 307 acres of Prime Farmland, 48 acres of Farmland of Statewide Importance, and 584 acres of Unique Farmland. Implementation of the Ranch Plan project would result in the loss of up to 939 acres of Important Farmland.

The specific agricultural uses that would be affected by the Ranch Plan project include citrus and avocado orchards, limited row crops, and commercial nursery operations within the RMV Planning Area. As set forth in FEIR 589, implementation of Alternative B-10 Modified would result in the removal of the majority of orchards, nurseries, and row crops. Of the approximately 482 acres of existing agricultural activity on the RMV Planning Area, approximately 65 acres would be retained. All 325 acres of commercial nursery uses would be displaced by development of Alternative B-10 Modified. In addition, lands used for dry farming of barley would also be impacted. The extent of the areas used for dry farming vary from year to year, dependent on weather conditions. On average, an estimated 880 acres are planted, of which more than 400 acres would be displaced. Under the Ranch Plan project, proposed development would also result in the removal of the majority of the orchards, nurseries, and row crops, with approximately 50 acres retained in agricultural production. In addition, approximately 627 acres of area previously used for dry farming of barley would be impacted. Although slightly more agricultural lands would be impacted by the Ranch Plan project compared to Alternative B-10 Modified, the magnitude of the impact is comparable and, consistent with the findings of FEIR 589, would be considered a significant impact.

As with farmland, all grazing lands located within areas to be developed would be eliminated over time. Implementation of Alternative B-10 Modified would eliminate grazing in substantial portions of the Lower Chiquita, Gobernadora, Rinconada, and Talega pastures. Under Alternative B-10 Modified, grazing practices would continue in the open space areas in Planning Areas 9, 10, 11, and 12 which support cattle grazing. FEIR 589 did not identify the elimination of grazing as a significant impact. Development under the Ranch Plan project would result in similar impacts on ranching operations as Alternative B-10 Modified but would not eliminate as much land designated for grazing because less land would be developed. Neither Alternative B-10 Modified nor the Ranch Plan project would require the cancellation of a Williamson Act contract. Notices of non-renewal have been filed for all the areas on the RMV Planning Area. The lands will all be removed from the Agricultural Preserve by December 31, 2008. The phasing of development would avoid any conflict with the current Williamson Act contract.

### **Planning Area 1**

FEIR 589 identified the removal of 56.3 acres of Prime Farmland and 147.1 acres of Unique Farmland with the implementation of Planning Area 1. This would result in the loss of 203.4 acres of Important Farmland. This Addendum to FEIR 589 updates this analysis to reflect the additional 32 acres of development area assumed for Planning Area 1 and to reflect the updated 2004 Farmland Mapping by the California Department of Conservation (CDC), which was not available at the time FEIR 589 was prepared. Based on the updated analysis, the development of Planning Area 1 would result in the removal of 59.1 acres of Prime Farmland and 157.7 acres of Unique Farmland. Although slightly more agricultural lands would be impacted by the Ranch Plan project compared to Alternative B-10 Modified, the magnitude of the impact is comparable and, consistent with the findings of FEIR 589, would be considered a

significant impact. Therefore, implementation of development in Planning Area 1 would not result in any new impacts or substantially increase the severity of a previously identified significant impact as previously analyzed in FEIR 589.

As stated in FEIR 589, agricultural land included in Planning Area 1 would be converted to non-agricultural use. As set forth in FEIR 589, development would result in the removal of the majority of orchards, nurseries, and row crops in the RMV Planning Area. Planning Area 1 contains 101 acres of lemon orchards and 52 acres of row crops for a total of 153 acres of agricultural activity. Under the Ranch Plan project, none of the 50 acres to be retained in the RMV Planning Area are located within Planning Area 1. There are no changes from the analysis contained in FEIR 589.

The DM Color Express Nurseries (29001 and 29813 Ortega Highway) and the Miramar Wholesale Nurseries (29813 Ortega Highway) are located within Planning Area 1 and operate on month-to-month leases. FEIR 589 assumed these uses would be eliminated with the development of Planning Area 1, resulting in a loss of approximately 46 acres of commercial nursery uses. FEIR 589 notes that while nurseries are located on what is considered Important Farmland, the plant materials are grown in containers and could be relocated outside of Planning Area 1, as well as the RMV Planning Area in general, and continue operation elsewhere. The impacts associated with conversion to non-agricultural uses that would occur within Planning Area 1 are associated with the loss of the value of the land (i.e., Important Farmland) rather than the loss of the agricultural use. The amount of agricultural land impacted by development of Planning Area 1 is in substantial conformance with the assumptions set forth in FEIR 589. Therefore, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in FEIR 589.

Consistent with the findings set forth in FEIR 589, Planning Area 1 does not include acreage within the Williamson Act contract. No new significant impacts would occur with implementation of development in Planning Area 1 and no mitigation measures are required.

### **Ortega Highway Improvements**

As previously addressed, the development of Planning Area 1 would result in the removal of 59.1 acres of Prime Farmland and 157.7 acres of Unique Farmland. Of the acreage identified for Planning Area 1, 3.3 acres of Prime Farmland and 10.8 acres of Unique Farmland are associated with and located within the area of direct impact for the widening of Ortega Highway through the RMV Planning Area. Therefore, the proposed highway widening would not result in any new impacts or substantially increase the severity of a previously identified significant impact as previously analyzed in FEIR 589.

As stated in FEIR 589, agricultural land included in Planning Area 1 would be converted to non-agricultural use. However, none of the lemon orchards or row crops is located within the area of direct impact for the widening of Ortega Highway. Additionally, the area of direct impact for does not include acreage within a Williamson Act contract.

### **4.2.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project; no mitigation was identified for Planning Area 1 with respect to agricultural resources. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are

applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.2.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, development of Planning Area 1 would result in a significant, unavoidable impact associated with the loss of Important Farmland. There are no feasible mitigation measures that would reduce the loss of Important Farmland to less than significant. Although this is a significant, unavoidable impact, this is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

#### **4.2.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

### **4.3 POPULATION AND HOUSING**

#### **4.3.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS**

##### **Environmental Checklist Responses**

**Would the project:**

- A. *Cumulatively exceed adopted regional or local population projections?***
- B. *Induce substantial growth in an area directly or indirectly through project in an undeveloped area or extension of major infrastructure?***

##### **Displace existing housing affecting a substantial number of people?**

**No Significant Change from Previous Analysis.** The population and housing impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### **The Ranch Plan**

Alternative B-10 Modified and the Ranch Plan project have the same growth assumptions. The project would allow for the development of a maximum of 14,000 residential units. Of those 14,000 units, 6,000 would be age-qualified housing units (including both single-family units and apartments). Population projections were based on the number of proposed housing units, using a generation factor of 3.13 persons per single-family unit, 2.5 persons per multi-family unit, and 1.4 persons per age-qualified unit. Based on this information, both Alternative B-10 Modified and the Ranch Plan project have the potential to generate 32,823 new residents. The Ranch Plan

project would not exceed OCP-2004 projections for the study area; therefore, there would be no significant impact.

Based on employment projections set forth in the FEIR 589, both the Alternative B-10 Modified and the Ranch Plan project have the potential to generate 16,508 jobs. Using an adjusted jobs-to-housing because of the large age-qualified component of the project, there would be approximately 1.7 jobs per household. This jobs-to-housing ratio would exceed SCAG's regional jobs/housing ratio of 1.33 for the Orange County Subregion projected for 2025. Because the South County Subarea is currently housing rich, the Ranch Plan project would be consistent with the jobs/housing balance goal. Therefore, no significant jobs/housing balance impacts are anticipated.

Alternative B-10 Modified would displace 11 housing units; the Ranch Plan project would displace 13 units. These housing units are owned by Rancho Mission Viejo and occupied by people affiliated with Rancho Mission Viejo. These residents would be relocated to comparable housing units by Rancho Mission Viejo prior to demolition of the existing units. Under the Ranch Plan project, an approximately 14-acre site in Planning Area 3 would be designated for relocation of displaced residents. Because of the small number of units affected, as well as relocation of the residents by Rancho Mission Viejo, the impact resulting from the displacement of housing was identified in FEIR 589 as being less than significant; this finding is also applicable to the Ranch Plan project.

In evaluating the potential impacts associated with inducing growth, FEIR 589 determined the project would not (1) remove obstacles to growth in the surrounding counties or areas within Orange County, (2) induce unplanned growth, (3) encourage economic activities that would result in adverse impacts to the environment, or (4) require the expansion of one or more public services to areas which were not already planned to receive such services. All growth resulting from the project would be limited to the growth planned as part of the project. This is primarily due to the fact that much of the surrounding area is currently developed or in public ownership. These facts would apply to both Alternative B-10 Modified and the Ranch Plan project.

### **Planning Area 1**

Implementation of development within Planning Area 1 would result in a maximum of 1,170 residential units, with an estimated population of 2,464. Although slightly higher (150 units) than what was assumed in Alternative B-10 Modified for Planning Area 1, the total 14,000 dwelling units approved for the Ranch Plan project would not be exceeded. This slight increase in dwelling units in Planning Area 1 is reflective of the reduced development area associated with the Ranch Plan project. This increase would not exceed OCP-2004 projections. The amount and type of residential units assumed for Planning Area 1 is in substantial conformance with the assumptions set forth in FEIR 589. Therefore, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR 589.

The jobs-housing balance is most appropriately evaluated on a Ranch-wide basis, rather than planning area-by-planning area. The development proposed within Planning Area 1 is consistent with land uses assumed in FEIR 589. Therefore, the project would contribute the housing and jobs base evaluated in FEIR 589 and implementation of development in Planning Area 1 would not result in any new impacts.

Six residential units located in Planning Area 1 (28652, 28632, 28651, 28653, 28731, and 28691 Ortega Highway) would ultimately be displaced with implementation of development

pursuant to the Master Area Plan and Subarea Plans. The displacement of these units was addressed in FEIR 589 and mitigation measures were adopted to reduce this impact to a level of less than significant. Planning Area 1 is in substantial conformance with the assumptions set forth in FEIR 589. Therefore, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR 589.

### **Ortega Highway Improvements**

The widening of Ortega Highway through the RMV Planning Area would not directly result in new population or employment. The widening the Ortega Highway from I-5 north to east of the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue is identified in the MPAH and is proposed to accommodate anticipated project-specific and cumulative growth. No population or housing impacts are anticipated.

#### **4.3.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1; no mitigation related to the issue of population and housing is required for the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 are provided in Attachment A to this Addendum.

#### **4.3.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the Mitigation Program provided in Attachment A, potential impacts to population and housing would be reduced to a level considered less than significant.

#### **4.3.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.4 GEOPHYSICAL

### 4.4.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would project result in or expose people to impacts involving:

- A. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:***
- I. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***
  - II. Strong seismic ground shaking?***
  - III. Seismic-related ground failure, including liquefaction?***
  - IV. Landslides***
- B. *Result in substantial soil erosion or the loss of topsoil?***
- C. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***
- D. *Be located on expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life and property?***
- E. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?***

**No Substantial Change from Previous Analysis.** The geophysical impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are document below and serve as an addendum to FEIR 589.

#### The Ranch Plan

Southern California contains several surface faults considered active or potentially active pursuant to the guidelines of the Alquist-Priolo Earthquake Fault Zone Act. The principal faults and fault zones in southern California include the San Joaquin Hills Blind Thrust, Newport-Inglewood, Whittier, Palos Verdes, Chino, Elsinore, Cristianitos, and San Jacinto faults. The nearest of these faults identified on published geologic maps, the strike-slip Newport-Inglewood, is located approximately 9.3 miles west of the RMV Planning Area. The San Joaquin Hills Blind Thrust is a low-angle fault system, the fault surfaces of which do not necessarily break the ground surface during earthquakes. The location of San Joaquin Hills Blind Thrust fault is approximately 6.8 miles west of the site. No known active or potentially active faults are known to cross the project site. The site is not in a designated Alquist-Priolo Earthquake Fault

Zone. Two inactive faults, the Cristianitos and Mission Viejo faults, cross the RMV Planning Area. The main branch of the Cristianitos fault zone is a northwest-trending, high-angle normal fault that crosses the western portion of the RMV Planning Area along the ridge west of Trampas Canyon. The Mission Viejo fault crosses the eastern portion of the RMV Planning Area, generally trending north to northwest. This fault is a vertical to steeply dipping normal fault.

As with all development in southern California, development on the RMV Planning Area would be subject to earthquake ground motion. The level of ground motion from an earthquake is a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. Secondary effects associated with seismic activity can include surface displacement, seismically-induced landslides, and liquefaction.

Surface displacement generally occurs from surface expression of active faulting, or proximate to active faulting. Because no active or potentially active faults have been mapped on or adjacent to the any of the planning areas, inclusive of the planning areas planned for development, the potential for surface displacement is considered to be less than significant.

As set forth in FEIR 589, implementation of Alternative B-10 Modified would require approximately 288,461,000 cubic yards (cy) of cut and fill, inclusive of 153,235,000 cy of mass grading and 135,226,000 cy of remedial grading. It is anticipated that the Ranch Plan project would require less cut and fill grading when compared to Alternative B-10 Modified because less land would be developed. Less grading would occur in Planning Areas 2, 4, and 8. With the exception of additional orchards in Planning Areas 6 and 7 and the potential relocation of the Ranch Mission Viejo headquarters in Planning Area 7, no development would occur within these two planning areas. Planning Area 9 was eliminated.

Review of Seismic Hazards Maps of the RMV Planning Area (source: California Geological Survey) indicates that portions of the site are within a zone of required investigation for earthquake-induced landslides. Areas with a zone of required investigation does not conclude that a landslide is present but include “areas where previous occurrence of landslide movement or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacement...” This is considered a potentially significant impact.

Liquefaction is an earthquake-induced effect that may cause damage to structures. Liquefaction usually occurs in a cohesionless soil with a high groundwater table, where ground shaking causes the soil to liquefy. Cohesionless soils are generally sandy, coarse-grained, unconsolidated soils with little or no clay content. Seismic Hazard Zones Maps prepared by the California Geological Survey for the RMV Planning Area indicate that portions of Planning Areas 1 through 9 of Alternative B-10 Modified are within a zone of required investigation for liquefaction and therefore susceptible to liquefaction. Location within a zone of required investigation for liquefaction is not equivalent to the presence of a liquefaction hazard requiring mitigation; it notes that investigation is required. Measures to reduce the potential for liquefaction can be achieved using conventional grading techniques. These methods may include removal and recompaction of soils. Alternate methods may include deep dynamic compaction, dewatering, and stone columns.

All surficial units are highly susceptible to erosion with the exception of the terrace deposits and the perched soil horizon that caps some of the ridges in Planning Areas 2 and 3. Terrace deposits have a low to moderate erosion potential, with sand lenses and unconsolidated beds

more likely to be subject to erosion. Perched soil horizons are clay-rich and have a low erosion potential and low permeability. Bedrock of the Monterey, Capistrano, Trabuco, and Silverado formations has high erosion potential. Bedrock of the Sespe Formation has a moderate to high erosion potential because of the friable nature of the material. The Pleasants Sandstone member of the Williams Formation has moderate erosion potential; the Schulz Ranch member of the formation has high erosion potential. The upper beds of the Santiago Formation have high erosion potential; the lower beds of the Santiago Formation have low erosion potential. The Holz Shale member of the Ladd Formation has high erosion potential; the Baker Canyon member of this formation has very low erosion potential. Bedrock of the San Onofre Breccia and Topanga Formation has moderately low erosion potential. Areas of moderate to high erosion potential would be subject to potentially significant erosion. This is considered a significant impact. Erodibility can be mitigated during grading using conventional grading techniques such as slope stabilization and construction of drainage devices.

Collapsible and/or compressible soils are located throughout the planning areas. Surficial deposits, including native soil, colluvium, perched soil, portions of the terrace deposits, landslide debris, and weathered portions of bedrock, are considered collapsible or compressible. Removal and compaction of all collapsible or compressible soils would be required in areas to be developed.

Many of the planning areas also contain isolated areas of undocumented fill material. Most of this fill material is located along ranch roads, in isolated areas, and in some tributary canyons of the project site. Areas of undocumented fill would need to be removed to expose stable, dense native materials and replaced with engineered fill in areas planned for development.

Expansive soils are present in most of the planning areas, particularly within the surficial units. Some of the finer-grained units in the Sespe Formation, upper beds of the Santiago Formation, and the finer-grained units in the Williams and Ladd formations are moderately expansive. Some of the beds of the Monterey Formation are expansive, particularly those with bentonite content, as well as in the Silverado Formation, especially those with high clay content. The lower beds of the Santiago Formation, the San Onofre Breccia, and Topanga Formation generally have low expansion potential. Significant impacts associated with the presence of expansive soils in areas to be developed can be remediated with proper foundation design.

As previously discussed in Section 2.2.2, Settlement Agreements, of this Addendum document, the provisions of the settlement agreements resulted an increase in 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 a reduction in the amount acreage for development activities (i.e., from approximately 7,683 acres to 5,873 acres). The project would continue to provide the same level of housing and nonresidential development as previously approved for Alternative B-10 Modified. Although the number of acres associated with development activities and that could be disturbed are reduced, the nature of the impacts associated with the Ranch Plan project would be the same as those identified for Alternative B-10 Modified. However, because no development would occur in Planning Area 9 as a part of the Ranch Plan project, septic tanks that were assumed for estate development as a part of Alternative B-10 Modified would not be required.

## **Planning Area 1**

Twenty-two landslides in the Capistrano and Monterey formations have been mapped within the limits of development for Planning Area 1. These landslides range in size from 1 to 42 acres, and vary in depth from 25 feet to 157 feet. FEIR 589 identified that approximately 14,250,000 cy

of cut and fill grading (4,500,000 cy of mass grading and 9,750,000 cy of remedial grading), balanced within Planning Area 1 would be required. Based upon the findings of the preliminary conceptual grading plan required as a part of the Master Plan and Area Plans submittal for Planning Area 1, there will be approximately 5,784,000 cubic yards (cy) of cut and 6,271,000 cy of fill with 9,710,000 cy of remedial grading, inclusive of the additional 32 acres of development area and grading for the widening of Ortega Highway. Although more grading would be required than set forth in FEIR 589, no new impacts would result.

Grading in Planning Area 1 would require stabilization or buttressing of planned cut slopes. The large landslide complex located north of Ortega Highway and west of Antonio Parkway would require extensive corrective grading and slope stabilization. This grading can be accomplished through conventional grading techniques, including, but not limited to, slope stabilization, buttressing, angle reduction, and/or partial or complete removal of landslides. Maximum fill slope height at a 2:1 (horizontal to vertical) ratio would be 80 to 100 feet.

The majority of the alluvial areas in Planning Area 1 are susceptible to liquefaction according to seismic hazard maps prepared by the California Geological Survey. Groundwater was encountered in drill holes in the alluvium along and adjacent to San Juan Creek and in laterally discontinuous perched zones in landslide debris and the Capistrano and Monterey formations. Groundwater in the alluvium occurs at shallow depths (15 to 25 feet). As previously noted, measures to reduce the potential for liquefaction can be achieved using conventional grading techniques.

As noted above, all surficial units in Planning Area 1 are highly susceptible to erosion. This is considered a significant impact. Erodibility can be mitigated during grading using conventional grading techniques such as slope stabilization and construction of drainage devices. Additionally, collapsible and/or compressible soils are located throughout the planning area. Surficial deposits, including native soil, colluvium, perched soil, portions of the terrace deposits, landslide debris, and weathered portions of bedrock, are considered collapsible or compressible. Removal and compaction of all collapsible or compressible soils would be required in areas to be developed. The presence of expansive soils in Planning Area 1 can also be remediated with proper foundation design.

In conclusion, the findings of the geophysical impacts analysis set forth in FEIR 589 are applicable to the Planning Area 1 project.

### **Ortega Highway Improvements**

Grading activities associated with the widening of Ortega Highway through the RMV Planning Area would be approximately 84,000 cy of cut and 71,000 cy of fill with 110,000 cy of remedial grading.<sup>5</sup> These grading figures assume both direct and indirect grading requirements for the widening project and are included in the overall grading assumptions for Planning Area 1. The average depth of grading of the roadway would be approximately two feet with cut slopes contiguous to the bridge. Grading for the highway widening can be accomplished through conventional grading techniques, including, but not limited to, slope stabilization and retention. No large landslides are located along the highway

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<sup>5</sup> Grading quantities for Ortega Highway through Planning Area 1 include intersection approach grading requirements on Antonio Parkway and La Pata Avenue. Without the grading quantities for these intersection approaches, the anticipated cut and fill numbers would be 74,014 cy of cut and 68,414 cy of fill.

East of the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue, Ortega Highway is located in an area susceptible to liquefaction, according to seismic hazard maps prepared by the California Geological Survey. Groundwater was encountered in drill holes in the alluvium along and adjacent to San Juan Creek and in laterally discontinuous perched zones in landslide debris and the Capistrano and Monterey formations. Groundwater in the alluvium occurs at shallow depths (15 to 25 feet). Measures to reduce the potential for liquefaction can be achieved using conventional grading techniques.

During grading and construction, Ortega Highway would be highly susceptible to erosion. As noted in FEIR 589, this is considered a significant impact. Erodibility can be mitigated during grading using conventional grading techniques such as slope stabilization and construction of drainage devices. Additionally, collapsible and/or compressible soils are located throughout the planning area, including Ortega Highway. Removal and/or compaction of all collapsible or compressible soils would be required in areas to be developed. In conclusion, the findings of the geophysical impacts analysis set forth in FEIR 589 are applicable to the widening of Ortega Highway.

#### **4.4.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.4.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

With implementation of the Mitigation Program provided in Attachment A, all impacts in the RMV Planning Area, inclusive of Planning Area 1, can be reduced to a less than significant level.

#### **4.4.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

### **4.5 HYDROLOGY & WATER QUALITY**

#### **4.5.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS**

##### **Environmental Checklist Responses**

**Would the project:**

**A. *Violate any water quality standards or waste discharge requirements?***

- B. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**
- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?**
- D. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?**
- E. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**
- F. Have a significant adverse impact on groundwater quality or otherwise substantially degrade water quality?**
- G. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
- H. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**
- I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**
- J. Inundation by seiche, tsunami, or mudflow?**

**No Substantial Change from Previous Analysis.** The hydrology and water quality impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are document below and serve as an addendum to FEIR 589.

### **The Ranch Plan**

The RMV Planning Area is encompassed within portions (83 and 17 percent, respectively) of the two major regional watersheds for San Juan Creek and San Mateo Creek. These watersheds extend upstream from the RMV Planning Area boundary to the Cleveland National Forest and downstream to the Pacific Ocean. The boundaries for these regional watersheds include 176 square miles and 139 square miles of tributary drainage, respectively, for San Juan Creek and San Mateo Creek. Each of these major regional watersheds includes large tributary sub-watersheds or sub-basins within the RMV Planning Area that were analyzed in detail in FEIR 589. Exhibit 4.5-2 of the FEIR depicts each of the sub-basin locations relative to the regional watershed and the RMV Planning Area.

The analyses in FEIR 589 were based on technical studies addressing the full range of hydrological and water quality issues. The FEIR included a Draft Water Quality Management Plan (*Draft WQMP*), an evaluation of baseline geomorphic and hydrologic conditions, an evaluation of sediment generation and transport, a detailed detention basin analysis, and an evaluation of impacts on groundwater water quality. The impact analysis included the following subtopics:

- Surface Runoff
  - Storm Runoff Hydrology – Complex Model
  - Storm Runoff Hydrology – Single Area Hydrograph Model
  - Flood Control Detention Mitigation Basins
- Sedimentation
  - Sediment Yield
  - Sediment Transport
- Stormwater Quality Analysis
  - Overview
  - Generalized Impacts
  - Impacts of Pollutants of Concern
    - Total Suspended Solids
    - Nutrient Loads
    - Trace Metals
- Impacts of Hydrologic Conditions
  - Sizing and Design of Flow Duration Water Quality Basins
  - Water Quality Elements by Sub-basin
- Related Planning Programs
  - Consistency with SAMP and MSA planning principles.

The nature of the development of the Ranch Plan project would be the same as what was approved for Alternative B-10 Modified; therefore, the types of impacts would be the same. However, the extent of the impacts would be incrementally reduced because the area to be developed would be substantially reduced (5,873 acres compared to 7,683 acres). This is especially true of impacts within the San Mateo Watershed which would have very limited development.

The evaluation of surface runoff in FEIR 589 identified that development would result in increases in the rate and amount of surface flow runoff within certain portions of the developed watersheds. Development may result in reduced coarse sediment yields, especially during construction periods. However, these decreases are relatively minor when comparing existing and post-construction conditions. Development would also alter certain in-channel sediment transport processes, potentially affecting streambed/stream bank stability. To minimize impacts, the project is being designed to avoid direct alteration of the major stream channels. Internal to development areas, drainage system design attributes (as well as routing flows through the

infiltration/sedimentation and detention basin facilities) would reduce potential impacts to less than significant levels.

In the evaluation of potential water quality impacts, the *Draft WQMP* evaluated impacts associated with certain pollutants of concern, groundwater impacts, and construction phase impacts. The assessment of impacts to solids, nutrients, and trace metals was conducted with the aid of a water quality model. Where statistically reliable and representative measured data was not available for inclusion in the water quality model, a qualitative assessment was prepared. FEIR 589 identified development of the project would have significant adverse impacts on storm water quality associated with increases in certain pollutants of concern, impacts to groundwater quality, and increases in stream temperature. Significant and unavoidable impacts were identified related to the amount of pathogens entering into stormwater runoff. Measures included implementation of Best Management Practices (BMPs), source control measures, and a combined control system, which is designed to treat pollutants through settling, adsorption, and biologically mediated processes. These measures would reduce impacts, other than those associated with pathogens, to less than significant levels. It is expected that the majority of human sources of pathogen indicators in the proposed development would be effectively controlled with a modern sanitary sewer system. The majority of fecal coliform bacteria in stormwater runoff are considered to be from non-human origins. Documented sources are dogs, cats, rats, raccoons, and birds. The available data on the effectiveness of treatment BMPs for treating pathogens and pathogen indicators is limited. Data on wetlands have also shown good removal efficiencies. Other treatment BMPs, including filters, swales, and ditches, have not been found to provide effective treatment of coliform bacteria. While there is no BMP effectiveness data for infiltration BMPs, it is believed that infiltration BMPs provides a high level of treatment for pathogen indicators. Through the use of source and treatment controls, the Ranch Plan project, inclusive of Planning Area, does employ BMPs meeting the “Maximum Extent Practicable (MEP)” standard established by the State Water Resources Control Board and accordingly reduces impacts to the maximum extent feasible pursuant to current water quality regulations.

The approach taken by the *Draft WQMP* to protect groundwater quality is multi-tiered: (1) site design and source control BMPs will be implemented to prevent the discharge of pollutants to the maximum extent practicable; (2) the proposed combined control system will incorporate infiltration only where there is at least a ten-foot separation to groundwater; and (3) where infiltration is proposed, the water will be pretreated in a water quality treatment facility sized to meet MS4 Permit requirements.

No significant unavoidable impacts were identified related to flooding risks. The project detention facilities will be designed to comply with all applicable County and other agency design/safety criteria. In general, the basins are typically located at the lower end of the development areas, relatively near the major watercourses. The facilities will be designed with adequate spillway systems to safely convey water in excess of the pond capacity, or in the event of outlet structure blockage. Implementation of these features/improvements will reduce potential safety impacts to a less than significant level.

Alternative B-10 Modified was identified as being generally consistent with the SAMP Watershed Planning Principles. FEIR 589 found the project closely adhered to the fundamental principles and developed a comprehensive program that acknowledges these resources and concurrently minimizes impacts thereto. In accordance with the *Watershed Planning Principles*, the project preserves the hydrologic regime for the impacted watersheds. And, as discussed in the WQMP, the Ranch Plan (i) mimics existing runoff and infiltration patterns within the project area, (ii) does not exacerbate peak flow rates or water volumes within or downstream of the

project area, (iii) maintains the geomorphic structure of the major tributaries within the project area, (iv) maintains coarse sediment yields, storage and transport processes, and (v) uses a variety of strategies and programs (as more fully described in the *Draft WQMP*) to protect water quality. The Ranch Plan project builds on this basic design by providing more open space and minimizes development in the San Mateo Watershed. The Ranch Plan project was identified as the Least Environmentally Damaging Practicable Alternative (LEDPA) in the SAMP EIS prepared by the USACE.

### **Planning Area 1**

Planning Area 1 is entirely within the San Juan Creek Watershed and predominately in the Cañada Chiquita and Narrow Canyon sub-basin. Cañada Chiquita is the downstream-most major tributary before the confluence of Trabuco Creek, near Mission San Juan Capistrano. Approximately 60 percent of the San Juan Creek Watershed lies upstream of the confluence with Cañada Chiquita. Generally, infiltration in the San Juan Creek Watershed is relatively low due to the prominence of poorly infiltrating soils and the significant proportion of development in the western watershed. The nature and extent of development in Planning Area 1 is generally consistent with the assumptions in FEIR 589; the addition of 32 additional acres to the development are would not result in any new or substantial increase previously identified significant impacts. Therefore, the impacts would be the consistent with those findings.

The Master Area Plan requires the development of a Local (Planning Area 1) WQMP and MPD.<sup>6</sup> These documents include the identification of BMPs and location of water quality facilities for the planning area. The WQMP for Planning Area 1 includes types of BMPs in each of the following categories:

- Site Design BMPs;
- Source Control BMPs (routine non-structural BMPs, routine structural BMPs, and BMPs for individual categories/project features; and
- Project-based Treatment Control BMPs and/or participation in an approved regional or watershed management program.

The Planning Area 1 WQMP identifies site design BMPs intended to create a hydrologically functional project design that attempts to mimic the natural hydrologic regime. Measures that have been incorporated into Planning Area 1 are outlined in Table 4-1.

The DAMP identifies a number of treatment BMPs used to reduce pollutants of concern in stormwater discharges to the maximum extent practicable. Potential treatment components for Planning Area 1 were selected by taking into account the pollutants of concern and identifying those BMPs that would effectively treat them. The WQMP recommends that Planning Area 1 use dry extended detention basins and/or retention basins (or lakes), vegetated swales, bioretention areas, and media filtration as treatment control BMPs. These options are discussed in the WQMP, as either: a) a Base Option or b) the Lake Option. A summary of these options is provided below.

Home Owners' Associations (HOAs) or another designated entity shall be responsible for the inspection and maintenance of the treatment control BMPs within their boundaries. These BMPs, when combined with the site design and source control BMPs described above, would address all of the pollutants of concern. However, development in Planning Area 1 would still

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<sup>6</sup> Per the settlement agreement, a Runoff Management Plan is not required for Planning Area 1.

contribute to the unavoidable significant impact associated with high levels of pathogen indicators. Other impacts associated with development, such as increased surface runoff, reduced coarse sediment yields, streambed and stream bank stability, water quality and water flow balance would be reduced to a level of less than significant.

**TABLE 4-1  
IMPLEMENTATION OF SITE DESIGN BEST MANAGEMENT PRACTICES**

Technique	Brief Description of Method
<i>Minimize Impervious Area/Maximize Permeability (C-Factor Reduction)</i>	<ul style="list-style-type: none"> <li>• In areas not subject to mass grading, the smallest site disturbance area possible will be delineated and flagged and temporary storage of construction equipment will be restricted in these areas to minimize soil compaction on site.</li> <li>• Extensive landscaped areas will be incorporated into the developed areas.</li> <li>• Trails in reserve areas and parks will be constructed with open-jointed paving materials, granular materials, or other pervious materials.</li> </ul>
<i>Minimize Directly Connected Impervious Areas (DCIAs)(C-Factor Reduction)</i>	<ul style="list-style-type: none"> <li>• Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths specified in the County Land Use Code and in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access.</li> <li>• Impervious surfaces will be minimized in landscape design.</li> <li>• Vegetated swales will be used to collect and treat runoff where feasible.</li> <li>• Roof runoff for low-density housing, education, or commercial development may be directed to planter boxes or vegetated swales located in common areas, or within individual lots.</li> <li>• Runoff from sidewalks, walkways, trails, and patios will be directed into adjacent landscaping or to vegetated swales.</li> <li>• Unlined vegetated swales will be incorporated except where such infiltration will affect slope stability.</li> <li>• Uncovered temporary or guest parking in residential areas will be paved with a permeable surface, designed to drain into landscaping prior to discharging to the municipal storm drain system, or other design concepts that are comparable and equally effective.</li> <li>• Conveyance design will incorporate a rural swale design in estate areas and an urban curb/swale system in residential areas or other design concepts that are comparable and equally effective.</li> <li>• Where landscaping is proposed in parking areas, landscape areas will be incorporated into the drainage design, or other design concepts that are comparable and equally effective.</li> </ul>
<i>Create Reduced or “Zero Discharge” Areas (Runoff Volume Reduction)</i>	<ul style="list-style-type: none"> <li>• Existing native trees and shrubs will be conserved in the open space reserve areas.</li> <li>• Native or drought tolerant non-invasive trees and large shrubs will be incorporated into non-reserve open space and landscaped areas, where feasible.</li> <li>• The stormwater collection and treatment system will include dry extended detention ponds, retention ponds, and/or lakes that will provide opportunities for infiltration where soil conditions are suitable, or will store runoff for irrigation reuse.</li> </ul>
<i>Conserve Natural Areas (C-Factor Reduction)</i>	<ul style="list-style-type: none"> <li>• 29% of the total planning area will be conserved as open space.</li> <li>• Additional open space will be provided internal to the development area boundary.</li> </ul>

Under the Base Option, stormwater runoff from the developed portion of Planning Area 1 north of San Juan Creek would be routed to one of three water quality basins for treatment or to

vegetated swales. The water quality basins would incorporate dry extended detention to provide water quality treatment for storm flows. Trash racks would be installed on the inlets into the water quality basins to aid in capturing trash and debris. The dry extended detention basins in this portion of Planning Area 1 would be designed with outlets that detain the runoff volume for 48 hours to allow particles and associated pollutants to settle out. The water quality basins would also incorporate wetland vegetation in a low flow channel in the bottom of the basin for the treatment of dry weather flows and small storm events. Wetland vegetation provides one of the most effective methods for pollutant removal. As runoff flows through the wetland vegetation, pollutant removal is achieved through settling and biological uptake of nutrients and dissolved pollutants within the vegetation. These basins are not designed or anticipated to contain ponded, standing water for periods in excess of 36 to 48 hours.

Vegetated swales are engineered vegetation-lined channels that provide water quality benefits in addition to conveying stormwater runoff. Swales provide pollutant removal through settling and filtration in the vegetation (often grasses) lining the channels and also provide the opportunity for volume reductions through infiltration and evapotranspiration. Swales are most effective where longitudinal slopes are small (two percent to six percent), thereby increasing the residence time for treatment, and where water depths are less than the vegetation height.

Stormwater runoff treatment in Planning Area 1, south of San Juan Creek, would be provided by vegetated swales, bioretention areas, an extended detention pond, and a retention pond. The retention pond would collect and store runoff for irrigation reuse in the community park.

Bioretention areas are vegetated, shallow depressions that provide storage, infiltration, and evapotranspiration, and also provide for pollutant removal (e.g., filtration, adsorption, nutrient uptake) by filtering stormwater through the vegetation and soils. In bioretention areas, as well as in vegetated swales, pore spaces and organic material in the soils help to retain water in the form of soil moisture and to promote the adsorption of pollutants (e.g., dissolved metals and petroleum hydrocarbons) into the soil matrix. Plants use soil moisture and promote the drying of the soil through transpiration.

For small drainage catchments where it is not possible to direct runoff to the vegetated treatment control BMPs, media filtration would be used. Please refer to the WQMP for a list of the treatment BMP drainage areas and a complete description of the media filtration system.

Under the Lake Option, the vegetated swales and the Extended Detention Basin 2/3 in the central portion of Planning Area 1, north of San Juan Creek, would be replaced by a retention lake. The lake would provide aesthetic and recreational uses as well as water quality treatment for dry and wet weather runoff. Specific design requirements would be incorporated into the Lake Option design to provide for stormwater treatment and to maintain water quality in the lake. The primary elements include wetland planters, lake biofilter beds, dry weather flow pretreatment, aeration, and stormwater retention. Submerged wetland planters may be constructed on shelves within the lake to assist in promoting overall water quality through filtering. Lake biofilters, through which lake water is circulated and distributed by a slotted-pipe system, would consist of separate, self-contained, submerged gravel beds adjacent to the perimeter of the lake. A naturally occurring biomass of microorganisms would coat the gravel and strip nutrients that would otherwise promote algae growth in the lake. Pretreatment filters would also be provided to treat all dry weather flows prior to entering the lake. In addition, fine-bubble diffusion aerators and recirculation pumping would reintroduce oxygen into the system and increase overall dissolved-oxygen content. Adequate capacity would be provided in the lake to contain a permanent pool, retain the water quality design storm, and provide storage of runoff for irrigation reuse. Table 15 of the WQMP identifies the assumptions for the area and

imperviousness for drainage areas tributary to each treatment BMP in Planning Area 1 for the Lake Option. These estimates were used to determine the preliminary sizing of the treatment BMPs. The retention lake sizing is provided in Table 16 in the WQMP. All other BMP sizes are identical to the Base Option.

### **Ortega Highway Improvements**

The Ortega Highway widening project through Planning Area 1 would increase the amount of impervious surface area in the post-developed condition and therefore would require runoff treatment. The treatment control BMPs would be sized to include the drainage from the existing impervious highway area as well as from the new impervious area as required by the DAMP/LIP. Surface water runoff originating from Ortega Highway and from the bridge over San Juan Creek would be treated using vegetated swales and retention basins. Vegetated swales would be located contiguous to the roadway and in the center medians. Retention basins, each of approximately ¼-acre would be located in all four quadrants of the base of the bridge, or combined, if practical. These treatment features will be implemented within the area of direct impact associated with the widening of Ortega Highway. The final treatment BMPs selected for these areas will meet or exceed the treatment performance assumed in this WQMP for the pollutants of concern.

#### **4.5.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.5.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, development of Planning Area 1 would result in a significant, unavoidable impact by contributing to high levels of pathogen indicators. Because there is no feasible method for infiltrating storm water flows from large storms due to saturated soil conditions and the impracticality of providing sufficiently large storage facilities, FEIR 589 identified potential pathogen impacts as a potentially significant adverse impact even after applying all feasible mitigation measures. Through the use of source and treatment controls, the Ranch Plan project, inclusive of Planning Area, does employ BMPs meeting the “Maximum Extent Practicable (MEP)” standard established by the State Water Resources Control Board and accordingly reduces impacts to the maximum extent feasible pursuant to current water quality regulations. Although a significant, unavoidable impact, this is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

#### **4.5.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which

would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.6 TRANSPORTATION & CIRCULATION

### 4.6.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project result in:

- A. ***Increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?***
- B. ***Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?***
- C. ***Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?***
- D. ***Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***
- E. ***Result in inadequate emergency access?***
- F. ***Result in inadequate parking capacity?***
- G. ***Conflict with adopted policies, plan or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?***

**No Substantial Change from Previous Analysis.** The transportation and circulation impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

#### The Ranch Plan

The total trip generation for the associated with both Alternative B-10 Modified and the Ranch Plan project would be up to 183,338 trips per day, of which 14,289 average daily trips (ADT) are anticipated to be in the a.m. peak hour and 18,033 trips in the p.m. peak hour. The FEIR 589 traffic study addressed the following scenarios:

***Existing Conditions.*** The environmental baseline based on observed traffic conditions on the study area circulation system.

***Existing Conditions + Project Buildout.*** A hypothetical scenario in which the Ranch Plan project would be fully implemented at the present time. This analysis, required by CEQA, included full development of the project and full absorption of project traffic on the existing highway system. Because project buildout is proposed in 2025, the *Year 2025 + Project Buildout* scenario provided a more realistic scenario for the traffic impact analysis. The

mitigation program addressed the *Year 2025 + Project Buildout* scenario rather than *Existing Conditions + Project Buildout* scenario.

**Long-Range (Year 2025).** This scenario assumed cumulative growth in the traffic study area through year 2025, including buildout of the RMV Planning Area. The cumulative analysis addressed three scenarios, each with different transportation system assumptions for the portion of the traffic study area outside the RMV Planning Area, but all scenarios assumed buildout of the Ranch Plan project and year 2025 cumulative land use assumptions:

- Committed circulation system.<sup>7</sup>
- Committed circulation system plus La Pata Avenue extension.
- Committed circulation system plus La Pata Avenue extension and the southerly extension of SR-241.

**Short-Range (Year 2010).** Assumed local and regional growth through year 2010 with and without that portion of the project to be developed through 2010. It was based on the existing circulation system plus transportation improvements that have committed funding by 2010. Three project scenarios were provided for the *Year 2010* analysis, each with different on-site and off-site transportation system assumptions, but all assumed the same initial portion of the Ranch Plan project and year 2010 cumulative land use assumptions:

- Committed circulation system
- Committed circulation system plus La Pata Avenue extension
- Committed circulation system plus La Pata Avenue extension and arterial south of Oso Parkway from SR-241 to north of San Juan Creek, connecting to Cow Camp Road at this point

### ***Existing Conditions + Project Buildout***

#### Intersection Levels of Service

Under the *Existing Conditions + Project Buildout* scenario, seven intersections are forecast to operate at a deficient level of service and are significantly impacted by the project: three intersections in the City of Mission Viejo, one intersection in the City of Rancho Santa Margarita, one intersection in the City of San Juan Capistrano, and two intersections in unincorporated Orange County.

#### Freeway Ramp Levels of Service

With buildout of the project, three freeway ramps would be significantly impacted.

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<sup>7</sup> Committed improvements include those in a capital improvement program of a local jurisdiction within the traffic study area, or projects that are currently funded by Caltrans through year 2010. Also included are improvements that have a specific funding source, such as the City of San Juan Capistrano's Reimbursement Agreement and Nexus Fee Program and the City of San Clemente's Regional Circulation Financing and Phasing Program (RCFPP). In addition, improvements that are part of conditions of approval for development that is included in the demographic data forecasts (i.e., OCP-2000 Modified projections) are also assumed to be committed.

### Freeway Mainline Level of Service

No freeway mainline segment impacts would occur with project buildout under the *Existing Conditions + Project Buildout* scenario.

#### **Year 2025 + Ranch Plan Buildout**

### Intersection Levels of Service

Locations that did not meet the traffic performance criteria set forth in FEIR 589 are considered cumulative impacts of the project. The impacted locations, as set forth in FEIR 589, are as follows for each of the year 2025 scenarios.

**Committed Circulation System.** For the scenario based on the committed circulation system, 18 intersections are forecast to operate at a deficient level of service in the a.m. and/or p.m. peak hours and are considered cumulative impacts: 3 intersections in the City of Mission Viejo, 1 intersection in the City of Rancho Santa Margarita, 5 intersections in the City of San Clemente, 6 intersections in the City of San Juan Capistrano, and three intersections in unincorporated Orange County.

**Committed Circulation System Plus La Pata Avenue Extension.** For the scenario based on the committed circulation system with a La Pata Avenue extension, 15 intersections are forecast to operate at a deficient level of service and are considered cumulative impacts: 2 intersections in the City of Mission Viejo, 1 intersection in the City of Rancho Santa Margarita, 4 intersections in the City of San Clemente, 4 intersections in the City of San Juan Capistrano, and 4 intersections in unincorporated Orange County.

**Committed Circulation System Plus La Pata Avenue Extension Plus SR-241 Extension.** For the scenario based on the committed circulation system with a La Pata Avenue extension and a SR-241 extension, 11 intersections are forecast to operate at a deficient level of service and are considered cumulative impacts: 2 intersections in the City of Mission Viejo, 1 intersection in the City of Rancho Santa Margarita, 1 intersection in the City of San Clemente, 3 intersections in the City of San Juan Capistrano, and 4 intersections in unincorporated Orange County.

### Freeway Ramp Levels of Service

Freeway ramp locations that did not meet the traffic performance criteria set forth in FEIR 589 are considered cumulative impacts of the project.

**Committed Circulation System.** For the scenario based on the committed circulation system, seven ramps are forecast to operate at a deficient level of service and are considered cumulative impacts of the project.

**Committed Circulation System Plus La Pata Avenue Extension.** For the scenario based on the committed circulation system with a La Pata Avenue extension, five freeway ramps are forecast to operate at a deficient level of service and are considered cumulative impacts.

**Committed Circulation System Plus La Pata Avenue Extension Plus SR-241 Extension.** For the scenario based on the committed circulation system with a La Pata Avenue extension and a SR-241 extension, five ramps are forecast to operate at a deficient level of service and are considered cumulative impacts.

### Freeway Mainline Levels of Service

Freeway mainline segments that did not meet the traffic performance criteria set forth in FEIR 589 are considered cumulative impacts of the project. The impacted locations are as follows for each of the year 2025 scenarios.

**Committed Circulation System.** For the scenario based on the committed circulation system, 14 freeway mainline segments are forecast to operate at a deficient level of service and are considered cumulative impacts of the project.

**Committed Circulation System Plus La Pata Avenue Extension.** Under this scenario, there are 13 freeway mainline segments forecast to operate at a deficient level of service and are therefore considered cumulative impacts.

**Committed Circulation System Plus La Pata Avenue Extension Plus SR-241 Extension.** For the scenario based on the committed circulation system with a La Pata Avenue extension and a SR-241 extension, six freeway mainline segments are forecast to operate at a deficient level of service and are considered cumulative impacts.

### **Year 2010 Impact Analysis**

The short-range analysis identified potential impacts for the level of project development that was anticipated by 2010 in accordance with the County Congestion Management Plan and Growth Management Plan requirements and mitigation that would be required for this short-range level of development. The short-range analysis assumed the generation of 50,864 trips per day, of which 3,965 trips are anticipated to occur in the a.m. peak hour and 4,920 trips in the p.m. peak hour.

### Intersection Levels of Service

Locations that did not meet the traffic performance criteria set forth in FEIR 589 are considered cumulative impacts of the project. The impacted locations are as follows for each of the year 2010 scenarios.

**Committed Circulation System.** Based on the thresholds of significance, 11 intersections are significantly impacted by project development through year 2010: 2 intersection in the City of Mission Viejo, 1 intersection in the City of Rancho Santa Margarita, 5 intersections in the City of San Juan Capistrano, and 3 intersections in unincorporated Orange County.

**Committed Circulation System Plus La Pata Avenue Extension.** With the addition of the La Pata Avenue extension, two intersections in the City of San Clemente would operate at a deficient level of service.

**Committed Circulation System Plus La Pata Avenue Extension and Arterial South of Oso Parkway.** When compared to the Committed Circulation System Plus La Pata Avenue Extension scenario, with the additional improvement of the arterial south of Oso Parkway, no additional intersections would operate at acceptable levels of service in the a.m. and/or p.m. peak hours.

### Freeway Ramp Levels of Service

**Committed Circulation System.** Three freeway ramps would be significantly impacted by the short-range project.

**Committed Circulation System Plus La Pata Avenue Extension.** With the La Pata Avenue extension, three ramps would be significantly impacted by the short-range project under this scenario.

**Committed Circulation System Plus La Pata Avenue Extension and Arterial South of Oso Parkway.** With the La Pata Avenue extension and the arterial south of Oso Parkway, four ramps would be significantly impacted.

### Freeway Mainline Levels of Service

Five I-5 mainline segments are forecast to be deficient in year 2010 without that portion of the project to be completed by 2010. Implementation of the short-range project would not result in any significant impacts to these freeway mainline segments under any of the 2010 scenarios.

### Planning Area 1

The following traffic analysis supplements the FEIR 589 traffic study prepared by Austin-Foust Associates, Inc., May 2004, and is required as a condition of the Master Area Plan for Planning Area 1. The Planning Area 1 traffic study is included as Appendix B to this Addendum. The purpose of the study is to show the cumulative impacts of Planning Area 1 in combination with cumulative growth and verify that proposed transportation improvements set forth in the mitigation program are substantially consistent with the adopted South County Roadway Improvement Program (SCRIP).

Consistent with the FEIR 589 MMRP, this traffic analysis provides recent traffic count data for the project vicinity, adds anticipated traffic increases over the next several years, and then adds the Planning Area 1-generated traffic to background traffic volumes. Peak hour levels of service at key intersections were determined and improvements proposed for implementation as a part of Planning Area 1 are evaluated for consistency with improvements contained in the SCRIP. The SCRIP Fee Program is a comprehensive action plan to ensure the timely phasing and financing of the highway improvements and intersection improvements. The SCRIP Program has been prepared pursuant to Government Code Section 66484.3 and the Orange County Codified Ordinance Section 7-9-316 to finance construction of the highway gaps, intersection improvements, and traffic signals. The “area of benefit” would, at a minimum, include the Rancho Mission Viejo Ranch Plan Area and off-site highway links and intersections affected by the Ranch Plan project. The SCRIP Fee Program complements but does not replace the existing road fee programs in the south County area.

### ***Trip Generation***

The land use development plan and associated roadways for Planning Area 1 were depicted in Exhibit 2-13. A statistical summary of land uses and trip generation is provided in Table 4-2. This table reflects the proposed increase in dwelling units from 1,020 to 1,170 units and the corresponding decrease in UAC uses from 89 to 84 acres. This table also includes the trip generation assumptions for Planning Area 1 as set forth in FEIR 589. Apart from a slight increase in the a.m. peak hour outbound trips (77 trips) and in the p.m. peak hour inbound trips

(28 trips), the proposed land uses result in lower trip generation than assumed for Planning Area 1 in FEIR 589.

**TABLE 4-2  
PLANNING AREA 1 TRIP GENERATION SUMMARY<sup>a</sup>**

Land Use	Amount	A.M. Peak Hour			P.M. Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Single-Family Detached	218 DU	27	136	163	129	62	191	1,995
Single-Family Attached	400 DU	42	221	263	203	91	294	3,071
Age-Qualified Housing	201 DU	12	37	49	41	26	67	703
Age-Qualified Apartments	351 DU	22	65	87	72	45	117	1,227
General Commercial	100 TSF	188	89	277	203	251	454	4,549
R&D/Business Park	50 TSF	34	8	42	15	37	52	485
Park	38 Acre	0	0	0	92	111	203	1,453
<b>Total</b>		<b>325</b>	<b>556</b>	<b>881</b>	<b>755</b>	<b>623</b>	<b>1,378</b>	<b>13,483</b>
Planning Area 1 FEIR 589 Assumptions		948	479	1,427	727	1,139	1,866	18,233
Difference		(623)	77	(546)	28	(516)	(488)	(4,750)
<p>a. Traffic conditions presented in the table include the existing Rancho Mission Viejo headquarters located in the northwest quadrant of Planning Area 1.</p> <p>DU: dwelling unit TSF: thousand square feet</p> <p>Source: Austin-Foust Associates 2006.</p>								

Trip generation for the Rancho Mission headquarters is as follows:

**RMV HEADQUARTERS TRIP GENERATION SUMMARY**

Land Use	Amount	A.M. Peak Hour			P.M. Peak Hour			ADT
		In	Out	Total	In	Out	Total	
RMV Headquarters	70 TSF	58	14	73	28	64	92	877
TSF: thousand square feet								

**Existing Conditions**

Arterial roadways serving Planning Area 1 include Antonio Parkway, La Pata Avenue (Antonio Parkway becomes La Pata Avenue south of Ortega Highway), and Ortega Highway. The Planning Area 1 trip distribution is depicted in Exhibit 4-2. This analysis is based on the existing roadway system and this distribution shows the geographic orientation of trips to/from the project.

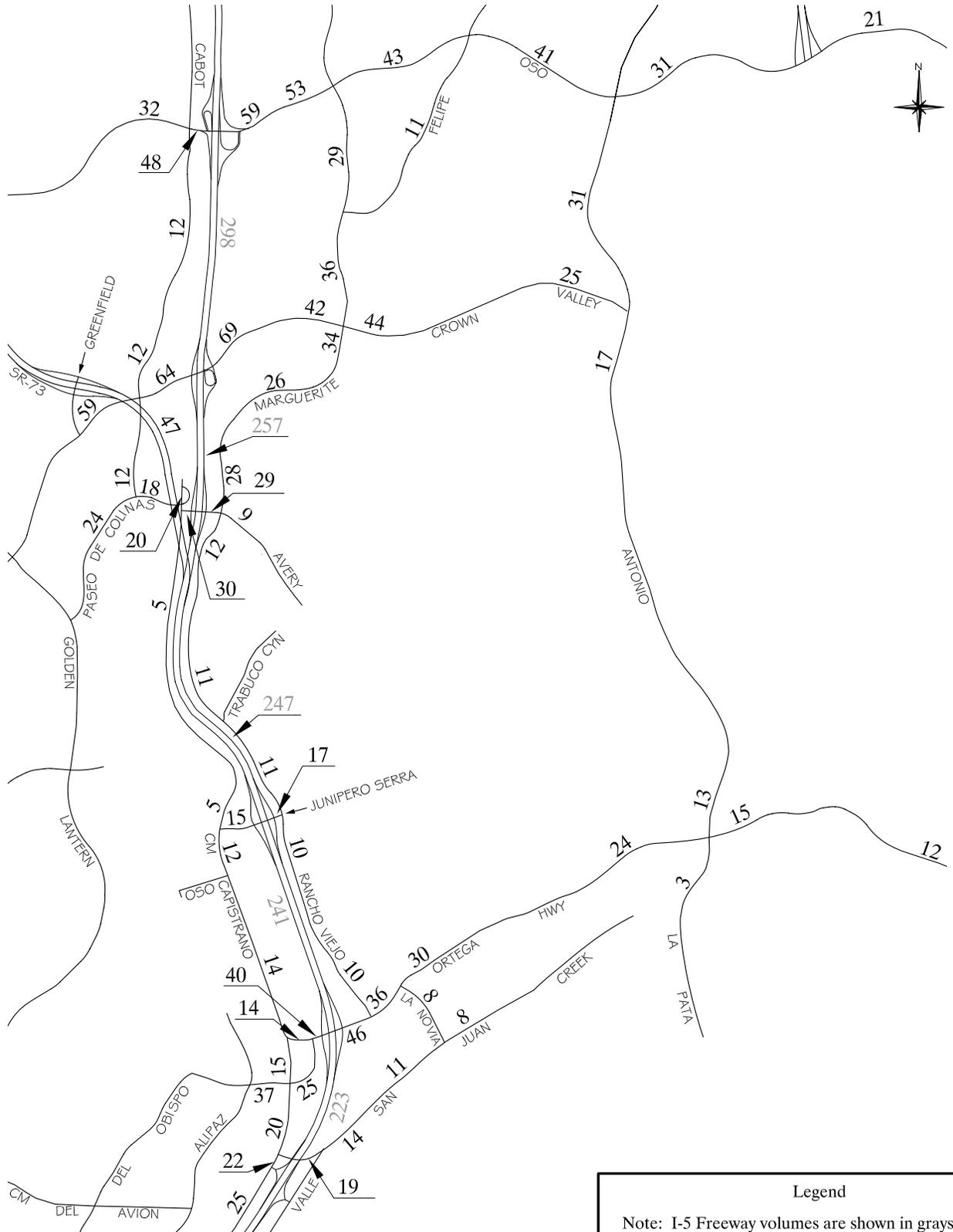
*Existing Conditions* average daily traffic (ADT) volumes (January 2004) for the traffic study area are depicted in Exhibit 4-3. Intersection counts are from 2003 and 2004 and are representative of January 2004. The City of Mission Viejo supplied the 2003 peak hour data for the Crown Valley Parkway intersections and citywide ADT data. Intersections in the traffic study area were selected for analysis based on the project traffic contribution (the general criterion is when the project increases peak hour trips at an intersection by more than one percent). Peak hour intersection capacity utilization (ICU) values are provided in Table 4-3 and the corresponding intersection location map is provided as Exhibit 4-4.

**TABLE 4-3  
EXISTING CONDITIONS: INTERSECTION LEVELS OF SERVICE**

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	ICU	LOS	ICU	LOS
<b>City of Laguna Niguel</b>				
17. Greenfield Road at Crown Valley Parkway	0.71	C	0.67	B
18. Cabot Road at Crown Valley Parkway	0.70	B	0.85	D
19. Forbes Road at Crown Valley Parkway	0.51	A	0.79	C
70. Greenfield Road at SR-73 SB Ramps	0.51	A	0.48	A
71. Greenfield Road at SR-73 NB Ramps	0.66	B	0.46	A
<b>City of Mission Viejo</b>				
7. Puerta Real at Crown Valley Parkway	0.51	A	0.63	B
8. El Regateo/Medical Center at Crown Valley Parkway <sup>a</sup>	0.59	A	0.67	B
9. Los Altos at Crown Valley Parkway <sup>a</sup>	0.46	A	0.44	A
10. Bellogente at Crown Valley Parkway <sup>a</sup>	0.66	B	0.51	A
11. Marguerite Parkway at Crown Valley Parkway <sup>b</sup>	0.94	E	<b>1.06</b>	<b>F</b>
46. I-5 SB Ramps at Crown Valley Parkway <sup>a</sup>	0.67	B	0.91	E
47. I-5 NB Ramps at Crown Valley Parkway <sup>a</sup>	0.58	A	0.77	C
<b>City of Rancho Santa Margarita</b>				
60. SR-241 SB Ramps at Oso Parkway	0.52	A	0.45	A
61. SR-241 NB Ramps at Oso Parkway	0.75	C	0.38	A
<b>City of San Juan Capistrano</b>				
25. Camino Capistrano at Ortega Highway	0.47	A	0.49	A
26. Del Obispo at Ortega Highway	0.54	A	0.57	A
27. Rancho Viejo Road at Ortega Highway	0.69	B	0.83	D
28. La Novia Road at Ortega Highway	0.71	C	0.65	B
30. Camino Capistrano at Del Obispo	0.68	B	0.79	C
50. I-5 SB Ramps at Ortega Highway <sup>a</sup>	0.79	C	0.87	D
51. I-5 NB Ramps at Ortega Highway <sup>a</sup>	0.94	E	0.81	D
<b>Unincorporated Orange County</b>				
5. Antonio Parkway at Oso Parkway	0.77	C	0.85	D
12. Antonio Parkway at Crown Valley Parkway	0.39	A	0.47	A
29. Antonio Parkway/La Pata at Ortega Highway <sup>b</sup>	<b>1.16</b>	<b>F</b>	<b>0.94</b>	<b>E</b>
ICU: intersection capacity utilization LOS: level of service NB: northbound SB: southbound a. LOS E is acceptable at this location (Congestion Management Program (CMP) intersections and Crown Valley Parkway intersections (between I-5 and Marguerite Parkway). LOS D is the adopted performance standard for all other intersection locations that are analyzed. b. This location operates deficiently in the a.m. and/or p.m. peak hour (i.e., the LOS is worse than the adopted LOS performance standard). Level of service ranges: .00 - .60 A .61 - .70 B .71 - .80 C .81 - .90 D .91 - 1.00 E Above 1.00 F				

As indicated on Table 4-3, two intersections currently operate at deficient levels of service (LOS E or F) under *Existing Conditions*.





**Legend**

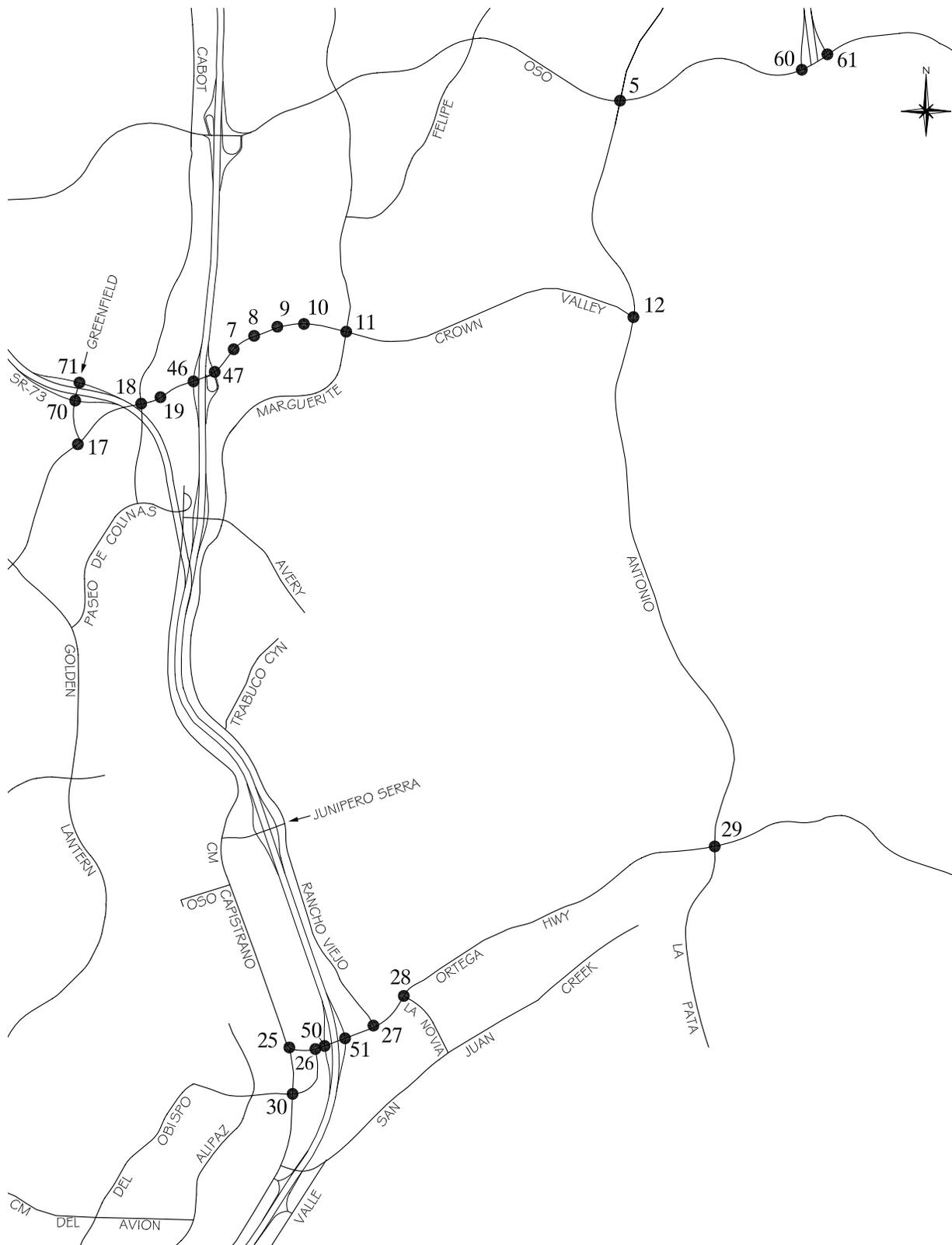
Note: I-5 Freeway volumes are shown in grayscale.  
 Arterial counts for the City of Mission Viejo were taken in 2003, Ortega Highway counts were taken in 2004.

## Existing Conditions: ADT Volumes

## Exhibit 4-3

Planning Area 1 Addendum





# Intersection Location Map

Exhibit 4-4

Planning Area 1 Addendum



### **City of Mission Viejo**

11. Marguerite Parkway at Crown Valley Parkway—1.06 (LOS F), p.m. peak

### **Unincorporated Orange County**

29. Antonio Parkway/La Pata Avenue at Ortega Highway—1.16 (LOS F), a.m. peak;  
0.94 (LOS E), p.m. peak

### ***Year 2010 Impact Analysis***

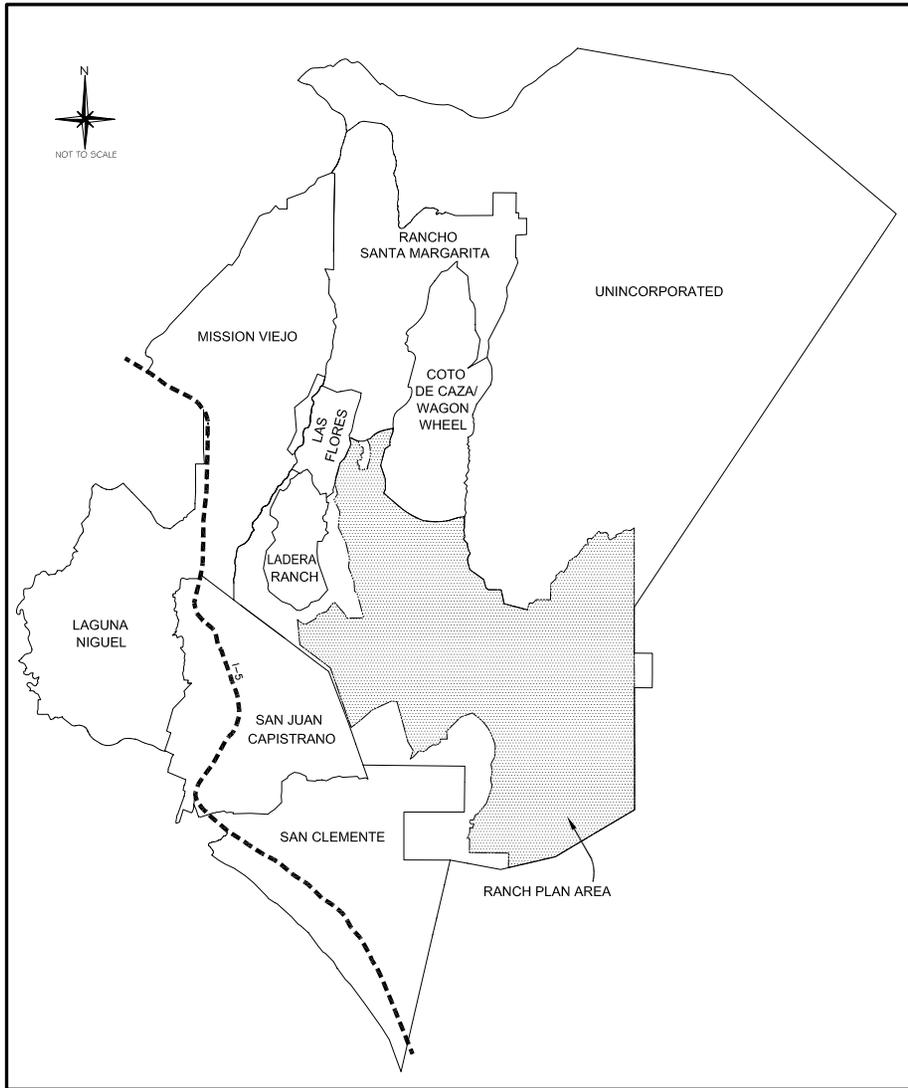
As previously discussed, the 2010 analysis assumes local and regional growth through year 2010 with and without that portion of the project to be developed through 2010. For the purpose of this Planning Area 1 analysis, this traffic report includes the *Committed Circulation System* assumptions. These are the committed improvements that have a reasonable assurance of being built prior to year 2010 by a specific funding source. In addition, improvements that are part of conditions of approval for development that is expected to be completed by 2010 are also assumed. Committed improvements with the source of funding or source of commitment are identified in Table 4-4. Table 4-5 identifies the committed intersection improvements and the existing and future lanes for each intersection turn movement.

The City of Mission Viejo, County of Orange, and Rancho Mission Viejo Company have held discussions regarding the intersection of Marguerite Parkway at Crown Valley Parkway and agreed that the ultimate (year 2025) lane configurations will be built during completion of the Crown Valley Widening project. The ultimate lane configurations involve completing the SCRIP improvements, in addition to the improvements identified as part of the Crown Valley Parkway widening for this intersection. The SCRIP improvements assume a second southbound left-turn lane, restriping of the southbound through and right lanes to one through lane, a separate right-turn lane, a shared through/right lane, and a defacto right-turn lane for the westbound movement. The initial lane configuration for the southbound movement would have a single right-turn lane with restriping to a second shared through and right-turn lane at a later time, if needed.

Year 2010 forecasts were prepared using the 2010 version of the South County Sub-Area Model (SCSAM). Growth projections for 2010 include the buildout of Ladera Ranch and assume OCP-2000 growth assumptions for south Orange County. Exhibit 4-5 compares growth rates in the traffic study area for 2000 and 2010.

**TABLE 4-4  
COMMITTED CIRCULATION SYSTEM IMPROVEMENTS (YEAR 2010) IN THE TRAFFIC STUDY AREA**

Facility	Jurisdiction	Improvement	Source <sup>a</sup>
<b>Arterial Improvements</b>			
Antonio Parkway (Oso Parkway to Crown Valley Parkway)	County of Orange	Widen to six lanes.	1
Camino Capistrano (south of Oso Road to Junipero Serra Road)	San Juan Capistrano	Widen to four lanes.	2
Camino Capistrano (south of San Juan Creek Road)	San Juan Capistrano	Widen to three lanes (two southbound and one northbound).	2
Crown Valley Parkway (I-5 to east of Trabuco Creek bridge)	County/Mission Viejo	Widen to eight lanes.	1,3
Ortega Highway	County/City of San Juan Capistrano	Widen to four lanes from existing two-lane section to eastern Planning Area 1 boundary	3
Rancho Viejo Road (south of Junipero Serra Road)	San Juan Capistrano	Widen to four lanes.	2
<b>Intersection Improvements (refer to Table 4-5 for details of improvements)</b>			
Puerta Real at Crown Valley Parkway			
El Regateo/Medical Center at Crown Valley Parkway			
Los Altos at Crown Valley Parkway			
Bellogente at Crown Valley Parkway			
Marguerite at Crown Valley Parkway			
I-5 SB Ramps at Crown Valley Parkway			
I-5 NB Ramps at Crown Valley Parkway			
La Pata at Ortega Highway			
<p>a. Sources:     1 – Conditioned for implementation with development of Ladera Ranch.                   2 – Implemented through the City of San Juan Capistrano Reimbursement Agreement and Nexus Fee Program.                   3 – SCRIP improvement</p>			
<p>Note: As stated in the SCRIP, "It should be understood that, in fully defining and implementing the SCRIP, the listed improvements may be refined/modified; for example, in response to jurisdictional requests, in accordance with the provisions regarding consideration of alternative improvements...."</p>			



City of Mission Viejo			
	2000	2010	Growth
Dwelling Units	33,065	33,793	2%
Employment	26,956	29,401	9%
ADT	524,430	550,882	5%

City of San Juan Capistrano			
	2000	2010	Growth
Dwelling Units	10,618	11,936	12%
Employment	15,028	17,841	19%
ADT	199,994	226,164	13%

City of Laguna Niguel			
	2000	2010	Growth
Dwelling Units	24,310	25,998	7%
Employment	23,845	28,624	20%
ADT	369,740	410,633	11%

City of San Clemente			
	2000	2010	Growth
Dwelling Units	22,198	27,199	22%
Employment	20,936	31,727	51%
ADT	335,000	486,707	45%

City of Rancho Santa Margarita			
	2000	2010	Growth
Dwelling Units	16,661	17,184	3%
Employment	15,626	20,459	31%
ADT	251,829	283,967	13%

Unincorporated (excluding Ranch Plan)			
	2000	2010	Growth
Dwelling Units	798	1,898	238%
Employment	398	401	1%
ADT	9,486	19,277	203%

Las Flores			
	2000	2010	Growth
Dwelling Units	1,982	1,982	--
Employment	207	207	--
ADT	18,705	18,705	--

Coto De Caza/Wagon Wheel			
	2000	2010	Growth
Dwelling Units	4,995	6,570	32%
Employment	1,330	1,570	18%
ADT	55,273	71,878	30%

Ladera Ranch			
	2000	2010	Growth
Dwelling Units	961	8,100	--
Employment	11	2,481	--
ADT	8,023	90,225	--

Grand Total			
	2000	2010	Growth
Dwelling Units	115,607	139,509	21%
Employment	104,665	134,226	28%
ADT	1,773,803	2,211,402	25%

Abbreviations: ADT - average daily trips generated.  
 Source: Orange County Projections 2000 (OCP-2000) demographic data and General Plan land use based demographic data for the Cities of Mission Viejo, San Juan Capistrano and San Clemente and the unincorporated community of Ladera Ranch.

## Year 2000 and Year 2010 Traffic Study Area Growth Rates

Planning Area 1 Addendum

## Exhibit 4-5



**TABLE 4-5  
EXISTING AND FUTURE INTERSECTION LANE SUMMARY**

Intersection	Southbound			Westbound			Northbound			Eastbound			Source
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>City of Mission Viejo</b>													
<b>7. Puerta Real at Crown Valley Parkway</b>													
Existing Lane Configuration	1	1	2	1	3	d	2	1	1	2	3	1	
2010 Committed Improvements				2	4	0					4	0	1
2010 Lanes	1	1	2	2	4	0	2	1	1	2	4	0	
<b>8. El Regateo/Medical Center at Crown Valley Parkway</b>													
Existing Lane Configuration	.5	1.5	0	1	3	0	1.5	1.5	0	1	3	1	
2010 Committed Improvements				2	4						4	0	1
2010 Lanes	.5	1.5	0	2	4	0	1.5	1.5	0	1	4	0	
<b>9. Los Altos at Crown Valley Parkway</b>													
Existing Lane Configuration	0	1	1	1	3	0	1	1	0	1	3	0	
2010 Committed Improvements					4		2				4		1 4
2010 Lanes	0	1	1	1	4	0	2	1	0	1	4	0	
<b>10. Bellogente at Crown Valley Parkway</b>													
Existing Lane Configuration	1	1	0	1	3	0	1	1	0	1	3	0	
2010 Committed Improvements					4						4		1
2010 Lanes	1	1	0	1	4	0	1	1	0	1	4	0	
<b>11. Marguerite at Crown Valley Parkway</b>													
Existing Lane Configuration	1	2	f	1	3	d	1	2	0	2	2	1	
2010 Committed Improvements	2	1.5	1.5	2	4	0 d	2		1		4		2 8
2010 Lanes	2	1.5	1.5	2	4	d	2	2	1	2	4	1	
<b>46. I-5 SB Ramps at Crown Valley Parkway</b>													
Existing Lane Configuration	2.5	0	1.5	2	3	0	0	0	0	0	4	1	
2010 Committed Improvements			2.5										3
2010 Lanes	2.5	0	2.5	2	3	0	0	0	0	0	4	1	

**TABLE 4-5 (Continued)  
EXISTING AND FUTURE INTERSECTION LANE SUMMARY**

Intersection	Southbound			Westbound			Northbound			Eastbound			Source
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>City of San Juan Capistrano</b>													
<b>50. I-5 SB Ramps at Ortega Highway</b>													
Existing Lane Configuration	1.5	0	1.5	1	2	0	0	0	0	0	3	0	
2010 Committed Improvements												1	5
2010 Lanes	1.5	0	1.5	1	2	0	0	0	0	0	3	1	
<b>51. I-5 NB Ramps at Ortega Highway</b>													
Existing Lane Configuration	0	0	0	0	2	1	.5	0	1.5	2	2	0	
2010 Committed Improvements					1.5	1.5	1.5						2 5
2010 Lanes	0	0	0	0	1.5	1.5	1.5	0	1.5	2	2	0	
<b>Unincorporated Orange County</b>													
<b>29. La Pata at Ortega Highway</b>													
Existing Lane Configuration	1	2	0	1	1	1	1	1	0	1	1	1	
2010 Committed Improvements			2		2	0	2	2		2			6 7
2010 Lanes	1	2	2	1	2	0	2	2	0	2	1	1	
Notes: d=Defacto right-turn lane, f=Free right-turn lane													
Source: 1—Conditioned for implementation with development of Las Flores 2—Conditioned for implementation with development of Ladera Ranch 3— Conditioned for implementation with development of the Gateway Specific Plan 4—Conditioned for implementation with development of the Mission Hospital Expansion project 5—Conditioned for implementation with development of Honeyman Ranch 6—County of Orange improvement project 7—Conditioned for implementation with development of the Ranch Plan 8—SCRIP improvement													

**Year 2010 Without Planning Area 1.** The *2010 Without Project* scenario assumes no development in the RMV Planning Area and the existing circulation system plus committed improvements. The *Without Project* forecasts were prepared using the SCSAM. Exhibit 4-6 illustrates the *2010 Without Project* ADT volumes and peak hour intersection capacity utilization (ICU) values are provided in Table 4-6. Based on the thresholds of significance set forth in FEIR 589, two intersections are forecast to operate deficiently without the project.

#### **City of San Juan Capistrano**

30. Camino Capistrano at Del Obispo Street—0.99 (LOS E), a.m. peak; 0.92 (LOS E), p.m. peak. Note: This intersection currently operates at an acceptable level of service in the a.m. and p.m. peak hours.

#### **Unincorporated Orange County**

5. Antonio Parkway at Oso Parkway—0.96 (LOS E), a.m. peak; 0.92 (LOS E), p.m. peak. Note: This intersection currently operates at an acceptable level of service in the a.m. and p.m. peak hours.

**Year 2010 With Planning Area 1.** The *2010 With Planning Area 1* scenario assumes development of Planning Area 1 and the existing circulation system plus committed improvements. The *With Project* forecasts were prepared using the SCSAM and reflect the redistribution of trips associated with the introduction of Planning Area 1. Exhibit 4-7 illustrates the corresponding *2010 With Project* ADT volumes. Peak hour ICU values are provided on Table 4-6. An intersection location is considered to be impacted when it is forecast to operate at an unacceptable LOS and, compared to without project conditions, the ICU increases as follows: 0.01 or greater for intersections in the cities of Mission Viejo, Rancho Santa Margarita, and San Juan Capistrano and in unincorporated County of Orange, and greater than 0.01 for intersections in the City of Laguna Niguel.

Based on the thresholds of significance set forth in FEIR 589, two intersections would be significantly impacted by the Planning Area 1 project.

#### **City of San Juan Capistrano**

30. Camino Capistrano at Del Obispo Street—1.01 (LOS F), a.m. peak; 1.06 (LOS F), p.m. peak. Note: This intersection is forecast to operate in 2010 at a deficient level of service in the a.m. and p.m. peak hours without Planning Area 1.

#### **Unincorporated Orange County**

5. Antonio Parkway at Oso Parkway—0.99 (LOS E), a.m. peak; 0.99 (LOS E), p.m. peak. Note: This intersection is forecast to operate in 2010 at a deficient level of service in the a.m. and p.m. peak hours.

**TABLE 4-6  
YEAR 2010 WITHOUT AND WITH PLANNING AREA 1  
INTERSECTION LEVELS OF SERVICE**

Intersection	2010 Without Planning Area 1				2010 With Planning Area 1			
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
<b>City of Laguna Niguel</b>								
17. Greenfield Road at Crown Valley Parkway	0.77	C	0.71	C	0.77	C	0.73	C
18. Cabot Road at Crown Valley Parkway	0.79	C	0.84	D	0.80	C	0.85	D
19. Forbes Road at Crown Valley Parkway	0.60	A	0.80	C	0.63	B	0.80	C
70. Greenfield Road at SR-73 SB Ramps	0.54	A	0.51	A	0.57	A	0.51	A
71. Greenfield Road at SR-73 NB Ramps	0.70	B	0.50	A	0.72	C	0.51	A
<b>City of Mission Viejo</b>								
7. Puerta Real at Crown Valley Parkway <sup>a</sup>	0.71	C	0.82	D	0.73	C	0.78	C
8. El Regateo/Medical Center at Crown Valley <sup>a</sup>	0.68	B	0.84	D	0.70	B	0.85	D
9. Los Altos at Crown Valley Parkway <sup>a</sup>	0.68	B	0.76	C	0.68	B	0.77	C
10. Bellogente at Crown Valley Parkway <sup>a</sup>	0.67	B	0.62	B	0.70	B	0.62	B
11. Marguerite Parkway at Crown Valley Parkway <sup>a</sup>	0.95	E	0.89	D	0.97	E	0.92	E
46. I-5 SB Ramps at Crown Valley Parkway <sup>a</sup>	0.74	C	0.93	E	0.74	B	0.94	E
47. I-5 NB Ramps at Crown Valley Parkway <sup>a</sup>	0.69	B	0.86	D	0.69	B	0.87	D
<b>City of Rancho Santa Margarita</b>								
60. SR-241 SB Ramps at Oso Parkway	0.52	A	0.46	A	0.52	A	0.46	A
61. SR-241 NB Ramps at Oso Parkway	0.68	B	0.40	A	0.69	B	0.41	A
<b>City of San Juan Capistrano</b>								
25. Camino Capistrano at Ortega Highway	0.56	A	0.55	A	0.58	A	0.56	A
26. Del Obispo at Ortega Highway	0.63	B	0.68	B	0.64	B	0.68	B
27. Rancho Viejo Road at Ortega Highway	0.76	C	0.87	D	0.78	C	0.90	D
28. La Novia Road at Ortega Highway	0.77	B	0.80	C	0.82	D	0.86	D
30. Camino Capistrano at Del Obispo <sup>b</sup>	<b>0.99</b>	<b>E</b>	<b>1.04</b>	<b>F</b>	<b>1.01</b>	<b>F</b>	<b>1.06</b>	<b>F</b>
50. I-5 SB Ramps at Ortega Highway <sup>a</sup>	0.96	E	0.93	E	0.97	E	0.96	E
51. I-5 NB Ramps at Ortega Highway <sup>a</sup>	0.84	D	0.76	C	0.84	D	0.78	C
<b>Unincorporated Orange County</b>								
5. Antonio Parkway at Oso Parkway <sup>b</sup>	<b>0.96</b>	<b>E</b>	<b>0.92</b>	<b>E</b>	<b>0.99</b>	<b>E</b>	<b>0.99</b>	<b>E</b>
12. Antonio Parkway at Crown Valley Parkway	0.61	B	0.80	C	0.64	B	0.85	D
29. La Pata at Ortega Highway	0.81	D	0.83	D	0.85	D	0.85	D
ICU: intersection capacity utilization LOS: level of service NB: northbound SB: southbound								
a. LOS E is acceptable at this location (Congestion Management Program (CMP) intersections and Crown Valley Parkway intersections (between I-5 and Marguerite Parkway). LOS D is the adopted performance standard for all other intersection locations that are analyzed.								
b. This location operates deficiently in the a.m. and/or p.m. peak hour (i.e., the LOS is worse than the adopted LOS performance standard).								



# 2010 Without Planning Area 1 ADT Volumes

# Exhibit 4-6

Planning Area 1 Addendum





# 2010 With Planning Area 1 ADT Volumes

# Exhibit 4-7

Planning Area 1 Addendum



## **Site Access**

With respect to site access, the Initial Study prepared for the project indicated that the project would not result in design features or uses that would pose safety hazards. The ranching operations would not result in safety conflicts with other uses. All roadways, bikeways, and trail systems would be constructed in compliance with County standards. The project would not result in barriers for pedestrian and bicyclists or result in inadequate emergency access. Facilities would be constructed to support the new development. Site-specific access would be evaluated during subsequent levels of planning; therefore, it did not receive further evaluation of these issues is warranted in the Program EIR. The Master and Subarea Plans have identified the location of these facilities and a commitment has been made to develop them at least at minimum County standards. Planning Area 1 will provide signalized access intersections in accordance with the Master Access Plan for Planning Area 1. Detailed access and safety review can only be determined when more precise design features are provided. This would generally be done with the “B” level tentative tract maps. At the current level of detail no safety hazards have been identified. The mitigation program adopted as part of the Ranch Plan project requires the project satisfy County standards. The standard subdivision review process would confirm adequate design of these facilities.

## **Ortega Highway Improvements**

As set forth in FEIR 589, the Ranch Plan project would implement key components of the MPAH and Orange County General Plan Transportation Element Circulation Plan within the RMV Planning Area limits and would participate in the funding of arterial highway improvements affected by the project through the SCRIP. Caltrans, as well as the Orange County Transportation Authority (OCTA) and the Transportation Corridor Agency (TCA), were identified in FEIR 589 as responsible agencies for the Ranch Plan project.

The FEIR 589 traffic analysis did not assume the proposed Ortega Highway widening project as part of the committed network because, at the time of consideration of the Ranch Plan project by the County of Orange, the environmental documentation for Ortega Highway was not complete and funding was not in place. However, the widening of Ortega Highway through the RMV Planning Area was identified in FEIR 589 as a component of the mitigation program (see Table 4.6-26 of FEIR 589 and Table 4-4 of this Addendum). Table 4.6-26 of FEIR 589 identified the proposed year 2025 circulation system improvement program to be implemented with SCRIP (Mitigation Measure 4.6-1 of FEIR 589). To determine the effectiveness of the proposed mitigation, FEIR 589 includes a post-mitigation traffic analysis. As identified on Table 4.6-28 of FEIR 589, year 2010 improvements to the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue would improve the level of service from LOS F in the a.m. and p.m. peak hours to LOS D in the a.m. peak and LOS C in the p.m. peak. The improvements to the intersection also assumed the widening of Ortega Highway through the RMV Planning Area from two lanes to four lanes consistent with the MPAH.

The Ranch Plan Development Agreement in combination with the SCRIP allows for the acceleration of the payment of Rancho Mission Viejo’s fair share contribution to the widening of Ortega Highway in unincorporated Orange County such that it would occur within the timeframe of Planning Area 1. Therefore, the widening project is evaluated in and, for the purpose of this Addendum, it is considered a committed project for year 2010.

Average daily traffic volumes for *Existing Conditions* and *Year 2010 Without Planning Area 1* were previously depicted on Exhibits 4-3 and 4-6, respectively. ADTs for *Year 2010 With Planning Area 1* (Exhibit 4-7) and *Year 2030 With Ranch Plan Project*, the latter depicted on

Exhibit 4-8, assume the widening of Ortega Highway through the RMV Planning Area. ICU values for 2010 with and without Planning Area 1 were identified in Table 4-6.

#### 4.6.2 MITIGATION PROGRAM

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures (see Attachment A to this Addendum).

A comprehensive transportation improvement program was developed for FEIR 589 and is embodied in the SCRIP. These improvements addressed the traffic demands for year 2025 conditions. The following table summarizes the transportation improvements from the program that are proposed for implementation as a part of the Planning Area 1 project.

#### PLANNING AREA 1 MITIGATION

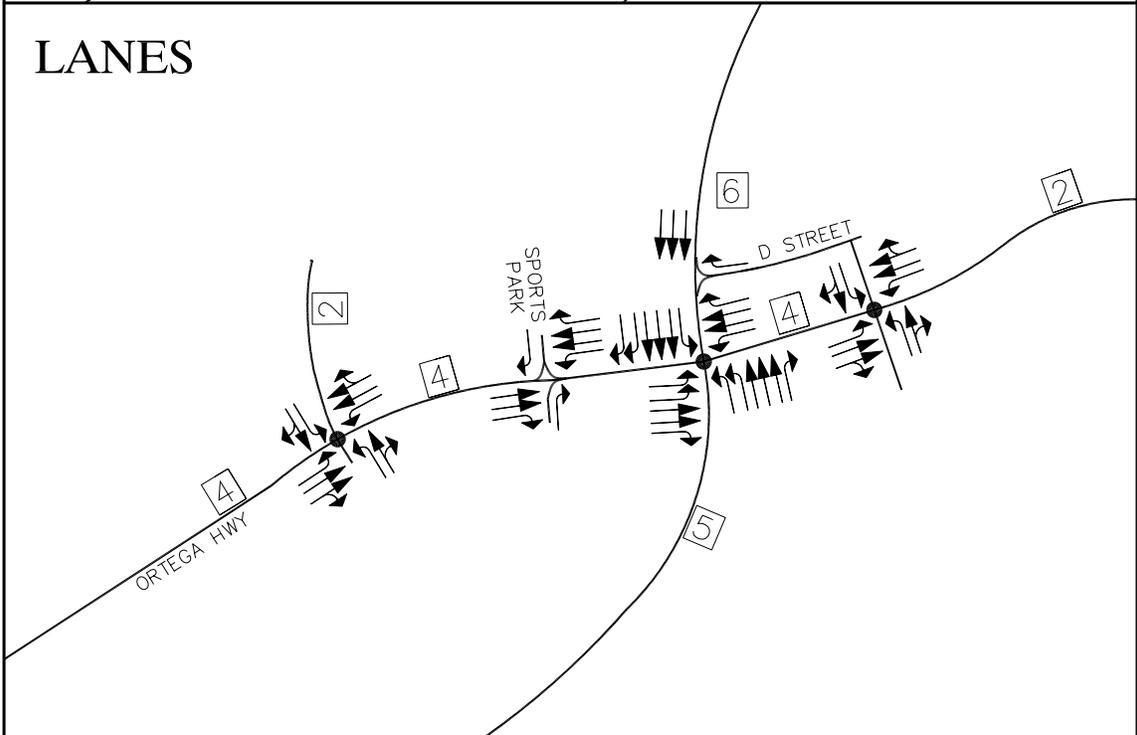
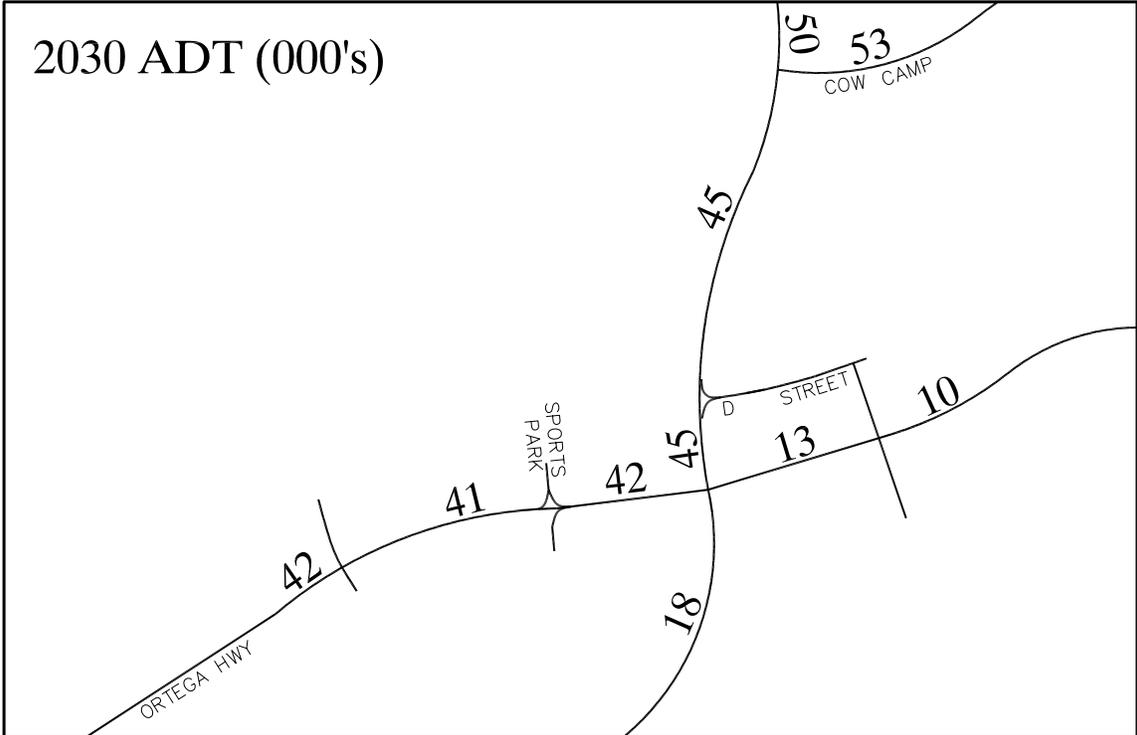
Intersection	Mitigation
5. Antonio Parkway at Oso Parkway	Add fourth southbound through lane Add third northbound left-turn lane Provide eastbound right-turn overlap with northbound left-turn movement and northbound right-turn overlap with the westbound left-turn movement
30. Camino Capistrano at Del Obispo	Convert southbound right-turn lane to shared second through/right-turn lane, and add second westbound left-turn lane and second eastbound left-turn lane

Table 4-7 identifies the deficient intersections under the *Year 2010 With Planning Area 1* scenario and the corresponding level of service with and without mitigation. The proposed improvements result in acceptable levels of service at both intersections. It should be noted that the required improvements involve reprioritization of improvements identified in the SCRIP program, as is permitted under the terms of the program.

**TABLE 4-7  
YEAR 2010 WITH PLANNING AREA 1  
INTERSECTION LEVELS OF SERVICE WITH AND WITHOUT MITIGATION**

Intersection	Without Mitigation				With Mitigation				
	A.M. Peak Hour		P.M. Peak Hour		A.M. Peak Hour		P.M. Peak Hour		
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS	
<b>City of San Juan Capistrano</b>									
30. Camino Capistrano at Del Obispo	1.01	F	1.06	F	0.90	D	0.86	D	
<b>Unincorporated Orange County</b>									
5. Antonio Parkway at Oso Parkway	0.99	E	0.99	E	0.87	D	0.73	C	

The SCRIP program is responsible for 67 percent of the improvement to the intersection of Antonio Parkway at Oso Parkway and 18 percent of the improvements to the intersection of Camino Capistrano at Del Obispo.



**Legend**

- X Number of Lanes
- Traffic Signal
- Right-In, Right-Out Access

## 2030 With Ranch Plan Project ADT Volumes and Intersection Controls

Exhibit 4-8

Planning Area 1 Addendum



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### 4.6.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION

As set forth in FEIR 589, the proposed improvements result in acceptable levels of service at each improvement location with the exception of three intersections (Marguerite Parkway at Crown Valley Parkway in the City of Mission Viejo, Camino Capistrano at Del Obispo Street in the City of San Juan Capistrano, and the I-5 southbound ramp intersection at Avenida Pico in the City of San Clemente) under cumulative with Ranch Plan project conditions without the SR-241 extension. Consistent with the findings of FEIR 589, the Ranch Plan project's contribution to impacts on freeway mainline segments that are forecast to operate deficiently would be considered significant and unavoidable. Although a significant, unavoidable impact, this conclusion is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

To address those proposed improvements located outside the County's jurisdiction, the County intends to enter into agreements with the affected jurisdictions regarding the design and construction of the improvements and the transfer of monies paid towards funding of these improvements from the SCRIP program. However, if the County is not able to reach agreement with one or more of the jurisdictions for implementation of these improvements, consistent with the findings of FEIR 589, the impacts to be mitigated by those improvements may remain significant and be unavoidable. This conclusion was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

### 4.6.4 FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.7 AIR QUALITY

### 4.7.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project:

- A. *Conflict with or obstruct implementation of the applicable air quality plan?*
- B. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- C. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?*
- D. *Expose sensitive receptors to substantial pollutant concentrations?*

**E. Create objectionable odors affecting a substantial number of people?**

**No Substantial Change from Previous Analysis.** The air quality impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

**The Ranch Plan**

***Construction-Related Air Quality Emissions***

As addressed in FEIR 589, construction impacts may be regional or local and include (1) airborne dust from demolition, grading, excavation, and dirt hauling; and (2) gaseous emissions from the use of heavy equipment, delivery, and dirt hauling trucks, employee vehicles, and paints and coatings. Regional pollutants, such as ozone, are those where emissions from many sources combine in the atmosphere and impact areas far removed from the emission sources. Local pollutants are those where the impacts occur very close to the source, such as carbon monoxide or large particulate matter (fugitive dust) that settles in the vicinity of the source and does not become airborne. With respect to maximum daily construction emissions during the highest phase of development, Alternative B-10 Modified is expected to generate carbon monoxide (CO), volatile organic compounds (VOC), and nitrogen oxides (NO<sub>x</sub>) in excess of the South Coast Air Quality Management District's (SCAQMD) daily significance thresholds for these criteria pollutants. With respect to quarterly construction emissions, the following pollutants would be generated in excess of SCAQMD thresholds: CO, VOC, NO<sub>x</sub>, and particulate matter (PM<sub>10</sub>). Because the region is in non-attainment for ozone, CO, and nitrogen dioxide (NO<sub>2</sub>; a reddish-brown irritating gas formed by the combination of nitrogen oxides and oxygen), and project-related increases of these pollutants are above SCAQMD thresholds, project operation would result in a significant cumulative air quality impact for CO, NO<sub>x</sub>, and reactive organic compounds (an ozone precursor).

The Ranch Plan project is very similar to Alternative B-10 Modified. It would allow for the development of a maximum of 14,000 residential units, including 6,000 age-qualified housing units. The Ranch Plan project is expected to provide similar employment use when compared to Alternative B-10 Modified. Because the Ranch Plan project is anticipated to require less grading and has similar construction assumptions when compared to Alternative B-10 Modified, the findings for Alternative B-10 Modified would also be applicable for the Ranch Plan project.

***Grading and Excavation.*** Grading assumptions took into consideration the need for the removal, replacement, and re-compaction of low-density materials; the stabilization of slopes and landslides, as required, and other buttressing, over-excavation, and remedial work estimated to construct the project in accordance with the County's current standards of practice. This information was also used to determine construction equipment and construction employee requirements. Alternative B-10 Modified would require approximately 288,461,000 cubic yards (cy) of cut and fill grading, inclusive of remedial grading. Although the Ranch Plan project is expected to require less grading when compared to Alternative B-10 Modified, the project would be required to comply with SCAQMD Rule 403 which governs fugitive dust emissions from construction projects. SCAQMD Rule 402, Nuisance, also would apply to Alternative B-10 Modified. Rule 402 prohibits visible dust emissions from extending beyond a project site's boundaries.

**Sensitive Receptors.** The California Air Resources Board has identified diesel particulate emissions as carcinogenic air toxics. Because much of the RMV Planning Area is remote from the nearest currently populated area, there are few identified sensitive receptors in the immediate vicinity of where most of the grading would occur. Sensitive receptors would include existing residents contiguous to the RMV Planning Area (e.g., Coto de Caza) and students and faculty at Tesoro High School. Cancer risk is cumulative, based on lifetime exposure, and the California Air Resources Board has not set a safe level for exposure to diesel exhaust. Therefore, a receptor's exposure to any amount of diesel exhaust should be mitigated. Construction workers would be most at risk because of the large amount of diesel equipment that would be operating simultaneously. Workers should wear masks when working near diesel equipment or diesel trucks; all diesel equipment should be fitted with particulate traps.

### **Regional Operational Impacts**

The primary source of operational emissions is vehicle travel; a small amount of gaseous emissions would occur from use of natural gas and other area sources. There would also be some indirect emissions from electricity usage. Landscaping emissions are principally those associated with garden equipment while emissions from consumer products are principally generated by activities associated with typical residential and commercial land uses.

The FEIR 589 assessment of regional operational impacts was based on buildout of the Alternative B-10 Modified development plus cumulative growth in the study area assumed for the FEIR 589 traffic analysis through year 2025. Project operations would result in significant emissions of the following pollutants on a regional scale based on SCAQMD thresholds of significance: CO, VOC, NO<sub>x</sub>, and PM<sub>10</sub>. The findings of the analysis are also applicable assuming buildout of the Ranch Plan project.

### **Local Operational Impacts**

The purpose of the local analysis is to determine if a project could cause or contribute to CO hot spots (defined as locations where the CO concentrations exceed a state or federal CO standard). Because of carbon monoxide controls that have been implemented in the past decade, the number of potential CO hotspots has been greatly reduced throughout the South Coast Air Basin. Existing traffic volumes and future traffic volumes were used in FEIR 589 to determine the potential for future hotspots occurring as a result of the project. No intersections would exceed the strictest CO standard. Therefore, there would be no significant adverse impacts on local air quality with implementation of Alternative B-10 Modified. This conclusion would also be applicable to the Ranch Plan project.

### **Air Quality Management Plan Consistency**

Consistency with an Air Quality Management Plan requires that the project be consistent with the approved Air Quality Management Plan/State Implementation Plan for the region that provides controls sufficient to attain the national ozone standards by the required attainment date. The SCAQMD Air Quality Management Plan is based on growth projections agreed to the five affected counties and the Southern California Association of Governments. If the total population accommodated by a new project, together with the existing population and the projected population from all other planned projects in the subarea, does not exceed the growth projections for that subarea incorporated in the most recently adopted Air Quality Management Plan, the completed project is consistent with the Air Quality Management Plan. The entire County of Orange is considered to be one subarea. The Air Quality Management Plan is region-wide and accounts for, and offsets, cumulative increases in emissions that are the result of

anticipated growth throughout the region. Because neither Alternative B-10 Modified nor the Ranch Plan project would exceed growth projections for the subarea, the project is considered consistent with the Air Quality Management Plan.

### **Planning Area 1**

Planning Area 1 would implement a component of the Ranch Plan project. Because the amount of development and grading and construction assumptions for Planning Area 1 are generally consistent with the assumptions set forth in FEIR 589, the findings for the overall Ranch Plan project are applicable for Planning Area 1. Approximately 32 additional acres would be graded and developed as a part of the Planning Area 1 project. As such, short-term grading and construction emissions would increase. However, this is not considered a substantive increase in significant impacts beyond that assumed for this portion of the overall Ranch Plan project. As identified previously in Section 4.6, Transportation and Circulation, the proposed modifications to the land use assumptions for Planning Area 1 (150 additional dwelling units and 5 fewer acres of UAC uses) would generate a slight increase in the a.m. peak hour outbound trips (77 trips) and in the p.m. peak hour inbound trips (28 trips) and lower trip generation than assumed for Planning Area 1 in FEIR 589.

Emissions of all pollutants except sulfur oxides would be significant, based on the thresholds of significance set forth in FEIR 589. Because the region is in non-attainment for ozone, CO, and NO<sub>2</sub>, and project-related increases of these pollutants are above SCAQMD thresholds, operation of Planning Area 1 would result in a significant cumulative air quality impact for CO, NO<sub>x</sub>, and ROG (an ozone precursor). Long-term operational emissions of CO, VOC, NO<sub>x</sub>, and PM<sub>10</sub> would remain significant and unavoidable. Planning Area 1 would also be considered consistent with the Air Quality Management Plan.

### **Ortega Highway Improvements**

The proposed widening of Ortega Highway through the RMV Planning Area would not conflict with or obstruct implementation of the applicable air quality management plan (AQMP), which is the South Coast AQMP. The existing and proposed land uses that would be served by the project were assumed in the regional growth projections that form the basis of the Southern California Association of Governments' (SCAG's) Regional Comprehensive Plan and Guide (RCP&G). Consistent with state and federal requirements, these same growth projections were carried forward into the South Coast AQMP. Therefore, long-term operational air quality emissions resulting from the traffic that would be generated by existing and approved future land uses (including The Ranch Plan project) in the project vicinity have been assumed in the AQMP. Short-term construction-related emissions for the proposed project were assumed in FEIR 589 within the grading requirements for Planning Area 1. Therefore, construction-related air quality emissions have been addressed.

#### **4.7.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

### 4.7.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With respect to short-term, construction-related emissions of NO<sub>x</sub>, CO, VOC, and PM<sub>10</sub> generated during the peak construction period would remain significant after mitigation. The project would not result in significant local operational air quality effects. Consistent with the findings of FEIR 589, long-term operational emissions of CO, VOC, NO<sub>x</sub>, and PM<sub>10</sub> would remain significant and unavoidable. Although a significant, unavoidable impact, this conclusion is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

### 4.7.4 FINDING OF CONSISTENCY WITH FINAL FEIR 589

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.8 NOISE

### 4.8.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project:

- A. ***Expose of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***
- B. ***Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?***
- C. ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***
- D. ***A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***
- E. ***For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a private or public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***
- F. ***For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?***

**No Substantial Change from Previous Analysis.** The noise impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

## **The Ranch Plan**

### ***Construction Noise***

As set forth in FEIR 589, construction noise represents a short-term impact on ambient noise levels. Most of the development associated with Alternative B-10 Modified or the Ranch Plan project is located away from existing noise-sensitive uses. The exception to this situation is at the edge of the RMV Planning Area near Ortega Highway where development in Planning Area 1 would occur directly adjacent to existing residences. The project would be developed in phases, potentially resulting in construction occurring adjacent to or near residential areas already constructed within or proximate to the RMV Planning Area. However, the County requires compliance with the *Noise Ordinance*, the use of mufflers, and location of stockpiles away from residential areas. Therefore, construction would not result in significant short-term noise impacts.

### ***Project-Specific Traffic Noise on Surrounding Land Uses***

Impacts from noise from project-generated traffic were estimated in FEIR 589 based on the traffic projections presented in the traffic study. By comparing the traffic volumes for different scenarios, the changes in noise levels along roadways in the vicinity of the RMV Planning Area were estimated. FEIR 589 noted that, based on the thresholds of significance,<sup>8</sup> Alternative B-10 Modified would not have any significant project-specific noise impacts. These findings would also be applicable to the Ranch Plan project.

### ***Cumulative Traffic Noise on Surrounding Land Uses***

On a cumulative basis, FEIR 589 identified various roadway segments (depending on the circulation system scenarios; see traffic discussion) that are forecast to experience year 2025 traffic noise level increases over existing conditions greater than 3 dB as a result of implementation of the project and projected growth in the area. However, based on the thresholds of significance set forth in FEIR 589, the noise analysis technical report concluded that the project would not result in any significant unavoidable noise impacts.

### ***On-Site Activities***

Noise from activities on one property impacting another typically occurs only where non-residential land uses (e.g., commercial, manufacturing) abuts residential uses. Typical sources of noise from commercial uses adjacent to residential uses that have the potential to impact residential uses include parking lot activity, mechanical equipment, and delivery trucks/loading docks. Commercial uses would be required to comply with the Noise Ordinance at the nearer on-site residential areas and would not approach the Noise Ordinance limits at the nearest existing residences. Compliance with County Standard Conditions would ensure that commercial uses would not significantly impact any new residential uses. Noise generated by park activities is typically limited to the voices of participants and spectators. Section 4-6-7 of the County of Orange Noise Ordinance specifically exempts “Activities conducted on any park

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<sup>8</sup> Project traffic results in a substantial noise level increase on a roadway segment adjacent to a noise sensitive land use (e.g., residential use) (a substantial noise increase is defined as an increase of 3 dB or more); and the resulting “future with project” noise level exceeds the criteria for the noise sensitive land use for the County of Orange. The following interior and exterior noise standards apply to the proposed project: 45 CNEL residential interior noise levels or 65 CNEL residential exterior noise levels.

or playground, provided such park or playground is owned and operated by a public entity.” If a park is publicly owned and operated and designed to County of Orange standards and required to comply with the Noise Ordinance, noise generated by the park would be considered less than significant.

With respect to the proposed southern extension of SR-241, the impacts associated with the construction of the extension of SR-241 are addressed in a separate environmental document for the SOCTIIP study. Because the construction of the toll road is not part of either Alternative B-10 Modified or the Ranch Plan project and is not dependent on the completion of the toll road, FEIR 589 did not evaluate impacts associated with the development of the toll road. However, the southerly extension of SR-241 could result in noise levels that would exceed 65 CNEL at 100 feet from the toll road centerline to roadway segments. Sound attenuation would be required for the Ranch Plan project’s sensitive receptors affected by SR-241 noise.

There is a private heliport located at the Rancho Mission Viejo headquarters within the RMV Planning Area. The heliport is used infrequently (approximately four times a year) for aerial tours of the ranch property or other Rancho Mission Viejo business. Typically, operations do not occur during the nighttime hours and this is not projected to change in the future. Should the Rancho Mission Viejo headquarters be relocated from Planning Area 1 to Planning Area 7, the heliport would also be relocated. As a part of the Ranch Plan project, no residential development is assumed in Planning Area 7. Because of the infrequency of operations, noise levels in the vicinity of the heliport would not approach the County’s noise standards. The RMV Planning Area is not significantly impacted by aircraft noise.

Residences in Planning Area 8 would be the most impacted by noise generated from activities at MCB Camp Pendleton. Noise levels from the base are not expected to exceed the County’s 65 CNEL outdoor residential noise standard within the RMV Planning Area, including Planning Area 8. Noise from base activities, including aircraft and artillery firings, would be audible in Planning Area 8. Planning Area 8 is leased by Northrop Grumman Space Technology until 2018 and would preclude development of Planning Area 8 before this time. Activity at MCB Camp Pendleton and their noise impacts on the project may be substantially different than it is today. Two mitigation measures are included in FEIR 589. With these mitigation measures, Planning Area 8 would not be significantly impacted by noise from activities at the base.

## **Planning Area 1**

### ***Construction Noise***

As set forth in FEIR 589, construction noise represents a short-term impact on ambient noise levels. Most of the development within Planning Area 1 would be located away from existing noise-sensitive uses except at the western edge of the RMV Planning Area and area adjacent to Ortega Highway. As previously depicted in Exhibit 2-5, the additional 32 acres of proposed development would occur along the north side of Ortega Highway proximate to the western boundary of Planning Area 1, adjacent to the north/northwestern boundary of the planning area, adjacent to and east of Antonio Parkway, and small areas within the planning area (5 acres). Additionally, Planning Area 1 would be developed in phases, potentially resulting in construction occurring adjacent to or near residential areas already constructed within or proximate to Planning Area 1 uses. Because the County requires compliance with the *Noise Ordinance*, the use of mufflers, and location of stockpiles away from residential areas, construction would not result in significant short-term noise impacts.

## **Noise on Surrounding Land Uses**

Table 4-8 identifies the projected traffic noise level increases associated with the implementation of Planning Area 1. For Planning Area 1 to result in a significant off-site traffic noise impact, the traffic generated by Planning Area 1 would need to cause traffic noise CNEL levels to increase discernibly (by 3 dB or more) and the resulting noise levels would need to exceed the applicable noise standards at a sensitive receptor where the discernable increase occurred (e.g., the 65 CNEL at an outdoor residential receptor). A cumulative impact would occur where traffic noise CNEL levels are projected to increase discernibly (by 3 dB or more) due to all projected traffic increases, and the resulting noise levels would need to exceed the applicable noise standards at a sensitive receptor where the discernable increase occurred. The project is considered to considerably contribute to a cumulative impact when the project causes 1 dB or more of the overall change.

The table shows three columns of noise level increases calculated based on the projected ADT traffic volumes from the traffic study prepared for Planning Area 1 (“The Ranch Plan, Planning Area 1 Traffic Analysis” by Austin-Foust Associates, dated April 7, 2006). The first column identifies the roadway segments analyzed. The second column, “Existing + Project Over Existing,” shows the change traffic noise CNEL levels due to Planning Area 1 over existing conditions. This is the traffic noise level increase that would occur if Planning Area 1 were constructed with no other changes to the area (the traffic noise level increase due to the project). The third column, “Year 2010 Over Existing,” shows projected traffic noise level CNEL changes over existing conditions in 2010 due to Planning Area 1 as well as all other projected traffic growth in the area; this is the cumulative traffic noise increase. The final column of data, “Year 2010 Due to Project,” shows the portion of the cumulative traffic noise increase that is attributable to Planning Area 1. The greatest traffic noise CNEL level increase due to Planning Area 1 is 1.4 dB on Antonio Parkway north of SR-74. This increase is less than the 3 dB significance threshold and is not considered discernable. Noise level increases due to Planning Area 1 along all roadway segments are projected to be less than the 3 dB significance threshold and will not be discernable. Therefore, consistent with the findings of FEIR 589 and when considering the proposed modifications to the land use assumptions, development of Planning Area 1 will not result in a significant off-site traffic noise impact.

The greatest traffic noise CNEL level increase in 2010 over existing conditions is 2.5 dB on Antonio Parkway south of Crown Valley Parkway and north of New Ortega Highway. This increase is less than the 3 dB significance threshold and is not considered discernable. Noise level increases in 2010 over existing conditions along all roadway segments are projected to be less than the 3 dB significance threshold and will not be discernable. Therefore, no significant cumulative off-site traffic noise impacts are expected.

## **Ortega Highway Improvements**

### **Construction Noise**

As identified in Section 2.0 of this Addendum, the widening of Ortega Highway through the RMV Planning Area is assumed to occur generally concurrent with Planning Area 1. The widening of Ortega Highway through the RMV Planning Area would generate short-term construction activity noise. As set forth in FEIR 589, construction noise represents a short-term impact on ambient noise levels. Because the County requires compliance with the *Noise Ordinance*, the use of mufflers, and location of stockpiles away from residential areas, construction would not result in significant short-term noise impacts.

**TABLE 4-8  
YEAR 2010 PLUS PLANNING AREA 1 TRAFFIC NOISE CNEL INCREASES**

Roadway Segment	Existing + Project	Year 2010		Significant Impact?
	Over Existing	Over Existing	Due to Project	
<b>I-5</b>				
Oso Parkway to Crown Valley Parkway	0.0	0.1	0.0	No
Crown Valley Parkway to Avery Parkway	0.0	0.3	0.0	No
Avery Parkway to Junipero Serra	0.0	0.7	0.0	No
Junipero Serra to Ortega Highway	0.0	0.7	0.0	No
Ortega Highway to San Juan Creek	0.0	0.8	0.0	No
<b>SR-73</b>				
Crown Valley Parkway to I-5	0.0	1.1	0.0	No
<b>Oso Parkway</b>				
West of Cabot Road	0.0	0.3	0.0	No
Cabot Road to I-5	0.1	0.2	0.1	No
East of I-5	0.0	0.1	0.0	No
West of Marguerite Parkway	0.0	0.2	0.0	No
Marguerite Parkway to Felipe Road	0.0	0.2	0.0	No
Felipe Road to Antonio Parkway	0.0	0.1	0.0	No
East of Antonio Parkway	0.0	0.1	0.0	No
West of SR-241	0.0	0.1	0.0	No
East of SR-241	0.0	0.4	0.0	No
<b>Crown Valley Parkway</b>				
Greenfield to Cabot Road	0.0	-0.1	0.0	No
Cabot Road to I-5	0.0	-0.4	0.0	No
East of I-5	0.1	0.7	0.1	No
West of Marguerite Parkway	0.1	1.5	0.1	No
East of Marguerite Parkway	0.1	1.0	0.1	No
West of Antonio Parkway	0.2	1.6	0.1	No
<b>Paseo de Colinas</b>				
West of Cabot Road	0.2	0.5	0.2	No
Cabot Road to Camino Capistrano	0.0	0.2	0.0	No
<b>Avery Parkway</b>				
Camino Capistrano to I-5	0.0	0.3	0.0	No
I-5 to Marguerite Parkway	0.0	1.1	0.0	No
East of Marguerite Parkway	0.0	0.5	0.0	No
<b>Junipero Sera</b>				
West of I-5	0.3	0.8	0.2	No
East of I-5	0.0	0.0	0.0	No

Source: Mestre Greve Associates, 2006.

**Noise on Surrounding Land Use**

Adjacent to the subject segment of Ortega Highway, there are several residents that would potentially be exposed to incrementally higher noise levels because the roadway would be moved closer to the existing homes. However, for the Existing Plus Ortega Highway scenario, there is not a need to attenuate noise associated with implementation of the roadway

improvements because the land owner, Rancho Mission Viejo, has provided Caltrans a waiver for noise attenuation. As discussed above, the existing residents in the residential units in Planning Area 1 will ultimately be relocated. Therefore, there is not a need to attenuate noise based on current land use configurations.

Based on year 2030 traffic volumes on Ortega Highway, exterior noise levels along Ortega Highway (within the RMV Planning Area) are expected to range between 67.9 and 72.5 CNEL prior to any noise attenuation. Sensitive land uses within Planning Area 1 would have to either be sited such that exterior living areas are not exposed to noise levels greater than 65 CNEL or noise barriers (e.g., berms or walls) would be required. Building attenuation may also be required such that buildings comply with the County's interior noise standard of 45 CNEL. Noise reduction can be achieved through mechanical ventilation and construction materials. Consistent with and as set forth in FEIR 589, Rancho Mission Viejo is responsible for compliance with Orange County Codified Ordinance, Division 6 (Noise Control) such that noise generated by the Ranch Plan project and traffic noise that would affect proposed uses be mitigated. As such, the Ranch Plan project would take into account vehicular noise associated with the widening of Ortega Highway in its obligation for compliance with the County's noise requirements.

#### **4.8.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.8.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of the mitigation program set forth in Attachment A would mitigate all noise impacts to a level considered less than significant. This conclusion is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

#### **4.8.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.9 BIOLOGICAL RESOURCES

### 4.9.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project:

- A. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?*
- B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?*
- C. *Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- D. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- F. *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Substantial Change from Previous Analysis.** The biological impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

#### The Ranch Plan

The following summarizes the biological resources impact findings of FEIR 589 for Alternative B-10 Modified and identifies any differences associated with the Ranch Plan project. Tables 4-9 and 4-10 identify impacts to sensitive species and vegetation communities, respectively, resulting from development of the Alternative B-10 Modified and the Ranch Plan project. Table 4-11 identifies impacts to USACE and CDFG jurisdiction resulting from development of the Alternative B-10 Modified and the Ranch Plan project.

**TABLE 4-9  
ALTERNATIVE B-10 MODIFIED AND RANCH PLAN PROJECT  
SENSITIVE SPECIES IMPACTS<sup>a</sup>.**

Species	RMV Planning Area Total	B-10 Modified Alternative		Ranch Plan Project <sup>b</sup>	
		Total Permanent Impacts	Temporary Infrastructure in RMV Open Space	Total Permanent Impacts	Temporary Infrastructure in RMV Open Space
Barn Owl	25	12	2	10	1
California Gnatcatcher	243	71	3	75	4
California Horned Lark	15	3	1	0	0
Cactus Wren	523	193	3	198	4
Cooper's Hawk	23	5	0	6	0
Grasshopper Sparrow	584	223	5	218	6
Great Horned Owl	9	2	0	0	0
Least Bell's Vireo	30	1	1	1	2
Loggerhead Shrike	2	1	0	0	0
Long-eared Owl	4	1	0	2	0
Red-diamond Rattlesnake	11	5	0	5	1
Orange-throated Whiptail	147	42	1	48	4
Red-shouldered Hawk	25	4	1	4	0
Red-tailed Hawk	59	22	1	20	2
Riverside Fairy Shrimp	2	1	0	1	0
Rufous-crowned Sparrow	356	133	4	130	2
San Diego Fairy Shrimp	3	1	0	1	0
San Diego Horned Lizard	43	7	0	12	0
Southwestern Pond Turtle	12	3	0	3	0
Southwestern Willow Flycatcher	6	0	0	0	0
Tricolored Blackbird	3	1	0	1	0
Two-striped Garter Snake	7	1	0	0	1
Coast Patch-nosed Snake	1	0	0	1	0
Western Spadefoot Toad	15	5	0	5	1
Western Whiptail	53	11	2	5	3
White-Tailed Kite	14	2	0	2	0
Yellow Warbler	17	1	0	0	0
Yellow-breasted Chat	75	14	1	11	3
<b>Plants</b>					
Beaked Spikeweed					
Locations	2	1	0	1	0
Individuals	1,501	1	0	70	0
Catalina Mariposa Lily					
Locations	100	71	1	70	1
Individuals	4,881	4,163	1	4,227	33
Chaparral Beargrass					
Locations	6	0	0	1	0
Individuals	6	0	0	1	0
Coulter's Saltbush					
Locations	34	11	7	4	2
Individuals	3,086	62	28	277	92
Fish's Milkwort					
Locations	1	0	0	0	0
Individuals	5	0	0	0	0

**TABLE 4-9 (Continued)**  
**ALTERNATIVE B-10 MODIFIED AND RANCH PLAN PROJECT**  
**SENSITIVE SPECIES IMPACTS<sup>a</sup>.**

Species	RMV Planning Area Total	B-10 Modified Alternative		Ranch Plan Project <sup>b</sup>	
		Total Permanent Impacts	Temporary Infrastructure in RMV Open Space	Total Permanent Impacts	Temporary Infrastructure in RMV Open Space
<b>Many-stemmed Dudleya</b>					
Locations	284	156	19	169	17
Individuals	47,192	17,720	368	23,130	145
<b>Mesa Brodiaea</b>					
Locations	2	1	0	1	0
Individuals	2	1	0	1	0
<b>Mud Nama</b>					
Locations	3	3	1	3	0
Individuals	9,850	9,502	15	9509	0
<b>Palmer's Grapplinghook</b>					
Locations	81	66	1	67	0
Individuals	27,131	22,378	3	22,864	0
<b>Salt Spring Checkerbloom</b>					
Locations	3	1	1	4	0
Individuals	1,503	3	3	650	0
<b>Small-flowered Microseris</b>					
Locations	20	20	6	11	0
Individuals	28,775	4,104	577	21,529	0
<b>Southern Tarplant</b>					
Locations	38	23	12	7	12
Individuals	146,067	30,321	3,307	12,587	4,159
<b>Thread-leaved Brodiaea</b>					
Locations	30	11	3	21	1
Individuals	9,314	428	77	2,312	4
<b>Upright Burhead</b>					
Locations	1	0	0	1	0
Individuals	1	0	0	1	0
<b>Vernal Barley</b>					
Locations	6	5	0	6	0
Individuals	11,921	5,424	0	5,420	0
<b>Western Dichondra</b>					
Locations	4	1	0	1	0
Area	40 acres	1.0 acre	0	0.12 acre	0
<p>a. The impacts numbers reported in the table are those before implementation of project design features and Minimization/Avoidance Measures that would reduce impacts to a level less than significant.</p> <p>b. The analysis presented in this table is an overstated impact analysis as noted in the text</p>					
Source: Dudek 2004, 2006.					

**TABLE 4-10  
ALTERNATIVE B-10 MODIFIED AND RANCH PLAN PROJECT  
IMPACTS TO UPLAND VEGETATION COMMUNITIES/LAND COVERS**

Vegetation Community/ Land Cover	Alternative B-10 Modified		Ranch Plan Project <sup>a</sup>	
	Total Permanent Impacts (Acres)	Temporary Infrastructure in RMV Open Space (Acres)	Total Permanent Impacts (Acres)	Temporary Infrastructure in RMV Open Space (Acres)
Grassland	1,827	28	1,918	88
Coastal Sage Scrub	2,189	26	2,163	52
Riparian	b.	b.	b.	b.
Open Water	61	2	64	3
Freshwater Marsh	b.	b.	b.	b.
Watercourses	b.	b.	b.	b.
Alkali Marsh	2	1	3	2
Woodland	94	2	108	7
Forest	461	3	454	6
Chaparral	1,122	6	1,118	7
Cliff & Rock	5	0	5	0
<b>Subtotal: Natural Habitats</b>	<b>5,761</b>	<b>68</b>	<b>5,833</b>	<b>165</b>
Developed	396	8	385	12
Disturbed	286	9	273	18
Agriculture	1,641	16	1,497	46
<b>Subtotal: Non-habitat Land Covers</b>	<b>2,323</b>	<b>33</b>	<b>2,155</b>	<b>76</b>
<b>Total</b>	<b>8,084</b>	<b>101</b>	<b>7,988</b>	<b>241</b>
<p>a. The analysis presented in this table is an overstated impact analysis as noted in the text.  b. Impacts on Riparian, Freshwater Marsh, and Watercourses are determined by the impact on USACE and CDFG jurisdictional areas.</p>				
<p>Source: Dudek 2006.</p>				

**TABLE 4-11  
SUMMARY OF DEVELOPMENT AND INFRASTRUCTURE IMPACTS TO  
USACE AND CDFG JURISDICTIONAL AREAS**

USACE Jurisdictional Areas										
Alternative	Permanent Impacts						Temporary Impacts			
	Development			Infrastructure			Total Permanent Impacts	Infrastructure		
	Wetlands	Non-wetland Waters	Subtotal	Wetlands	Non-Wetland Waters	Subtotal		Wetlands	Non-wetland Waters	Subtotal
<b>B-10 Modified</b>	9.14	31.91	41.05	9.02	7.88	16.90	<b>57.95</b>	16.19	21.08	37.27
<b>Ranch Plan<sup>a</sup></b>	8.90	31.04	39.94	8.34	6.11	14.45	<b>54.39</b>	15.68	21.23	36.91
CDFG Riparian Habitats										
Alternative	Riparian	Unvegetated	Total							
<b>B-10 Modified</b>	109.83	16.02	125.85							
<b>Ranch Plan</b>	115.52	14.71	130.23							
<p>a. This represents an overstated impact analysis and ultimate impacts will be less due to the limitations on development in Planning Areas 4 and 8, and orchards in Planning Areas 6 and 7. The overstated footprint for Planning Area 4 impacts 2.34 acres of Waters of the U.S. (none of which are wetland), for Planning Area 6 impacts 0.41 acre of Waters of the U.S. (of which 0.03 acre is wetland), for Planning Area 7 impacts (0.36 acres (of which 0.001 acre is wetland) and for Planning Area 8 impacts 8.19 acres (of which 1.10 acre is wetland).</p>										
Source: Glenn Lukos Associates 2006.										

It is important to note that the vegetation communities and sensitive species impacts reported for the Ranch Plan project are “overstated” and that ultimate conservation is “understated.” Impact estimates for Planning Areas 4, 6, 7, and 8 are based on the outer boundary envelopes for residential and commercial development in Planning Areas 4 and 8 and potential orchards in Planning Areas 6 and 7. Precise vegetation and species impacts for these planning areas cannot be calculated until additional studies are completed to refine the actual impact areas. Under the Ranch Plan Project, the ultimate impacts and conservation in these Planning Areas are:

- 550 acres of residential/commercial development and 175 acres of reservoir impacts and 402 acres of conservation in Planning Area 4;
- 50 acres of orchard and 381 acres of conservation in Planning Areas 6 and 7; and
- 500 acres of impact and 849 acres of conservation in Planning Area 8.

The impacts reported here in the “overstated” scenario for the Ranch Plan Project ultimately will be reduced by 1,632 acres as follows: 402 acres in Planning Area 4; 381 acres in Planning Areas 6 and 7; and 849 acres in Planning Area 8. Therefore, the comparison of Alternative B-10 Modified and the Ranch Plan project in this Addendum needs to be analyzed in the context of this “overstated” impact scenario and that in most cases where there may be an apparent increase in impacts under the Ranch Plan, ultimately these differences will be substantially less, and in some cases, conservation of a particular resource would be greater. Such instances are discussed in more detail below.

As shown in Table 4-9, the Ranch Plan project would result in slightly greater impacts to sensitive species than Alternative B-10 Modified before implementation of project design

features and minimization/avoidance measures that would reduce impacts to a level that is less than significant. Of the 44 species identified in the table, permanent impacts for 14 species would be the same, 13 species would have fewer impacts, and 17 species would have greater impacts in the overstated impact analysis. In most cases, the increase in impacts for a particular species is relatively minor. For the California gnatcatcher, for example, the overall impact to locations is slightly more, with 71 locations impacted under Alternative B-10 Modified compared to 75 for the Ranch Plan project. This increase primarily reflects the expansion of development in Planning Area 2 northeast of the SMWD wastewater treatment plant. This slight increase in impacted locations is offset by the increase in overall protection of open space in the RMV Planning Area under the Ranch Plan project and specifically the preservation of large blocks of habitat in the Chiquita sub-basin when compared to Alternative B-10 Modified. For the other 16 species that would have greater impacts under the Ranch Plan in the overstated impact scenario, the following additional impacts would occur: 5 cactus wren sites, 1 Cooper's hawk nest site, 1 long-eared owl nest site, 6 orange-throated whiptail sites, 5 San Diego horned lizard sites, 1 coast patch-nosed snake site, 64 Catalina mariposa lily individuals, 1 chaparral beargrass individual, 215 Coulter's saltbush individuals, 5,400 many-stemmed dudleya individuals, 486 Palmer's grapplinghook individuals, 647 Salt Spring checkerbloom individuals, 17,425 small-flowered microseris individuals, 1,884 thread-leaved brodiaea individuals, 7 mud nama individuals, and 1 upright burhead individual. Of these, the potential increase in impacts would only be potentially significant for many-stemmed dudleya, Salt Spring checkerbloom, small-flowered microseris, and thread-leaved brodiaea before implementation of project design features and minimization/avoidance measures that would reduce impacts to a level less than significant. Impacts to many-stemmed dudleya (7,437 individuals) and small-flowered microseris (21,493 individuals) are related to the 431-acre potential orchards footprint in Cristianitos Canyon (Planning Areas 6 and 7), of which only 50 acres will be converted to orchards. Impacts to thread-leaved brodiaea will be reduced through implementation of a mitigation measure required by the USACE in the SAMP Draft EIS (November 2005) for avoidance of the *Major Population in a Key Location* of brodiaea in Planning Area 2. Similarly, the USACE's mitigation regarding the replacement of functions and values for wetlands, including slope wetlands, addresses impacts to salt-spring checkerbloom.

At least two of the reduced impacts for the Ranch Plan are substantial. Southern tarplant impacts are reduced from 30,321 individuals to 12,587 individuals and western dichondra impacts are reduced from 1 acre to 0.12 acre. As noted above, the foregoing impacts are those which would occur prior to the implementation of project design features and minimization/avoidance measures.

Alternative B-10 Modified and the Ranch Plan project would have similar total impacts to natural upland vegetation communities and non-habitat land covers, with the Ranch Plan project having slightly higher impacts to natural habitats under the overstated impact analysis and before implementation of project design features and avoidance/minimization measures that will substantially reduce impacts to vegetation communities (see Table 4-10). For natural habitats, the Ranch Plan project would have slightly fewer permanent impacts to coastal sage scrub (26 acres), chaparral (4 acres), and forest (7 acres), and somewhat greater impacts to grassland (91 acres), woodland (14 acres), open water (3 acres), and alkali meadow (1 acre). The increase in grassland impacts of 91 acres under the Ranch Plan project is partly due to the 300+ acres of grassland in the Planning Areas' 6 and 7 potential orchard impact area of which only 50 acres will ultimately be converted to orchard. As such, the impact to grasslands is "overstated." Further, the Ranch Plan project would impact 144 fewer acres of agriculture than Alternative B-10 Modified, most of which is located in middle Chiquita Canyon and is comprised of planted barley that provides habitat for the grasshopper sparrow in fallow years and foraging habitat for raptors. The 72-acre net increase in impacts to natural habitats as a part of the

Ranch Plan project is not considered significant. Overall, the Ranch Plan project protects additional open space when compared to Alternative B-10 Modified and, in particular, provides for contiguous and connected habitat blocks that are preferable from a resource conservation viewpoint. The Ranch Plan project would have fewer permanent (54.39 acres compared to 57.95 acres) and temporary impacts (36.91 acres compared to 37.27 acres) to USACE jurisdictional areas when compared to Alternative B-10 Modified. The Ranch Plan project would have slightly greater impacts to CDFG riparian habitats when compared to Alternative B-10 Modified (130.23 acres compared to 125.85 acres). The foregoing impacts are those which would occur prior to the implementation of project design features and minimization/avoidance measures.

Ranch Plan project implementation would have short-term construction-related impacts and long-term indirect impacts. Short-term effects are related to noise impacts on nesting raptors and other sensitive bird species and grading activities that would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbs. Grading activities would also result in an accumulation of trash and debris. These short-term impacts were identified in FEIR 589 as significant. Long-term indirect effects would include the introduction of landscape materials that have the potential to include planting ornamental species that can be invasive; changes in water quality that can impact biological resources; lighting in development areas that could result in an indirect effect on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to these areas; and increases in human activity would increase the disturbance of natural open space adjacent to development. These long-term indirect impacts were identified in FEIR 589 as significant.

### **Planning Area 1**

Table 4-12 identifies the total vegetation community/land cover impacts in Planning Area 1 under the Ranch Plan project inclusive of the additional 32 acres proposed for development. The vegetation types within the 32 acres include grasslands and agricultural areas. Additionally, it should be noted that FEIR 589 identified the additional 6.1 acres on the east side of Antonio Parkway as being disturbed for drainage facilities. Therefore, while this area is now proposed for development, it does not result in any new significant impacts or increase the severity of an impact. The table also shows impacts for Planning Area 1 with the proposed Ortega Highway widening through Planning Area 1.

Consistent with the findings of FEIR 589, development of Planning Area 1 would impact sensitive species, including three California gnatcatcher locations, one Cooper's hawk historic nest location, one red-tailed hawk historic nest location, one barn owl's historic nest location, one grasshopper sparrow locations, one rufous-crowned sparrow location, three yellow-breasted chat locations, one red-diamond rattlesnake location, two western spadefoot toad locations. All sensitive species impacts associated with Planning Area 1 are included in the totals reported in Table 4-8 for the overall Ranch Plan project.

Table 4-13 identifies permanent and temporary impacts to USACE and CDFG jurisdiction resulting from development of Planning Area 1 as well as the widening of Ortega Highway through Planning Area 1. As previously addressed, jurisdictional impacts associated with Planning Area 1 are assumed in the overall impact totals for the Ranch Plan project (Table 4-11) and are consistent with the findings set forth in FEIR 589.

**TABLE 4-12  
 PLANNING AREA 1 AND ORTEGA HIGHWAY WIDENING  
 IMPACTS TO UPLAND VEGETATION COMMUNITIES/LAND COVERS**

Vegetation Community/ Land Cover	Planning Area 1 Without Ortega Highway Widening: Permanent Impacts (Acres)	Ortega Highway Widening: Permanent Impacts (Acres)	Planning Area 1 + Ortega Highway: Permanent Impacts (Acres)
Grassland	205.2	1.4	206.6
Coastal Sage Scrub	12.6	0.2	12.8
Riparian	5.9 <sup>a</sup>	0.9 <sup>a</sup>	6.8 <sup>a</sup>
Open Water	1.0	0.0	1.0
Freshwater Marsh	a.	a.	a.
Watercourses	a.	a.	a.
Woodland	1.7	0.0	1.7
Forest	0.6	0.5	1.1
Chaparral	1.1	0.0	1.1
<b>Subtotal: Natural Habitats</b>	<b>228.1</b>	<b>3.0</b>	<b>231.1</b>
Developed	100.1	15.2	115.3
Disturbed	2.3	0.0	2.3
Agriculture	241.2	9.7	250.9
<b>Subtotal: Non-habitat Land Covers</b>	<b>343.6</b>	<b>24.9</b>	<b>368.5</b>
<b>Total</b>	<b>571.7</b>	<b>27.9</b>	<b>599.6</b>
a. Impacts on Riparian, Freshwater Marsh, and Watercourses are determined by the impact on USACE and CDFG jurisdictional areas.			
Source: Dudek 2006.			

### **Ortega Highway Improvements**

As previously noted, Table 4-12 identifies vegetation impacts associated with the widening of Ortega Highway through Planning Area 1. The widening would not impact any sensitive species.

Table 4-13 identifies permanent and temporary impacts to USACE and CDFG jurisdiction resulting from the widening of Ortega Highway through Planning Area 1. Jurisdictional impacts associated with the highway widening are assumed in the overall impact totals for the Planning Area 1.

### **4.9.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

**TABLE 4-13  
PLANNING AREA 1 AND ORTEGA HIGHWAY WIDENING  
SUMMARY OF DEVELOPMENT AND INFRASTRUCTURE IMPACTS TO  
USACE AND CDFG JURISDICTIONAL AREAS**

Type	Within Planning Area Boundaries	Permanent Infrastructure Impacts (Excluding Ortega Widening)	Permanent Infrastructure Impacts Ortega Widening	Total Permanent Impacts	Temporary Infrastructure Impacts (Excluding Ortega Widening)	Temporary Infrastructure Impacts Ortega Widening
<b>USACE Jurisdictional Areas</b>						
Wetlands	0.040	0.077	0.002	0.119	0.315	0.659
Non-Wetland Waters	2.367	0.158	0.001	2.626	2.483	0.431
<b>Total</b>	<b>2.407</b>	<b>0.235</b>	<b>0.003</b>	<b>2.645</b>	<b>2.798</b>	<b>1.090</b>
<b>Regional Water Quality Control Board Isolated Waters/Wetlands</b>						
Isolated Wetland	0.090	0.0	0.0	0.090	0.0	0.0
Isolated Waters	0.215	0.0	0.0	0.215	0.0	0.0
<b>Total</b>	<b>0.305</b>	<b>0.0</b>	<b>0.0</b>	<b>0.305</b>	<b>0.0</b>	<b>0.0</b>
<b>CDFG Riparian Habitats</b>						
Riparian	3.833	0.833	0.003	4.669	1.980	1.645
Unvegetated Drainage	0.839	0.035	0.0	0.874	1.443	0.0
<b>Total</b>	<b>4.672</b>	<b>0.868</b>	<b>0.003</b>	<b>5.543</b>	<b>3.423</b>	<b>1.645</b>

Source: Glenn Lukos Associates, 2006.

#### 4.9.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The Ranch Plan project would result in significant impacts to grassland, coastal sage scrub, woodland and forest, cliff and rock, and thread-leaved brodiaea. Through implementation of the mitigation program provided in Attachment A, the impacts to grassland, coastal sage scrub, and woodland and forest would be reduced to a level of less than significant. Impacts to cliff and rock would remain a significant impact. Impacts to thread-leaved brodiaea would be reduced to a level of less than significant through the dedication of open space, associated conservation of brodiaea populations, and implementation of mitigation measures noted above. Implementation of mitigation specifying avoidance of active raptor nesting sites would reduce construction impacts to a less than significant level. The implementation of infrastructure associated with the Ranch Plan project could result in significant impacts to nesting raptors.

Implementation of the Ranch Plan project would result in significant impacts related to invasive species; these impacts would be reduced to a level of less than significant. Water quality impacts will be reduced to a level of less than significant. Through implementation of the mitigation program (Attachment A), this impact would be reduced to a level of less than significant. Through implementation of the noted mitigation program, indirect lighting impacts and human activity impacts would be reduced to a level of less than significant.

Unavoidable impacts associated with the Ranch Plan project are consistent with the findings set forth in FEIR 589.

#### 4.9.4 FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

#### 4.10 AESTHETICS

##### 4.10.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

##### Environmental Checklist Responses

Would the project:

- A. *Have a substantial adverse effect a scenic vista?*
- B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- C. *Substantially degrade the existing visual character or quality of the site and its surroundings?*
- D. *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

**No Substantial Change from Previous Analysis.** The aesthetic impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### The Ranch Plan

As set forth in FEIR 589, implementation of the Ranch Plan project would result in landform alterations. Mass grading would affect existing topography, vegetation cover, and vistas. Throughout much of the grading, large construction vehicles would be visible from adjacent (and some distant) vantage points. Barren slopes and new development in various stages of construction would be visible intermittently throughout the implementation of the Ranch Plan project. Landscaping would involve the replanting of slopes in order to reduce the aesthetic impacts associated with grading, to the extent possible given fuel modification and habitat preservation goals. Implementation of the Ranch Plan project would alter the visual characteristics of the RMV Planning Area.

Alternative B-10 Modified assumed development on 7,683 acres with 15,132 gross acres of open space. As previously addressed, the settlement agreement (Resource Organizations) allow for the same amount of development within a small development footprint resulting in an increase in permanent open space within the boundaries of the RMV Planning Area. Under the settlement agreement, the Ranch Plan project allows for 5,873 acres of development and 16,942 gross acres of open space. With the exception of additional orchards in Planning Areas 6 and 7 and the potential relocation of the Rancho Mission Viejo headquarters to

Planning Area 7, no development would occur within these two planning areas. Proposed development in Planning Area 9 was eliminated.

FEIR 589 identified several locations where views from these locations would result in significant impacts. The location and noted planning area are:

- Intersection of Ortega Highway at Antonio Parkway (Exhibit 4.10-5)<sup>9</sup>: Planning Area 1
- Covenant Hills Development in Ladera Ranch, Unincorporated Orange County (Exhibit 4.10-35): Planning Areas 1, 2, and 3 (only Planning Area 1 has significant impacts)
- Ortega Highway, East of Antonio Parkway (Exhibits 4.10-6 and 4.10-7): Planning Areas 1, 2, and 3
- Thomas F. Riley Wilderness Park (Exhibit 4.10-10): Planning Area 3
- West Ridge Trail in Caspers Wilderness Park (Exhibit 4.10-12): Planning Areas 3 and 5
- West Ridge Trail in Caspers Wilderness Park (Exhibits 4.10-15 and 4.10-16): Planning Areas 2 and 3
- Nature Center in Caspers Wilderness Park (Exhibit 4.10-17): Planning Area 4
- Ortega Highway at Tree of Life Nursery (Exhibit 4.10-19): Planning Areas 3 and 4
- Ortega Highway, South of Verdugo Canyon (Exhibit 4.10-20): Planning Area 4
- Ortega Highway at Cristianitos Road (Exhibits 4.10-21, 4.10-22, and 4.10-23): Planning Areas 2, 3, and 5
- North of Ortega Highway at San Juan Creek (Exhibit 4.10-24): Planning Area 5
- Talega Planned Community, Cul-de-Sac: Looking Toward Planning Area 8 (Exhibit 4.10-26): Planning Area 8
- End of Avenida Pico/Cristianitos Road in the City of San Clemente (Exhibit 4.10-27): Planning Area 8
- Community Trail in Ladera Open Space (Exhibits 4.10-36 and 4.10-37): Planning Areas 2 and 3
- Near I-5 at Cristianitos Road (Exhibits 4.10-29 and 4.10-30): Planning Area 8
- San Juan Estates in the City of San Juan Capistrano (Exhibit 4.10-32): Planning Area 1
- San Juan Estates in the City of San Juan Capistrano (Exhibit 4.10-33): Planning Area 1

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<sup>9</sup> Refers to exhibit number in FEIR 589.

- Covenant Hills Development in Ladera Ranch, Unincorporated Orange County (Exhibit 4.10-35): Planning Areas 1 and 2
- Coto de Caza, Unincorporated Orange County (Exhibit 4.10-39): Planning Area 3
- Donna O’Neill Land Conservancy (Exhibit 4.10-40): Planning Areas 3, 4, and 8

Ridgelines expected to be significantly impacted by grading activities associated with development (landform alteration) are listed below.

- Ortega Highway at Antonio Parkway: Planning Area 1
- Covenant Hills in Ladera Ranch, unincorporated Orange County: Planning Areas 1, 2, and 3
- Easterly from Ortega Highway prior to the entrance to the RMV Planning Area in the City of San Juan Capistrano: Planning Area 2
- North from Ortega Highway: Planning Area 2
- South from Community Trail in Ladera Open Space: Planning Areas 2, 3, and 5
- West Ridge Trail in Caspers Wilderness Park: Planning Areas 2, 3, and 5
- West Ridge Trail in Caspers Wilderness Park: Planning Areas 2 and 3
- Northwest from Ortega Highway: Planning Area 3
- Donna O’Neill Land Conservancy: Planning Areas 3, 5, and 8
- Ortega Highway at San Juan Creek: Planning Area 5
- End of Avenida Pico/Cristianitos Road in the City of San Clemente: Planning Area 8
- Near I-5 at Cristianitos Road: Planning Area 8

Aesthetic impacts associated with grading and associated development are anticipated to be visible from, but not limited to, the West Ridge Trail in Caspers Wilderness Park (Exhibits 4.10-11 and 4.10-12). Cleveland National Forest is not considered to be affected because there are no publicly accessible roads or trails within the forest proximate to the RMV Planning Area.

Development and construction of the Ranch Plan project would introduce new sources of nighttime light into the area. New light sources are anticipated to occur from the illumination of on-site structures such as commercial buildings and recreational uses (i.e., signage, interior and exterior lighting), residences (i.e., interior and exterior lighting), and street and vehicle lights. Although these light sources are not expected to extend beyond the physical limits of the RMV Planning Area, they have the potential and spillage to create night glow in an area that has very limited night light sources. This change is considered a significant impact. Although the intent of the applicant would be to site structures in a manner that would preclude glare impacts that could affect the safety of motorists, the potential for glare impacts is considered a significant impact.

As previously discussed in Section 2.2.2, Settlement Agreements, of this Addendum document, the provisions of the settlement agreements resulted an increase in the amount of open space that will be permanently protected and managed. Although the number of acres associated with development activities and that could be disturbed are reduced, the Ranch Plan project would result in the same significant impacts as identified for Alternative B-10 Modified.

### **Planning Area 1**

With respect to development in Planning Area 1, FEIR No 589 identified several locations where views from these locations would result in significant impacts. The location and noted planning area are as follows and take into consideration the additional 32 acres of proposed development area in Planning Area 1.

- ***Intersection of Ortega Highway at Antonio Parkway (Exhibit 4.10-5)<sup>10</sup>***: Development in the 572-acre Planning Area 1 would be visible. The change in character of the site from this public view and the introduction of night lighting is considered a significant impact because of the extent of the change.
- ***Covenant Hills Development in Ladera Ranch, Unincorporated Orange County (Exhibit 4.10-35)***: Development in Planning Area 1 would be visible from this location. The visibility of land uses and alterations in the landform associated with Planning Area 1 are significant impacts.
- ***Ortega Highway, East of Antonio Parkway (Exhibits 4.10-6 and 4.10-7)***: Development in Planning Area 1 northeast of the intersection of Antonio Parkway at Cow Camp Road would be visible. Development in the southern portion of Planning Areas 2 and 3 would also be visible. Cow Camp Road and Chiquita Canyon Road, the latter as it crosses Cañada Gobernadora via a bridge, would also be visible. The change in views from this public vantage point, change in landform, and introduction of nighttime lighting are considered significant impacts.
- ***San Juan Estates in the City of San Juan Capistrano (Exhibit 4.10-32)***: Residential development in Planning Area 1 adjacent to the San Diego Gas and Electric transmission line easement would be visible, but buffered by landscaping. Residential development in the northern portion and on the small ridgeline in the western portion of the planning area would be visible. Development would be implemented in areas that have been subject to prior disturbance associated with agricultural activities. Although the proposed land uses are considered a continuation of existing residential development proximate to the area, the visibility of land uses, the conversion of land uses, and the alterations in the landform are considered significant.
- ***San Juan Estates in the City of San Juan Capistrano (Exhibit 4.10-33)***: Five of the San Juan Estates residences located adjacent to the San Diego Gas & Electric transmission line easement would view development in Planning Area 1. Proposed development would be of similar heights as the existing off-site development. The visibility of land uses, conversion of use, and alterations in the landform are considered significant.

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<sup>10</sup> Refers to exhibit number in FEIR 589.

- **Covenant Hills Development in Ladera Ranch, Unincorporated Orange County (Exhibit 4.10-35):** Development in Planning Area 1 would be visible from this location. Residential uses would be visible in the foreground; residential and urban activity center uses would be visible in the background. Urban activity center uses are proposed on the northeast, northwest, and southwest quadrants of the intersection of Ortega Highway at Antonio Parkway; residential development is proposed in the southeast quadrant of the intersection. Cow Camp Road would be visible, east of Antonio Parkway, as well as with the bridge crossings of Chiquita and Cañada Gobernadora Creeks. The residential community of Covenant Hills, in the southernmost portion of Ladera Ranch, is under construction and is visible from this location. Development in Planning Area 1 would be considered a continuation of existing residential development both constructed and under construction in Ladera Ranch. However, the visibility of land uses and alterations in the landform are considered significant.

Ridgelines expected to be significantly impacted by grading activities in Planning Area 1 are located at Ortega Highway at Antonio Parkway and Covenant Hills in Ladera Ranch. Aesthetic impacts associated with grading and development are anticipated to be visible from, but not limited to, the West Ridge Trail in Caspers Wilderness Park, are not associated with grading and development activities in Planning Area 1.

The potential for significant unavoidable night lighting and glare impacts in the RMV Planning Area is also applicable to Planning Area 1.

In conclusion, the findings of the visual impacts analysis set forth in FEIR 589 are still applicable to the Planning Area 1 project. The Planning Area 1 project would not result in any new significant impacts or require additional mitigation beyond that set forth in FEIR 589.

### **Ortega Highway Improvements**

Within the boundaries of the RMV Planning Area, Ortega Highway is designated on the County of Orange Transportation Element Scenic Highways Plan as a Landscape Corridor from Cow Camp Road to I-5. The roadway is also eligible to be included on the State Scenic Highway System, but has never been officially designated as a Scenic Highway. As proposed, this segment of the widening of Ortega Highway through Planning Area 1 will consist of four through lanes, a 26- to 34-foot-wide median with paved shoulder and landscaped area, and a 25-foot-wide parkway on each side of the roadway (Exhibit 2-14). The width of the landscaped area in the median would vary to provide turn pockets. According to the Scenic Highway Component:

“A landscape corridor traverses developed or developing areas and has been designated by the Orange County General Plan for special treatment to provide a pleasant driving environment as well as community enhancement. Development within a Landscape Corridor should serve to complement the scenic highway and should, to the maximum extent possible, follow the adopted Landscape Typical Section as described in the Orange County General Plan Transportation Element Scenic Highways Plan:

- Normally no median for secondary highways;
- Fifteen foot minimum for existing tree row (e.g., eucalyptus);
- Parkway strip to accommodate highway beautification and paved facilities;
- Add ten feet on one side for Master Plan equestrian trail;

- Precise width of parkway strip and the use of curbs and gutter or A.C. Dike to be determined by scenic corridor implementation planning.

Any variation to the typical section should be addressed in the scenic corridor implementation plans.”

The roadway design will comply with the County Scenic Highway requirements. It should be noted that the Class I bike trail and the riding and hiking trail will not be within the roadway cross-section. These facilities are being located parallel to San Juan Creek. This variation to the Landscape Typical Section is being addressed through the Master Area Plan process.

#### **4.10.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.10.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, the Ranch Plan and Planning Area 1 project involves altering the existing natural visual characteristics of the RMV Planning Area through the grading and construction of residential, urban activity center, commercial, business park, and recreational uses. The project incorporates design features and would implement County of Orange standard conditions and requirements and mitigation measures. However, to the extent that the open space appearance of the predominantly undeveloped portion of the RMV Planning Area would be irreversibly lost, this significant impact is unavoidable. After mitigation, there would also be incremental increases in light levels that are considered significant and unavoidable. Although this is a significant, unavoidable impact, this is consistent with the findings of FEIR 589 and was included in the Findings and Statement of Overriding Considerations adopted by the Board of Supervisors on November 8, 2004.

#### **4.10.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

## 4.11 CULTURAL/SCIENTIFIC RESOURCES

### 4.11.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project:

- A. *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*
- B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*
- C. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- D. *Disturb any human remains, including those interred outside of formal cemeteries?*

**No Substantial Change from Previous Analysis.** The cultural/scientific resources impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

#### Archaeology

##### *The Ranch Plan*

As set forth in FEIR 589, a significant impact would occur if grading and construction activities would result in a substantial adverse change in the significance of an archaeological resource determined to be “historic” or “unique.” To assess, the limits of disturbance for the project were overlaid on the location of the identified archaeological resources to determine if the project would have an effect on the known sites. Under a worst-case scenario, it is assumed that any archaeological resources located within the development areas of the Ranch Plan project would be eliminated through grading and construction activities. However, the significance of the impact was based upon the criteria presented in the thresholds of significance (i.e., is archaeological resource determined to be “historic” or “unique”) in FEIR 589. If a site is not in a development area, there would be no direct impact.

As identified in FEIR 589, implementation of Alternative B-10 Modified would directly impact 19 of the 53 archaeological sites that are either eligible or potentially eligible for the National Register of Historic Places and the California Register of Historic Resources. They are prehistoric sites: CA-ORA-535,<sup>11</sup> -656, -753, -754, -882, -997, -1043, -1048, -1121, -1222, -1134, -1136, -1137, -1138, -1449, -1556, -1559, -1560, and -1565. Inclusive of these identified sites are sites that have not had their eligibility determined: CA-ORA-535, -753, -754, -1134, -1136, -1137, and -1138. Because the significance of these sites has not yet been determined, any impacts to these sites would be considered significant until proven otherwise.

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<sup>11</sup> CA-ORA-xxxx refers to the numbering of prehistoric archaeological sites. CA refers to California; ORA refers to Orange County. The site number does not have a hierarchical meaning.

The Ranch Plan project would have fewer direct impacts. Of the sites identified for Alternative B-10 Modified as either eligible or potentially eligible for the National Register of Historic Places and the California Register of Historic Resources, CA-ORA-535 and -997 would not be impacted by the Ranch Plan project. One additional site, CA-ORA-1125, would be impacted.

The Ranch Plan project assumes the continuation of cattle ranching in portions of canyons designated as open space. The only improvements would be a community trail connecting to the existing Ladera Ranch Community Trail and a segment of the Prima Deshecha Riding and Hiking Trail. Public access would be restricted by fencing along the trail; trails would be sited away from any known archaeological resources with public access limited to the trails. Some water and wastewater facilities will be constructed to provide service to adjacent developments. These facilities would be sited to avoid all direct and indirect impacts to known resources. Although increased access to these portions of the RMV Planning Area could result in greater risks to cultural deposits associated with vandalism, inadvertent damage, and illegal collecting, there would be limited access to these areas (trails would be fenced) and the location of known archaeological resources would not be public information. Therefore, increased access into these areas would not result in significant impacts to resources.

### ***Planning Area 1***

Of the 18 prehistoric eligible or potentially eligible sites that would be impacted by implementation of the Ranch Plan project, only one site, CA-ORA-882, would be impacted as a part of the Planning Area 1 project. CA-ORA-882 would be impacted by the construction of Cow Camp Road, a roadway improvement required as a part of Planning Area 1. CA-ORA-882 is considered eligible for the National Register of Historic Places and the California Register of Historic Resources. No additional sites would be affected by the proposed additional 32 acres of development area within the boundaries of Planning Area 1. Because FEIR 589 anticipated that CA-ORA-882 would be impacted as a part of the Ranch Plan project, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified significant effect set forth in FEIR 589.

### ***Ortega Highway Improvements***

No sites considered eligible or potential eligible for the National Register of Historic Places and the California Register of Historic Resources would be impacted by the roadway widening.

### **Paleontology**

#### ***The Ranch Plan***

There is no record of any vertebrate localities within the project area; however, many significant vertebrate localities have been discovered within the same formations just outside the survey area. The RMV Planning Area is underlain by 12 different sedimentary rock units which range in age from Late Cretaceous to Holocene. These units include the Trabuco, Ladd, Williams, Silverado, Santiago, Sespe, Topanga, San Onofre Breccia, Monterey, Capistrano, and Quaternary alluvium and colluvium. Given that the existence of fossil material can often not be determined until there is some disturbance, rock types are categorized by the likelihood of producing fossils and thereby ranked by their sensitivity. The Ranch Plan project would impact the following sensitive formations (rock unit has comparatively high potential for yielding scientifically important fossil remains in the site similar to those previously recorded from rock unit in the site and/or vicinity): Pleasants Sandstone Member–Williams Formation, Silverado Formation, Santiago Formation, Monterey Formation, and Capistrano Formation. Impacts to

these formations associated with through ground-disturbing activities, including brush clearance and grading, are considered significant. No differences would occur between Alternative B-10 Modified and the Ranch Plan project.

### ***Planning Area 1***

Planning Area 1 contains small areas of two of the noted sensitive formations: the Monterey Formation and Capistrano Formation. Because of the high sensitivity of these formations, impacts to these formations associated with through ground-disturbing activities, including brush clearance and grading, are considered significant and no new impacts would occur beyond those assumed in FEIR 589 for Planning Area 1.

### ***Ortega Highway Improvements***

As identified in Figure 4.11-2 of FEIR 589, the area of direct impact for the widening of Ortega Highway is considered to have low to moderate sensitivity. Consistent with the thresholds of significance set forth in FEIR 589, impacts low to moderately sensitive formations are not considered significant.

### **Historical**

#### ***The Ranch Plan***

Based on the thresholds of significance set forth in FEIR 589, prior to mitigation, a historic resource located in the development areas of the Ranch Plan project is assumed to be significantly impacted by grading and construction activities if the site(s) cannot be avoided.

FEIR 589 notes that implementation of Alternative B-10 Modified would have a significant impact on historic sites CA-ORA-29, 30-176631, 30-176633, 30-176634, and 30-176635, which have been determined to be eligible or potentially eligible for the National Register of Historic Places and the California Register of Historic Resources. The same five sites would be impacted by the Ranch Plan project. Any impacts to these sites would be considered significant unless subsequent evaluation determines otherwise.

### ***Planning Area 1***

Of the five historic sites which would be directly impacted through implementation of the Ranch Plan project, none of these sites are located in Planning Area 1. No significant historic resources impacts would occur with implementation of development in this planning area.

### ***Ortega Highway Improvements***

As with Planning Area 1, the widening of Ortega Highway through Planning Area 1 will not impact any historic sites which have been determined to be eligible or potentially eligible for the National Register of Historic Places and the California Register of Historic Resources.

### **4.11.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring

Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

Mitigation Measure 4.11-3 of the Mitigation Regulatory Compliance Monitoring Program (Appendix A of this Addendum) identifies compliance options. Option A was relocation of grading boundaries/fuel modification zones to completely avoid disturbance of a site, in this case CA-ORA-882; or Option B, perform data recovery prior to grading consistent with the Cultural Resources Management Plan. Because CA-ORA-882 cannot be avoided, a data recovery program has been identified for this site.

#### **4.11.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the mitigation program provided in Attachment A, potential impacts to prehistoric archaeological, historical, and paleontological resources would be reduced to a level considered less than significant.

#### **4.11.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

### **4.12 RECREATION**

#### **4.12.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS**

##### **Environmental Checklist Responses**

Would the project:

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Which might have an adverse physical effect on the environment?***
- B. *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

**No Substantial Change from Previous Analysis.** The recreation impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### **The Ranch Plan**

As set forth in FEIR 589, Alternative B-10 Modified would result in a substantial increase in population in the project area. It is estimated that the 14,000 dwelling units would generate a population of approximately 32,823 residents, resulting in an increased demand for recreational

resources. This increased demand would be served through the development of neighborhood and community parks that would be provided to serve development. Based on the County local park requirements, 2.5 acres of parkland for every 1,000 residents would be required. Alternative B-10 Modified would have to provide an estimated 82 acres of local parkland. Through the provision of both active and passive parkland in compliance with the Local Park Code, spillover demand on other park facilities in currently developed areas is not expected. New local facilities would serve the future demand associated with the development in Alternative B-10 Modified. As a result, this alternative would not result in increased use of existing recreational facilities that would result in physical deterioration. Since the Ranch Plan project would result in the same development levels as Alternative B-10 Modified, the parkland requirements would be the same.

Development under Alternative B-10 Modified would require the construction of new parks and recreational facilities, such as trails and bikeways. The parks would all be constructed within the development areas associated with this alternative. Similarly, development under the Ranch Plan project would require the construction of new parks and recreational facilities and would also be constructed within the approved development areas. Therefore, the impacts on the environment have been addressed as part of the development impacts. Development of the Ranch Plan project would not result in significant impacts from construction of new recreational facilities.

Both Alternative B-10 Modified and the Ranch Plan project, would result in the development of the San Juan Creek Trail, Cristianitos Trail, and a portion of the Prima Deshecha Trail. In addition, a staging area for riding and hiking trails is proposed near the San Juan Creek Trail junction with the Prima Deshecha Trail. The impacts associated with the construction of the trails were calculated as part of the overall infrastructure impacts associated with Alternative B-10 Modified. The impacts would be comparable for the Ranch Plan project because the same facilities would be constructed. The project does not conflict with implementation of any of the proposed Master Plan facilities.

There are two designated bikeways/trails within the project boundaries: the Class II bikeway on Antonio Parkway and the San Juan Creek Riding and Hiking Trail parallel to San Juan Creek. These bikeways/trails would be implemented with both Alternative B-10 Modified and the Ranch Plan project. Therefore, the project would not conflict with the implementation of the Master Plan of Bikeways.

### **Planning Area 1**

Development of Planning Area 1 has the potential to generate approximately 2,464 new residents living within the Planning Area 1, an increase of approximately 312 residents from that assumed in FEIR 589 for this planning area. As previously addressed, the total number of dwelling units for the Ranch Plan project would not increase. Based on the County local park requirements, 2.5 acres of parkland for every 1,000 residents would be required or less than 6.2 acres for Planning Area 1. The Master Area Plan identifies 38 acres of parkland within Planning Area 1. This would exceed the Local Park Code requirements. The parkland would be located within development areas (Subareas 1.4 and 1.5). Therefore, the impacts on the environment have been addressed as part of the development impacts in FEIR 589.

Development of Planning Area 1 would also provide for the implementation of portions of designated trails and bikeways. As discussed in Section 2.4, Project Description, the project provides for construction of portions of the San Juan Creek Trail, the Prima Deshecha Trail, the San Juan Creek Riding and Hiking Trail, the Antonio Parkway Class II bikeway, a community

trail, and a riding and hiking staging area. The facilities would be designed to County of Orange standards and would traverse both open space and development areas. All of these facilities were addressed in FEIR 589.

Planning Area 1 is in substantial conformance with the assumptions set forth in FEIR 589. Therefore, development of Planning Area 1 would not result in any new impacts of a previously identified impact as analyzed in FEIR 589.

### **Ortega Highway Improvements**

The widening of Ortega Highway through the RMV Planning Area would not result in a direct increase in population that would require new park or recreational facilities. Additionally, it would not result, either directly or indirectly, in any impacts to any existing public recreational facilities.

#### **4.12.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 are provided in Attachment A to this Addendum.

#### **4.12.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the Mitigation Program provided in Attachment A, potential impacts to recreation resources would be reduced to a level considered less than significant.

#### **4.12.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589

### **4.13 MINERAL RESOURCES**

#### **4.13.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS**

##### **Environmental Checklist Responses**

**Would the project:**

- A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

**B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**No Substantial Change from Previous Analysis.** The mineral resources impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines.

**The Ranch Plan**

FEIR 589 identified two areas of significant mineral resources within the project limits. The first is the Oglebay-Norton Industrial Sands (ONIS) operation in Trampas Canyon, which would be displaced by development in Planning Area 5. The second is sand and gravel resources within San Juan Creek. The ability to extract these resources would be lost with both Alternative B-10 Modified and the Ranch Plan project. These impacts were identified as an unavoidable, significant impact.

**Planning Area 1**

As indicated in FEIR 589, the California Geological Survey identifies the sand and gravel deposits in San Juan Creek as a locally important mineral resource recovery site. Because of the expected resource quantities the creek, the State of California designates this area as a Mineral Resource Zone. A portion of this area extends through Planning Area 1. This area is identified as open space and sand and gravel extraction would be precluded. FEIR 589 identified this as a significant impact. Therefore, implementation of development in Planning Area 1 would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR 589.

**Ortega Highway Improvements**

Known mineral resources within San Juan Creek are outside of the area of direct impact for the widening of Ortega Highway through the RMV Planning Area. Therefore, the proposed widening would not impact these mineral resources.

**4.13.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 are provided in Attachment A to this Addendum.

**4.13.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the mitigation program provided in Attachment A, the Ranch Plan project would result in significant unavoidable impacts by precluding the extraction of mineral resources in San Juan Creek, an area designated as a Mineral Resource Zone by the state. There are no mitigation measures that can reduce this impact to a level of less than significant. Though outside of Planning Area 1, FEIR 589 also identified the Ranch Plan project would curtail the extraction of resources at the

ONIS site, a locally important resource. In this latter instance, a Project Design Feature can reduce the level of impact, although not to a level of less than significant.

#### **4.13.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that implementation of Planning Area 1 of the Ranch Plan project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

#### **4.14 HAZARDS**

##### **4.14.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS**

###### **Environmental Checklist Responses**

Would the project:

- A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***
- B. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***
- C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***
- D. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***
- E. *For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?***
- F. *For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?***
- G. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***
- H. *Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

- I. ***Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?***

**No Substantial Change from Previous Analysis.** The hazard impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

### **The Ranch Plan**

As part of FEIR 589, Environmental Equalizers, Inc. (EEI) prepared Phase I Environmental Site Assessments (ESAs) for each of the development areas to assess the possible presence of recognized environmental conditions within the RMV Planning Area where development was proposed. The development area for the Ranch Plan project is a subset of the area approved for development as part of Alternative B-10 Modified. Therefore, the impacts identified for those areas where development would occur (Planning Areas 1 through 5 and 8) would be applicable to the Ranch Plan project. A range of issues were identified including risks associated with residual pesticides, potential demolition of buildings containing asbestos-containing materials and lead-based paint, potential of contamination in the vicinity of above ground tanks (AGT) and underground storage tanks (UST), minor surface soil staining, contamination associated with past lease and agricultural operation, and potential damage or disturbance to abandoned oil wells.

The hazards section of FEIR 589 also evaluated wildland fire hazards. Natural vegetation would be reduced in the planning areas where development would occur. Development areas with natural brush that could fuel a wildland fire would be removed as part of the grading for the project. Additionally, within the development area, a 110-foot-wide fuel modification zone would be provided, subject to the Orange County Fire Authority (OCFA) review and approval. This would reduce the impact of wildland fires on developed areas and provide a defensible space for urban interface areas. The project would also increase the water availability for fire fighting purposes. This too would be applicable to the Ranch Plan project.

### **Planning Area 1**

The nature of the potential hazards impacts associated with Planning Area 1 included the following issues:

- The past use of pesticides may result in residual levels in those areas previously used for agriculture. The FEIR recommended testing of the soils prior to grading and enacting appropriate remediation in compliance with state, federal, and local requirements.
- Structures constructed prior to 1980 contain asbestos or lead based paint. The FEIR recommended testing prior to demolition of structures and compliance with applicable regulations for the removal of these materials.
- There are AGT and USTs within Planning Area 1. There were no indications that these tanks have leaked or any contamination is present. Therefore, removal of the tanks in accordance with appropriate regulatory guidance would ensure proper monitoring and remedial actions are taken, if necessary.

- As a result of past uses, there are several locations where surface soil staining has been noted. These are generally from minor oil or fuel spills that have occurred during operation of the ranching and/or commercial activities. None of the stained areas are extensive in size. There appears to be no immediate threat to soil and/or groundwater beneath the subject property. The possibility of contamination does exist, though given the limited nature of the stains this is considered an insignificant adverse impact. Soil testing, and remediation if necessary, was recommended.
- Relocation of the Santa Fe Pipeline, which traverses Planning Area 1 could result in potential for leaks and/or spills that would result in soil contamination.

The mitigation program developed as part of FEIR 589 fully addressed these issues and determined that impacts would be mitigated to a level of less than significant. There have been no substantial changes to Planning Area 1 that would alter these findings.

Development within Planning Area 1 would incorporate the fuel modification zones to address potential wildland fire hazards. Projects would comply with conditions associated with the Orange County Fire Authority (OCFA) conditions for development projects within a Special Fire Protection Area.

### **Ortega Highway Improvements**

Consistent with the potential hazard impacts identified for Planning Area 1, construction activities associated with the widening of Ortega Highway through this area could disturb pesticides in the soil and occur in locations of surface soil staining from minor oil or fuel spills. The highway widening would not require the demolition of any structures and as such would not expose persons to asbestos or lead based paint. Additionally, there are no AGTs or USTs within the area of direct impact for the widening project. The relocation of the Santa Fe Pipeline would cross Ortega Highway and as noted for Planning Area 1, could result in potential for leaks and/or spills that would result in soil contamination. The mitigation program developed as part of FEIR 589 fully addressed these issues and determined that impacts would be mitigated to a level of less than significant.

#### **4.14.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.14.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the Mitigation Program provided in Attachment A, potential impacts associated with hazards and hazardous materials would be reduced to a level considered less than significant.

#### 4.14.4 FINDING OF CONSISTENCY WITH FINAL EIR NO. 589

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

#### 4.15 PUBLIC SERVICES

##### 4.15.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

##### Environmental Checklist Responses

Would the project:

A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

*I. Fire protection?*

*II. Police protection?*

*III. Schools?*

*IV. Parks?*

*V. Other public facilities?*

**No Substantial Change from Previous Analysis.** The public services impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

##### The Ranch Plan

FEIR 589 evaluated potential impacts associated with the provision of public services. For Alternative B-10 Modified, significant unavoidable impacts were only identified for fire protection services. Four impacts were identified were:

- The remoteness of the low-density development in the eastern portion of Planning Area 7 and the estates in Planning Area 9. The Orange County Fire Authority (OCFA) could not commit to being able to provide adequate fire protection to these areas and meet adopted performance objectives.
- Use of the existing ranch roads for access in Planning Area 9 may not meet OCFA standards for emergency access.

- Delayed improvement of Crown Valley Parkway east of Antonio Parkway would reduce the effectiveness of Fire Station 58 and result in service levels below adopted performance objectives for the northern portion of Planning Area 2.
- The distance to the nearest hospital would cause delays in transport and greater use of OCFA staff. As a result, staff would not be available at the stations for other emergency calls. This may have an adverse effect on meeting adopted performance objectives.

Of these only the last two would be partially applicable to the Ranch Plan project. The Ranch Plan project does not provide for any development in Planning Area 9 and only the RMV headquarters would be allowed in Planning Area 7; therefore, these impacts have been eliminated. Similar to Alternative B-10 Modified, the Ranch Plan project does not propose the construction of improvements to Crown Valley Parkway east of Antonio Parkway, which would reduce the effectiveness of Fire Station 58 in serving the area to the east. However, the only development allowed in the northern portion of Planning Area 2 would be immediately south of Tesoro High School with access off of Oso Parkway. This would minimize this impact associated with Fire Station 58. The distance to the nearest hospital would still potentially result in delays for OCFA staff; however, the more remote development (Planning Areas 7 and 9) has been eliminated by the Ranch Plan project.

Other features of Alternative B-10 Modified would be the same for the Ranch Plan project. Additional staffing would be required for both police and fire services; however, the funding for these services would be derived from the property taxes generated by the project. FEIR 589 identified the need for new fire stations and a new police substation. The precise location was not identified for these facilities, except that they would be constructed within the development areas. However, OCFA did recommend placement of a fire station near Antonio Parkway and Cow Camp Road.

Alternative B-10 Modified and the Ranch Plan project would both provide schools to meet the demand of the new residents. Alternative B-10 Modified identified elementary schools in Planning Areas 2, 3, 7, and 8 and a middle school in Planning Area 3. The precise locations of the schools will be determined in consultation with Capistrano Unified School District; however, without development in Planning Area 7, there would be no need for a school in that Planning Area.

For both Alternative B-10 Modified and the Ranch Plan project, parks would need to be provided consistent with the County of Orange Local Parks Code.

No impacts to other services, such as libraries, were identified. No significant difference between Alternative B-10 Modified and the Ranch Plan project would be expected.

### **Planning Area 1**

Construction of development within Planning Area 1, inclusive of the proposed increase in dwelling units and decrease in UAC uses, would not result in any new significant impacts associated with public services. As discussed above, OCFA recommend placement of a fire station near Antonio Parkway and Cow Camp Road. This facility is reflected on the Master Area Plan in Subarea 1.1. This would provide adequate fire protection for development in Planning Area 1. Law enforcement would continue to be provided by the Orange County Sheriffs Department.

FEIR 589 did not identify the need for a school in Planning Area 1. Given the high percentage of age-qualified housing in Planning Area 1 (552 of 1,170 dwelling units), there would be sufficient capacity at the existing schools to serve the development.<sup>12</sup>

As discussed above in Section 4.12, Recreation, of the FEIR 589, 38 acres of parkland would be provided in Planning Area 1. This would provide adequate parkland to serve the demand of the new residents.

No impacts were identified for library services. The Ladera Ranch Public Library would serve planning Area 1. Developer fees are used to provide for future demand.

### **Ortega Highway Improvements**

Widening of Ortega Highway through the RMV Planning Area would not result in an increase demand for fire protection, law enforcement, or medical services or the need for schools, parks, or libraries. The project improvements would enhance the ability of emergency medical and law enforcement to service the area.

#### **4.15.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.15.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

FEIR 589 identified unavoidable, significant impacts associated with fire protection services. However, for Planning Area 1 all impacts associated with provision of public services would be reduced to less than significant.

#### **4.15.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

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<sup>12</sup> FEIR 589 identified sufficient capacity at the elementary and middle school level. At the time FEIR was prepared, construction of San Juan High School had just been initiated. The high school is expected to be open in fall 2007 prior to occupancy of development in Planning Area 1.

## 4.16 UTILITIES & SERVICE SYSTEMS

### 4.16.1 COMPARISON OF PROPOSED AND PRIOR APPROVED PROJECT IMPACTS

#### Environmental Checklist Responses

Would the project:

- A. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- B. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?*
- C. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*
- D. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- E. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- F. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- G. *Comply with federal, state and local statutes and regulations related to solid waste?*

**No Substantial Change from Previous Analysis.** The utilities and service impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous document adequate to cover the actions that are currently proposed, which are documented below and serve as an addendum to FEIR 589.

#### The Ranch Plan

The Santa Margarita Water District (SMWD) is the public water system serving the RMV Planning Area. In anticipation of the proposed project, SMWD prepared a *Plan of Works* (dated November 18, 2003) to identify a planning level program for the provision of domestic water, non-domestic water and wastewater services for the RMV Planning Area. In addition, SMWD staff prepared a Water Supply Assessment (WSA) pursuant to the requirements of SB 610 for the RMV Planning Area, which was approved by the SMWD Board of Directors on June 25, 2003.

As identified in the WSA (see Appendix K to FEIR 589), SMWD projects that sufficient water supplies will be available to meet the demands of all existing and proposed projects within SMWD's service area—including the Ranch Plan project—through Year 2025. More directly, the projected supply of water (both domestic and non-domestic) available to SMWD is expected to exceed the anticipated demand from the Ranch Plan project and all other existing, approved

and anticipated development within SMWD's service area during normal, single-dry and multiple dry years through the WSA assessment period. These demand projections and sufficiency conclusions are reiterated in the updated Urban Water Management Plan (UWMP) prepared and adopted by the SMWD Board of Directors on December 22, 2005. Notably, the UWMP extends the analysis period through Year 2030 and concludes that existing and projected water supplies will meet/exceed domestic and non-domestic water demands within SMWD's service area through the analysis period, with specific reference to demand/supply projections for the approved Ranch Plan project.

As documented in FEIR 589, with implementation of the improvements provided in the *Plan of Works*, there would be adequate capacity to serve the Ranch Plan project's land uses. Given that Alternative B-10 Modified and the Ranch Plan project provide for the same amount of development, the amount of domestic and non-domestic water needed and the amount of wastewater generated would be the same.

FEIR 589 determined using both the California Integrated Waste Management Board (CIWMB) and County Integrated Waste Management District solid waste generation that there was sufficient capacity at the Prima Deshecha landfill to accommodate daily tonnage generated by implementation of the Alternative B-10 Modified. Given that Alternative B-10 Modified and the Ranch Plan project provide for the same types and amount of development, the solid waste generated would be comparable.

FEIR 589 also evaluated potential impacts on gas, electricity, energy, and petroleum lines. The demand for gas and electricity for the Ranch Plan project would be comparable to the impacts identified for Alternative B-10 Modified because the types and amount of development would be the same. FEIR 589 did not identify any significant impacts associated with the provision of these services. The project design discussed in FEIR 589, incorporated provisions for the construction of up to two 138/12 kV electrical substations and a 138 kV transmission line to serve the substations. Additionally, the project would extend the 12-inch high power gas line along Ortega Highway from the west of I-5 to Antonio Parkway, and the construction of a gas regulating station at the corner of Antonio Parkway and Ortega Highway.

The Santa Fe Petroleum Pipeline (SFPP) is comprised of two pipelines that traverse the project site, a 10-inch inactive pipeline, and a 16-inch active fuel pipeline. The active pipeline serves the Marine Corps Air Station (MCAS) at Miramar, in San Diego County, from the refinery in Wilmington in the City of Los Angeles. The line runs approximately south-north within the project site. The line enters the project site from the approximate center of Planning Area 8, and travels northwest past the western edge of Planning Area 7. From there it skirts the southern edge of Planning Areas 6 and 5, and across the western edge of Planning Area 5. It then cuts across the western portion of Planning Area 1, and moves north out of the project site. FEIR 589 identified that the pipelines would need to be relocated on the RMV landholdings.

No significant impacts to utility and service systems would result with implementation of the Ranch Plan project.

### **Planning Area 1**

The amount of residential development in Planning Area 1 is slightly greater than what was assumed in FEIR 589 and the Plan of Works prepared by SMWD; however, the amount of UAC development is substantially reduced. The Ranch Plan project represents an approximately 15 percent increase in residential development and a 66 percent decrease in UAC development compared to what was assumed in FEIR 589. Ranch Plan-wide, the level of development would

be the same. This incremental shift would not result in any substantial impacts related to provision of water and wastewater services. The *Plan of Works* proposed to divert approximately 52 percent of the flows from Planning Area 1 (approximately 209 gpm) to the existing San Juan Creek Lift Station for pumped conveyance to Chiquita Water Reclamation Plant (CWRP). The remaining 48 percent of flows (approximately 192 gpm) would be sewerer to the City of San Juan Capistrano's sewer system (via an 8-inch sewer in Ortega Highway and an 8-inch sewer in San Juan Creek Road). SMWD is currently working with the City of San Juan Capistrano on an agreement that would allow this diversion of flows to the San Juan Capistrano facility.

The applicant has coordinated with the San Diego Gas and Electric and Southern California Gas Company. As indicated in Section 2.4, provisions are being provided in Planning Area 1 to accommodate a future 12-inch gas main to serve the eastern portion of the Ranch, as discussed in FEIR 589. No new electric substation is required to serve Planning Area 1.

As indicated above, development of Planning Area 1 will require the relocation of a portion of the SFPP. The relocation has been coordinated with SFPP. The relocation will occur prior to mass grading of the site. The relocation of the pipelines will be processed by SFPP with a Categorical Exemption.

There have been no changes to the development concept for Planning Area 1 that would alter the findings of FEIR 589 as it pertains to solid waste.

### **Ortega Highway Improvements**

As a part of the Planning Area 1 project, existing utilities to be relocated and/or extended include gas, electricity, energy, and petroleum fuel lines. Providing service to the Ranch Plan project site would require an extension of a 12-inch high-pressure gas line from the vicinity of the Atchison Topeka and the Santa Fe Railroad line, located west of I-5, to Antonio Parkway. The line would be placed within the Ortega Highway right-of-way and connect to a new regulating station at the northwest corner of the intersection of Ortega Highway at Antonio Parkway/La Pata Avenue. The widening of Ortega Highway would not place significant demands on water supply or electrical service or would require other utilities. The highway widening would not affect Southern California Edison's existing high power transmission lines that cross Ortega Highway.

#### **4.16.2 MITIGATION PROGRAM**

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project, inclusive of Planning Area 1 and the widening of Ortega Highway through the RMV Planning Area. In addition, there are regulatory conditions from *The Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to Planning Area 1. A Mitigation and Regulatory Compliance Monitoring Program has been developed to allow for the tracking of all the applicable measures. Those measures applicable to Planning Area 1 and therefore assumed for the widening of Ortega Highway are provided in Attachment A to this Addendum.

#### **4.16.3 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Consistent with the findings of FEIR 589, with implementation of the mitigation program provided in Attachment A, the Ranch Plan project, inclusive of Planning Area 1, would not result in any significant unavoidable impacts associated with utilities and service systems.

#### **4.16.4 FINDING OF CONSISTENCY WITH FINAL EIR 589**

Pursuant to Section 15162 of the CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the amended project does not propose substantial changes to the project, no substantial changes would occur which would require major revisions to the 2004 FEIR 589, and no new information of substantial importance has been revealed since the certification of the FEIR.

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## SECTION 5.0 REPORT PREPARERS AND CONTRIBUTORS

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### HDR

Senior Project Manager ..... Lan Saadatnejadi

### Huitt-Zollars, Inc.

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### Mestre Greve Associates

Professional Engineer ..... Fred Greve  
Professional Engineer..... Mathew B. Jones

### Planning Solutions, Inc.

President..... Jay Bullock

## SECTION 6.0 REFERENCES

Austin-Foust Associates, Inc. *The Ranch Plan Planning Area 1 Traffic Analysis*. Prepared for Rancho Mission Viejo, San Juan Capistrano, California. May 2006.

Army Corps of Engineers, United States. *San Juan Creek and Western San Mateo Creek Watersheds Special Area Management Plan Draft EIS*. November 2005.

BonTerra Consulting. *The Ranch Plan Final EIR 589*. Prepared for the County of Orange. 2004.

GeoSyntec Consultants, Inc. *Master Area/Sub-Area Water Quality Management Plan for The Ranch Plan Planning Area 1*. Prepared for Rancho Mission Viejo, San Juan Capistrano, California. April 2006.

RMV Community Development, LLC. *Draft Ranch Plan Planned Community Planning Area 1 Master Area Plan*. April 19, 2006.

———. *Draft Ranch Plan Planned Community Planning Area 1 Subarea Plan 1.1*. April 19, 2006.

———. *Draft Ranch Plan Planned Community Planning Area 1 Subarea Plan 1.2*. April 19, 2006.

———. *Draft Ranch Plan Planned Community Planning Area 1 Subarea Plan 1.3*. April 19, 2006.

———. *Draft Ranch Plan Planned Community Planning Area 1 Subarea Plan 1.4*. April 19, 2006.

———. *Draft Ranch Plan Planned Community Planning Area 1 Subarea Plan 1.5*. April 19, 2006.

**APPENDIX A**

**MITIGATION REGULATORY COMPLIANCE MONITORING PROGRAM**

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>Miscellaneous Requirements</b>								
357	DA	Public Benefit 40	Within 60 days following COUNTY's adoption of an ordinance approving this Development Agreement? (DA Ordinance approved December 8, 2004, Study agreement due February 8, 2005)	<p><b>Water Resources - San Juan Creek Studies:</b> Provision of defined financial contribution to assist in preparation of studies which will analyze hydrology, river hydraulics, sedimentation and erosion within the San Juan Creek watershed. COUNTY and OWNERS shall enter into an agreement (the "Watershed Study Agreement") concerning, at a minimum, the form and content of the Study Preparation Contract, the identity of the mutually acceptable professional/firm, the scope of the Part I Studies, the schedule for performance and completion of the Part I Studies, and the timing of OWNERS' obligations with respect to tendering (on a periodic basis) the specified financial contribution.</p> <p>OWNERS shall pay up to \$950,000 toward the costs and expenses associated with the preparation of the Part I Studies, provided that (i) the professional/firm selected to prepare the Part I Studies is mutually acceptable to both COUNTY and OWNERS and (ii) the terms of the contract negotiated by and between COUNTY and the professional/firm (the "Study Preparation Contract") are acceptable to OWNERS.</p>	Director, RDMD	COUNTY and OWNERS shall enter into a Watershed Study Agreement		PA-1
452	San Clemente Settlement Agreement	K.4	Within ninety (90) days of the effective date of the Settlement Agreement (Effective date of agreement December 8, 2004, funding of study due March 8, 2005)	<p><b>Recreational Facilities Cooperation Study:</b> Rancho Mission Viejo (RMV), at its sole cost and expense, shall fund a study of the potential regional utilization of recreational facilities and programs which shall include, but not be limited to, an analysis of the opportunities, benefits and potential uses of the City's recreational facilities, including the Recreational Amenities, and programs by future Ranch Plan residents.</p>		<u>RMV</u> : Fund a study of the potential regional utilization of recreational facilities and programs		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
453	San Clemente Settlement Agreement	K.4 (cont.)	Within ninety (90) days of the effective date of the Settlement Agreement (i.e., on or before March 8, 2005)	San Clemente Settlement -- Recreational Study (continued): The Parties shall determine the scope of the study within ninety (90) days of the effective Date. After the completion of the study, the City and RMV shall discuss potential funding mechanisms for RMV to participate in the Recreation Amenities. The parties agree that to the extent there is any financial participation by RMV with Respect to the Recreational Amenities, such participation is an accommodation to resolve other issues raised by City, and in no way evidences an acknowledgement of any CEQA impact or mitigation obligation on RMV's part.		<p><b>Parties:</b> Determine scope of recreational amenity study</p> <p><b>Parties:</b> Discuss potential funding mechanisms for RMV participation in recreational amenities</p>		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
270	DA	Public Benefit 3	Prior to (a) the first date following twelve months after approval of the Ranch Plan project by the Board of Supervisors, or (b) 30 days following the final order/judgment issued by the courts in a successful defense of all litigation brought against the Ranch Plan GPA/ZC, EIR No. 589 and/or the Development Agreement, whichever occurs last ( <i>Prior to Issuance of Building Permit for 1st EDU</i> )	<b>Transportation - Oso Parkway East:</b> Accelerated payment of Owner's Fair Share contribution for construction of Oso Parkway widening in unincorporated Orange County (east of Las Flores). OWNERS shall post financial security (e.g., bond, letter of credit, cash, etc.) acceptable to the County of Orange in the full amount of the above-stated obligation, in a manner meeting the approval of the Director, RDMD. Said financial security shall be accompanied by an agreement that allows for phased payment of the obligation consistent with the construction payment requirements for the contract and/or reimbursement to the County for the Ranch Plan Project's Fair Share if the County has already completed the work.	Director, RDMD	Payment into SCRIP ( <i>post financial security</i> )		PA-1

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
364	DA	Public Benefit 44	Within 12 months following COUNTY's adoption of an ordinance approving this Development Agreement	<b>Affordable Housing - Agreement:</b> OWNER shall enter into an agreement with COUNTY concerning the provision of one or more sites that may be used by COUNTY for the development of affordable rental housing projects.	Director, RDMD	OWNER shall enter into an agreement with COUNTY concerning the provision of one or more sites that may be used by COUNTY for the development of affordable rental housing projects		PC-Wide
<b>Prior to Submittal of Any Area Plan for Planning Area 1</b>								
246	PC Text	Cond. 3	Inclusion in each Area Plan	<b>NCCP/HCP Planning Guidelines:</b> 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 Principals (prepared by NCCP/SAMP Working Group, February 2003) developed for the San Juan/Western San Mateo Watersheds, Orange County, California.	Planning Commission	Evidence of compliance with recommendations of the NCCP/HCP Planning Guidelines		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
365	DA	Public Benefit 44 (cont.)	Concurrent with Preparation of Master Area Plans for Individual Planning Areas (as appropriate)	<p>Affordable Housing Agreement (cont.):</p> <p>a. For each Maser Area Plan prepared, OWNERS shall identify the amount of Dedicated Land (if any) located within the relevant Planning Area that will be available for conveyance to COUNTY pursuant to the terms of the Land Agreement. Upon preparing a Master Area Plan and identifying the Dedicated Land acreage located within the relevant Planning Area, OWNERS shall provide written notice to COUNTY concerning (i) the location of the Dedicated Land acreage, (ii) the size of the Dedicated Land acreage, and (iii) such other information concerning the Dedicated Land acreage that is in the possession of OWNERS and that OWNERS consider relevant concerning the identified Dedicated Land acreage.</p>	Director, RDMD	Identification of Affordable Housing Site(s)/Acreage		PC-Wide
456	Resource Organizations Settlement Agreement	3.3	Concurrent with submittal of Master Area Plan ("MAP") application	<p><b>Approved Uses and Practices -- Confirmation of Development Area Boundaries:</b></p> <p>(a) At the time of its submission, RMV shall provide to each Resource Organization a copy of any application seeking approval of a Master Area Plan for any Development Area. The Resource Organizations may notify RMV and the County that the boundaries for the Development Area that is the subject of the application are not in conformity with those boundaries depicted in Exhibit A. The provision of such notice shall commence the process set forth in Section 14.2, below.</p>	Director PDS	<b>RMV:</b> Provide copy of MAP application to each applicable Resource Organization		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
457	Resource Organizations Settlement Agreement	3.3 (cont.)	Following Resource Organizations' ("ROs") receipt of MAP application	Approved Uses and Practices -- Confirmation of Development Area Boundaries (cont.) (b) At any time following the Resource Organizations' receipt of any Master Area Plan application, RMV may request that the Resource Organization Designee provide written acknowledgment of the conformance of the Development Area boundary reflected in <u>Exhibit A</u> with the Development Area boundary depicted in the Master Area Plan application. If the Resource Organization Designee does not provide such written acknowledgement within thirty (30) calendar days of RMV's request, the Development Area boundary in the Master Area Plan application shall be deemed to conform to the Development Area boundary in <u>Exhibit A</u> .	Director PDS	Written acknowledgment from ROs - <b>OR</b> - evidence that 30 days have transpired since transmittal of MAP application to ROs		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
511	Resource Organizations Settlement Agreement	Exhibit B	Prior to sub-mittal of any Area Plan which includes Open Space land uses; restrictions operative throughout term of Ranch Plan project	<p><b>Uses Prohibited in Defined Open Space</b>                      Notwithstanding their classification in the Project Approvals as approved open space uses, the following uses and activities shall be prohibited within the Defined Open Space.</p> <ol style="list-style-type: none"> <li>1. Nurseries</li> <li>2. Construction offices</li> <li>3. Maintenance yards</li> <li>4. Commercial stables (except the St. Augustine's Training Center and Stables or successors in its current location)</li> <li>5. Research and development facilities (except for the uses at the Northrup Grumman-Capistrano Test Site permitted by the lease)</li> <li>6. Waste disposal operation and associated uses (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement)</li> <li>7. Storage facilities</li> <li>8. Mining and quarrying of materials</li> <li>9. Materials recycling and recovery facilities (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement)</li> </ol>		Area Plan compliance with these restrictions.		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
511 (cont.)	Resource Organizations Settlement Agreement	Exhibit B	Concurrent with submittal of any Area Plan which includes Open Space land uses; restrictions operative throughout term of Ranch Plan project	Uses Prohibited in Defined Open Space (cont.) 11. New, expanded and/or relocated dry farming 12. Irrigated crops (except citrus or other orchard crops as provided in Paragraph 10, above) 13. Packing plants (except when located within allowed orchards) 14. Any uses or activities that are not Existing Agricultural / Ranching Practices as defined in the section 1.4 of Agreement, except as expressly authorized by this Agreement 15. Caretaker or employee housing and related facilities except as authorized by Sections 3.8 and 4.2(a) of this Agreement 16. Feed lots 17. Active recreation and related facilities except Existing Agricultural / Ranching Practices 18. Passive public recreation except as may be authorized via an NCCP or equivalent ecologically-based management plan 19. Fire station or permanent wildland fire training facility 20. Fuel modification zones		Area Plan compliance with these restrictions.		Each PA
<b>Prior to the approval of a Master Area Plan or Subarea Plan</b>								
594	EIR 589	SC 4.15-6	Prior to Subarea Plans approval	<b>Utilities (SMWD Improvement Plans):</b> During development of area plans, the project applicant shall coordinate with SMWD to determine specific sizing and placement of water facilities.	County of Orange Director of Planning & Development Services (SMWD)	Approved water improvement plans		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
596	EIR 589	SC 4.15-8	Prior to approval of Subarea Plan	<b>Utilities (SMWD Wastewater):</b> During development of area plans, the project applicant shall coordinate with SMWD to determine specific sizing and placement of wastewater facilities.	County of Orange Director of Planning & Development Services (SMWD)	Approved wastewater improvement plans		Each PA
598	EIR 589	SC 4.15-10	Prior to approval of the first Master Area Plan	<b>Solid Waste:</b> Prior to approval of the first master area plan, a Solid Waste Management Plan shall be prepared and submitted to OCIWMD for review and approval. This plan, which shall include specific measures to reduce the amount of refuse generated by construction of the proposed project, shall be developed to meet waste reduction requirements established by the California Integrated Waste Management Act of 1989.	County of Orange Director of Planning & Development Services, and Integrated Waste Management Department	Submittal of satisfactory Solid Waste Management Plan		Each PA
5 (see also 463)	EIR 589 (see also Res. Org.	MM 4.3-1 (see also Res. Org. Settlement Agreement 3.7)	In conjunction with approval of an Subarea Plan for portions of PA 1 and PA 3 where existing residential units would be displaced	<b>Population and Housing - Existing Residential Units:</b> In conjunction with approval of an Area Plan for those portions of Planning Areas 1 and 3 where existing residential units would be displaced, the applicant shall provide evidence of relocation of any remaining residents.	Director, PDS (Area Plans are reviewed by Planning Commission)	Submittal of evidence of relocation of any remaining residents		PA-1 and PA-3

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
100	EIR 589	MM 4.6-2	Approval of each Master Area Plan	<p><b>Transportation and Circulation - Traffic Analysis:</b> The mitigation program is based on the buildout of land uses in the surrounding area and may change based on the effects of the future land development and future changes to regional transportation patterns. The intersection and freeway ramp improvements shall be implemented and/or pro-rata payment shall be made in accordance with the transportation improvement phasing plan of the SCRIP. Prior to the approval of each Master Area Plan, a traffic analysis which supplements The Ranch Plan EIR Traffic Report (Austin-Foust Associates, Inc., May 2004) shall be submitted for review and approval to the County, Director of Planning and Development Services. The traffic study shall include:</p>	Director, PDS (Area Plans are reviewed by Planning Commission)	Submittal of supplemental traffic study		Each PA
101	EIR 589	MM 4.6-2 (cont.)	See above	<p>a. Transportation and Circulation - Traffic Analysis (cont.): An evaluation of how any proposed refinements to the circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Program EIR mitigation measures.</p>	See above	See above		Each PA
102	EIR 589	MM 4.6-2 (cont.)	See above	<p>b. Transportation and Circulation - Traffic Analysis (cont.): 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.</p>	See above	See above		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
108	EIR 589	MM 4.7-2	Prior to approval of Master Area Plan or Subarea Plan	<b>Air Quality - Local and Regional Operational Impacts:</b> With the submittal of each Master Area Plan, the project applicant shall identify locations where alternative fueling facilities could be sited.	Director, PDS (Area Plans are reviewed by Planning Commission)	Show on Master Area and Subarea Plans		Each PA
109	EIR 589	MM 4.7-3	Prior to approval of Master Area Plan	<b>Air Quality - Parking Lot Shade Trees:</b> 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.	Director, PDS	Submittal of satisfactory landscape plans		Each PA
110	EIR 589	MM 4.7-3 (cont.)	Prior to approval of Master Area Plan	<b>Air Quality - Reflect Heat Through Roof Materials:</b> 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.	Director, PDS	Submittal of satisfactory design		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
170	EIR 589	MM 4.11-1	Prior to the approval of each Subarea Plan	<b>Cultural and Paleontological Resources - Cultural Resources Management Plan:</b> Prior to the approval of final plans and specifications for the development of Area Plans, the project applicant shall prepare a Cultural Resources Management (CRM) Plan to address the presence of cultural resources, evaluate the significance of any resource finds, provide final mitigation and monitoring program recommendations, and determine proper retention or disposal of resources. The CRM Plan shall be reviewed and approved by the County Director of Planning in Consultation with the County Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Preparation and approval of Cultural Resources Management Plans		Each PA
171	EIR 589	MM 4.11-2	Prior to the approval of applicable Subarea Plans	<b>Cultural and Paleontological Resources - Area Plan Level Review:</b> Based on the mitigation standards set forth in the California Environmental Act (CEQA) Guidelines §15126.4(b) and Public Resources Code §21083.2, prior to the approval Area Plans for the applicable planning areas, the applicant shall provide the County of Orange with evidence regarding the determination of eligibility of prehistoric sites CA-ORA-753, -754, -1137, and -1185, and historic sites 30-176631, -176633, -176634, and -176635. Should a site(s) be deemed ineligible for listing on the National Register of Historic Places (NRHP) or California Register of Historic Places (CRHR), no further mitigation is required. Should a site(s) be deemed eligible, the County of Orange standard conditions and requirements and subsequent Mitigation Measure 4.11-3 shall apply.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Provide evidence regarding the determination of eligibility of listed prehistoric and historic sites		Each Applicable PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
177	EIR 589	MM 4.12-1	Prior to approval of the first Master Area Plan	<b>Recreation: Master Trail And Bikeways Implementation Plan:</b> 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 of PSD in consultation with the Manager, Harbors, Beaches & Parks Program Management.	Director, PDS in conjunction with the Manager, Harbors, Beaches & Parks Program Management	Preparation and approval Master Trail and Bikeways Implementation Plan		PA-1
209 (also 433-434)	PC Text (also San Clemente Settlement Agreement)	Gen. Reg. 12 (also Provision K.3.)	Prior to Approval of an Area Plan	<b>Reallocate DUs or Sq. Ft. between PAs more than 10%:</b> 12. The PC Development Map and Statistical Table may be revised to increase or decrease the number of dwelling units or acreage of Urban Activity Center, Business Park and Neighborhood Center uses in a Planning Area in accordance with the provisions contained in Section II.A, "Development Map and Statistical Table," so long as the total number of dwelling units permitted for the entire Ranch Plan PC does not exceed 14,000 or the total acreage of Urban Activity Center or Business Park and Neighborhood Center uses. Any revision to reallocate the number of dwelling units or Urban Activity Center, Business Park and Neighborhood Center acreage and square footages from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. <i>(This provision has been augmented by Items 443 and 444, as required by San Clemente Settlement Agreement provision K.3.)</i>	Planning Commission	Amend statistical Table, before and prepare Area Plan		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
210 (also 433-434)	PC Text (also San Clemente Settlement Agreement)	Gen. Reg. 12 (cont.) (also Provision K.3.)	Prior to Approval of an Area Plan	<b>Reallocate DUs or Sq. Ft. between PAs less than 10%:</b> Changes of ten percent (10%) or less per Planning Area shall require approval of the Director, PDS, subject to Section II.A.4. The dwelling units, square footages and acreages originally adopted in the Ranch Plan PC Statistical Table per Planning Area shall be the baseline figure for all future adjustments. Therefore, an initial 5% revision and another 5% revision are cumulative per Planning Area, and would be deemed a 10% revision. <i>(This provision has been augmented by Items 443 and 444, as required by San Clemente Settlement Agreement provision K.3.)</i>	Planning Commission	Amend statistical Table		PC-Wide
211	PC Text	Gen. Reg. 13	Prior to Approval of an Area Plan	<b>Dwelling Unit Revisions Per FTC:</b> Revisions noted in General Note 12 may be conducted pursuant to alternative locations of the Foothill Transportation Corridor South, per Planning Commission approval of an Area Plan.	Planning Commission	Amend statistical Table, before and prepare Area Plan		PC-Wide
212	PC Text	Gen. Reg. 14.a.	Prior to Approval of an Area Plan	<b>Density/Area Per Unit:</b> The dwelling unit density permitted in any Planning Area, as designated on the PC Development Map and Statistical Table (see Exhibit 6), shall apply to the entire Planning Area and shall not be applicable to any subarea or division thereof.	Planning Commission	Confirm density of dwelling units for Planning Area		Each PA
213	PC Text	Gen. Reg. 14.b.	Prior to Approval of an Area Plan	<b>Density/Area Per Unit:</b> Computation of acreage for determining density shall be based on gross acres within a Planning Area.	Planning Commission	Confirm use of proper computation formula		Each PA
214	PC Text	Gen. Reg. 15.a.	Prior to Approval of an Area Plan	<b>Planning Area Boundaries:</b> Except as otherwise indicated, dimensions are measured from the centerlines of streets.	Planning Commission	Confirm proper use of dimensions		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
215	PC Text	Gen. Reg. 15.b.	Prior to Approval of an Area Plan	<b>Planning Area Boundaries:</b> Boundaries, acreage and densities not dimensioned on the PC Development Map (see Exhibit 6) shall be established during the Area Plan submittal and approval process. If not in compliance with the PC Development Map, the procedures in Section II.A.4 shall be followed.	Planning Commission	Confirm during Area Plan submittal and approval process		Each PA
216	PC Text	Gen. Reg. 15.c.	Prior to Approval of an Area Plan	<b>Planning Area Boundaries:</b> Any revision to reallocate acreage from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less shall require approval of the Director, PDS, subject to Section II.A.4.	Planning Commission	Amend Statistical Table and prepare Area Plan		Each PA
240	PC Text	Gen. Reg. 26	Prior to approval of Subarea Plan or Master Area Plan transferring Golf Resort hotel/time share units from PA-8 to other PAs.	<b>Golf Resort Transferrability:</b> The 25 gross acres and 250 units of allowed Golf Resort "hotel and time share accommodations" (per Section III.G.a.2.b) may be transferred from Planning Area 8 to Planning Areas 1 through 7. This transfer would require Subarea Plan approval (and a Master Area Plan update) by the Planning Commission. Included in the analysis of this use transfer would be a consistency determination that verifies on-going compliance with the Final Program EIR 589 Mitigation Monitoring Program, including the Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004).	Planning Commission	Preparation of Area Plan and analysis of consistency with the Final Program EIR 589 Mitigation Monitoring Program, including May 2004 EIR traffic study		Each applicable PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
241	PC Text	Gen. Reg. 27	Each Master Area Plan	<b>Inventory of 6,000 Senior Housing Dwellings:</b> Of the 14,000 dwelling units proposed within the Ranch Plan PC Area, the Final Program EIR 589 has analyzed the provision of approximately 6,000 senior citizen housing dwelling units. Each Master Area Plan shall provide a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea.	Planning Commission	Inclusion in Master Area Plan of a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea		Each PA
242	PC Text	Gen. Reg. 27 (cont.)	Each Master Area Plan	<b>Inventory of 6,000 Senior Housing Dwellings:</b> Each subsequent Subarea Plan shall then specify the location and number of Senior Housing dwelling units as regulated by Section III.A.5 of this Ranch Plan PC Text. An Annual Monitoring Report (per General Note 11) will be prepared each year as an inventory of dwelling units.	Planning Commission	Preparation of a development table specifying the Subarea location and number of Senior Housing dwelling units		Each PA
243 (also 372)	PC Text (also EIR 589)	Cond. 1 (also PDF 4.1-2)	First Area Plan for each Planning Area	<b>Master Area Plans:</b> An Area Plan is required to be prepared for each of the Ranch Plan PC Planning Areas proposed as development areas (i.e., Planning Areas 1 through 9), but not required for Planning Area 10. The first Area Plan filed within each Planning Area must be filed as a Master Area Plan covering the entire Planning Area addressing the requirements listed in Section II.B.3.a of this Ranch Plan PC Text. Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC Text. (also see EIR PDF 4.1-2, Item 372)	Planning Commission	Preparation of a Master Area Plan covering the entire Planning Area in accordance with requirements / contents specified in PC Text Section II.B.3.a		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/A approving Authority	Form of Compliance	Status of Compliance	Area Application
254 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9 (also PDFs 4.1-1 & 4.9-1)	Prior to approval of first Master Area Plan	<b>Open Space Agreement:</b> Prior to the approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address: <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	Director RDMD	Preparation and execution of an Open Space Agreement		PC-Wide
255 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9.a. (also PDFs 4.1-1 & 4.9-1)	See above	a. Open Space Agreement: Method of preservation for this open space (i.e., conservation easement or similar mechanism) <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	See above	See above		PC-Wide
256 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9.b. (also PDFs 4.1-1 & 4.9-1)	See above	b. Open Space Agreement: Permitted uses within the Open Space, as defined in Section IV, "Definitions" and as regulated by Section III.I Open Space. <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	See above	See above		PC-Wide
257 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9.c. (also PDFs 4.1-1 & 4.9-1)	See above	c. Open Space Agreement: Non-permitted (prohibited) uses as regulated by Section III.I, "Open Space". <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	See above	See above		PC-Wide
258 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9.d. (also PDFs 4.1-1 & 4.9-1)	See above	d. Open Space Agreement: Phasing of Open Space preservation areas, consistent with development phasing. <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	See above	See above		PC-Wide
259 (also 366-371 & 398-403)	PC Tex (also EIR 589)	Cond. 9.e. (also PDFs 4.1-1 & 4.9-1)	See above	e. Open Space Agreement: Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in Final Program EIR 589. <i>(see also EIR PDFs 4.1.1 and 4.9.1, Items 366-371 and 398-403)</i>	See above	See above		PC-Wide
370 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1	Prior to approval of the first Master Area Plan (also 366-371 & 398-403)	<b>Land Use and Related Programs - Open Space Agreement:</b> Prior to approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address: <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	Director, RDMD	Preparation and execution of an Open Space Agreement		PC-Wide

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APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
371 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1 (cont.)	See above	• Land Use and Related Programs - Open Space Agreement (continued): Method of preservation for this open space (i.e., conservation easement or similar mechanism) <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	See above	See above		PC-Wide
372 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1 (cont.)	See above	• Land Use and Related Programs - Open Space Agreement (continued): Permitted uses within the open space as defined in the PC Text; <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	See above	See above		PC-Wide
373 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1 (cont.)	See above	• Land Use and Related Programs - Open Space Agreement (continued): Non-permitted uses within the open space as defined in the PC Text; <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	See above	See above		PC-Wide
374 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1 (cont.)	See above	• Land Use and Related Programs - Open Space Agreement (continued): Phasing of open space preservation areas. Phasing of open space areas will be consistent with development phasing; and <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	See above	See above		PC-Wide
375 (also 254-259 & 398-403)	EIR 589	PDF 4.1-1 (cont.)	See above	• Land Use and Related Programs - Open Space Agreement (continued): Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in the Draft Program EIR. <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 398-403)</i>	See above	See above		PC-Wide

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APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
377	EIR 589	PDF 4.1-3	Concurrent with preparation of a Master Area Plan	<b>Land Use and Related Programs - Master Area Plans:</b> The project proposes a mix of uses and housing densities, including estates, single-family conventional housing, multi-family units, senior housing, and apartments that would provide housing opportunities for a range of income levels. Of the 14,000 dwelling units proposed within the Ranch Plan PC Area, the Environmental Impact Report has analyzed the provision of approximately 6,000 senior citizen housing dwelling units. Each Master Area Plan shall provide a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea.	Planning Commission	Inclusion of a development table estimating proposed senior citizen housing dwelling units by planning Subarea		Each PA
378	EIR 589	PDF 4.1-3 (cont.)	See above	a. <b>Land Use and Related Programs - Subarea Plans:</b> Each subsequent Subarea Plan shall then specify the location and number of Senior Housing dwelling units as regulated by Section III.A.5 of this Ranch Plan PC Text.	See above	See above		Each PA
391	EIR 589	PDF 4.5-1	Concurrent with preparation of Master Area Plans and Subarea Plans	<b>Water Resources - Site Design Watershed Planning Principles.</b> Land use planning guidance criteria were developed as part of the NCCP/HCP and SAMP/MSAA processes to assist in preserving the existing hydrologic functions within the watershed. These principles (the <i>Watershed Planning Principles</i> ) were utilized as a framework to assist in planning the project to minimize project hydrologic impacts and to preserve the natural water resources	Manager of Flood Control (Area Plans are reviewed by Planning Commission)	Verification of design development consistency with the Draft NCCP/HCP and SAMP/MSAA (as applicable at the time of area plan approval)		Each PA
392	EIR 589	PDF 4.5-2	Prior to approval of Subarea Plan	<b>Water Resources - Flood Control Detention Facilities.</b> 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.	Director, PDS (Area Plans are reviewed by Planning Commission)	Submittal of documentation of compliance with the approved ROMP		Each applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
402 (also 254-259 and 366-371)	EIR 589 (also PC Text)	PDF 4.1.-1 and 4.9-1 (also Cond. 9)	Prior to approval of the first Master Area Plan	<b>Land Use &amp; Biological Resources - Open Space Agreement:</b> Prior to approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address: <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 366-371)</i>	Director, RDMD	Preparation and execution of an Open Space Agreement between the landowner and the County of Orange		PC-Wide
403-407 (also 254-259 and 366-371)	EIR 589 (also PC Text)	PDF 4.1.-1 and 4.9-1 (cont.) (also Cond. 9)	Prior to approval of the first Master Area Plan	Open Space Agreement (continued): <ul style="list-style-type: none"> <li>• Method of preservation for this open space (i.e., conservation easement or similar mechanism);</li> <li>• Permitted uses within open space as defined in PC Text;</li> <li>• Non-permitted uses within the open space as defined in the PC Text;</li> <li>• Phasing of open space preservation areas. Phasing of open space areas will be consistent with development phasing; and</li> <li>• Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in the Draft Program EIR.</li> </ul> <i>(also, see PC Text Cond. 9, Items 254-259 and EIR PDF 4.9.1, Items 366-371)</i>	See above	See above		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
420 (also 358 & 359)	EIR 359 (also DA)	PDF 4.12-4 (also Public Benefit 42 & 43)	Prior to approval of Master Area Plan for PA 1	<b>Recreation - Community Trails:</b> The project provides for trail linkages between the Ladera Ranch and the Ranch Plan community trails, which provides connection to the regional trail system. <i>(also see DA Public Benefits 42 and 43, Items 358 &amp; 359)</i>	Manager of Harbors, Beaches and Parks, Trails Division (Area Plans are reviewed by Planning Commission)	Verify that trail linkages between Ladera Ranch and Ranch Plan community trails provide connection to regional trail system		PA-1
421	EIR 589	PDF 4.12-5	Prior to applicable project Master Area Plan and Subarea Plan approval	<b>Recreation - Regional Riding and Hiking Trails:</b> The project would facilitate implementation of the Master Plan of Regional Riding and Hiking Trails, through the construction of portions of the San Juan Creek, the Cristianitos, and the Prima Deshecha trails.	Manager of Harbors, Beaches and Parks, Trails Division (Area Plans are reviewed by Planning Commission)	Verify plans include portions of the San Juan Creek, Cristianitos and Prima Deshecha trails within development areas		PA-1-4 and 10

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
422	EIR 589	PDF 4.12-6	Prior to applicable project Master Area Plan and Subarea Plan approval	<b>Recreation - Master Plan of Bikeways:</b> The project would facilitate implementation of the Master Plan of County Bikeways through construction of portions of the San Juan Creek Bikeway.	Manager of Harbors, Beaches and Parks, Trails Division (Area Plans are reviewed by Planning Commission)	Verify plans include portions of the San Juan Creek Bikeway within development areas		PA-1-4 and 10
424	EIR 589	PDF 4.12-8	Prior to approval of Master Area Plan	<b>Recreation - Local Parks:</b> Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area. Park sites will also be identified at the Master Area Plan level per Section II.B.3.a.6.	Director, PDS (Area Plans are reviewed by Planning Commission)	Identification and provision of local parks in Master Area Plans, with subsequent construction		Each PA
436b	EIR 589	PDF 14.5-8	Prior to approval of Master Area Plan	<b>Public Services and Facilities - School Sites:</b> The project description provides for the incorporation of school sites into the land use plan. The project design assumes up to five elementary school sites, one middle school site, and a potential high school site, if deemed necessary by CUSD. The precise number, location and combination of elementary and joint elementary and middle school would be determined in consultation with CUSD.	County of Orange Director of Planning & Development Services (CUSD)	Depict school site(s) on Master Area Plan		Each applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
459 (cont.) (see also 209-210, 450-451)	Resource Organizations Settlement Agreement	3.3 (cont.) (also Gen. Reg. 12, Provision K.3.)	In conjunction with preparation of Master Area Plans; throughout term of Ranch Plan project implementation	Approved Uses and Practices -- Confirmation of Development Area Boundaries (cont.) (c) (cont.) This Section 3.3(c) applies only to uses within Development Areas and is not intended to authorize any additional or expanded uses within Defined Open Space.	Director PDS	Confirm that additional / expanded uses within Defined Open Space are not contemplated or authorized.		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>Prior to Approval of a Subdivision Map</b>								
600	PA1 Area Plan	Cond. 6	Prior to approval of any applicable "A" Tentative Tract Map in PA1	<b>Regional Riding Hiking Trail and Bikeways:</b> Prior to approval of any applicable "A" Tentative Tract Map in PA1, the applicant shall specify the location, width and gradient of all trail and bikeway linkages within PA1, as identified on the Ranch Plan Master Trail and Bikeways Implementation Plan. Regional Riding and Hiking Trails and Bikeways shall meet County of Orange Standards.	Director, PDS in conjunction with the Manager, Harbors, Beaches & Parks Program Management	Applicable "A" Tentative Tract maps to specify the location, width and gradient of all trail and bikeway linkages within PA1		PA1
601	PA1 Area Plan	Cond. 7	Within forty-five (45) days of the adoption of PC Reso #06-05	<b>Area Plan Exhibits:</b> Within forty-five (45) days of the adoption of Planning Commission Resolution No. 06-05, the applicant shall prepare and submit in a manner meeting the approval of the Director, PDS Master Area Plan and Subarea Plan exhibits that are drawn to scale. Said exhibits shall be incorporated into Addendum PA06-0023 to Final EIR 589.	Director, PDS	Revised Area Plan Exhibits.		PA1
603	Fire Prot. Prog.	Cond. 2	Prior to approval of any Tentative Tract Map or Tentative Parcel Map	<b>Fire Master Plans, Tentative Maps, Site Development Permits:</b> Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall provide the Manager, RDMD Subdivision and Infrastructure with a clearance from OCFA indicating that all applicable fire protection details, per Fire Protection Guidelines Section B of the Ranch Plan Fire Protection Program (Page __ of __), have been included as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee, or included as part of the Site Development Permit to be considered by the appropriate decision maker. Subsequent revisions to an approved Fire Master Plan are to be approved by OCFA staff, and shall not require Subdivision Committee approval.	Manager, RDMD Subdivision and Infrastructure	All applicable details shown on tentative tract map		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
604	Fire Prot. Prog.	Cond. 3.a.	Prior to approval of each Master Area Plan a Conceptual Fuel Modification Plan	<p><b>Conceptual Fuel Modification Plan:</b></p> <p>a) Prior to approval of each Master Area Plan a Conceptual Fuel Modification Plan shall be prepared, based upon the BEHAVE Fire Behavior Fuel Modeling System (in compliance with Ranch Plan Planned Community Program zoning text Section I.C, Condition of Approval 8 and Section II.D.1). As recommended by the Wildland Fire Management Plan (Appendix J-5 of Final Program EIR 589), unless the BEHAVE model does not support this distance, all Fuel Modification Zones will be assumed to be 110-feet wide. The proposed 110-foot wide Fuel Modification Zones shall consist of three zones, per zone requirements contained in Section D of the Ranch Plan Fire Protection Program:</p>	OCFA	Conceptual Fuel Modification Plan		Each PA
605	Fire Prot. Prog.	Cond. 3.a. (cont.)	See above.	<ul style="list-style-type: none"> <li>• Zone A – 20 feet wide</li> <li>• Zone B – 50 feet wide</li> <li>• Zone C – 40 feet wide</li> <li>• There is no Zone D</li> </ul> <p>This condition is satisfied for the entire Ranch Plan Planned Community per OCFA approval of the Ranch Plan Fire Protection Program, which includes the Planned Community-wide Preliminary Fuel Modification Plan for the peripheral edge of development of Planning Areas 1 through 5 and 8 (sheets 3 through 8 of 11). Modifications to these Preliminary Fuel Modification Plans may be approved by OCFA on a Planning Area by Planning Area basis, and the most recent approved Preliminary Fuel Modification Plan will be the basis for all future fuel modification plans within that Planning Area.</p>	See above.	See above.		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
6	EIR 589	MM 4.4-1	Prior to the approval of the first tentative tract map in each Planning Area	<b>Geology and Soils - Geotechnical Report:</b> Prior to the approval of the first tentative tract map in each Planning Area, the applicant shall submit a geotechnical report to the Deputy Director, Planning and Development Services, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual, and as appropriate, shall adequately address each of the following issues to the satisfaction of the Deputy Director, Planning and Development Services:	Director, PDS	Preparation and submittal of satisfactory of geotechnical report addressing required elements		Each PA
7	EIR 589	MM 4.4-1 (cont.)	See above	a. Geology and Soils - Geotechnical Report (cont.): Locate, define and map the activity status of any faults within the development area of the project site, and if any active faults are encountered, determine the appropriate structural setbacks.	See above	See above		Each PA
8	EIR 589	MM 4.4-1 (cont.)	See above	b. Geology and Soils - Geotechnical Report (cont.): Identify and map areas where grading activities may encounter unconsolidated soils (e.g., alluvial deposits, colluvium, native soil, debris flow deposits, etc.) susceptible to soil creep, liquefaction, landslides, or settlement. Define specific measures to be taken when such soils are encountered during grading (i.e., removal and replacement with compacted fill, slope stabilization, etc.).	Director, PDS	See above		Each PA
9	EIR 589	MM 4.4-1 (cont.)	See above	c. Geology and Soils - Geotechnical Report (cont.): Identify and map areas where fill is to be placed on top of unconsolidated soils (e.g., alluvium, colluvium, landslide debris, etc.). Define specific measures to be taken when such fills are anticipated during grading (i.e., removal and re-compaction of unconsolidated soils, settlement monitoring in deep canyon areas, etc.).	Director, PDS	See above		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
10	EIR 589	MM 4.4-1 (cont.)	See above	d. Geology and Soils - Geotechnical Report (cont.): Locate and map all landslides within the development area of the project site and evaluate the lateral extent, depth and potential instability as a result of grading and the potential effects of settlement due to fill loads. Define specific measures to be taken during grading (i.e., bury under proposed fills, complete or partial removal, slope stabilization, avoidance, etc.).	Director, PDS	See above		Each PA
11	EIR 589	MM 4.4-1 (cont.)	See above	e. Geology and Soils - Geotechnical Report (cont.): Identify and map areas susceptible to debris flows and surficial slumping, including potential debris flow volumes. Define specific measures to be taken during grading (i.e., removal during mass grading, containment within a debris basin, etc.).	Director, PDS	See above		Each PA
12	EIR 589	MM 4.4-1 (cont.)	See above	f. Geology and Soils - Geotechnical Report (cont.): Identify and map areas susceptible to expansive soils. Define specific measures to be taken during grading (i.e., pre-saturation of expansive soils during construction, reinforcement of building foundations and concrete slabs, removal and replacement with non-expansive granular soil beneath structures, etc.).	Director, PDS	See above		Each PA
200	EIR 589	MM 4.14-15	Prior to the approval of tentative subdivision maps	<b>Hazards and Hazardous Materials - Wildland Fire Hazard:</b> Prior to approval of tentative subdivision maps and site-specific development projects within the project area, the landowner or subsequent project applicant shall submit evidence demonstrating compliance with all applicable OCFA conditions for development projects	Orange County Fire Authority (OCFA)	Note on tentative map specifying compliance with MM 4.14-15 and Condition 2		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
201 (also 253)	EIR 589 (also PC Text)	MM 4.15-1 (also Cond. 8)	Prior to approval of first Master Area Plan	<p><b>Public Services and Facilities - Fire Protection Program:</b>                      The Ranch Plan Fire Protection Program shall be approved prior to the approval of the first Area Plan. The Ranch Plan project shall conform to the Orange County Fire Authority (OCFA) Special Fire Protection Area (SFPA) Guidelines and exclusions shall be applied to the project by application on a subarea basis in conformance with the Ranch Plan Fire Protection Program. The project applicant shall participate in, and maintain, an approved OCFA Wildland Management Plan for all wildland interface areas and designed open spaces.  <i>(also see PC Text Cond. 8, Item 253)</i></p>	Orange County Fire Authority (OCFA)	Preparation and approval Ranch Plan Fire Protection Program		PC-Wide
202 (also 253)	EIR 589 (also PC Text)	MM 4.15-1 (cont.) (also Cond. 7)	Prior to approval of first subdivision (as modified by PC Text, Condition 7)	<p>a. Public Services and Facilities - Fire Protection Program (cont.): Prior to approval of the first subdivision, the developer shall enter into a Secured Fire Protection Agreement with OCFA for the provision of necessary approved street improvement plans facilities, apparatus, and fire and rescue supplies and equipment for the Ranch Plan. This comprehensive plan will address fire and emergency medical service delivery within the project site, and will specify the timeframes and trigger points for initiation of services within the project by geographic area. The Secured Fire Protection Agreement shall ensure that OCFA fire protection and emergency medical performance objectives can be achieved for the Ranch Plan area. The applicant will ensure that development is phased in a matter that allows the maximum use of existing fire protection resources before new resources are required to be established. <i>(also see PC Text Cond. 8, Item 253)</i></p>	Orange County Fire Authority (OCFA)	Preparation and approval Secured Fire Protection Agreement		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
203	EIR 589	MM 4.15-2	Prior to approval of Subarea Plans and tentative tract maps	<b>Public Services and Facilities - Emergency Access:</b> 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.	Director, PDS and Orange County Fire Authority (OCFA)	Preparation and approval street improvement plans		Each PA
204 (also 253)	EIR 589 (also PC Text)	PDF 4.15-3 (also Cond. 8)	Prior to approval of the first Master Area Plan	<b>Public Services and Facilities - Fire Protection Program:</b> Prior to approval of the first Master Area Plan, applicant shall gain Orange County Fire Authority (OCFA) approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D, 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, the OCFA may choose a total Fuel Modification zone width based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space. <i>(also see PC Text Cond. 8, Item 253)</i>	Orange County Fire Authority (OCFA)	Preparation and approval Ranch Plan Fire Protection Program		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
205	EIR 589	MM 4.15-4	Prior to approval of the first "A" tentative tract map	<b>Public Services and Facilities - Sheriff's Agreement:</b> Prior to approval of the first tentative tract map, except for financing purposes, the Orange County Sheriff's Department and the project applicant shall enter into an agreement specifying the level of service and supporting facilities needed to adequately serve the project area, and the amount of funding to be provided by the project applicant. The agreement will specify the timeframes and trigger points for initiation of services within the project by geographic area.	Orange County Sheriff's Department	Negotiation and execution of agreement for Sheriff's service and support facilities		PC-Wide
222	PC Text	Gen. Reg. 18	Prior to approval of first tentative tract map	<b>Park Implementation Plan:</b> Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area. Park sites will also be identified at the Master Area Plan level per Section II.B.3.a.6.	Subdivision Committee	Preparation and approval of Park Implementation Plan		Each PA
224	PC Text	Gen. Reg. 20	Prior to approval of the first tentative tract map in each Planning Area	<b>Subsurface Electric Transmission Lines:</b> Unless otherwise waived by the Director, PDS, (or determined not to be feasible by SDG&E per Final Program EIR 589, Project Design Feature 4.15-5) all permanent electric transmission lines less than 66 K.V. shall be subsurface within those portions of the Ranch Plan PC Area approved for development.	Director PDS	Definitive agreement with SDG&E, including potential Underground District formation		Each PA

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227	PC Text	Gen. Reg. 23	Prior to approval of the first tentative tract map in each Planning Area containing FP-2 Floodplain District	<b>Flooding Hazards:</b> The Floodplain category, as indicated on the Ranch Plan PC Zoning Map (Exhibit 3), is intended to recognize the Floodplain District regulations per Sections 7-9-48 and 7-9-113 of the Orange County Zoning Code as pertain to areas of the County which, under present conditions, are subject to periodic flooding and accompanying hazards.	Director PDS	Each subdivision map to appropriately identify the FP-2 Floodplain District, per approved LOMR.		Each Applicable PA
244 (also 372)	PC Text (also EIR 589)	Cond. 1 (cont.) (also PDF 4.1-2)	Prior to approval of any subdivision map	<b>Subarea Plans:</b> Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC. (also see EIR PDF 4.1-2, Item 372)	See above	See above		Each PA
253 (also 201, 202 & 204)	PC Text (also EIR 589)	Cond. 8 (also MM 4.5.1 and 4.5.2)	Prior to approval of the first Master Area Plan	<b>Ranch Plan Fire Protection Program:</b> 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. (see also EIR Mitigations 4.15-1 and 4.15-3, Items 201, 202 and 204)	Orange County Fire Authority	Preparation of a Ranch Plan Fire Protection Program, per requirements of PC Text Section II.D, including a PC-wide Fuel Modification Plan		PC-Wide

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376 (also 243-244)	EIR 589 (also PC Text)	PDF 4.1-2 (also Cond. 1)	Prior to approval of any subdivision map	<b>Land Use and Related Programs - Master Area Plans and Subarea Plans:</b> A component of the <i>Ranch Plan Planned Community Program Text</i> is the provision for the processing of Master Area Plans, which would cover an entire Planning Area, as well as Subarea Plans for smaller areas within each Planning Area. These plans would address the project's compliance with the zoning regulations, as well as other applicable codes and requirements. The Master Area Plan shall cover the entire Planning Area and address the provisions for a Master Area Plan as defined in Section II.B.3a of the <i>Ranch Plan Planned Community Program Text</i> . In addition to a Master Area Plan, Subarea Plans addressing the provisions outlined in Section II.B.3b of the <i>Ranch Plan Planned Community Program Text</i> shall be required for all development areas. Multiple Subarea Plans addressing portions of a Planning Area may be prepared, provided a Master area Plan for all development areas has been prepared. <i>(see PC Cond. 1, Items 243-244)</i>	Planning Commission	Preparation and approval of Master Area Plans and Subarea Plans		Each PA
543	EIR 589	SC 4.6-1	Prior to the approval of a Tentative Tract Map for Urban Activity Center development	<b>Transportation Demand Management:</b> As a part of the submittal of a Tentative Tract Map for an Urban Activity Center development, the project applicant shall submit a Transportation Demand Management (TDM) program consistent with the requirements of the County of Orange TDM Ordinance.	County of Orange Director of Planning & Development Services	Submittal of satisfactory Transportation Demand Management Plan		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
544	EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	<b>Vehicular Access Rights:</b> Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange Director of Planning & Development Services	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange		Each PA

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<b>Prior to Issuance of a Grading Permit</b>								
104	EIR 589	MM 4.7-1	Prior to the issuance of a grading permit	<p><b>Air Quality - Construction Diesel Emissions:</b> In order to reduce diesel fuel engine emissions, the project applicant shall require that all construction bid packages include a separate "Diesel Fuel Reduction Plan." This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including, but not limited to, the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology," including diesel particulate traps, on existing diesel engines and vehicles; and c) other appropriate measures. Prior to the issuance of a grading permit, the Diesel Fuel Reduction Plan shall be filed with the County of Orange. The Diesel Fuel Reduction Plan shall include the following provisions:</p>	Director, PDS (AQMP)	Preparation and submittal of a Diesel Fuel Reduction Plan identifying actions to reduce diesel fuel emissions during construction (with specified provisions)		Each PA

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105	EIR 589	MM 4.7-1 (cont.)	See above	a. Air Quality - Construction Diesel Emissions (cont.): All diesel fueled off-road construction equipment shall be California Air Resources Board (CARB) certified or use post-combustion controls that reduce pollutant emissions to the same level as CARB certified equipment. CARB certified off-road engines are engines that are three years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90 percent of the PM10, carbon monoxide, and volatile organic compounds from engine exhaust, depending on the specific device, sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (i.e., soot filters), oxidation catalysts, and combinations thereof.	See above	See above		Each PA
106	EIR 589	MM 4.7-1 (cont.)	See above	b. Air Quality - Construction Diesel Emissions (cont.): All diesel fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible.	See above	See above		Each PA

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107	EIR 589	MM 4.7-1 (cont.)	See above	c. Air Quality - Construction Diesel Emissions (cont.): The effectiveness of the latest diesel emission controls is highly dependant on the sulfur content of the fuel. Therefore, diesel fuel used by on-road and off-road construction equipment shall be low sulfur (>15 ppm) or other alternative low polluting diesel fuel formulation such as PuriNOXTM or Amber363. Low sulfur diesel fuel shall be required by existing regulations after the year 2007 and it is already being produced and sold as the regulation is phased in.	See above	See above		Each PA
112	EIR 589	MM 4.7-4	Prior to issuance of grading permit	<b>Air Quality - Construction Staging Location:</b> All construction staging areas and stockpile sites will be located as far as feasible from residential areas. This provision will apply to currently existing residential areas and to future residential developments that are completed prior to later development stages.	Director, PDS	Preparation and approval of construction staging area plan		Each PA
113	EIR 589	MM 4.7-4 (cont.)	See above	<b>Air Quality - Vegetative Buffer of Sensitive Receptors:</b> A vegetative buffer zone, including trees and shrubs, will be placed between grading sites and residential areas or other locations where sensitive receptors can be reasonably expected.	Director, PDS	Preparation and approval of a grading plan showing a vegetative buffer zone		Each PA

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136	EIR 589	MM 4.9-26	Prior to issuance of grading permit	<p><b>Biological Resources - Construction Monitoring Program:</b> During construction, a construction monitoring program shall be implemented to mitigate for short-term noise impacts to nesting raptors, to the satisfaction of the County of Orange, Manager, Subdivision and Grading. Indirect impacts shall be mitigated by limiting heavy construction (i.e., mass grading) within 300 feet of occupied raptor nests. Occupied raptors nests shall be marked as “Environmentally Sensitive Areas” on grading/construction plans and shall be protected with fencing consisting of T-bar posts and yellow rope. Signs noting the area as an “Environmentally Sensitive Area” will be attached to the rope at regular intervals.</p>	Director, PDS	Preparation and approval of a Construction Monitoring Program with subsequent implementation		Each Applicable PA
144	EIR 589	MM 4.9-30	Prior to issuance of grading permits	<p><b>Biological Resources - Construction Plan:</b> Biological resources outside of the Proposed Project impact area shall be protected during construction. To ensure this protection, the Project Applicant shall prepare and implement a Biological Resources Construction Plan (BRCP) that provides for the protection of the resource and established the monitoring requirements. The BRCP shall contain at a minimum the following:</p>	Director, PDS	Preparation and approval of a Biological Resources Construction Plan (BRCP)		Each PA
145-147	EIR 589	MM 4.9-30 (cont.)	See above	<p>Biological Resources - Construction Plan (cont.):</p> <ul style="list-style-type: none"> <li>• Specific measures for the protection of sensitive amphibian, mammal, bird, and plant species during construction.</li> <li>• Identification and qualification of habitats to be removed.</li> <li>• Design of protective fencing around conserved habitat areas and the construction staging areas.</li> </ul>	See above	See above		Each PA

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148	EIR 589	MM 4.9-30 (cont.)	See above	<ul style="list-style-type: none"> <li>Biological Resources - Construction Plan (cont.): Specific construction monitoring programs for sensitive species required by Wildlife Agencies including, but not limited to, programs for the arroyo southwestern toad, western spadefoot toad, southwestern pond turtle, cactus wren, and coastal California gnatcatcher. Such measures shall be consistent with prior Section 7 consultations and 1600 agreements e.g., Arroyo Trabuco Golf Course.</li> </ul>	See above	See above		Each PA
149	EIR 589	MM 4.9-30 (cont.)	See above	<ul style="list-style-type: none"> <li>Biological Resources - Construction Plan (cont.): Specific measures required by Wildlife Agencies (e.g., Arroyo Trabuco Golf Course) for the protection of sensitive habitats including, but are not limited to, erosion and siltation control measures, protective fencing guidelines, dust control measures, grading techniques, construction area limits, and biological monitoring requirements.</li> </ul>	See above	See above		Each PA
150	EIR 589	MM 4.9-30 (cont.)	See above	<p>Biological Resources - Construction Plan (cont.): Provisions for biological monitoring during construction activities to ensure compliance and success of each protective measure. The monitoring procedures will (1) identify specific locations of wildlife habitat and sensitive species to be monitored; (2) identify the frequency of monitoring, monitoring methodology (for each habitat and sensitive species to be monitored); (3) list required qualifications of biological monitor(s); and (4) identify reporting requirements.</p>	See above	See above		Each PA

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390	EIR 589	PDF 4.4-1	Prior to issuance of Grading Permit	<b>Geology and Soils - Reservoir Removal:</b> The earth-fill dams located within the boundaries of the development areas that impound the existing on-site reservoirs shall be removed concurrent with grading.	Director, PDS (State of California Division of Dams)	Submittal of evidence demonstrating State of California Division of Dams approval of plans, as applicable		Each applicable PA
521	EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	<b>Geology and Soils:</b> Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	County of Orange Director of Planning & Development Services	Submittal of satisfactory geotechnical report		Each PA
522	EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	<b>Geology and Soils:</b> Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA

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523	EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils: If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524	EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	<b>Geology and Soils:</b> Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	County of Orange Director of Planning & Development Services	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA
525	EIR 589	SC 4.4-4	Prior to the issuance of grading permits	<b>Geology and Soils:</b> Prior to issuance of grading permits, the Manager of Subdivision and Grading shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	County of Orange Director of Planning & Development Services	Approval of grading plan		Each PA

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527	EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	<b>Drainage Study:</b> Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	County of Orange Director of Planning & Development Services	Submittal of satisfactory of drainage study		Each Subdivision
527 (cont.)	EIR 589	SC 4.5-1 (cont.)	See above	<b>Drainage Study:</b> A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each Subdivision
528	EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	<b>Drainage Improvements:</b> A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	County of Orange Director of Planning & Development Services	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA

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528 (cont.)	EIR 589	SC 4.5-2 (cont.)	See above	<p>Drainage Improvements:</p> <ul style="list-style-type: none"> <li>1) Design provisions for surface drainage;</li> <li>2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and</li> <li>3) Dedicate the associated easements to the County of Orange, if determined necessary.</li> </ul> <p>(County Standard Condition D02a)</p>	See above	See above		Each PA
530	EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	<p><b>Drainage Improvements:</b></p> <p>A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading:</p> <p>(County Standard Condition D02b)</p>	County of Orange Director of Planning & Development Services	Submittal of satisfactory drainage plans		Each PA
530 (cont.)	EIR 589	SC 4.5-3 (cont.)	See above	<p>Drainage Improvements:</p> <ul style="list-style-type: none"> <li>1) Design provisions for surface drainage; and</li> <li>2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and</li> <li>3) Dedicate the associated easements to the County of Orange, if determined necessary.</li> </ul> <p>(County Standard Condition D02b)</p>	See above	See above		Each PA

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537	EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading of Building Permit, whichever comes first	<b>Water Quality Management Plan:</b> Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services	Submittal of satisfactory Water Quality Management Plan		Each PA
537 (cont.)	EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan: <ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP.</li> </ul> (County Standard Condition WQ01)	See above	See above		Each PA
538	EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan: Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA

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540	EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	<b>Stormwater Pollution Prevention Plan.</b> Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541	EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	<b>Erosion and Sediment Control Plan.</b> Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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542	EIR 589	SC 4.5-12	Prior to recordation of a subdivision map (except for financing purposes) or issuance of any grading permit or building permit, whichever comes first	<b>Development Within Floodplain.</b> Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or the issuance of any grading or building permits, whichever occurs first, within the FP-2 Zoning District, the applicant shall submit all of the necessary documents to the Federal Emergency Management Agency (FEMA) to receive a Conditional Letter of Map Revision (CLOMR) of the Flood Insurance Rate Map (FIRM). Concurrently, the applicant shall submit to the Manager, Subdivision and Grading, three (3) sets of the calculations and plans showing the method of satisfying FEMA and FP-2 Zoning District Regulations, all in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition D08A)	County of Orange Director of Planning & Development Services	Submittal of a CLOMR and three sets of calculations		Each PA
555	EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	<b>Fugitive Dust:</b> All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	County of Orange Director of Planning & Development Services	Verification of compliance with Rule 403 and Rule 402		Each PA
555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA

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555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555 (cont.)	EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust: f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556	EIR 589	SC 4.7-2	Prior to issuance of a grading permit	<b>Construction - ROC and NO<sub>x</sub> Emissions:</b> The applicant shall comply with the following measures, as feasible, to reduce NO <sub>x</sub> and ROC from heavy equipment.	County of Orange Director of Planning & Development Services	Place as general notes on approved grading plan		Each PA
556 (cont.)	EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions: a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA

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556 (cont.)	EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions: b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556 (cont.)	EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions: c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557	EIR 589	SC 4.8-1	Prior to the issuance of grading permits	<b>Hours of Construction:</b> During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange Director of Planning & Development Services	General note on approved grading plan		Each PA
558	EIR 589	SC 4.8-2	Prior to the issuance of grading permits	<b>Construction Noise:</b> A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange Director of Planning & Development Services	General note on approved grading plan		Each PA
558 (cont.)	EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise: (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA

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558 (cont.)	EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise: (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558 (cont.)	EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise: (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
558 (cont.)	EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise: B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559	EIR 589	SC 4.8-3	See below	<b>Sound Attenuation:</b> The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services	Submittal of satisfactory acoustical analysis		Each PA

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559 (cont.)	EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation: a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA
562	EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	<b>Noise-Generating Equipment (Non-Residential Projects):</b> Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits	Approved acoustical analysis		Each PA

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571	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	<b>Archaeology Grading Observation and Salvage:</b> Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources		Each PA
574	EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	<b>Paleontology Resource Surveillance:</b> Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA

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589	EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	<b>Hazardous Materials:</b> Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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610	Fire Prot. Prog.	Cond. 4	SFPA exclusion not required, but would typically be requested prior to GA grading permit	<p><b>Special Fire Protection Area:</b> Each development Planning Areas within the Ranch Plan Planned Community has been Totally Excluded from the Special Fire Protection Area (SFPA), based on phase-by-phase compliance with the Ranch Plan SFPA requirements (described in detail in Section C of the Ranch Plan Fire Protection Guidelines), and per the following criteria, in compliance with Ranch Plan Planned Community zoning text Section II.D.1.</p> <ul style="list-style-type: none"> <li>Based on Total Exclusion from the SFPA, the following specific responsibilities for plan-check and inspection of all planning applications and building and grading plans shall be divided between the Director, Planning and Development Services and the Fire Chief, in compliance with the Ranch Plan Fire Protection Guidelines (Pages ___ of the Ranch Plan Fire Protection Program).</li> </ul>	Provide the Director, PDS, with a clearance from OCFA	Exclusion letter from OCFA		Each PA
611	Fire Prot. Prog.	Cond. 4.a.	See above.	<p><b>SFPA/Preliminary Fuel Modification Plan:</b></p> <p>a) OCFA approval of the Ranch Plan Preliminary Fuel Modification Plan (Sheets 3 through 8 of 11 of the Ranch Plan Fire Protection Program) which:</p> <ul style="list-style-type: none"> <li>Meets the requirements of the Ranch Plan Fire Protection Guidelines (Sheet 2 of 11 of the Ranch Plan Fire Protection Program), Section D, Fuel Modification Program.</li> <li>Is maintained by the Ranch Plan master maintenance corporation per conditions, covenants and restrictions recorded against all property within master maintenance corporation ownership, requiring specifically budgeted funds sufficient to meet the ongoing maintenance obligations of the applicable fuel modification requirements.</li> </ul>	See above.	Approval of Preliminary Fuel Modification Plan		Each PA

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612	Fire Prot. Prog.	Cond. 4.a. (cont.)	See above.	<p>SFPA/Preliminary Fuel Modification Plan (continued):</p> <ul style="list-style-type: none"> <li>• Is subject to an annual inspection conducted by a representative of the Fire Chief in order to assure that the Fuel Modification Zone continues to be maintained in compliance with the applicable fuel modification requirements</li> <li>• Is subject to a reasonable fee, to be established by the Fire Chief from time to time, that may be charged to the master maintenance corporation subject to the fuel modification requirements to offset the costs of the annual inspection.</li> </ul>	See above.	See above.		Each PA
613	Fire Prot. Prog.	Cond. 4.b.	See above.	<p><b>SFPA/Resource Agency Permits:</b></p> <p>b) Removal of all vegetation pursuant to appropriate wildlife agency permits and/or any future NCCP/SAMP requirements, if applicable.</p>	See above.	Removal of all vegetation		Each PA

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31	EIR 589	MM 4.5-3	Prior to the approval of a Master Area Plan for each Planning Area	<p><b>Water Resources - Master Area Plan-Level Water Quality Management Plan:</b> Prior to the approval of a Master Area Plan for each Planning Area, the applicant shall prepare a Master Area Plan WQMP that (i) is consistent with the terms and content of the Draft WQMP (see PDF 4.5-3) and (ii) provides more particularized information and detail concerning how the provisions of the Draft WQMP will be implemented within the area covered by the individual Master Area Plan. At a minimum, each Master Area Plan WQMP will provide supplemental and refined information concerning (i) how site-design, source-control and treatment control BMPs will be implemented at the Master Area Plan level for the area in question, (ii) potential facility sizing and location within the subject Master Area Plan area, and (iii) monitoring, operation and maintenance of stormwater BMPs within the relevant Master Area Plan area.</p>	Manager of Flood Control and Manager of Watershed and Coastal Resources (Area Plans are reviewed by Planning Commission)	Submittal of satisfactory Master Area Plan Water Quality Management Plan		Each PA
32	EIR 589	MM 4.5-4	Prior to approval of Subarea Plan for any portion of the project area and after approval of Master Area Plan	<p><b>Water Resources - Sub-Area Plan-Level Water Quality Management Plan:</b> Prior to the approval of a Sub-Area Plan for any portion of the project area that is the subject of an approved Master Area Plan, the applicant shall prepare a Sub-Area Plan WQMP that (i) is consistent with the terms and content of the Draft WQMP (see PDF 4.5-3), (ii) is consistent with the terms and content of the relevant Master Area Plan WQMP (see MM 4.5-3) and (iii) provides more particularized information and detail concerning how the provisions of the Draft WQMP and the relevant Master Area Plan WQMP will be implemented within the area covered by the individual Sub-Area Plan. At a minimum, each Sub-Area Plan WQMP will provide supplemental and refined information concerning:</p>	Manager of Flood Control and Manager of Watershed and Coastal Resources (Area Plans are reviewed by Planning Commission)	Submittal of satisfactory Water Quality Management Plan		Each PA

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33	EIR 589	MM 4.5-4 (cont.)	See above	(i) Water Resources - Sub-Area Plan-Level WQMP (cont.): How site-design, source-control and treatment control BMPs will be implemented at the Sub-Area Plan level for the area in question,	See above	See above		Each PA
34	EIR 589	MM 4.5-4 (cont.)	See above	(ii) Water Resources - Sub-Area Plan-Level WQMP (cont.): The size, location and design features of the individual water resource facilities to be developed within the subject Sub-Area Plan area, and	See above	See above		Each PA
35	EIR 589	MM 4.5-4 (cont.)	See above	(iii) Water Resources - Sub-Area Plan-Level WQMP (cont.): Monitoring, operation and maintenance of the stormwater BMPs within the relevant Sub-Area Plan area.	See above	See above		Each PA
50	EIR 589	MM 4.5-6	In conjunction with Master and Subarea Plans	<b>Water Resources - Combined Flow and Water Quality Control System.</b> All developments will be designed in order to achieve flow duration matching, address the water balance, and provide for water quality treatment through a combined flow and water quality control system (termed combined control system).	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources (Area Plans are reviewed by Planning Commission)	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA

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51-56	EIR 589	MM 4.5-6 (cont.)	See above	<p>a. Water Resources - Combined Control System Components: The proposed combined control system will include one or more of the following components (see Exhibits 4.5-14, 15 and 16), each of which provides an important function to the system:</p> <ul style="list-style-type: none"> <li>• Flow Duration Control and Water Quality Treatment (FD/WQ) Basin</li> <li>• Infiltration Basin</li> <li>• Bioinfiltration Swale</li> <li>• Storage Facility for Recycling Water for Non-Domestic Supply</li> <li>• Diversion Conduit to Export Excess Flows out of the Sub-basin</li> </ul>	See above	See above		Each PA
57	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	<p>a. (cont.) Water Resources - Combined Control System Components (continued): The flow duration control and water quality treatment basin provides the initial flow and water quality treatment control functions to the system. The remaining components address the excess flows, alone or in combination with each other, generated during wet weather. Additional water quality treatment control is also provided in the infiltration basin and bioinfiltration swale. The following sub-sections describe each combined control system component in more detail.</p>	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA

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58	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	1) Water Resources - Flow Duration Control and Water Quality Treatment (FD/WQ) Basin: The flow duration control and water quality treatment (FD/WQ) basin will provide both flow control and water quality treatment in the same basin. Detention basins are the most common means of meeting flow control requirements. The concept of detention is to collect runoff from a developed area and release it at a slower rate than it enters the collection system. The reduced release rate requires temporary storage of the excess amounts in a basin with release occurring over a few hours or days. The volume of storage needed is dependent on 1) the size of the drainage area; 2) the extent of disturbance of the natural vegetation, topography and soils, and creation of impervious surfaces that drain to the stormwater collection system;	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA
59	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	Water Resources - FD/WQ Basin (cont.): 3) the desired detention capacity/time for water quality treatment purposes; and 4) how rapidly the water is allowed to leave the FD/WQ basin, i.e., the target release rates. The FD/WQ basin shall incorporate extended detention to provide water quality treatment for storm flows. The FD/WQ basin shall also incorporate wetland vegetation in a low flow channel along the bottom of the basin for the treatment of dry weather flows and small storm events.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA

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60	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	Water Resources - FD/WQ Basin (cont.): To the extent feasible depending on the topography and grade, the FD/WQ basin will be located in areas where there is a larger depth to groundwater and more infiltrative soils. The FD/WQ basin shall be designed to have two active volumes, a low flow volume and a high flow volume. The low flow volume is designed to capture small to moderate size storms, the initial portions of larger storms, and dry weather flows. The high flow volume is designed to store and release higher flows to maintain, to the extent possible, the pre-development runoff conditions.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA
61	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	2) Water Resources - Infiltration Basin: The second element in the combined control system shall consist of a separate downstream, shallow basin designed to infiltrate stormwater where soils have a high infiltration capacity. The infiltration basin is sized to infiltrate all the flows released from the lower volume in the FD/WQ basin; nonetheless, an overflow system would convey excess flows that may occur during very wet years to the bioinfiltration swale discussed below. Features of the proposed combined control system that shall guard against groundwater contamination include: (1) pretreatment of all runoff in a FD/WQ basin before it enters the infiltration basin, and (2) locating infiltration basins where there is at least 10 feet of separation to the groundwater.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA

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62	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	3) Water Resources - Bioinfiltration Swale: The third element of the combined control system shall be a bio-infiltration swale that leads from the FD/WQ basin to the stream channel. A bio-infiltration swale is a relatively flat, shallow vegetated conveyance channel that removes pollutants through infiltration, soil adsorption, and uptake by the vegetation. In areas characterized by terrains with good infiltration capabilities, flows released from the FD/WQ basin and carried in the bio-infiltration swale will mimic pre-development conditions, in which low flows infiltrate in the soils and only high flows reach the main stem of the stream channel. In catchments where development is located on less pervious soils and therefore pre-development runoff is higher, the swale may be lined to better mimic pre-development hydrology or flows may be piped to the stream.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA
63	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	4) Water Resources - Storage Facility for Recycling Water for Non-Domestic Supply: The fourth possible element of the combined control system shall be storage of surface water flows for recycling where there is opportunity for reuse of water for irrigation, such as a golf course, residential common area, or local park. All elements of the combined flow and water quality control system shall be reviewed with the SMWD for determination of feasibility of reuse and connection to non-domestic irrigation facilities. Diversion of outflows from the FD/WQ basin to non-domestic water supply reservoirs will be conducted if feasible and cost effective.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA

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64	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans	5) Water Resources - Diversion Conduit to Export Flows out of the Sub-basin: The fifth possible element of the combined control system shall be the provision to export flows out of the sub-basin. This element provides an additional option that may be employed to better preserve the pre-development water balance within the sub-basin. Such diversions may be desirable where excess runoff could result in increased stormwater flows or increased base flows in sensitive streams. However, all diversions of drainage area are subject to approval by the County of Orange. The diversions would be for excess runoff only and would only be feasible for development bubbles that adjoin other sub-basins having less sensitive stream channels, or are close to San Juan Creek or Lower Cristianitos Creek, which have characteristics that allow them to handle additional flows without causing damage to the stream channel. In some locations, such as Cañada Chiquita, it may also be feasible to divert flows to the wastewater treatment plant for reclamation.	Manager of Flood Control in conjunction with Manager of Watershed & Coastal Resources	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs		Each PA
80	EIR 589	MM 4.5-8	Prior to issuance of a grading permit	<b>Water Resources - Stream Monitoring Program:</b> Consistent with the provisions of the applicable master area or planning area-specific ROMPs (as appropriate), a stream monitoring program shall be developed, with assured funding source, by the applicant, and at no cost to County/OCFCD, prior to the construction within the watershed which will include reporting requirements in order to observe changes in the natural alluvial stream system. The minimum program will include and address the following items:	Manager of Flood Control in conjunction with Manager of Watershed and Coastal Resources	Preparation and submittal of satisfactory Stream Monitoring Program with reporting requirements		Each Applicable PA

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81	EIR 589	MM 4.5-8 (cont.)	See above	1) Water Resources - Stream Monitoring Program, Stream Walks: A geomorphologist or engineer familiar with both (a) flood conveyance estimation and (b) the bed conditions required to meet habitat needs and conditions for species of concern will walk critical reaches of named channels within the project each year in late April. The stream-walker will note bed conditions, measure high-water marks, note new sources of sediment or bank distress along the channels, estimate Manning's 'n' (roughness) at key locations, and assess whether bed and bank vegetation is suitable to meet conveyance and habitat objectives.	See above	See above		Each Applicable PA
82	EIR 589	MM 4.5-8 (cont.)	See above	1) (cont.) Water Resources - Stream Monitoring Program, Stream Walks (continued): Stream walks will occur during years 1, 2, 3, 4, 5, and 10 following substantial grading in a named-stream basin, and during any year within the first 10 seasons when 6-hour rainfall intensities exceed the 5-year recurrence at a nearby pre-selected recording rainfall gauge. The stream-walker will also similarly canvass the lower 2 miles of Bell Canyon and the upper Chiquita watershed north of Oso Parkway, two stream segments with largely-intact and formally-preserved watersheds, which can serve as control. Photographs showing key sites or problems will be taken. The individual conducting the walks shall be sufficiently senior and knowledgeable as to be registered as a geologist or engineer with the state. This individual will prepare an annual report by June 20 of the relevant year(s) specifying maintenance or repair measures needed to maintain suitable sediment transport and bed conditions	See above	See above		Each Applicable PA

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83-91	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources - Major Stream Cross Sections Monitoring: 2) Monumented cross sections will be established and surveyed on: a. Lower Narrow Creek b. Chiquita Creek (4 locations) c. Gobernadora Creek (4 locations) d. Bell Creek (2 locations) e. Upper Cristianitos Canyon (3 locations) f. Lower Gabino Creek (3 locations) g. Gabino Creek within 0.5 miles of La Paz Creek h. La Paz Creek within 0.6 miles of Gabino Creek	See above	See above		Each Applicable PA
92	EIR 589	MM 4.5-8 (cont.)	See above	2) (cont.) Water Resources - Major Stream Cross Sections Monitoring (cont.): Additional monitoring sections will also be provided on San Juan Creek and all monitoring locations will first be approved by the County of Orange before implementation. The cross sections will be spaced approximately 0.6 to 1.2 miles apart and approved by the County. They will be surveyed to the nearest 0.05 feet vertical, and include notations of bed material encountered and qualitative descriptions of vegetation, and other observations conforming to geomorphic conventions, such as the International Hydrologic Vigil Network standards.	See above	See above		Each Applicable PA

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93	EIR 589	MM 4.5-8 (cont.)	See above	2) (cont.) Water Resources - Major Stream Cross Sections Monitoring (cont.): The initial surveys will be conducted prior to grading, with resurveys during years 1, 3, 5 and 10 following initial grading or at frequencies determined by the County of Orange. Re-surveys will also be conducted during years when 6-hour rainfall intensities exceed the 5-year recurrence at a nearby pre-selected recording rainfall gauge or selected occurrences by the County of Orange. Results will be analyzed by the stream-walker, and included in the related report, recommending maintenance and restorative measures. The report will be submitted by May 20 of each year, to allow design and implementation (where needed) prior to the next winter.	See above	See above		Each Applicable PA
94	EIR 589	MM 4.5-8 (cont.)	See above	3) Water Resources - Periodic Aerial Photography: Aerial photographs of the entire project area will be taken during May or June following project approval, and during each subsequent May or June of years ending in a '5' or '0', until the project has been completed as defined by the County of Orange. Resolution of the photographs will be sufficient to prepare 200-foot scale maps with 2-foot (or 0.5-meter) contours. Contour maps will be prepared for the San Juan Creek channel corridor from the Verdugo Canyon confluence to 0.5 miles downstream of Antonio Parkway showing the topography of the bed and of the banks to elevations 15 feet above the adjoining bed.	See above	See above		Each Applicable PA

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95	EIR 589	MM 4.5-8 (cont.)	See above	3) (cont.) Water Resources - LIDAR: (Light Detection and Ranging) or other technologies can be substituted for non-conventional photogrammetric methods. A qualified geomorphologist shall review the aerial photographs of the entire project area, identifying new upland sources of sediment, event-related or land-use disturbance, or evidence of channel change and instability. The geomorphologist will also assess discontinuities in sand transport throughout the project area, and will present an assessment of changes, if any, in the San Juan Creek corridor. Results will be presented in a report to be prepared by July 15 of each year, including recommendations for maintenance, repair, or other actions.	See above	See above		Each Applicable PA
96	EIR 589	MM 4.5-8 (cont.)	See above	4) Water Resources - Evaluation of changes downstream of ponds and basins: Longitudinal profiles and channel or drainage-way cross sections will be established downstream of basins or ponds with capacities exceeding 1 acre foot, or which create a 4-foot elevation change in the energy grade line. Resurveys will occur whenever the stream-walker and/or the geomorphologist reviewing the aerial photos identify actual or incipient incision or erosion. Resurveys will be completed prior to July 1 when and where the need is identified in the May 20 report discussed above.	See above	See above		Each Applicable PA

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97	EIR 589	MM 4.5-8 (cont.)	See above	5) Water Resources - Supplemental assessments: Adaptive management of channels means changing with the flow of time. Nothing in the program above precludes problem- or condition-related investigations. Additional assessments may be conducted as deemed needed by the applicant to achieve the bed and bank conditions sought.	See above	See above		Each Applicable PA
178	EIR 589	MM 4.14-1	Prior to issuance of a grading permit	<b>Hazards and Hazardous Materials - Health and Safety Contingency Plan:</b> Prior to the issuance of a grading permit, the contractor shall develop an approved Health and Safety Contingency Plan (HSCP) in the event that unanticipated/ unknown environmental contaminants are encountered during construction. The plan shall be developed to protect workers, safeguard the environment, and meet the requirements of the California Code of Regulations (CCR), Title 8, General Industry Safety Orders–Control of Hazardous Substances. The HSCP should be prepared as a supplement to the Contractor’s Site-Specific Health and Safety Plan, which should be prepared to meet the requirements of CCR Title 8, Construction Safety Orders. Specifically, the HSCP must:	Director, PDS (OCFA)	Preparation and approval of a Health and Safety Contingency Plan (with subsequent implementation)		Each PA
179	EIR 589	MM 4.14-1 (cont.)	See above	1) Hazards and Hazardous Materials - Health and Safety Contingency Plan (cont.): Describe the methods, procedures, and processes necessary to identify, evaluate, control, or mitigate all safety and health hazards associated with any soil, groundwater and/or air contamination that may be encountered during field construction activities.	See above	See above		Each PA

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180	EIR 589	MM 4.14-1 (cont.)	See above	2) Hazards and Hazardous Materials - Health and Safety Contingency Plan (cont.): Apply to all site construction workers, on-site subcontractors, site visitors, and other authorized personnel who are involved in construction operations.	See above	See above		Each PA
181	EIR 589	MM 4.14-1 (cont.)	See above	3) Hazards and Hazardous Materials - Health and Safety Contingency Plan (cont.): Be approved by the Manager of Subdivision and Grading Services (PDS) in consultation with the Manager of Environmental Resources (PFRD) and/or their appointed consultant team.	See above	See above		Each PA
182	EIR 589	MM 4.14-1 (cont.)	See above	<b>Hazards and Hazardous Materials - Health and Safety Contingency Plan (cont.):</b> The HSCP will take effect only if materials affected by environmental contaminants are exposed during construction. This includes undocumented waste materials, contaminated soils, affected groundwater, and related substances that may be classified as hazardous or regulated materials, and/or materials that could endanger worker or public health. If affected materials are encountered, the HSCP will be implemented to reduce the potential exposure to the environment and workers at the site. All site workers will be required to perform work in a prescribed manner to reduce the potential that they will endanger themselves, others, or the general public.	See above	See above		Each PA

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183	EIR 589	MM 4.14-2	Prior to issuance of grading permits	<p><b>Hazards and Hazardous Materials - Sampling and Monitoring:</b> During construction, if environmentally affected soil, groundwater, or other materials are encountered on-site, the project engineer shall be quickly mobilized to evaluate, assess the extent of, and mitigate the affected materials. The contractor or owner's consultant shall be responsible for implementing all applicable sampling and monitoring of the project. At present, applicable sampling and monitoring activities are expected to include air monitoring (both for personal protection and SCAQMD Rule 1166 compliance), collecting soil and groundwater samples for analysis, and documenting mitigation activities. Specific applicable sampling and monitoring requirements will vary, depending upon the nature, concentration, and extent of affected materials encountered.</p>	Director, PDS	Show as notes on approved grading plans		Each PA

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184	EIR 589	MM 4.14-3	Prior to approval of Subarea Plans for areas within Planning Areas 1, 2, 3, 4, and 7, that have been used for agricultural activities where pesticides or herbicides have been used	<b>Hazards and Hazardous Materials - Pesticides and Herbicides:</b> Prior to approval of Area Plan for areas within Planning Areas 1, 2, 3, 4, and 7, that have been used for agricultural activities where pesticides or herbicides have been used, the applicant shall conduct an investigation to assess the possible presence of residual pesticides and herbicides in accordance with applicable Department of Toxic Substance Control (DTSC) Guidance for Sampling Agricultural Soils. If necessary, a remediation program shall be developed and implemented for those areas where the soils testing program has identified that residual pesticides and herbicides exceed DTSC Guidance, to ensure soils meet standards for proposed uses within previous agricultural areas. If significant contamination is encountered, the results of the testing/ investigation, etc. will be provided to OCHCA, or other appropriate agency, for direction and oversight.	Director, PDS (Orange County Health Care Agency)	Approved site investigation to assess the possible presence of residual pesticides and herbicides in accordance with applicable Department of Toxic Substance Control (DTSC) Guidance for Sampling Agricultural Soils. Implementation of remediation program, if required.		PA-1-4 and 7
185	EIR 589	MM 4.14-4	Prior to issuance of a grading permit or a demolition permit for any on-site building constructed prior to 1973	<b>Hazards and Hazardous Materials - Lead Based Paint:</b> Prior to issuance of a grading permit or a demolition permit for any on-site building constructed prior to 1973, the building shall be screened for lead-based paint prior to demolition. If lead-based paint is identified, it shall be mitigated in accordance with all applicable federal, state and local regulatory requirements.	Director, PDS (Orange County Health Care Agency)	Verification of screening for lead based paint; mitigation, if required		Each Applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/A approving Authority	Form of Compliance	Status of Compliance	Area Application
186	EIR 589	MM 4.14-5	Prior to issuance of a demolition permit for any structure constructed before 1980	<b>Hazards and Hazardous Materials - Asbestos:</b> Prior to issuance of a demolition permit for any structure constructed before 1980, the applicant shall test for asbestos containing materials. Should the building being demolished contain asbestos, the applicant shall comply with notification and asbestos removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos related health risks.	Director, PDS (Orange County Health Care Agency, SCAQMD)	Verification of testing for asbestos; mitigation if required		Each Applicable PA
187	EIR 589	MM 4.14-6	Prior to issuance of a grading permit for Planning Areas 1,3,4,5 and 8	<b>Hazards and Hazardous Materials - Storage Tanks:</b> Prior to issuance of grading permits for Planning Areas 1, 3, 4, 5, and 8, respectively, the applicant shall remove, or require the leaseholder to remove, all storage tanks (UST and AGT), fuel dispensers, clarifiers and crushing equipment in compliance with OCHCA regulations. This shall include soil and groundwater sampling in and around any existing UST's, dispensers, clarifiers, crushing operations, and maintenance areas, with analysis for petroleum hydrocarbons, heavy metals, and PAHs to determine if any contaminates exist in the tank pit area or in surrounding areas. If contaminates exist, the level of impact shall be assessed and a remediation plan shall be developed, if required pursuant to applicable laws and regulations. If significant contamination is encountered, the results of the testing/investigation, etc. will be provided to OCHCA, or other appropriate agency, for direction and oversight.	Director, PDS (Orange County Health Care Agency)	Verification of removal of UST and AGT, fuel dispensers, clarifiers, and crushing equipment		PA-1, 3-5 and 8

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188	EIR 589	MM 4.14-7	Prior to approval of Subarea Plans for areas within Planning Areas 1, 3, and 5, respectively, where soil staining has been identified <b>Now: Prior to Issuance of First Grading Permit</b>	<b>Hazards and Hazardous Materials - Soil Remediation:</b> Prior to approval of Area Plan for areas within Planning Areas 1, 3, and 5, respectively, where soil staining has been identified, the applicant or leaseholder shall test the contaminated soils to assess their level of impact and a remediation plan shall be developed, if required pursuant to applicable laws and regulations. If significant contamination is encountered, the results of the testing/investigation shall be provided to OCHCA, or other appropriate agency, for direction and oversight of the remediation.	Director, PDS (Orange County Health Care Agency)	Verification of testing of soils, with subsequent remediation, if required.		PA-1, 3 and 5
196	EIR 589	MM 4.14-13	Prior to issuance of grading permits	<b>Hazards and Hazardous Materials - Environmental Site Assessments:</b> Prior to issuance of grading permits within each Planning Area, the Environmental Site Assessments (ESAs) will be updated for that grading permit area. If the Phase I Update identifies new actual or potential impacts, a Phase II ESA will be completed as necessary for the grading area by the landowner or subsequent project applicant. During the Phase II ESA, samples from potential areas of concern will be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the appropriate response/remedial measures will be implemented including directives of the OCHCA and/or Regional Water Quality Control Board (RWQCB), as appropriate.	Director, PDS (Orange County Health Care Agency and Regional Water Quality Control Board)	Updated Environmental Site Assessment and, if required, prepare Phase II (with subsequent remediation, if necessary)		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
197	EIR 589	MM 4.14-13 (cont.)	During construction	<p><b>Hazards and Hazardous Materials - Environmental Site Assessments (cont.):</b> If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.</p>	Director, PDS (Orange County Health Care Agency) and Regional Water Quality Control Board, as appropriate	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
399	EIR 589	PDF 4.5-4	Prior to approval of a Master Area Plan	<p><b>Water Resources - Water Conservation.</b> Water captured in the combined flow and water quality control system and in flood control detention facilities, where possible, will be percolated, infiltrated and/or re-captured for re-use as a supplemental source of irrigation water.</p>	County of Orange Manager of Flood Control/Manager, RDMD Watershed Group	Submittal of approved documentation of design compliance with Conceptual WQMP		Each applicable PA
400	EIR 589	PDF 4.6-1	Prior to the issuance of a Grading Permit for intersection improvements	<p><b>Transportation and Circulation - Antonio/Cow Camp Intersection:</b> Antonio Parkway at Cow Camp Road is a new intersection that shall be designed to have adequate capacity with and without the proposed SR-241 extension. Lane configurations and potential grade separations shall be determined subject to the review and approval of the County of Orange in future design studies to ensure that the intersection provides the needed capacity for long-range cumulative demand and, therefore, operates at an acceptable level of service.</p>	Director, PDS	Submittal of satisfactory Intersection Improvement Plans and traffic study		PA-1 and 10

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
426	EIR 589	PDF 4.13-2	Prior to issuance of a grading permit	<b>Mineral Resources - Construction Aggregate:</b> Temporary excavation/extraction of construction aggregate or construction-related materials extraction shall be allowed during construction grading and on-site earthmoving activities to promote project construction efficiencies and limit long distance transportation of construction aggregate and construction related material.	Director, PDS	Verify temporary excavation/extraction of aggregate or materials allowed during construction grading and on-site earthmoving activities		Each applicable PA
428	EIR 589	PDF 4.14-2	Prior to issuance of grading permits	<b>Hazards and Hazardous Materials - Fuel Modification:</b> The project provides for a minimum 110-foot fuel modification zone surrounding all development areas.	Director, PDS and OCFA	Preparation, approval and verification of compliance with landscape plan and fuel modification plan		Each PA
429	EIR 589	PDF 4.14-3	Prior to issuance of grading permits	<b>Hazards and Hazardous Materials: Wildland Fire Management Plan</b> in contained in the Adaptive Management Program provided in Appendix J. The Adaptive Management Program is further discussed in Section 4.9, Biological Resources.	Director, PDS and OCFA	Preparation and approval of Wildland Fire Management Plan (with subsequent implementation)		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
506	Resource Organizations Settlement Agreement	7.3 (i)	Prior to issuance of a grading permit within each Subarea	Long-Term Management Funding Strategy (cont.): Prior to the commencement of any grading or construction activities in connection with new development within any Subarea Plan portion of a Planning Area ("Subarea"), RMV shall provide the Resource Organizations documentation demonstrating that: (i) an Open Space Management Fund ("Fund") has been established for the sole purpose of managing the Defined Open Space to be dedicated in conjunction with development of the subject Subarea consistent with the obligations and requirements established in the Conservation Easements, the AMP, and any other program, permit or entitlement applicable to the Project;		<b>RMV:</b> Provide ROs with documentation demonstrating establishment of Open Space Management Fund		Each PA
507	Resource Organizations Settlement Agreement	7.3 (ii)	See above	Long-Term Management Funding Strategy (cont.): (ii) all funds necessary to fully implement management and monitoring requirements for the dedicated open space associated with the Subarea for at least a five-year period have been obtained or committed;		<b>RMV:</b> Provide ROs with evidence of near-term (i.e., 5 years) funding for dedicated open space		Each PA
508	Resource Organizations Settlement Agreement	7.3 (iii)	See above	Long-Term Management Funding Strategy (cont.): (iii) a long-term funding plan for the dedicated open space associated with the Subarea for subsequent years is in place; and		<b>RMV:</b> Provide ROs with evidence of long-term (i.e., greater than 5 years) funding plan for dedicated open space		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
509	Resource Organizations Settlement Agreement	7.3 (iv)	See above	Long-Term Management Funding Strategy (cont.): (iv) a management plan governing the Defined Open Space lands to be dedicated in conjunction with development of the subject Subarea and incorporating all applicable requirements has been developed. The documentation shall include a detailed five-year budget identifying the projected costs of implementing the plan.		<b>RMV:</b> Provide ROs with evidence of management plan (including 5-year budget)		Each PA
548	EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	<b>Sight Distance:</b> Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	County of Orange Director of Planning & Development Services	Approved grading plans verifying adequate sight distance		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>During Construction Grading</b>								
218 (see also 526)	PC Text	Gen. Reg. 17	During construction grading and on-site earthmoving activities	<b>Aggregate or Construction Materials Extraction:</b> Temporary excavation/extraction of construction aggregate or construction related materials extraction shall be allowed during construction grading and on-site earthmoving activities to promote project construction efficiencies and limit long-distance transportation of construction aggregate and construction related material subject to all of the following conditions:	Director PDS	Per conditions listed below		Each PA
219	PC Text	Gen. Reg. 17.a.	During construction grading and on-site earthmoving activities	<b>Temporary Excavation/Extraction:</b> Such temporary excavation/extraction use would be included in applicable grading or Site Development Permits for a development project and consistent with the Ranch Plan PC and Final Program EIR 589.	Director PDS	Comply with provisions included in applicable grading or site development permits		Each PA
220	PC Text	Gen. Reg. 17.b.	During construction grading and on-site earthmoving activities	<b>Temporary Excavation/Extraction:</b> Transportation of any surplus excavated/extracted construction aggregate or construction-related materials shall be limited to private or public construction projects within the boundaries of the Ranch Plan PC Area.	Director PDS	Comply with provisions included in applicable grading or site development permits		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
221	PC Text	Gen. Reg. 17.c.	During construction grading and on-site earthmoving activities	<b>Temporary Excavation/Extraction:</b> Transportation of any surplus excavated/extracted construction aggregate or construction-related materials within the project site shall be allowed only when actual construction grading and earthmoving activities have commenced and shall cease when it is determined that construction grading and earthmoving activities have terminated, have been indefinitely suspended, or are no longer being actively pursued for the development project.	Director PDS	Comply with provisions included in applicable grading or site development permits		Each PA
361	DA (also EIR 589)	Public Benefit 42 (also PDF 4.12-4)	Concurrent with Adjoining Development Activities in Planning Area 1	<b>Trails - Ladera/San Juan Creek Community Trail:</b> OWNERS shall design and implement a community trail connection between the existing Ladera Ranch Community Trail and the proposed San Juan Creek Regional Riding and Hiking Trail. In furtherance of its obligations hereunder, OWNERS shall improve Trail Y as a community trail. Trail Y shall be maintained by OWNERS until such time as the underlying property (and all maintenance obligations pertaining thereto) are transferred to a master area association or similar property owners association. <i>(also see EIR 589 PDF 4.12-4, Item 416)</i>	Director, RDMD	Design and implement a community trail connection between Ladera Ranch Community Trail and proposed San Juan Creek Regional Riding and Hiking Trail		PA-1

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
362	DA (also EIR 589)	Public Benefit 42 (cont.) (also PDF 4.12-4)	See above	<b>Trails - Ladera/San Juan Creek Community Trail:</b> Trail Y shall be designed and established concurrent with development activities occurring within Planning Area 1, subject to the issuance of appropriate permits and authorizations. Specifically, construction of Trail Y will occur in stages based upon development activities occurring immediately adjacent to the proposed trail link. To wit, as development occurs in those portions of Planning Area 1 that are contiguous to the proposed Trail Y, the immediately adjoining portion(s) of Trail Y shall be implemented/established in accordance with the terms of this Agreement. <i>(also see EIR 589 PDF 4.12-4, Item 416)</i>	See above	Construct portions of trail in stages concurrent with development		PA-1
369	DA	Public Benefit 44 (cont.)	If affordable housing site in PA, concurrent with Occurrence of Development Activity in Planning Area	Affordable Housing Agreement (cont.): e. Each portion of the Dedicated Land conveyed by OWNERS to COUNTY (vis-à-vis execution and delivery of a Deed in accordance with the provisions of Sections 3 and 4, above) shall be improved.?)	Director, RDMD	Provide rough grading of affordable housing site		PC-Wide

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
504	Resource Organizations Settlement Agreement	7.1	Prior to commencement of any grading or construction activities within the first Subarea	<b>Long-Term Management Funding Strategy:</b> RMV shall cause to be established a long-term funding program for management and oversight of all Defined Open Space areas placed into Conservation Easements. Individual funding resources for the program shall be developed over time as the Project is implemented. Sources of funds may include, but not be limited to: (i) imposition of periodic assessments and/or fees upon development within the Project area; (ii) conservation and habitat bond proceeds; (iii) amounts collected pursuant to the special rule and fee program established for the Southern Subregion NCCP/HCP under Section 4(d) of the Endangered Species Act; and (iv) amounts received from agencies, governmental authorities and other entities/individuals engaged in open space preservation and management activities.		<b>RMV:</b> Consistent with the Open Space Agreement, establish a long-term funding program for management and oversight of all Defined Open Space areas placed into conservation, agricultural or other restrictive easements.		Each PA
<b>Prior to Issuance of Environmentally Sensitive Grading Permit</b>								
155	EIR 589	MM 4.9-36	Prior to issuance of grading permit as monitored by the County Biological Monitor	<b>Biological Resources - Palmers grappling hook</b> seed shall be collected prior to project impacts for use in the seed mix for coastal sage scrub/native grassland restoration areas. Receiver sites will support clay soils and other conditions suitable for Palmer's grappling hook.	Director, PDS and County Biological Monitor	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
156	EIR 589	MM 4.9-36 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	<b>Biological Resources - Palmers grappling hook (cont.):</b> In addition, where feasible, clay soils will be salvaged from development areas and appropriately transported to restoration areas to provide a seed bank. Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan, outlined in Appendix J-1.	Director, PDS and County Biological Monitor	Verification of collection of Palmers grappling hook seeds and clay soils (where feasible)		Each Applicable PA
157	EIR 589	MM 4.9-37	Prior to issuance of grading permit as monitored by the County Biological Monitor	<b>Biological Resources - Catalina mariposa lily</b> shall be salvaged and relocated to the coastal sage scrub/native grassland restoration and enhancement areas by the Project Applicant; or seed can be collected prior to project impacts for use in the seed mix for coastal sage scrub/native grassland restoration areas. The receiver sites shall support clay soils and other conditions suitable for Catalina mariposa lily.	Director, PDS and County Biological Monitor	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
158	EIR 589	MM 4.9-37 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	<b>Biological Resources - Catalina mariposa lily (cont.):</b> In addition, where feasible, clay soils shall be salvaged from development areas and appropriately transported to restoration areas to provide a seed bank. Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan, outlined in Appendix J-1.	Director, PDS and County Biological Monitor	Verification of Catalina mariposa lily salvage/relocation		Each Applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
159	EIR 589	MM 4.9-38	Prior to issuance of a grading permit as monitored by the County Biological Monitor	<b>Biological Resources - Vernal barley</b> seed shall be collected prior to project impacts for use in the seed mix for coastal sage scrub/native grassland restoration areas. The receiver sites shall support clay soils and other conditions suitable for vernal barley.	Director, PDS and County Biological Monitor	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
160	EIR 589	MM 4.9-38 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	<b>Biological Resources - Vernal barley (cont.):</b> In addition, where feasible, clay soils shall be salvaged from development areas and appropriately transported to restoration areas to provide a seed bank. Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan, outlined in Appendix J-1.	Director, PDS and County Biological Monitor	Verification of vernal barley seed collection and clay soils (where feasible)		Each Applicable PA
161	EIR 589	MM 4.9-39	Prior to issuance of a grading permit as monitored by the County Biological Monitor	<b>Biological Resources - Small-flowered microseris</b> seed shall be collected prior to project impacts for use in the seed mix for coastal sage scrub/native grassland restoration areas. The receiver sites shall support clay soils and other conditions suitable for small-flowered microseris.	Director, PDS and County Biological Monitor	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA

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162	EIR 589	MM 4.9-39 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	<b>Biological Resources - Small-flowered microseris (cont.):</b> In addition, where feasible, clay soils shall be salvaged from development areas and appropriately transported to restoration areas to provide a seed bank. Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan, outlined in Appendix J-1.	Director, PDS and County Biological Monitor	Verification of Small-flowered microseris seed collection and clay soils (where feasible)		Each Applicable PA
163	EIR 589	MM 4.9-40	Prior to issuance of a grading permit as monitored by the County Biological Monitor	<b>Biological Resources - Mud nama inoculum</b> (topsoil and dried pants to obtain seed) shall be collected prior to project impacts for use in the relocation of this species. The receiver sites shall support appropriate soils and other conditions suitable for mud nama.	Director, PDS and County Biological Monitor	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
164	EIR 589	MM 4.9-40 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	<b>Biological Resources - Mud nama inoculum (cont.):</b> Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan.	Director, PDS and County Biological Monitor	Verification of Mud nama inoculum seed collection		Each Applicable PA
166	EIR 589	MM 4.9-42	Prior to issuance of grading permit for those areas with federal or state endangered species, or jurisdictional land	<b>Biological Resources - Resource Agency Permits:</b> The project applicant shall obtain Section 404, 1600, and federal and state Endangered Species Act permits, as applicable.	Director, PDS (CDFG, USFWS, ACOE)	Provide evidence of permits from the regulatory agencies		Each Applicable PA

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172	EIR 589	MM 4.11-3	Prior to issuance of grading permit in vicinity of identified resources	<p><b>Cultural and Paleontological Resources - Mitigation Options:</b> As applicable, the following archaeological sites shall be mitigated to a less than significant level: CA-ORA-535, -656, -753, -754, -882, -997, -1043, -1048, -1121, -1222, -1134, , -1137, -1138, -1449, -1556, -1559, 1560, and -1565, and historic sites CA-ORA-29, 30-176631, 30 176633, 30 176634, and 30-176635. Based on the mitigation standards set forth in the California Environmental Act (CEQA) Guidelines §15126.4(b) and Public Resources Code §21083.2, mitigation shall be accomplished through implementation of one of the following mitigation options consistent with the Cultural Resources Management Plan:</p>	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Mitigate impacts to archaeological sites through implementation of options set forth in Cultural Resources Management Plan (see below)		Each Applicable PA
173	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources; during grading activities	<p>a. Cultural and Paleontological Resources - Mitigation Options (cont.): Relocation of grading boundaries/fuel modification zones to completely avoid disturbance to the site(s). Should the boundary relocation be infeasible, an archaeological monitor shall be present during grading and fuel modification brush clearance in the vicinity of archaeological resources (note: confidential archaeological mapping is on file at the County of Orange). Fencing or stakes shall be erected outside of the sites to visually depict the areas to be avoided during construction.</p>	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Verify archaeological sites have been avoided or the presence of a county certified archaeologist during grading and brush removal		Each Applicable PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
174	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources	b. Cultural and Paleontological Resources - Mitigation Options (cont.): Prior to grading in the vicinity of archaeological resources (note: confidential archaeological mapping is on file at the County of Orange), Phase III data recovery (salvage excavations) shall be conducted for these archaeological sites or any other sites within the potential impact area of development that cannot be avoided. The Phase III work shall provide sufficient scientific information to fully mitigate the impacts of development on these sites and be performed in accordance with standards of the State Office of Historic Preservation.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Conduct Phase III data recovery for archaeological sites		Each Applicable PA
175	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	<b>Cultural and Paleontological Resources - Human Remains:</b> In accordance with California Health and Safety Code Section 7050.5, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. The County Coroner shall make such determination within two working days of notification of discovery. The County Coroner shall be notified within 24 hours of the discovery. If the County Coroner determines that the remains are or believed to be Native American, the County Coroner shall notify the Native American Heritage Commission in Sacramento within 24 hours.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	If human remains found, stop work and follow identified procedures		Each Applicable PA

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176	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	<p><b>Cultural and Paleontological Resources - Human Remains of Native American:</b> In accordance with California Public Resources Code Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendents shall complete their inspection within 24 hours of notification. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</p>	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	If Native American remains found, stop work and follow identified procedures		Each Applicable PA
217	PC Text	Gen. Reg. 16	Until Replaced by Subsequent Land Uses (pursuant to approved Master Area Plan or Subarea Plan)	<p><b>Existing and On-Going Uses:</b> Existing uses and accessways (agricultural and non-agricultural) shall be allowed as interim uses until replaced by uses subsequently approved per a Master Area Plan and/or Subarea Plan, per Section II.B. The purpose of this regulation and Section III.H is to ensure that the rich history of agricultural functions and operations is to be maintained by ensuring that existing, relocated and future agricultural uses shall be allowed within any Planning Area, per the A1 "General Agricultural" District Regulations (Zoning Code Section 7-9-55) and per Section III.H.1 hereof. Existing non-agricultural uses shall be allowed per Section III.H.2 hereof. All existing uses and accessways (agricultural and non-agricultural) shall be regulated per the procedures set forth in Section III.H.3 hereof.</p>	Director PDS	Compliance with Section III.H. of PC Program Text		Each PA

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<b>Prior to Recordation of a Subdivision Map</b>								
606	Fire Prot. Prog.	Cond. 3.b.	Prior to the recordation of a subdivision map or the issuance of a GA preliminary grading permit (whichever occurs first)	<p><b>Preliminary Fuel Modification Plan:</b></p> <p>b) Prior to the recordation of a subdivision map or the issuance of a GA preliminary grading permit (whichever occurs first), the applicant shall provide the Manager, RDMD Subdivision and Infrastructure with a clearance from OCFA demonstrating that the GA preliminary grading plan is consistent with the Ranch Plan Fire Protection Program Preliminary Fuel Modification Plan (sheets 3 through 8 of 11) per Section II.D.1 of the Ranch Plan Planned Community Program zoning text.</p>	Provide the Manager, RDMD Subdivision and Infrastructure with a clearance from OCFA	Prepare a Preliminary Fuel Modification Plan		Each PA
65	EIR 589	MM 4.5-7	Prior to recordation of a subdivision map	<p><b>Water Resources - Stream Stabilization Program:</b> Prior to the recordation of a subdivision map, unless otherwise specified by the provisions of the applicable master area or planning area-specific ROMPs (as appropriate), the development applicant shall prepare a stream stabilization program, including funding, that will be implemented by the HOA or other responsible entity to mitigate anticipated limited local effects of erosion associated with drainage system outlets from the development or downstream of detention basins. These effects from erosion are to be addressed with non-structural biotechnical and geomorphic approaches aggressively at the first phase and if not effective then limited structural measures would be implemented. These approaches vary by terrain and the character of the channels:</p>	Manager of Watershed & Coastal Resources	Preparation and submittal of a Stream Stabilization Program (including funding provisions)		Each Applicable PA

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66	EIR 589	MM 4.5-7 (cont.)	See above	(1) Sandy and Silty-sandy terrain: Water quality and infiltration basins and ponds will be constructed along unnamed tributary channels and channel-less valleys. Appropriate energy dissipation will be installed downstream of each structure or control point. 'Hungry water' or potential downcutting will be controlled by a progressive sequence of:	See above	See above		Each Applicable PA
67-69	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources - Stream Stabilization Program - (1) Sandy and Silty-sandy terrain (cont.): a. Establishment of hydrophytic vegetation, either turf-forming (such as salt grass or sedges) or with interpenetrating roots (such as willows); then b. Placement of turf-reinforced mats (TRM) or other flexible and biodegradable membrane to abet vegetative growth to stabilizes the small drainages downstream of controls; then, c. Conventional erosion control fabrics and structures using techniques developed over the years to control gully- or small-channel incision.	See above	See above		Each Applicable PA
70	EIR 589	MM 4.5-7 (cont.)	See above	1) (cont.) In through-flowing named stream corridors, the potential scale of incision is larger, and is most reasonably addressed by a progressive sequence to include:	See above	See above		Each Applicable PA
71-73	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources - Stream Stabilization Program - (1) Sandy and Silty-sandy terrain (cont.): a. Attempting to reduce runoff volumes and peaks from the watershed, by a combination of additional retarding of flow and use of (reconnecting, where needed) floodplains for flows of moderate to high recurrence.	See above	See above		Each Applicable PA

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				<p>b. Reducing sediment yields from disturbed watershed upstream, such that avulsion (sudden channel changes, such as recently seen in Gobernadora Creek) can be minimized.</p> <p>c. Where the bed remains within the root zone of riparian vegetation, widening the riparian corridor, and managing its vegetation to promote dense interpenetrating roots, such as naturally occurs along many reaches of these streams, perhaps in combination with reconfiguring the channel pattern to increase sinuosity to a stable thalweg length-to-channel slope value.</p>				
74-75	EIR 589	MM 4.5-7 (cont.)	See above	<p>Water Resources - Stream Stabilization Program - (2) Clayey Terrain: Differences between existing and future conditions will be the least in this terrain. Clayey terrains are also most resistant to incision, in most cases. Hence, biotechnical stabilization is most favored in this setting, especially for the smaller unnamed channels downstream from the small retarding and infiltration basins proposed at many locations. A progressive sequence of:</p>	See above	See above		Each Applicable PA
76-79	EIR 589	MM 4.5-7 (cont.)	See above	<p>Water Resources - Stream Stabilization Program - (2) Clayey Terrain: (cont.):</p> <p>a. Establishing hydrophytic or woody riparian vegetation, especially along the bases and crests of banks;</p> <p>b. Installing turf-reinforcing mats and other shear-resistant soft structures;</p> <p>c. Slight widening of channels where feasible without diminishing bank strength imparted by riparian vegetation, if significant; and</p> <p>d. Engineering slopes using fabrics, or placing thoroughly-keyed structural controls, usually in combination with a., b., and c., above.</p>	See above	See above		Each Applicable PA

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245	PC Text	Cond. 2	Prior to recordation of each Final Tract Map, except for financing purposes	<b>Master Area Plan Monitoring:</b> Prior to recordation of each Final Tract Map, except for financing purposes, applicant shall submit a summary report to assist the Director, PDS in monitoring approvals within the framework of each Master Area Plan. Information to be provided shall include, but not be limited to, each tentative tract map and Site Development Permit number and approval date, fuel modification plans and park implementation plans.	Director PDS	Prepare and submit summary report (containing identified information)		Each PA
250 (also 14-30)	PC Text (also EIR 589)	Cond. 5 (also MMs 4.5-1 & 4.5-2)	Prior to recordation of first Final Tract Map, except for financing purposes, within each Planning Area	<b>Runoff Management Plan &amp; Master Plan of Drainage:</b> Prior to the recordation of the first Final Tract Map (except for financing purposes) within each Planning Area, the applicant shall set aside all land necessary to implement the ROMP and MPD in a manner satisfactory to Manager Flood Control Division and Manager, Watershed and Coastal Resources Division. (also see EIR Mitigations 4.5-1 and 4.5-2, Items 14-30)	Mgr. Flood Control & Mgr. Watershed & Coastal Resources	Provide evidence that all land necessary to implement the ROMP and MPD has been set aside		Each PA
267	DA	Public Benefit 1	Prior to recordation of the first final tract map (except for financing purposes) within Planning Area 1 in the Project	<b>Transportation - Avenida La Pata Dedication:</b> OWNERS shall enter into an agreement with COUNTY to provide a construction easement and fee dedication right of way, within the Project ownership, relative to the Extension Area. The agreement shall provide that the offer of dedication shall be made prior to the issuance of a building permit for the first (1st) EDU for the Project and shall be irrevocable.	Director, RDMD	OWNERS shall enter into an agreement with COUNTY to make an irrevocable offer of dedication		PA-1

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330	DA	Public Benefit 31	Prior to recordation of the first final tract map (except for financing purposes) within Planning Area 1	<b>Transportation - Antonio Parkway Widening:</b> Offer of dedication for right of way, accelerated payment of Owners' Fair Share obligation, and design and construction of improvements to widen portions of Antonio Parkway within the County of Orange	Director, RDMD	OWNERS shall enter into an agreement with the County to provide necessary right-of-way, design and construct the Antonio Parkway Widening Project		PA-2
430	EIR 589	PDF 4.15-1	Prior to recordation of final tract map (alternatively subdivider may enter into subdivision improvement agreement with County)	<b>Public Services and Facilities:</b> Construction of water storage and conveyance improvements consistent with the <b>Plan of Works for Improvement Districts 4C, 4E and 5 and 6</b> , prepared by Tetra Tech Inc. for SMWD would ensure sufficient water for all necessary fire protection systems.	Director, PDS, SMWD and OCFA	Preparation and approval of Water Improvements Plans with verification of subsequent construction		PC-Wide
433	EIR 589	PDF 4.15-4	Prior to recordation of final tract map	<b>Public Services and Facilities - Electrical Substations:</b> The project design has incorporated provisions for the construction of up to two 138/12 kV electrical substations and a 138 kV transmission line to serve the substations. Additionally, the project would extend the 12-inch high power gas line along Ortega Highway from the west of I-5 to Antonio Parkway, and the construction of a gas regulating station at the corner of Antonio Parkway and Ortega Highway.	Director, PDS and SDG&E	Preparation and approval of electrical improvement plans		Each applicable PA

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434	EIR 589	PDF 4.15-5	Prior to recordation of final tract map	<b>Public Services and Facilities - Subsurface Power Lines:</b> Unless otherwise waived by the Director, PDS, or determined not to be feasible by SDG&E, all permanent electric transmission lines less than 66 kV shall be subsurface within those portions of the Ranch Plan approved for development.	Director, PDS and SDG&E	Preparation and approval of electrical improvement plans		Each applicable PA
435	EIR 589	PDF 14.5-6	Prior to recordation of final tract map	<b>Public Services and Facilities - SMWD Water Plan of Works:</b> The project has incorporated provisions for the placement and sizing of facilities in compliance with the Plan of Works developed by SMWD.	Director, PDS and SMWD	Preparation and approval of water improvement plans		Each applicable PA
436	EIR 589	PDF 14.5-7	Prior to recordation of final tract map	<b>Public Services and Facilities - SMWD Wastewater Plan of Works:</b> The project has incorporated provisions for the placement and sizing of wastewater treatment and conveyance facilities as specified in the Plan of Works.	Director, PDS and SMWD	Preparation and approval of wastewater improvement plans		Each applicable PA
529	EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements: B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange Manager of Construction	Verification of construction of drainage improvement		Each PA

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532	EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map	<b>Master Plan of Drainage:</b> Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction of the necessary facilities. (County Standard Condition D04b)	County of Orange Director of Planning & Development Services	Verification of participation in Master Plan of Drainage (fees and/or improvements)		Each PA
533	EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	<b>Subordination of Easements:</b> Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	County of Orange Director of Planning & Development Services (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)		Each PA
534	EIR 589	SC 4.5-5 (cont.)	See above	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	See above	See above		Each PA

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535	EIR 589	SC 4.5-6	Prior to the recordation of a Subdivision Map	<b>Regional Facility Improvements:</b> Prior to the recordation of a subdivision map, the applicant shall improve Regional Facility_____ by the construction of _____ and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition D07b)	County of Orange Director of Planning & Development Services (Orange County Flood Control District)	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA
536	EIR 589	SC 4.5-7	Prior to the recordation of a Subdivision Map	<b>Runoff Management Plan:</b> Prior to the issuance of any grading permits, applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval. (County Standard Condition D10)	County of Orange Director of Planning & Development Services	Submittal of satisfactory Runoff Management Plan		Each PA
544	EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	<b>Vehicular Access Rights:</b> Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange Director of Planning & Development Services	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange		Each PA

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545	EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	<b>Private Street Responsibility:</b> Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T02)	County of Orange Director of Planning & Development Services	Verification of a note on the Subdivision Map		Each PA
546	EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	<b>Street Improvements:</b> Prior to the recordation of a subdivision map, the subdivider shall design and construct the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	County of Orange Director of Planning & Development Services	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/ installation of improvements		Each PA
546 (cont.)	EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements: A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above		Each PA

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546 (cont.)	EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements: B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above		Each PA
546 (cont.)	EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements: C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above		Each PA
549	EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	<b>Traffic Signal Conduit:</b> Prior to the recordation of a subdivision map, the subdivider shall install all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	County of Orange Director of Planning & Development Services	Approved traffic signal plans with verification of subsequent installation		Each PA
550	EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	<b>Internal Circulation:</b> : A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development Services	Submittal of satisfactory street improvement plans		Each PA

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550 (cont.)	EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation:: 1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550 (cont.)	EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation: 2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550 (cont.)	EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation: B. Prior to the recordation of a subdivision map, the applicant shall construct the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange Manager of Construction	Verification of improvements' construction in SC 4.6-8A		Each PA
551	EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	<b>Traffic Signal Maintenance Easement:</b> Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	County of Orange Director of Planning & Development Services	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA

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552	EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	<b>Traffic Signal Installation:</b> Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of ___ % of the cost of / /enter into an agreement with the County of Orange, accompanied by financial security, for the cost of ___ % of) a traffic signal at the intersection of ___ and ___, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	County of Orange Director of Planning & Development Services	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)		Each PA
553	EIR 589	SC 4.6-11	Prior to the recordation of a Subdivision Map	<b>Access Easement for Commercial Centers:</b> Prior to the recordation of a subdivision map, the applicant shall delineate on the subdivision map a two way reciprocal access and parking easement to all parcels within the map and place a note on the final map reserving the easement for the benefit of all parcels on the map, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T15)	County of Orange Director of Planning & Development Services	Verification of note on map reserving reciprocal parking and access		Each PA
554	EIR 589	SC 4.6-12	Prior to the recordation of a Subdivision Map	<b>Traffic Study:</b> Prior to the recordation of a subdivision map, the applicant shall submit a traffic study of the development for review and approval by the Manager, Subdivision and Grading, in accordance with the Growth Management Plan, Transportation Implementation Manual. The applicant shall retain a traffic engineer licensed in the State of California to perform the traffic study. (County Standard Condition T16)	County of Orange Director of Planning & Development Services	Submittal of satisfactory traffic study		Each PA

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577	EIR 589	SC 4.12-1	Prior to recordation of any applicable subdivision map	<p><b>Public Park Dedication:</b>                      a. Prior to the recordation of any subdivision map that creates building sites and is immediately adjacent to or contains a public park lot, the subdivider shall make an irrevocable offer of fee dedication for local park purposes to the County of Orange or its designee over Lot(s)____<sup>1</sup>. The form of the offer shall be suitable for recordation as approved by the Manager, Current Planning Services. Said offer shall be free and clear of money and all other encumbrances, liens, leases, fees, easements (recorded and unrecorded), assessments and unpaid taxes except those meeting the approval of the Manager, Current Planning Services. (County Standard Condition CP01)</p>	County of Orange Director of Planning & Development Services	Irrevocable offer of fee dedication for local park purposes to the County of Orange		Each PA
578	EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map	<p>Public Park Dedication:                      b. The subdivider applicant shall grade Lot(s) _____, the public park site(s), to provide minimum acres of creditable local park land and shall secure the park site(s) against erosion and shall stub out sewer, water, gas, electricity, telephone, storm drain, etc., connections to the property lines. (County Standard Condition CP01)</p>	County of Orange Director of Planning & Development Services	Verify subdivider applicant would grade the public park site(s) to provide minimum acres of creditable local park land		Each PA
579	EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map	<p>Public Park Dedication:                      c. The developer, or his assigns, and successors in interest shall maintain the offered park site(s) until such time as the County or its designee accepts the offer of dedication. (County Standard Condition CP01)</p>	County of Orange Director of Planning & Development Services	Verify developer would maintain the offered park site(s) until Orange County accepts the offer of dedication		Each PA

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580	EIR 589	SC 4.12-2	Prior to recordation of an applicable subdivision map which creates building sites	<p><b>Private Local Park:</b>                      a. Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall make an irrevocable offer to dedicate an easement over Lot(s) ___ for private local park purposes to the County of Orange in a form approved by the Manager, the Manager, Current Planning Services. The subdivider shall not grant any other easement over the private park easement which is inconsistent with the local park uses, unless that easement is made subordinate to said local park easement in a manner meeting the approval of the Manager, Current Planning Services. (County Standard Condition CP02)</p>	County of Orange Director of Planning & Development Services	Verify subdivider would make an irrevocable offer to dedicate an easement for private local park purposes to the County of Orange		Each PA
581	EIR 589	SC 4.12-2 (cont.)	Prior to recordation of applicable final subdivision map	<p>Private Local Park:                      b. Prior to the recordation of an applicable final subdivision map, the subdivider shall submit a preliminary concept plan of the proposed private recreation facilities to the Manager, Current Planning Services, for review and approval. (County Standard Condition CP02)</p>	County of Orange Director of Planning & Development Services	Verify submission of a preliminary concept plan of private recreation facilities for review and approval		Each PA

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582	EIR 589	SC 4.12-4	Prior to recordation of final tract map	Prior to the recordation of each applicable subdivision map, the subdivider shall reserve open space Lots _____ for granting in fee to a homeowner's association who shall be responsible for their maintenance and upkeep in a manner meeting the approval of the Manager HBP/Program Management. (County Standard Condition HP02)	County of Orange Manager of Harbors, Beaches & Parks, Program Management	Verify subdivider reserves identified open space lots for granting in fee to a homeowner's association		Each PA
583	EIR 589	SC 4.12-5	Prior to recordation of final tract map	<b>Recreation Easement for Regional Trail:</b> The subdivider shall provide an easement for a recreational trail for riding and hiking trail purposes in accordance with the following: a. Prior to the recordation of an applicable subdivision map, the subdivider shall: (County Standard Condition HP03)	County of Orange Manager of Harbors, Beaches & Parks, Program Management	Verify subdivider would provide an easement for a recreational trail for riding and hiking trail purposes		Each PA
583 (cont.)	EIR 589	SC 4.12-5 (cont.)	See above	Recreation Easement for Regional Trail: 1. Irrevocably offer a recreation easement for riding and hiking trail purposes in a location and in a manner meeting the approval of the Manager HBP/Program Management. The subdivider shall not grant any easement(s) over the property subject to the recreation easement unless such easements are first reviewed and approved by the Manager HBP/Program Management. (County Standard Condition HP03)	See above	See above		Each PA

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588	EIR 589	SC 4.14-1	Prior to the recordation of a subdivision map	<b>Hazardous Materials Assessment Report:</b> Prior to the recordation of a subdivision map, the subdivider shall submit a "Hazardous Materials Assessment" and a "Disclosure Statement" covering the property (both fee and easement) which will be offered for dedication or dedicated to the County of Orange or the Orange County Flood Control District, for review and approval by the Manager, Subdivision and Grading, in consultation with the Manager, PFRD/ Environmental Resources. (County Standard Condition HM-01)	County of Orange Director of Planning & Development Services	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
589b	EIR 589	SC 4.15-1	Prior to recordation of a subdivision map (alternatively subdivider may enter into a subdivision improvement agreement with the County	<b>Water Improvement Plans:</b> Prior to the recordation of a subdivision map, the subdivider shall design and construct waer distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading.	County of Orange Director of Planning & Development Services (OCFA)	Approved water improvement plans with subsequent consruction of improvement		Each PA
590	EIR 589	SC 4.15-2	Prior to recordation of final tract maps for the proposed land development area	<b>Utilities (Electricity Availability Report):</b> Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SDG&E in the design and implementation of future electrical service and facilities (transmission lines, access road, etc.) within the project study area to ensure that: (1) no notable service disruptions during the extension and upgrading of these services would arise; (2) the nature, design, and timing of electrical system improvements are in accordance with all SDG&E requirements; and (3) the improvements are adequate to serve the proposed land uses.	County of Orange Director of Planning & Development Services (SDG&E)	Approved Electricity Availability Report		Each PA

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591	EIR 589	SC 4.15-3	Prior to recordation of final tract map	<b>Utilities (SDG&amp;E Transmission Line):</b> Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SDG&E to ensure that no notable disruptions to the existing 138 kV transmission line that extends through the project study area would occur as a result of project implementation	County of Orange Director of Planning & Development Services (SDG&E)	Verification to ensure that no notable disruptions to the existing 138 kV transmission line that extends through the project study area would occur as a result of project implementation.		Each PA
592	EIR 589	SC 4.15-4	Prior to recordation of final tract map	<b>Utilities (SoCal Gas):</b> Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SoCalGas in the design and implementation of future natural gas service and facilities within the project study area to ensure that: (1) no notable service disruptions during the extension and upgrading of these services would arise; (2) the nature, design, and timing of natural gas system improvements are in accordance with SoCalGas requirements; and (3) the improvements are adequate to serve the proposed land uses.	County of Orange Director of Planning & Development Services (SoCalGas)	Approved natural gas improvement plans		Each PA

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593	EIR 589	SC 4.15-5	Prior to recordation of final tract map	<b>Utilities (SMWD Facilities):</b> Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SMWD and MWD to ensure that no notable disruptions to the existing domestic and non-domestic water facilities that extend through the project study area would occur as a result of project implementation.	County of Orange Director of Planning & Development Services (SMWD, and MWD)	Verification to ensure that no notable disruptions to the existing domestic and non-domestic water facilities that extend through the project study area would occur as a result of project implementation		Each PA
595	EIR 589	SC 4.15-7	Prior to recordation of final tract maps	<b>Utilities (SMWD Sewer Facilities):</b> Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SMWD to ensure that no notable disruptions to the existing sewer conveyance facilities, which extend through the project study area, would occur as a result of project implementation.	County of Orange Director of Planning & Development Services (SMWD)	Verification of coordination to ensure that no notable disruptions to the existing sewer conveyance facilities, which extend through the project study area, would occur as a result of project implementation		Each PA

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599	EIR 589	SC 4.15-11	Prior to the recordation of any final tract/parcel map except for financing programs	<b>Library Facilities:</b> Prior to the recordation of any final tract/parcel map for the proposed land development area, the project proponent shall pay appropriate developer fees, as determined by the County of Orange, for needed library facilities.	County of Orange Director of Planning & Development Services	Verify payment of developer fees via a payment receipt, if program is in place at the time of map recordation		Each PA
<b>Prior to Dedication of Open Space</b>								
139	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	b. Biological Resources - Invasive Plants/Fuel Mod (cont.): Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	Director, PDS	Verification of required language in CC&Rs		Each PA
260 (also 408-413)	PC Text (also EIR 589)	Cond. 10 (also PDF 4.9-2)	Upon dedication of land to the RMV Open Space	<b>Adaptive Management Program:</b> Upon dedication of land to the RMV Open Space in accordance with Condition 9 above, the project applicant shall implement the Adaptive Management Program (AMP) contained in Final Program EIR 589 Appendix J, including the following sub-plans: <i>(see also EIR PDF 4.9.2, Items 404-409)</i>	Director PDS	Verification of implementation of AMP, including the following sub-plans		PA-10, Other Open Space

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261-265 (also 408-413)	PC Text (also EIR 589)	Cond. 10.a-e. (also PDF 4.9-2)	See above	Adaptive Management Program (cont.): a. Plant Species Translocation, Propagation and Management Plan, b. Habitat Restoration Plan, c. Invasive Species Control Plan, d. Grazing Management Plan, e. Wildland Fire Management Plan, (see also EIR PDF 4.9.2, Items 408-413)	See above	See above		PA-10, Other Open Space
266 (also 408-413)	PC Text (also EIR 589)	Cond. 10 (cont.) (also PDF 4.9.2)	See above	Adaptive Management Program (cont.): The AMP shall maintain and, where feasible, increase net habitat value of the RMV Open Space over the long-term in compliance with the goals identified in Final Program EIR 589 Appendix J. (see also EIR PDF 4.9.2, Items 408-413)	See above	See above		PA-10, Other Open Space
408 (also 260-265)	EIR 589 (also PC Text)	PDF 4.9-2 (also Cond. 9)	Upon dedication of land to the RMV Open Space	<b>Biological Resources - Adaptive Management Program (continued):</b> Upon dedication of land to the RMV Open Space in accordance with the terms of the open space agreement described in PDF 9-1, the project applicant shall implement the Adaptive Management Program contained in Appendix J on the RMV Open Space, including the following sub-plans: (also, see PC Text Cond. 9, Items 254-259)	Director, PDS	Verification of implementation of Adaptive Management Program, including the following sub-plans:		PA-10, Other Open Space

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409-413 (also 254-259)	EIR 589 (also PC Text)	PDF 4.9-2 (also Cond. 9)	See above	Biological Resources - AMP (continued): <ul style="list-style-type: none"> <li>• Plant Species, Translocation, Propagation and Management Plan;</li> <li>• Habitat Restoration Plan;</li> <li>• Invasive Species Control Plan;</li> <li>• Grazing Management Plan; and;</li> <li>• Wildland Fire Management Plan.</li> </ul> <i>(also, see PC Text Cond. 9, Items 254-259)</i>	See above	Implement the Plant Species, Translocation, Propagation and Management Plan;		PA-10, Other Open Space
505	Resource Organizations	7.2	Prior to sale, conveyance or transfer of fee interest (or management authority) in open space lands to unaffiliated third party (other than a public agency/body)	Long-Term Management Funding Strategy (cont.): In the event RMV: (i) conveys or otherwise transfers its fee interest in all or a portion of the Defined Open Space lands to an unaffiliated third party (other than to a public agency or body or a utility); or (ii) relinquishes or otherwise transfers its management authority/rights over all or a portion of the Defined Open Space lands to an unaffiliated third party (other than to a public agency or body or a utility), RMV shall ensure that a funding program is in place adequate to meet the long-term management and oversight needs of those portions of the Defined Open Space conveyed and relinquished.		<b>RMV:</b> Ensure that long-term funding program is in place prior to transfer of fee interest (or management authority) in open space lands to an unaffiliated third party		Each PA

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502	Resource Organizations Settlement Agreement	6	Offer of Dedication prior to commencement of any grading or construction activities within a phase of development ( <u>i.e.</u> , Subarea) Recordation of Conservation Easement upon issuance of 75 percent of C of O's within a Subarea (incremental conservation easement dedication)	<p><b>Phased Dedication and Management of Open Space:</b></p> <p>All portions of the Defined Open Space located within the San Mateo Creek and San Juan Creek watersheds shall ultimately be placed in conservation, agricultural or other restrictive easements (collectively "Conservation Easements"). The Conservation Easements shall incorporate the terms of this Agreement and shall provide a right of enforcement to the Resource Organizations. The required Conservation Easement dedications within each watershed shall occur in phases as development proceeds within the respective watershed, and shall be consistent with the requirements of local, state and federal approvals and entitlements. The specific portions of the Defined Open Space to be placed in a Conservation Easement in the San Juan Creek watershed in connection with the implementation of the Project in Development Areas 1 through 7 and Development Area 9 shall be roughly proportionate to the size of the relevant Development Area and the sensitivity of resources impacted by said Development Area.</p>		<p><b>RMV:</b> Consistent with the Open Space Agreement, phased dedication/ conservation of Defined Open Space in conjunction with development of Planning Areas 1 through 7 and PA-9. [Note: Under terms of the Settlement Agreement, Development Areas (Planning Areas) 6, 7 and 9 will not be developed.]</p>		Each PA

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<b>Other Miscellaneous Requirements</b>								
133-134	EIR 589	MM 4.9-24	In conjunction with siting and design of proposed ground tanks	<b>Biological Resources - SMWD Tank Location:</b> Prior to design of the proposed ground tanks, project applicant shall coordinate with SMWD to review potential alternative locations for these tanks that would avoid impacts to linkages G and K, while still meeting SMWD siting criteria for ground tanks. If alternative sites cannot be identified, the following measure [MM 4.9-25, #135] will apply:	SMWD with input from Director, PDS through non-County lead process	Verification of coordinated review of potential alternative locations for proposed ground tanks		Each Applicable PA
135	EIR 589	MM 4.9-25	In conjunction with siting and design of proposed ground tanks	<b>Biological Resources - Construction of Ground Tanks:</b> In conjunction with construction of these tanks, SMWD shall employ measures to reduce construction impacts, including fencing sensitive habitats and implementing of erosion control. Post construction all temporary disturbance areas shall be restored with native species. All manufactured slopes associated with the ground tanks shall be restored with native species. Lighting shall be restricted to necessary safety lighting and shall be shielded to reduce spill-over into native habitats.	SMWD with input from Director, PDS through non-County lead process	Verification of coordinated review of potential alternative locations for proposed ground tanks		Each Applicable PA

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207	EIR 589	MM 4.15-6	Prior to recordation of final tract maps where the relocation of the Santa Fe Pipeline is required	<b>Public Services and Facilities - Santa Fe Pipeline:</b> Prior to recordation of final tract maps where the relocation of the Santa Fe Pipeline is required, except for financing purposes, the project applicant shall coordinate with the pipeline owner, Kinder-Morgan, to ensure that no notable disruptions to the fuel pipeline that extends through the project site would occur as a result of project implementation. Should an alignment for the SR-241 alignment be selected at the time of recordation of the final tract maps, the relocation will not place the pipeline within the right-of-way for the SR-241 extension, nor preclude the relocation of any portion of the pipeline currently within the right-of-way for the SR-241 alignment.	County of Orange Director of Planning & Development Services	Verification of coordination with the pipeline owner, Kinder-Morgan, to ensure that no notable disruptions to the fuel pipeline that extends through the project site would occur as a result of project implementation		Each Applicable PA
208	PC Text	Gen. Reg. 11	Annually	<b>Annual Monitoring Report:</b> An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the Director, PDS for forwarding to the County Chief Executive Officer (CEO). The submittal of an AMR is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Ranch Plan PC until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies, which will ensure adequate infrastructure for the community.	Director, PDS for forwarding to the County Chief Executive Officer (CEO)	Preparation of an Annual Monitoring Report		PC-Wide

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251	PC Text	Cond. 6	Prior to approval of final design of facilities that are to be County or OCFCD operated and maintained	<b>Flood Control Maintenance Permits:</b> Prior to approval of final design of facilities per Orange County Flood Control District (OCFCD) criteria that are to be County or OCFCD operated and maintained, the applicant shall obtain regulatory agency maintenance permit conditions and receive approval from Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.	Mgr. Flood Control & Mgr. Watershed & Coastal Resources	Provide evidence that all regulatory agency maintenance permits have been obtained		Each applicable PA
366	DA	Public Benefit 44 (cont.)	Within 120 days following Master Area Plan approval, or prior to the expiration of such other period that is mutually acceptable to COUNTY and OWNERS	Affordable Housing Agreement (cont.): b. COUNTY shall prepare and deliver to OWNERS a plan describing COUNTY's intended development program with respect to the Dedicated Land acreage located within the relevant Planning Area?	Director, RDMD	COUNTY shall prepare and deliver to OWNERS a plan describing COUNTY's intended development program		PC-Wide
367	DA	Public Benefit 44 (cont.)	Within 45 days following OWNERS' receipt of the development plan/program	Affordable Housing Agreement (cont.): c. OWNERS shall review and either approve or reject COUNTY's development plan/program by delivering written notice thereof to COUNTY.?	Director, RDMD	Written notice from OWNER to COUNTY of approval or rejection of COUNTY's development plan/program		PC-Wide

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368	DA	Public Benefit 44 (cont.)	Following Identification of Affordable Housing Site(s)/Acreage and Approval of COUNTY Preliminary Development Plan/Program	Affordable Housing Agreement (cont.): d. Offer of 60 gross acres of land (comprised of one or more sites) that may be developed, operated and managed by COUNTY as affordable housing site(s) for Very-Low and Low Income households in South Orange County	Director, RDMD	Irrevocable Offer(s) of Dedication		PC-Wide
379	EIR 589	PDF 4.1-3 (cont.)	Annually review AMR	b. Land Use and Related Programs - Annual Monitoring Report: An Annual Monitoring Report (per General Note 11) will be prepared each year as an inventory of dwelling units.	Director, PDS	Preparation of Annual Monitoring Report (providing inventory of dwelling units)		Each PA
386	EIR 589	PDF 4.2-1	Annually, as specified in the Grazing Management Plan.	<b>Agriculture - Adaptive Management Plan:</b> The project has incorporated provisions into the project design to continue the cattle ranching activities and maintain the agricultural operation on portions of The Ranch. The ongoing grazing will be conducted in compliance with the Grazing Management Plan proposed as part of the Adaptive Management Plan (Appendix J) to ensure protection of sensitive species. Effective for each portion of The Ranch at such time as that portion becomes subject to the requirements of the Adaptive Management Program (i.e., when phasing of open space occurs for first area)	Director, PDS	Approval of Adaptive Management Plan that includes a Grazing Management Plan		Each applicable PA

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437	Mission Viejo Settlement Agreement	3.1	Upon OCTA consideration of South Orange County Long-Range Transportation Study	<b>Potential SR-73 Extension:</b> The County and RMV shall actively support the City's advocacy to Orange County Transportation Authority ("OCTA") for the inclusion within the South Orange County Long-Range Transportation Study of a study for the potential SR-73 Extension that would traverse easterly to Antonio Parkway/Cow Camp Road or to the Foothill Transportation Corridor-South extension, as a new east/west arterial within South Orange County.	Not applicable	<b>County &amp; RMV:</b> Manifest support for inclusion of SR-73 Study in Long-Range Transp. Study		PC-Wide
438	Mission Viejo Settlement Agreement	3.2	Upon inclusion of SR-73 extension in the Long-Range Transp. Plan, the RTP and MPAH	<b>Potential SR-73 Extension (continued):</b> Upon inclusion of the SR-73 Extension in the Orange County Long-Range Transportation Plan, the Regional Transportation Plan ("RTP") and the Orange County Master Plan of Arterial Highways ("MPAH"), the City, through participation in SCRIP Part 2, may request (pursuant to Section V.9 of the SCRIP) that the County of Orange substitute the SR-73 Extension into the SCRIP program and that it re-prioritize funds from other improvements for the SR-73 Extension. The substitution of the SR-73 Extension shall (i) be done in compliance with SCRIP, including satisfaction of the requirements of CEQA as may be appropriate, and (ii) require approval of findings by the County of Orange, on recommendation(s) by the SCRIP Advisory Team, that said substitutions provide an equivalent level of mitigation for the impacts associated with cumulative growth within the sub-region to that mitigation identified in Program EIR No. 589.	SCRIP Administrator	<b>City:</b> Submit request for substitution of SR-73 extension <b>County:</b> Substitute SR-73 extension upon compliance with conditions		PC-Wide

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447	Mission Viejo Settlement Agreement	5.2	Within 2 weeks following County's receipt of each annual Ranch Plan AMR	<p><b>Further Cooperation In Support of Regional Transportation:</b> Pursuant to SCRIP, the County shall utilize an Annual Monitoring Report ("AMR") program to monitor development of the Ranch Plan and related traffic, which process includes preparation, and submittal to the County, of an AMR in the fall of each year, as set forth in section 11 of General Provisions of the Ranch Plan Planned Community Program Text. County agrees to provide to the City, for its review and comment, a copy of each AMR submitted by RMV in compliance with SCRIP within 2 weeks after the date on which RMV submits the AMR to the County.</p>	Director PDS	<p><b>County:</b> Transmit AMR to City of Mission Viejo within identified time frame</p>		PC-Wide
510 (See also 520)	Resource Organizations Settlement Agreement	8	Annually, as part of the AMR preparation process	<p><b>Limited Right of Inspection:</b> RMV shall provide Resource Organization representatives Joel Reynolds and/or Dan Silver the opportunity to physically verify, on an annual basis, RMV's compliance with the terms of this Agreement. RMV shall have the right to approve any person nominated to undertake this verification in place of either Joel Reynolds or Dan Silver, and RMV's approval shall not be unreasonably withheld. In the alternative, if the Resource Organizations so elect, the verification of RMV's compliance with the terms of this Agreement shall be undertaken by the County, in which case the County shall perform the next inspection no later than one (1) year from the date of the last inspection, and on an annual basis thereafter, unless and until such time as the Resource Organizations, by written notice to the County and RMV, elect to resume inspections pursuant to this Section 8.</p>		<p><b>RMV:</b> Provide opportunity to identified RO representatives (or County, as appropriate) to conduct annual, authorized inspections</p>		PC-Wide

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510 (cont.) (See also 520)	Resource Organizations Settlement Agreement	8 (cont.)	Annually, as part of the AMR preparation process	Limited Right of Inspection (cont.): The County's findings from this annual inspection shall be included verbatim in the Annual Monitoring Report required by Section 1. B.11 of the Ranch Plan Planned Community Text, which shall be provided to the Resource Organizations.		<b>County:</b>		PC-Wide
572	EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage: Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Approval of the archaeologist's follow-up report		Each PA
573	EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage: These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA

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575	EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance: Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Approval of the paleontologist's follow-up report		Each PA
576	EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance: These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA

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619	Afford. Hous. Agmt.	Cond. 5 (Pg. 11)	Within six months after the Board approves Affordable Housing Implementation Agreement	<p><b>Infrastructure Financing:</b>                      To ensure that OWNERS will be able to provide Housing Sites located with the Subarea Plans and Approved Builders will be able to construct Affordable Housing Projects on the Housing Sites, within six months after the Board approves this Implementation Agreement, the COUNTY and OWNERS will submit to the Board a proposed agreement regarding implementation of infrastructure. COUNTY and OWNERS agree to consider financing mechanisms, including but not limited to (i) an IFD, (ii) a similar financing mechanism that will meet the goals established in Sections 6, 7 and 8 of the Site Set-aside Agreement, and (iii) County ownership/operation/maintenance of infrastructure. COUNTY and OWNERS wish to have the financing mechanism in place no later than the date the first Approved Builder obtains site control pursuant to Section 4(g) for the first Housing Site.</p>	Director, RDMD	Submit to the Board a proposed agreement regarding implementation of infrastructure.		Each PA
608	Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a building permit	<p><b>Fuel Tanks and Lumber Drop:</b>                      d) Prior to the issuance of a building permit, the applicant shall provide the Manager, Building &amp; Safety with a clearance from OCFA indicating the appropriate level of fuel modification required prior to allowing fuel tanks and "lumber drop" within the project site.</p>	Manager, Building & Safety	Obtain clearance from OCFA indicating the appropriate level of fuel modification		Each PA

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111	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	<b>Air Quality - Reflect Heat Through Roof Materials (cont.):</b> 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.	Director, PDS	Issuance of Site Development Permit (Evidence of reflection of heat through home design)		Each PA
140	EIR 589	MM 4.9-28	Prior to the issuance of building permits for tracts with public street lighting adjacent to RMV Open Space habitat areas	<b>Biological Resources - Light Shielding:</b> Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS	Preparation of a lighting plan		Each Applicable PA
141	EIR 589	MM 4.9-28 (cont.)	See above	a. Biological Resources - Light Shielding (cont.): Prior to the issuance of building permits for a tract with public street lighting adjacent to RMV Open Space habitat areas, the County of Orange shall verify that measures to shield such lighting have been incorporated in the building plans.	Director, PDS	Preparation of building plans in compliance with lighting measures		Each Applicable PA

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142	EIR 589	MM 4.9-29	Prior to the issuance of Building Permits for tracts adjacent to the RMV Open Space	<b>Biological Resources - Open Space Access:</b> Access to the RMV Open Space shall be managed and directed as specified in the Open Space Agreement between the County of Orange and RMV. Where potential conflicts between development and open space are identified per the agreement the following shall occur:	Director, PDS	Submittal of evidence verifying that measures, have been incorporated into the building plans that address open space access issues		Each Applicable PA
143	EIR 589	MM 4.9-29 (cont.)	See above	a. <b>Biological Resources - Open Space Access (cont.):</b> Prior to the issuance of building permits for a tract adjacent to the RMV Open Space, the County of Orange shall verify that measures, such as fencing, signs etc., to direct the public to public access points within the RMV Open Space have been incorporated into the building plans. To the extent that public access points are not identified, the County of Orange shall verify that measures, such as fencing, signs etc., to prohibit public access have been incorporated into the building plans.	Director, PDS	See above		Each Applicable PA
199	EIR 589	MM 4.14-14 (cont.)	Prior to issuance of building permits for those locations with oil wells.	<b>Hazards and Hazardous Materials - Oil Wells (cont.):</b> 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.	Director, PDS (Division of Oil, Gas and Geothermal Resources)	Verification of review by Department of Conservation, Division of Oil, Gas and Geothermal Resources		PA3

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
206	EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	<b>Public Services and Facilities - CUSD Agreement:</b> Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide
268	DA	Public Benefit 1 (cont.)	Prior to Issuance of Building Permit for 1st Equivalent Dwelling Unit (EDU)	<b>Transportation - Avenida La Pata Dedication:</b> Offer of dedication for Avenida La Pata right-of-way (extending from Ortega Highway to Prima Deshecha Landfill)	Director, RDMD	Prepare and deliver Irrevocable offer of dedication for Avenida La Pata right-of-way extension		PA-1
269	DA	Public Benefit 2	Prior to Issuance of Building Permit for 1st Equivalent Dwelling Unit (EDU)	<b>Transportation - Cost of Studies Part I:</b> Payment of defined financial contribution to offset costs incurred in the preparation of preliminary designs and environmental studies for traffic improvement projects (Part I)	Director, RDMD	Payment of \$7,320,000 into South County Roadway Improvement Program (SCRIP)		PA-1

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
526	EIR 589	SC 4.4-5	Prior to the issuance of building permits	<b>Geology and Soils:</b> The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	County of Orange Director of Planning & Development Services	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA
547	EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	<b>Major Thoroughfare and Bridge Fee Programs:</b> Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange Director of Planning & Development Services	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550 (cont.)	EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation: C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	County of Orange Director of Planning & Development Services	Submittal of satisfactory internal pedestrians circulation plans		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
559 (cont.)	EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation: b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services	Submittal of satisfactory acoustical analysis		Each PA
559 (cont.)	EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation: c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
561	EIR 589	SC 4.8-5	Prior to the issuance of building permits	<b>Non-Residential Development:</b> Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	County of Orange Manager of Building Permit Services	Submittal of satisfactory acoustical analysis		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
561 (cont.)	EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development: Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA
564	EIR 589	SC4.10-1	Prior to the issuance of building permits	<b>Public Area Landscaping:</b> The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP	Approved landscaping plan and irrigation plan		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
564 (cont.)	EIR 589	SC4.10-1 (cont.)	See above	<p>Public Area Landscaping:</p> <p>a. Detailed Plan—Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)</p>	See above	See above		Each PA
570	EIR 589	SC 4.10-3	Prior to the issuance of building permits	<p><b>Light and Glare:</b> Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)</p>	County of Orange Manager of Building Permits	Approved lighting study/plan		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>Prior to Approval of Precise Fuel Modification Plan (GB Grading Permit)</b>								
137	EIR 589	MM 4.9-27	Prior to the approval of fuel modification plans	<b>Biological Resources - Invasive Plants/Fuel Mod:</b> All plants identified by the California Exotic Pest Plant Council as an invasive risk in southern California shall be prohibited from development and fuel management zones adjacent to the RMV Open Space. The plant palette for fuel management zones adjacent to the RMV Open Space shall be limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List. Plants native to Rancho Mission Viejo shall be given preference in the plant palette.	Director, PDS (OCFA Fire Chief)	Approved landscape plans and Fuel Modification Plans		Each Applicable PA
138	EIR 589	MM 4.9-27 (cont.)	See above	a. Biological Resources - Invasive Plants/Fuel Mod (cont.): Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	See above	See above		Each PA
<b>Prior to Issuance of Precise Grading Permit</b>								

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
607	Fire Prot. Prog.	Cond. 3.c.	Prior to the issuance of a GB precise grading permit	<p><b>Precise Fuel Modification Plan:</b></p> <p>c) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, RDMD Subdivision and Infrastructure with a clearance from OCFA demonstrating approval of a precise fuel modification plan consistent with the Ranch Plan Fire Protection Program Preliminary Fuel Modification Plan (sheets 3 through 8 of 11) per Section II.D.1 of the Ranch Plan Planned Community Program zoning text. 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.</p>	Provide the Manager, RDMD Subdivision and Infrastructure with a clearance from OCFA	Precise a Preliminary Fuel Modification Plan		Each PA
567	EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	<p><b>Private Area Landscaping:</b></p> <p>a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)</p>	County of Orange Director of Planning & Development Services	Approved detailed landscape plan for privately maintained common areas		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
584	EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail: 2. Design the necessary improvements for the trail, including, but not limited to grading, erosion control, signage, fencing, and a grade-separated crossing, as applicable, in a manner meeting the approval of the Manager HBP/ Program Management, in consultation with the Manager, Subdivision and Grading. Trail design shall also avoid affecting areas known to contain sensitive biological resources as identified in Section 4.9, Biological Resources. (County Standard Condition HP03)	County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Director of Planning & Development Services	Verify approval of design improvements for the trail by the Manager HBP/ Program Management		Each PA
586	EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail: b. Prior to the issuance of precise grading permits, applicant shall obtain approval from the Manager HBP/ Program Management, that the proposed grading provides for and will not interfere with or preclude the installation of the recreational riding and hiking trail. (County Standard Condition HP03)	County of Orange Director of Planning & Development Services County of Orange Manager of Harbors, Beach & Parks Program Management	Verify grading would not interfere with installation of recreational riding and hiking trail		Each PA

Prior to Issuance of Certificate of Occupancy

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
609	Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of any certificate of use and occupancy	<b>Fuel Modification Installation:</b> e) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety with a clearance from OCFA confirming that the approved fuel modification plan has been installed and completed, that CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Provide the Manager, Building and Safety with a clearance from OCFA	Fuel modification plan has been installed and completed		Each PA
168	EIR 589	MM 4.10-1	Prior to the final inspection or issuance of a certificate of occupancy	<b>Aesthetics and Visual Resources - Perimeter Lighting:</b> All lighting along the perimeter of natural areas, particularly street lights, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the remaining natural and open space areas. Final lighting orientation and design shall be to the satisfaction of the County of Orange, Manager, Building Permits.	Building Permits Manager	Preparation and approval of a lighting plan		Each Applicable PA
169	EIR 589	MM 4.10-1 (cont.)	Prior to the final inspection or issuance of a certificate of occupancy	a. Aesthetics and Visual Resources - Perimeter Lighting (cont.): Prior to final inspection or issuance of a certificate of occupancy, where applicable, the Manager, Building Permit, shall cause to be performed a photometric field inspection of the approved lighting system for the project. The inspection shall verify the proper construction and installation of materials within the approved plan, determine the actual light patterns and values through light meter testing and observation, and determine the extent of any errant lighting. Deviations and/or violations shall be corrected prior to the final clearance for the project.	Building Permits Manager	Conduct photometric field inspection of the final approved lighting system for the project, verification of compliance with lighting plans		Each Applicable PA
531	EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements: B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	County of Orange Manager of Construction	Verification of installation of drainage improvement		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
539	EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	<p><b>Compliance with the WQMP:</b> Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:</p> <ul style="list-style-type: none"> <li>• Demonstrate that all structural Best Management Practices (BMPs) described in the project’s WQMP have been implemented, constructed and installed in conformance with approved plans and specifications;</li> <li>• Demonstrate that the applicant has complied with all non-structural BMPs described in the project’s WQMP;</li> <li>• Submit for review and approval an Operations and Maintenance (O&amp;M) Plan for all structural BMPs for attachment to the WQMP;</li> </ul>	County of Orange Manager of Building Inspection	Verification of compliance with Water Quality Management Plan		Each PA
539 (cont.)	EIR 589	SC 4.5-9 (cont.)	See above	<p>Water Quality Management Plan:</p> <ul style="list-style-type: none"> <li>• Demonstrate that copies of the project’s approved WQMP (with attached O&amp;M Plan) are available for each of the incoming occupants;</li> <li>• Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&amp;M Plan; and (County Standard Condition WQ03)</li> </ul>	See above	See above		Each PA
539 (cont.)	EIR 589	SC 4.5-9 (cont.)	See above	<ul style="list-style-type: none"> <li>• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&amp;R’s (that must include the approved WQMP and O&amp;M Plan) for the project Home Owner’s Association; 2) a water quality implementation agreement that has the approved WQMP and O&amp;M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&amp;M) Plan. (County Standard Condition WQ03)</li> </ul>	See above	See above		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
560	EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	<b>Multi-Family Residential Development:</b> Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	County of Orange Manager of Building Inspection Services	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA
563	EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	<b>Transportation Corridor Notification:</b> Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	County of Orange Manager of Building Inspection Services	Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor		Each PA
565	EIR 589	SC4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping: b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services & Manager HBP	Landscaping and irrigation plan certification from landscape architect		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
566	EIR 589	SC4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping: b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	County of Orange Manager, Construction and Manager, Building Inspection Services	Approved irrigation management report		Each PA
568	EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569	EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	County of Orange Manager, Building Inspection Services	Approved irrigation management report for each landscape irrigation system		Each PA

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APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
585	EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of final certificates of use and occupancy	Recreation Easement for Regional Trail: 3. Enter into an agreement, accompanied by financial security, with the County of Orange, to insure the installation of the necessary improvements. (County Standard Condition HP03)	County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Manager of Construction	Verify existence of an agreement accompanied by financial security with the County to insure installation of necessary improvements		Each PA
587	EIR 589	SC 4.12-5 (cont.)	Prior to issuance of final certificates of use and occupancy and release of financial security	Recreation Easement for Regional Trail: c. Prior to the issuance of final certificates of use and occupancy and the release of financial security guaranteeing the riding and hiking trail improvements, the applicant shall install the riding and hiking trail improvements in a manner meeting the approval of the Manager HBP/ Program Management, in consultation with the Manager, Construction. (County Standard Condition HP03)	County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Manager of Construction	Verify installation of riding and hiking trail improvements meet the approval of the Manager of HBP/Program Management in consultation with the Manager of Construction		Each PA

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APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>SCRIP Requirements Potentially Applicable to PA-1</b>								
271	DA	Public Benefit 4	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - Pico/I-5 Interchange:</b> Accelerated payment of Owner's Fair Share contribution for Avenida Pico / I-5 interchange improvements	Director, RDMD	Complete Payment of \$571,000 into SCRIP		PA-1, 2 and 3
272	DA	Public Benefit 5	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - I-5/Oso Ramp:</b> Accelerated payment of Owner's Fair Share contribution for freeway ramp improvements at southbound I-5 / Oso Parkway	Director, RDMD	Complete Payment of \$4,126,000 into SCRIP		PA-1, 2 and 3
273	DA	Public Benefit 6	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - Ortega Highway:</b> Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within unincorporated County (westerly of Antonio Parkway)	Director, RDMD	Complete Payment of \$6,000,000 into SCRIP		PA-1, 2 and 3
274	DA	Public Benefit 7	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - Crown Valley/Marguerite Intersection:</b> Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Crown Valley & Marguerite in Mission Viejo. In addition to OWNERS' Fair Share obligation, OWNERS shall contribute an extra \$724,000 toward the cost of accomplishing the intersection improvements described above.	Director, RDMD	Complete payment of the aggregate obligation of \$894,000 into SCRIP		PA-1, 2 and 3
275	DA	Public Benefit 8	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - Felipe/Oso Intersection:</b> Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Felipe & Oso in Mission Viejo. In addition to OWNERS' Fair Share obligation, OWNERS shall contribute an extra \$552,000 toward the cost of accomplishing the intersection improvements described above.	Director, RDMD	Complete payment of the aggregate obligation of \$876,000 into SCRIP		PA-1, 2 and 3

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APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
276	DA	Public Benefit 9	Prior to Issuance of Building Permit for 1,000th EDU	<b>Transportation - Flex Funds Part I:</b> Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part I")	Director, RDMD	Complete Payment of \$5,000,000 into SCRIP		PA-1, 2 and 3
277	DA	Public Benefit 10	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	<b>Transportation - I-5/Crown Valley Ramp:</b> Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	Director, RDMD	Payment into SCRIP of \$160,000		PA-1 through 5
279	DA	Public Benefit 11	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	<b>Transportation - I-5/Crown Valley Bridge:</b> Accelerated payment of Owner's Fair Share contribution for widening of Crown Valley Parkway Bridge at I-5	Director, RDMD	Payment into SCRIP of \$73,000		PA-1 through 5
281	DA	Public Benefit 12	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	<b>Transportation - I-5/Ortega Interchange:</b> Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Ortega Highway	Director, RDMD	Payment into SCRIP of \$9,100,000		PA-1 through 5
278	DA	Public Benefit 10 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	<b>Transportation - I-5/Crown Valley Ramp (continued):</b> Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	Director, RDMD	Payment into SCRIP of \$80,000		PA-1 through 5

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
<b>Provisions and Regulations With No Applicable Timeframe</b>								
99	EIR 589	MM 4.6-1	As specified in the Transportation Improvement Phasing Plan component of SCRIP (Upon Initiation of Development)	<b>Transportation and Circulation - Transportation Improvement Program:</b> Table 4.6-26 and Table 4.6-27 identify the transportation improvement program proposed as mitigation for the Ranch Plan project for year 2025 and year 2010, respectively. The improvements differ depending on whether the SR-241 southerly extension is assumed. The project applicant shall participate on a fair share basis for improvements associated with cumulative impacts. Funds shall be paid to the County of Orange pursuant to the SCRIP.	Director, RDMD	Proof of project applicant's payment of funds demonstrating participation on a fair share basis for improvements as a part of the SCRIP Fee Program		Each PA
103	EIR 589	MM 4.6-3	If County, CalTrans, et al, establish a cumulative mitigation program for 1-5 mainline	<b>Transportation and Circulation - Freeway Mainline:</b> No improvements are proposed herein to address the cumulative impacts of the project on I-5 mainline. Improvements to the I-5 mainline are a part of regional transportation improvement programs with associated timing and funding sources. If the responsible agencies establish a cumulative mitigation program, the project applicant shall participate on a fair share basis.	Director, PDS (in consideration with Caltrans)	Participate, on a fair share basis, in adopted cumulative mitigation program		Each PA
223	PC Text	Gen. Reg. 19	Prior to each Temporary Event	<b>Temporary Special Community Events</b> shall be allowed per Section III.J.8 of this Ranch Plan PC Text.	Director PDS	Compliance with PC Program Text Section III.J.8		Each PA

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Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
232	PC Text	Gen. Reg. 25	No required timeframe	A Planned Community-wide <b>Alternative Development Standards</b> (ADS) document may be adopted by the appropriate governing body or bodies (i.e., Planning Commission for community-wide site development standards, Subdivision Committee for subdivision issues, County Engineer for street standards issues, et al). Each applicable decision maker must make the following findings prior to final action:	Planning Commission, Subdivision Committee or County Engineer as appropriate	Preparation of ADS document		PC-Wide or Each PA
233-235	PC Text	Gen. Reg. 25.a.-c.	No required timeframe	ADS (cont.): a. The use or project proposed is consistent with the General Plan. b. The use, activity or improvement(s) is/are consistent with the provisions of the Zoning Code. c. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act (CEQA).	See above	See above		PC-Wide or Each PA
236-238	PC Text	Gen. Reg. 25.d.-f.	No required timeframe	ADS (cont.): d. The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. e. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare of the community. f. The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.	See above	See above		PC-Wide or Each PA
239	PC Text	Gen. Reg. 25 (cont.)	No required timeframe	<b>ADS (cont.):</b> An Area Plan may be used to establish alternative site development standards for the Planning Area in accordance with Section II.B.	Planning Commission approves all Area Plans	Inclusion in appropriate Area Plan		PC-Wide or Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
388	EIR 589	PDF 4.3-1	No required timeframe	<b>Population and Housing - Jobs/Housing Balance:</b> The Ranch Plan would provide a slightly higher jobs/housing ratio than SCAG's assumed ratio for Orange County. This would increase the overall jobs/housing balance for southern Orange County, which is currently below the SCAG ratio.	Not Applicable	No separate monitoring is required. Compliance is assured through project implementation and MMRP process.		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
389	EIR 589	PDF 4.3-2	When existing residences are to be removed	<b>Population and Housing - Housing Relocation:</b> Rancho Mission Viejo would relocate displaced residents prior to approval of demolition permits. Mitigation Measure 4.3-1 further supports this project design feature.	Not Applicable	Relocate displaced residents		Each PA
393	EIR 589	PDF 4.5-3	Completed, included within certified Final Program EIR 589	<b>Water Resources - Water Quality Management Plan.</b> A conceptual Water Quality Management Plan (the <i>Draft WQMP</i> ) has been developed for the proposed project in compliance with the Model Water Quality Management Plan requirements of the County of Orange DAMP. The <i>Draft WQMP</i> addresses the following elements:	Manager, RDMD Watershed Group	Approval of conceptual Water Quality Management Plan (WQMP)		PC-Wide
394-396	EIR 589	PDF 4.5-3 (cont.)	See above	Water Resources - Site-design BMPs (cont.): <ul style="list-style-type: none"> <li>• Site design BMPs: Site design BMPs have been selected to address the creation of a hydrologically functional project design that seeks to mimic the natural hydrologic regime.</li> <li>• <u>Source Control BMPs: Source controls BMPs (routine non-structureal BMPs, and BMPs for individual categories/project features) have been selected, including a combined flow and water quality control system to address hydrologic water balance and water quality treatment.</u> Site design BMPs have been selected to address the creation of a hydrologically functional project design that seeks to mimic the natural hydrological regime.</li> <li>• Urban Runoff and Stormwater Control Elements : Water balance and flow duration analyses and conceptual combined flow and water quality control systems have been prepared for each sub-basin.</li> </ul>	See above	See above		PC-Wide
397-398	EIR 589	PDF 4.5-3 (cont.)	See above	Water Resources - Site-design BMPs (cont.): <ul style="list-style-type: none"> <li>• An operation and maintenance program has been developed to address the following elements: Maintenance Responsibility, General Operation and Maintenance Activities, Routine Operation and Maintenance Activities and Major Operation and Maintenance Activities.</li> <li>• A stormwater monitoring program has been developed for the Water Quality BMPs.</li> </ul>	See above	See above		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
401	EIR 589	PDF 4.7-1	No required timeframe	<b>Air Quality - Vehicular Air Emission Reduction:</b> The project has been designed to minimize the need for external vehicular trips through the provision of residential, commercial, office, and institutional uses within the boundaries of the project site, thereby reducing vehicular air emissions.	Not Applicable	No separate monitoring is required. Compliance is assured through the MMRP process.		Not Applicable
414	EIR 589	PDF 4.10-1	No required timeframe	<b>Aesthetics and Visual Resources - Open Space:</b> Approximately two-thirds of the project site shall be retained in open space.	Not Applicable	No separate monitoring is required. Compliance is assured through project implementation and MMRP process.		Not Applicable
419	EIR 589	PDF 4.12-3	No required timeframe	<b>Recreation - Open Space:</b> The project provides for 15,132 acres of open space within the Ranch Plan boundaries. The large amount of open space would provide for protection of many of the major ridgelines. Specifically, the open space in Planning Area 10 would provide a buffer with the General Thomas F. Riley and Ronald W. Caspers Wilderness Parks. This minimizes indirect impacts on the existing parks.	Not Applicable	No separate monitoring is required. Compliance is assured through project implementation and MMRP process. (See PDF 4.1-1 and 4.9-1)		Not Applicable

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
425	EIR 589	PDF 4.13-1	No required timeframe	<b>Mineral Resources - PA-5 Surface Mining:</b> The project would provide for the ONIS surface mining to continue within Planning Area 5 as an interim use until such time as development is proposed.	Not Applicable	No separate monitoring is required. Continuation of mining is subject to conditions of lease and ability of ONIS to continue mining operations		Not Applicable
431	EIR 589	PDF 4.15-2	At time of right-of-way design	<b>Public Services and Facilities: Roadways,</b> with the exception of Verdugo Road, will be designed in conformance with the Orange County Standard Plans. This is supplemented with Mitigation Measure 4.15-2. Applicants may request alternative roadway designs as an Alternate Means and Methods.	Director, RDMD and OCFA	Separate monitoring is required; will be implemented with Mitigation Measure 4.15-2		Each PA
439	Mission Viejo Settlement Agreement	4.1	When City requests SCRIP funds	<b>Funding and Phasing of SCRIP Improvements:</b> The Parties agree that the total monetary obligation of the Project to the City's Local and Regional Improvements is \$18,123,000.00. The County shall allocate, re-allocate, or both, SCRIP funds in order to advance the funds identified by the City as needed to supplement existing or available funds to provide 100% funding for City's Local Improvements, based upon current cost estimates, as more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.	SCRIP Administrator	<b>County:</b> Allocate or reallocate SCRIP funds (subject to requirements)		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
440	Mission Viejo Settlement Agreement	4.1 (cont.)	When City requests change in funding priority for SCRIP funds	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> The SCRIP Funds shall first be applied to the City Local Improvements set forth in Table 1 of Exhibit A, and any remaining funds shall be expended on the Regional Improvements within the City set forth in Table 2 of Exhibit A, except that the City reserves the right to request changes in the funding priority and County and RMV shall cooperate in effectuating any such requests for revisions that may be made. The City agrees that the SCRIP funds are solely intended to supplement (and not replace) other existing funds available to the City that have been allocated for the identified improvements, and all of the funds received by the City pursuant to this Agreement shall be used for identified improvements. The City agrees to use its best efforts to obtain all potentially available or existing funds from other (i.e., non-RMV, non-SCRIP, non-County) sources, including Measure M funds.	SCRIP Administrator	<b>County:</b> Allocate SCRIP Funds in accordance with requirements. <b>RMV &amp; County:</b> Cooperate with City in addressing requested changes <b>City:</b> Apply SCRIP funds in accordance with requirements		PC-Wide
441	Mission Viejo Settlement Agreement	4.2	When City requests SCRIP funds or reallocation thereof	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> A written request for allocation, reallocation, or combination thereof, of SCRIP funds, which includes documentation necessary to demonstrate City's compliance with the terms of this Agreement, shall be provided by the City to the SCRIP Administrator.	SCRIP Administrator	<b>City:</b> Submit written request to County for SCRIP funds		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
442	Mission Viejo Settlement Agreement	4.3	When City requests SCRIP funds or reallocation thereof	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> The allocation, re-allocation, or both, of SCRIP funds shall provide approximately \$13,274,000.00 of the funds due to the City for City Local Improvements pursuant to this Agreement in accordance with the Funding Phasing Schedule shown on Exhibit B. attached hereto and incorporated herein by this reference. All estimates of development timing (and the corresponding funding phasing schedule) are estimates. Funds for City Local Improvements shall be paid pursuant to the Funding Phasing Schedule established in Exhibit B.	SCRIP Administrator	<b>County:</b> Allocate or reallocate SCRIP funds in accordance with Funding Phasing Schedule		PC-Wide
443	Mission Viejo Settlement Agreement	4.4	When City requests SCRIP funds or reallocation thereof	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> The allocation, re-allocation, or both, of SCRIP funds shall provide approximately \$4,849,000.00 of the funds due to the City for Regional Improvements pursuant to this Agreement. Funds for Regional Improvements shall be paid when all of the following conditions have occurred: (a) a contract relating to the design and/or construction of the specific Regional Improvement has been executed; and (b) funds relating to said Regional Improvement have been received by the County. In the absence of the conditions set forth in subsections (a) and (b) of this Section 4.4, the County may elect, in its sole and unfettered discretion, to advance Funds for Regional Improvements if the SCRIP Administrator and/or County determines that the SCRIP Program has sufficient funding capacity to advance said funding request.	SCRIP Administrator	<b>County:</b> Allocate or reallocate SCRIP funds following satisfaction of conditions		PC-Wide
444	Mission Viejo Settlement Agreement	4.5	When City requests reallocation of SCRIP funds	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> Nothing in this Agreement, shall preclude the City from petitioning the County, pursuant to the provisions of SCRIP Part 2, for re-allocation of any available funds or re-prioritization of any City Local or Regional Improvement.	SCRIP Administrator	<b>City:</b> Submit petition to County for reallocation of SCRIP funds		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
445	Mission Viejo Settlement Agreement	4.6	When SCRIP funds are reallocated from regional improvements to other SCRIP improvements	<b>Funding and Phasing of SCRIP Improvements (cont.):</b> The City agrees that those funds initially allocated to the regional improvements benefiting the City under SCRIP (SB Ramp Improvements at I-5/Oso Parkway and/or the Saddleback/I-5 Connectors) may be re-allocated to other SCRIP improvements set forth in Exhibit A, in accordance with applicable SCRIP provisions.	Not applicable	Not applicable; City has consented to reallocation		PC-Wide
446	Mission Viejo Settlement Agreement	5.1	During SCRIP Part 2	<b>SCRIP Implementation and Monitoring:</b> During SCRIP Part 2, the County will further define the strategies for implementation of transportation improvements, after consulting with the SCRIP Advisory Team in accordance with Sections V.15 and V.17 of the SCRIP. The City agrees to participate actively in SCRIP Part 2, by serving as a member of the Advisory Team, thereby allowing City input into transportation implementation strategies.	SCRIP Administrator	<b>City:</b> Participate in SCRIP Part 2 and serve on Advisory Team  <b>County:</b> Consult with SCRIP Advisory Team to further define SCRIP strategies		PC-Wide
449	Mission Viejo Settlement Agreement	6.2	On-going	<b>SCRIP Implementation and Monitoring (cont.):</b> In order to maximize consistency between City and County traffic forecasting, the County and RMV shall provide current and, as it becomes available, future socioeconomic, land use and traffic characteristics contained within the South County Sub-Area Model ("SCSAM") to the City for use in developing and refining the City's traffic model.	Director RDMD	<b>County &amp; RMV:</b> Provide SCSAM data to City		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
450 (also 209-210)	San Clemente Settlement Agreement (also PC Text)	K.3. (also Gen. Reg. 12)	Upon execution of any settlement agreement pertaining to the Ranch Plan project	<b>Reallocation to San Mateo Creek Watershed:</b> Rancho Mission Viejo (RMV) shall not enter into any written and oral settlement agreement with any third party in connection with any dispute relating to the Ranch Plan Project and Ranch Plan Project Approvals that results in a transfer of residential density from the San Juan Creek Watershed (i.e., Ranch Plan Project Planning Areas 1, 2, 3, 4 and 5) to the San Mateo Creek Watershed (i.e., Ranch Plan Project Planning Areas 6, 7, 8 and 9) over that residential density currently allocated in the Ranch Plan PC Community Statistical Table, a constituent element of the Ranch Plan PC Program. <i>(This provision augments Items 209 and 210, the PC Text General Provisions and Regulations 12 which regulates the reallocation of dwelling units between Planning Areas)</i>		<b>RMV:</b> No execution of Settlement Agreement that reallocates density from SJC watershed to SMC watershed in excess of limits specified in P.C. Text		PC-Wide
451 (also 209-210)	San Clemente Settlement Agreement (also PC Text)	K.3. (cont.) (also Gen. Reg. 12)	Concurrent with planning activities contemplating shift of units from SJC watershed to SMC watershed	Reallocation to San Mateo Creek Watershed (continued): Notwithstanding the foregoing, RMV in connection with future planning and entitlement activities, shall not transfer residential density of more than ten percent (10%) over that residential density currently allocated in the Ranch Plan PC Community Statistical Table (i.e., 161 dwelling units) from the San Juan Creek Watershed to the San Mateo Creek Watershed. City shall have no right to challenge any transfer of residential density from the San Juan Creek Watershed to any one or more of the planning areas in the San Mateo Creek Watershed that is ten percent or less of the San Mateo Watershed density and notwithstanding that any other consent may be required. <i>(This provision augments Items 209 and 210, the PC Text General Provisions and Regulations 12 which regulates the reallocation of dwelling units between Planning Areas)</i>		<b>RMV:</b> No transfer of residential units in contravention of limitation of limitation <b>City:</b> No challenge of any proposed transfer that complies with limitations		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
454	Resource Organizations Settlement Agreement	3.1	No required timeframe; rights operative throughout term of Ranch Plan project	<b>Approved Uses and Practices -- Right to Develop in Conformity with Project Entitlements:</b> Except as otherwise expressly provided in this Agreement, RMV shall have the right, but not the obligation, to develop and implement the Project in accordance with the Project Approvals and Subsequent Project Approvals.	Applicable Permitting Authority	<b>RMV:</b> Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals/ Subsequent Project Approvals and the Resource Organizations Settlement Agreement		PC-Wide
455	Resource Organizations Settlement Agreement	3.2	No required timeframe; rights and obligations operative throughout term of Ranch Plan project	<b>Approved Uses and Practices -- Development and Use of Project in Conformity with Settlement Agreement:</b> RMV shall not file any application for, or otherwise seek, a Subsequent Project Approval from the County, or any municipal corporation that becomes a succeeding land use permitting authority through annexation, that is inconsistent with the Project Approvals or this Agreement. The Parties acknowledge that the Subsequent Project Approvals granted by the Wildlife/Resource Agencies and/or other permitting authorities may vary from the scope and nature of the Project as contemplated by this Agreement. Irrespective of the scope, nature and extent of Project development activity hereafter authorized/approved by the Wildlife/Resource Agencies and/or other permitting authorities, RMV shall develop and implement the Project in a manner that complies with the terms and provisions of this Agreement.	Applicable Permitting Authority	<b>RMV:</b> Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals (GPA/ZC/EIR) and the Resource Organizations Settlement Agreement		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
458 (see also 209-210, 450-451)	Resource Organizations Settlement (also PC Text and San Clemente Settlement)	3.3 (cont.) (also Gen. Reg. 12, Provision K.3.)	In conjunction with Area Plan approvals	Approved Uses and Practices -- Confirmation of Development Area Boundaries (cont.)  <b>(c) Allocation/Reallocation of Authorized Development:</b> RMV shall have the right, consistent with the provisions of the Ranch Plan Planned Community Text, to relocate and/or reallocate residential units, residential uses, and non-residential square footage and uses among and between individual Planning Areas in order to allow, within the Development Areas depicted in <u>Exhibit A</u> , for the full development of residential units, residential uses and nonresidential square footage and uses authorized in the Project Approvals and Subsequent Project Approvals, and to allow for the fulfillment of Project conditions of approval and Development Agreement obligations (including facilitating the County's efforts and obligations regarding affordable housing as set forth in the Project Development Agreement), provided that any such reallocation complies with the other terms and provisions of this Agreement.	Director PDS (Planning Commission to approve Area Plans)	Revision to statistical table; confirmation that relocation/reallocation is consistent with P.C. Text		PC-Wide
461	Resource Organizations Settlement Agreement	3.5	No required timeframe; rights operative throughout term of Ranch Plan project	<b>Approved Uses and Practices -- Conduct of Ranching and Agricultural Practices in Development Areas:</b> RMV shall have the right, but not the obligation, to carry out and conduct ranching and agricultural practices throughout the Development Areas (and each of them) in a manner consistent with the Project Approvals and Subsequent Project Approvals. <b>(See Planned Community Program Text Section III. H.)</b>	Director PDS	Development of project per Ranch Plan Planned Community Program Text, Section III.H.		PC-Wide

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
462	Resource Organizations Settlement Agreement	3.6	Prior to submittal of any application affecting recycling and recovery facility; limitation operative throughout term of Ranch Plan project	<b>Approved Uses and Practices -- Recycling and Recovery Facility:</b> RMV shall have the right, but not the obligation, to relocate, maintain, operate and/or lease a recycling and recovery facility ("Recycling Facility") adjacent to Avenida La Pata and within the bounds of the area depicted as "Recycling and Recovery Facility Area" in the attached <u>Exhibit C</u> . The Recycling Facility shall not exceed 18.3 acres in size, and use of the facility/area shall be limited to the collection, sorting, processing, storage and distribution of recyclable materials. [Note: Section 3.6 was revised to clarify that size of Recycling Facility can be 18.3 acres rather than 15 acres.]	Director PDS or Zoning Administrator per P.C. Text page 89, c.2	Relocation, operation and maintenance of Recycling Facility per terms of Resource Organization Settlement Agreement		PC-Wide
463 (see also 5)	Resource Organizations Settlement Agreement (also EIR 589)	3.7 (MM 4.3-1)	No required timeframe; rights and limitations operative throughout term of Ranch Plan project	<b>Approved Uses and Practices -- Employee Housing:</b> RMV shall have the right, but not the obligation, to relocate, maintain, and operate employee housing within the bounds of the area proximately depicted as "Employee Housing Area" in the attached <u>Exhibit D</u> . (see also PC Text Section III.H.3.c.1, which regulates how existing employee housing "may be relocated within and throughout the Ranch Plan PC Area without the need for issuance of a new permit or other prior approval from the County")	No permit approval required	Relocation, maintenance and operation of employee housing per terms of Resource Organization Settlement Agreement		Planning Areas 1 and 3
498	Resource Organizations Settlement Agreement	4.8 (cont.)	Prior to submittal of any Area Plan for PA-3 and/or PA-4; restrictions operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas -- Uses in Setback Areas: (b) Creation, installation and maintenance of limited fuel modification zones, trails and interpretative signage that are consistent with local, state and federal agency approvals and requirements.		All applications and development shall comply with these restrictions		Each PA

PLANNING AREA 1

APPROVED REGULATION COMPLIANCE MATRIX

Item No.	Source	Condition, Mitigation or Public Benefit	Timing	Requirement/ Provision	Reviewing/Approving Authority	Form of Compliance	Status of Compliance	Area Application
597	EIR 589	SC 4.15-9	N/A	<b>CUSD Fees:</b> Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Monitored through compliance with MM 4.15-5		Each PA

**APPENDIX B**  
**PLANNING AREA 1 TRAFFIC ANALYSIS**

**APPENDIX B**  
**PLANNING AREA 1 TRAFFIC ANALYSIS**

# THE RANCH PLAN PLANNING AREA 1

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Traffic Analysis

May 2006



**THE RANCH PLAN**  
**Planning Area 1 Traffic Analysis**

Prepared by:

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May 8, 2006

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## **THE RANCH PLAN**

### **Planning Area 1 Traffic Analysis**

This report provides traffic analysis information for Planning Area 1 of The Ranch Plan project in unincorporated south Orange County. As discussed below, the analysis has been prepared to comply with a Condition of Approval/Mitigation Measure of the Ranch Plan project. The analysis will also be used in preparing an addendum to Ranch Plan FEIR 589 addressing the proposed Planning Area 1 development.

### **BACKGROUND AND SCOPE**

Planning Area 1 (PA1) of The Ranch Plan is located just east of the City of San Juan Capistrano City limits and includes development on all four quadrants of the intersection of Antonio Parkway and Ortega Highway (note that Antonio Parkway becomes La Pata Avenue south of Ortega Highway). Pursuant to the adopted Ranch Plan Planned Community Program Text (see Section II.B.3.a.9) and Ranch Plan FEIR 589 (see MM 4.6-2), a Traffic Analysis is required to be submitted to the County prior to the approval of the Master Area Plan for each Planning Area. The Traffic Analysis is to be reviewed and approved by the Director of Planning and Development Services. Basically, the purpose of the analysis is to supplement the initial (May 2004) Ranch Plan EIR Traffic Report by (1) showing the cumulative impacts of development of that particular planning area (i.e., traffic proposed to be added by the then-proposed phase of development, in combination with other projected traffic growth) on the adjacent arterial roadway system, and (2) verifying that any proposed transportation improvements (e.g., mitigation measures) are substantially consistent with the adopted South County Roadway Improvement Program (SCRIP).

In fulfillment of the Condition of Approval/Mitigation Measure, this traffic study provides recent traffic count data in the project vicinity, adds anticipated traffic increases over the next several years and then adds the PA1-generated traffic to those background traffic volumes. Peak hour levels of service at key intersections are then derived and improvements proposed for implementation with the PA1 project are evaluated for consistency with the improvements contained in the SCRIP.

The section which follows describes the PA1 project and its relation to the adjacent arterial roadway system. Subsequent sections of this report discuss traffic on the surrounding roadway system and the SCRIP.

## PROJECT DESCRIPTION

The land use development plan and associated roadways for PA1 can be seen in Figure 1. A statistical summary of land uses and trip generation is given in Table 1. Also listed in this table is the corresponding trip generation derived for this planning area in the project Environmental Impact Report (EIR). Apart from a slight increase in the AM peak hour outbound trips (77 trips) and in the PM peak hour inbound trips (28 trips), the proposed land uses result in lower trip generation than the trip generation for PA1 as estimated in the EIR traffic study. It should be noted that the no-project traffic conditions presented here include the Rancho Mission Viejo (RMV) Headquarters in the northwest quadrant of PA1. This is an existing use and the trip generation for this land use is defined below:

RMV HEADQUARTERS TRIP GENERATION SUMMARY								
Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
RMV Headquarters	70 TSF	58	14	73	28	64	92	877

Arterial roadways serving the project include Antonio Parkway, La Pata Avenue (the southern extension of Antonio Parkway) and Ortega Highway. The project trip distribution is shown in Figure 2. This analysis is based on the existing roadway system and this distribution shows the geographic orientation of trips to and from the project.

## EXISTING CONDITIONS

The study area for this analysis is shown in Figure 3 together with recent average daily traffic (ADT) volumes (the counts are representative of January 2004). Intersection counts were from 2003 and 2004 and are also considered representative of January 2004. The City of Mission Viejo supplied the 2003 peak hour data for the Crown Valley Parkway intersections and citywide ADT data.

Intersections within the study area were selected for analysis based on the project traffic contribution (the general criteria is when the project increases peak hour trips at an intersection by more than one percent). Peak hour intersection capacity utilization (ICU) values can be found in Table 2 (an intersection location map is given in Figure 4). As shown, the following intersections currently operate at an unacceptable level of service under the existing conditions.

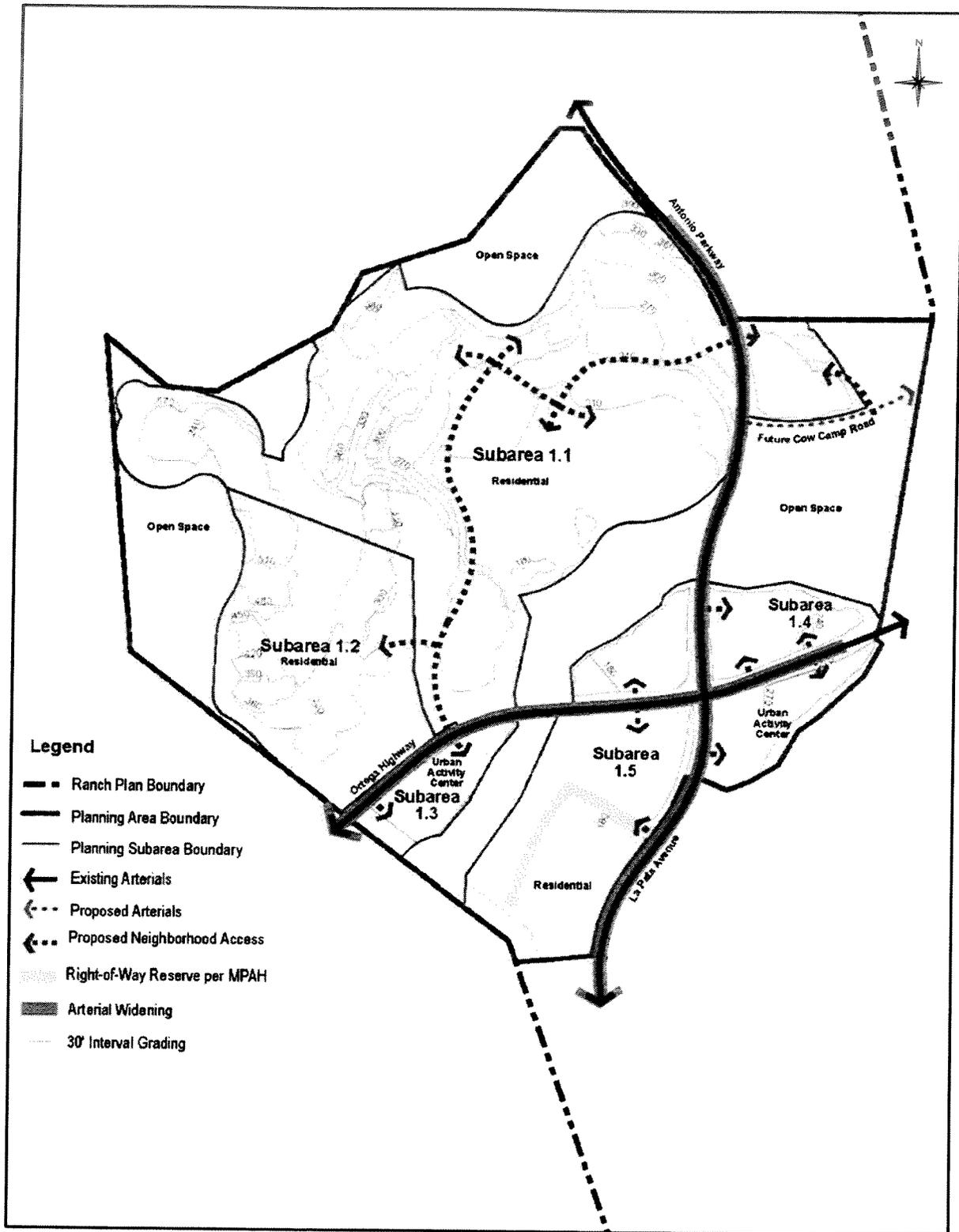


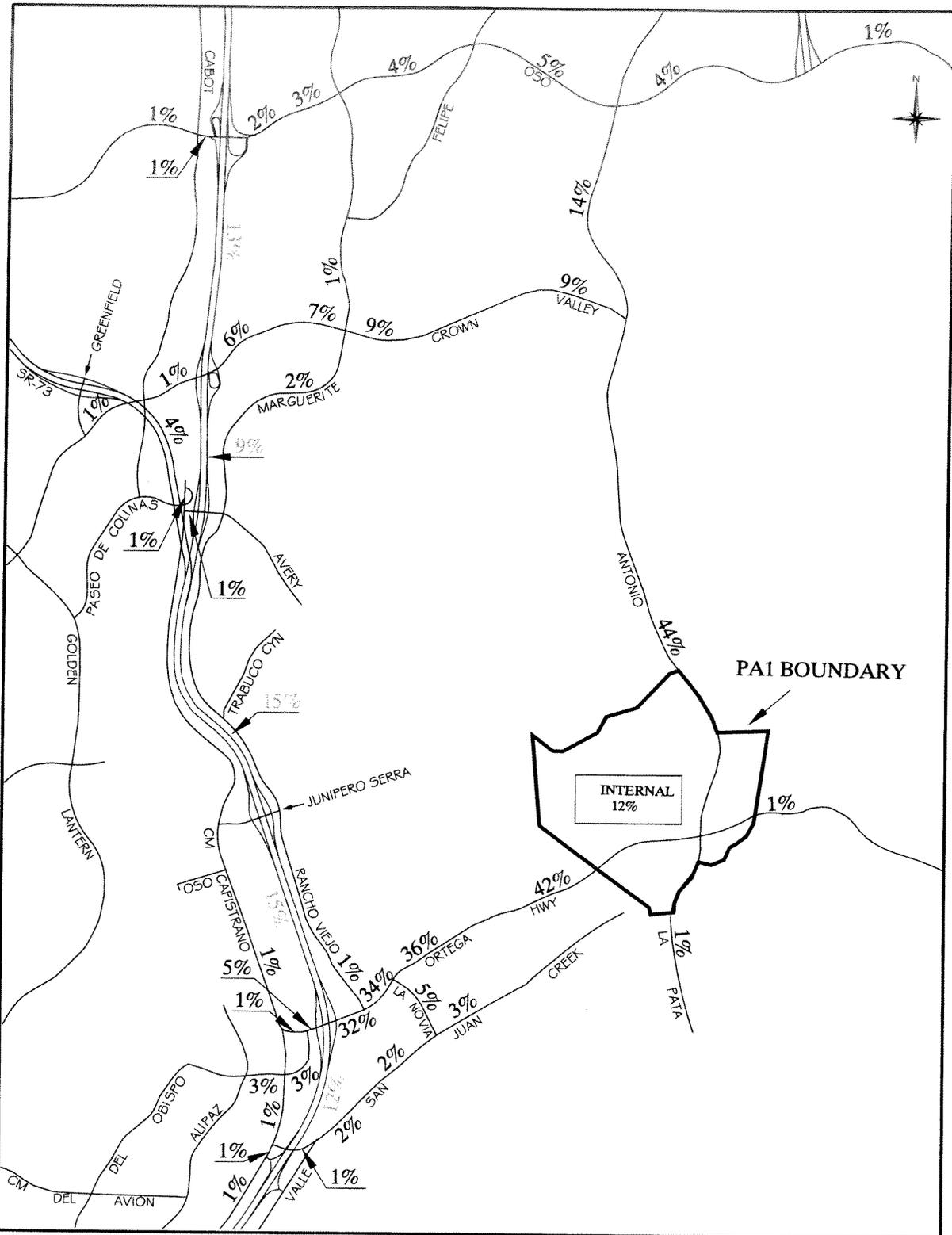
Figure 1  
 PROJECT SITE PLAN  
 - PLANNING AREA 1

Table 1

PLANNING AREA 1 LAND USE AND TRIP GENERATION SUMMARY

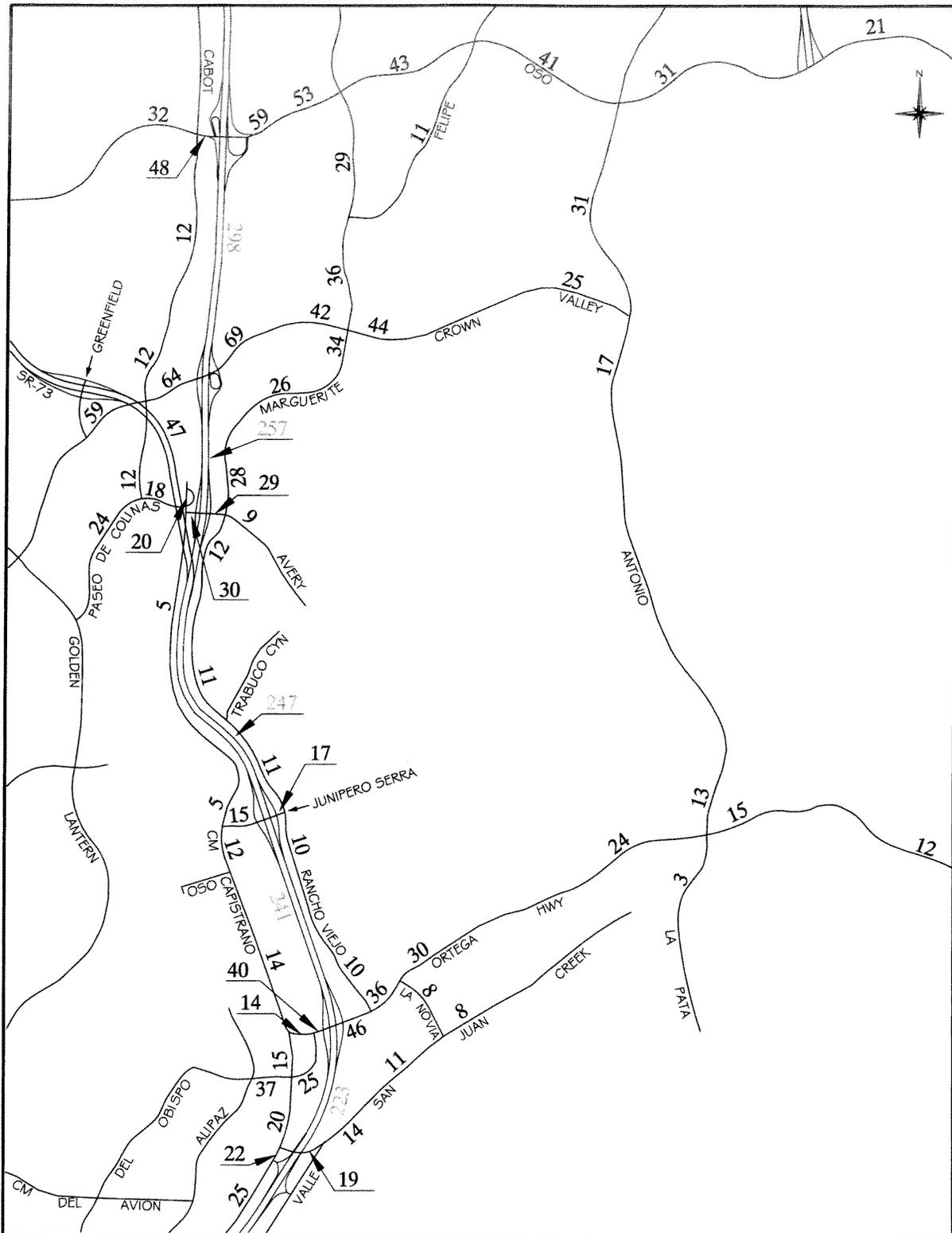
Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Single Family Detached	218 DU	27	136	163	129	62	191	1,995
Single Family Attached	400 DU	42	221	263	203	91	294	3,071
Senior Housing	201 DU	12	37	49	41	26	67	703
Senior Apartments	351 DU	22	65	87	72	45	117	1,227
General Commercial	100 TSF	188	89	277	203	251	454	4,549
R&D/Business Park	50 TSF	34	8	42	15	37	52	485
Park	38 ACRE	0	0	0	92	111	203	1,453
<b>TOTAL</b>		<b>325</b>	<b>556</b>	<b>881</b>	<b>755</b>	<b>623</b>	<b>1,378</b>	<b>13,483</b>
Planning Area 1 EIR		948	479	1,427	727	1,139	1,866	18,233
Difference		(623)	77	(546)	28	(516)	(488)	(4,750)

Abbreviations: DU - dwelling unit  
 TSF - thousand square feet



**Legend**  
 Note: I-5 Freeway percentages are shown in grayscale.

**Figure 2**  
 PROJECT TRIP DISTRIBUTION



**Legend**

Note: 1-5 Freeway volumes are shown in grayscale.  
 Arterial counts for the City of Mission Viejo were taken in 2003, Ortega Highway counts were taken in 2004.

**Figure 3**

**EXISTING (2004) ADT VOLUMES (000s)**

Table 2

ICU & LOS SUMMARY – EXISTING CONDITIONS (2004)

Intersection	AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS
<b>City of Laguna Niguel</b>				
17. Greenfield Rd & Crown Valley Pkwy	.71	C	.67	B
18. Cabot Rd & Crown Valley Pkwy	.70	B	.85	D
19. Forbes Rd & Crown Valley Pkwy	.51	A	.79	C
70. Greenfield Rd & SR-73 SB Ramps	.51	A	.48	A
71. Greenfield Rd & SR-73 NB Ramps	.66	B	.46	A
<b>City of Mission Viejo</b>				
7. Puerta Real & Crown Valley Pkwy	.51	A	.63	B
8. El Regateo/Medical Ctr & Crown Valley Pkwy (a)	.59	A	.67	B
9. Los Altos & Crown Valley Pkwy (a)	.46	A	.44	A
10. Bellogente & Crown Valley Pkwy (a)	.66	B	.51	A
11. Marguerite Pkwy & Crown Valley Pkwy (a)	.94	E	1.06	F
46. I-5 SB Ramps & Crown Valley Pkwy (a)	.67	B	.91	E
47. I-5 NB Ramps & Crown Valley Pkwy (a)	.58	A	.77	C
<b>City of Rancho Santa Margarita</b>				
60. SR-241 SB Ramps & Oso Pkwy	.52	A	.45	A
61. SR-241 NB Ramps & Oso Pkwy	.75	C	.38	A
<b>City of San Juan Capistrano</b>				
25. Cm Capistrano & Ortega Hwy	.47	A	.49	A
26. Del Obispo & Ortega Hwy	.54	A	.57	A
27. Rancho Viejo Rd & Ortega Hwy	.69	B	.83	D
28. La Novia Rd & Ortega Hwy	.71	C	.65	B
30. Cm Capistrano & Del Obispo	.68	B	.79	C
50. I-5 SB Ramps & Ortega Hwy (a)	.79	C	.87	D
51. I-5 NB Ramps & Ortega Hwy (a)	.94	E	.81	D
<b>County of Orange</b>				
5. Antonio Pkwy & Oso Pkwy	.77	C	.85	D
12. Antonio Pkwy & Crown Valley Pkwy	.39	A	.47	A
29. La Pata & Ortega Hwy	1.16	F	.94	E
<p>(a) LOS "E" is acceptable at this location (Congestion Management Program [CMP] intersections and Crown Valley Parkway intersections between I-5 and Marguerite Parkway). LOS "D" is the adopted performance standard for all other intersection locations that are analyzed.</p> <p>Shading denotes intersections that exceed performance criteria.</p> <p>Level of service ranges: .00 - .60 A                      .61 - .70 B                      .71 - .80 C                      .81 - .90 D                      .91 - 1.00 E                      Above 1.00 F</p>				

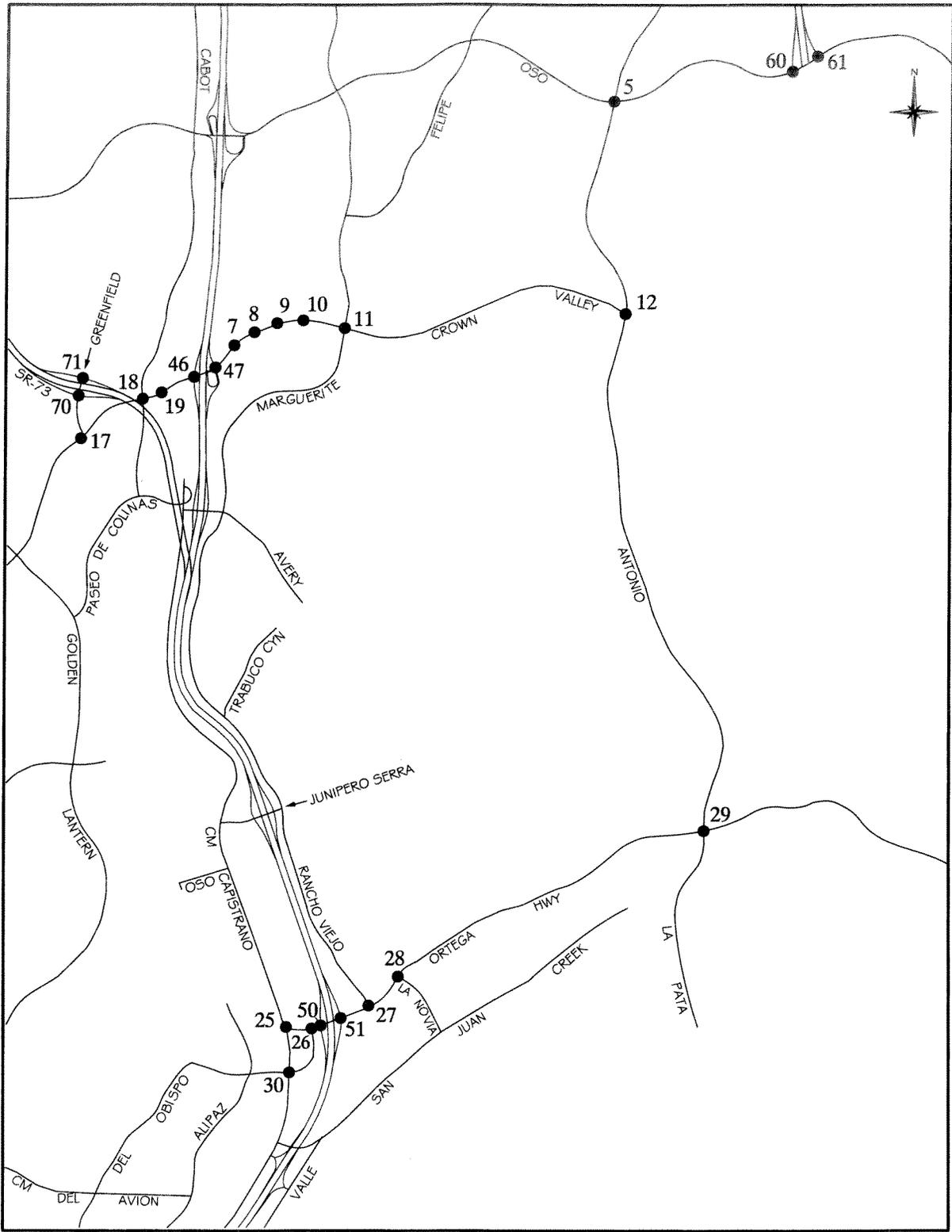


Figure 4  
INTERSECTION LOCATION MAP

INTERSECTIONS EXCEEDING PERFORMANCE CRITERIA (Existing Conditions)		
Intersection	AM Peak Hour	PM Peak Hour
11. Marguerite Pkwy & Crown Valley Pkwy	E	F
29. La Pata/Antonio & Ortega Hwy	F	E

For the Marguerite Parkway/Crown Valley Parkway intersection, LOS “E” is acceptable, and for La Pata Avenue/Antonio Parkway/Ortega Highway, LOS “D” is the acceptable threshold.

### FUTURE TRANSPORTATION SETTING

This analysis uses 2010 as the time frame for analyzing traffic conditions on the surrounding roadway system. It assumes certain committed improvements that have a reasonable assurance of being built by a specific funding source within that time frame. In addition, improvements that are part of conditions of approval for development that is expected to be built-out by year 2010 are also assumed here.

A list of the improvements contained in the committed network together with the source of funding or source of commitment can be found in Table 3. The major roadway improvements that are committed include widening of Crown Valley Parkway to eight lanes and selected intersection improvements. A summary of the committed intersection improvements is provided in Table 4 in the form of existing and future lanes for each intersection turn movement. It should be noted that the committed improvements do not include the southward extension of the La Pata Avenue or the SR-241.

The City of Mission Viejo, County of Orange and Rancho Mission Viejo have held discussions regarding the Marguerite Parkway at Crown Valley Parkway intersection and agreed that the ultimate (2025) lane configurations will be built during completion of the Crown Valley Widening Project. The ultimate lane configurations involve completing the SCRIP improvements, in addition to the improvements identified as part of the Crown Valley Parkway widening for this intersection. The SCRIP improvements entail adding a second southbound left turn lane, restriping the southbound through and right lanes to one through lane, a separate right turn lane, a shared through/right lane, and adding a defacto right turn lane for the westbound movement. The initial lane configuration for the southbound

Table 3

COMMITTED CIRCULATION SYSTEM IMPROVEMENTS IN THE STUDY AREA

Facility	Jurisdiction	Improvement	Source (a)
<b>I. ARTERIAL IMPROVEMENTS</b>			
Antonio Pkwy (Oso Pkwy to Crown Valley Pkwy)	County of Orange	Widen to six lanes.	1
Cm Capistrano (south of Oso Rd to Junipero Serra Road)	San Juan Capistrano	Widen to four lanes.	2
Cm Capistrano (south of San Juan Creek Rd)	San Juan Capistrano	Widen to three lanes (two southbound and one northbound).	2
Crown Valley Pkwy (I-5 to east of Trabuco Creek bridge)	County/Mission Viejo	Widen to eight lanes.	1,3
Ortega Highway	County/City of San Juan Capistrano	Widen to four lanes from existing two-lane section to eastern PAI boundary	3
Rancho Viejo Rd (south of Junipero Serra Rd)	San Juan Capistrano	Widen to four lanes.	2
<b>II. INTERSECTION IMPROVEMENTS (refer to Table 4 for details of improvements)</b>			
Puerta Real & Crown Valley Parkway			
El Regatco/Medical Center & Crown Valley Parkway			
Los Altos & Crown Valley Parkway			
Bellogente & Crown Valley Parkway			
Marguerite & Crown Valley Parkway			
I-5 SB Ramps & Crown Valley Parkway			
I-5 SB Ramps & Ortega Highway			
I-5 NB Ramps & Ortega Highway			
La Pata & Ortega Highway			
(a) Sources: 1 – Conditioned for implementation with development of Ladera Ranch. 2 – Implemented through the City of San Juan Capistrano Reimbursement Agreement and Nexus Fee Program. 3 – SCRIP improvement			

Table 4

EXISTING AND FUTURE INTERSECTION LANE SUMMARY

Intersection	Southbound			Westbound			Northbound			Eastbound			Source
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>City of Mission Viejo</b>													
<b>7. Puerta Real &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	1	1	2	1	3	d	2	1	1	2	3	1	1
2010 Committed Improvements				2	4	0					4	0	1
2010 Lanes	1	1	2	2	4	0	2	1	1	2	4	0	1
<b>8. El Regateo/Medical Ctr &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	.5	1.5	0	1	3	0	1.5	1.5	0	1	3	1	1
2010 Committed Improvements				2	4						4	0	1
2010 Lanes	.5	1.5	0	2	4	0	1.5	1.5	0	1	4	0	1
<b>9. Los Altos &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	0	1	1	1	3	0	1	1	0	1	3	0	0
2010 Committed Improvements					4		2				4		1
2010 Lanes	0	1	1	1	4	0	2	1	0	1	4	0	4
<b>10. Bellogente &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	1	1	0	1	3	0	1	1	0	1	3	0	0
2010 Committed Improvements					4						4		1
2010 Lanes	1	1	0	1	4	0	1	1	0	1	4	0	1
<b>11. Marguerite &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	1	2	f	1	3	d	1	2	0	2	2	1	1
2010 Committed Improvements				1	2	0	2		1		4		2
2010 Lanes	2	1.5	1.5	2	4	d	2	2	1	2	4	1	8
<b>46. I-5 SB Ramps &amp; Crown Valley Pkwy</b>													
Existing Lane Configuration	2.5	0	1.5	2	3	0	0	0	0	0	4	1	1
2010 Committed Improvements			2.5										3
2010 Lanes	2.5	0	2.5	2	3	0	0	0	0	0	4	1	1

Table 4 (cont)  
EXISTING AND FUTURE INTERSECTION LANE SUMMARY

Intersection	Southbound			Westbound			Northbound			Eastbound			Source	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
<b>City of San Juan Capistrano</b>														
<b>50. I-5 SB Ramps &amp; Ortega Hwy</b>														
Existing Lane Configuration	1.5	0	1.5	1	2	0	0	0	0	0	0	0	3	0
2010 Committed Improvements														1
2010 Lanes	1.5	0	1.5	1	2	0	0	0	0	0	0	0	3	1
<b>51. I-5 NB Ramps &amp; Ortega Hwy</b>														
Existing Lane Configuration	0	0	0	0	2	1	.5	0	1.5	2	2	0	0	0
2010 Committed Improvements					1.5	1.5	1.5							2
2010 Lanes	0	0	0	0	1.5	1.5	1.5	0	1.5	2	2	0	0	5
<b>County of Orange</b>														
<b>29. La Pata &amp; Ortega Hwy</b>														
Existing Lane Configuration	1	2	0	1	1	1	1	1	0	1	1	1	1	1
2010 Committed Improvements			2		2	0	2	2		2		2		6
2010 Lanes	1	2	2	1	2	0	2	2	0	2	2	0	2	7

Notes: d=Defacto right turn lane, f=Free right turn lane

- Source: 1—Conditioned for implementation with development of Las Flores  
 2—Conditioned for implementation with development of Ladera Ranch  
 3—Conditioned for implementation with development of the Gateway Specific Plan  
 4—Conditioned for implementation with development of the Mission Hospital Expansion project  
 5—Conditioned for implementation with development of Honeyman Ranch  
 6—County of Orange improvement project  
 7—Conditioned for implementation with development of the Ranch Plan  
 8—SCRIP improvement

movement will have a single right turn lane with restriping to a second shared through and right turn lane at a later time if needed.

To derive traffic volumes for 2010, use was made of the 2010 version of the South County Sub-Area Model (SCSAM). This contains specific growth projections for that time period, including buildout of Ladera Ranch and OCP-2000 growth projections for south Orange County.

The overall growth in the traffic study area can be seen from Figure 5 which shows demographic data for a set of sub-areas. The information is for year 2000 (the SCSAM base year) and year 2010 (the SCSAM forecast year for this analysis). In growth areas such as Ladera Ranch, the growth is higher in the earlier years, and this is reflected in the existing volumes (January 2004), and the growth in traffic in the six years from 2004 to 2010.

Figure 6 illustrates the 2010 no-project volumes. Some selected increases in ADT traffic volumes on the study area arterials are as follows:

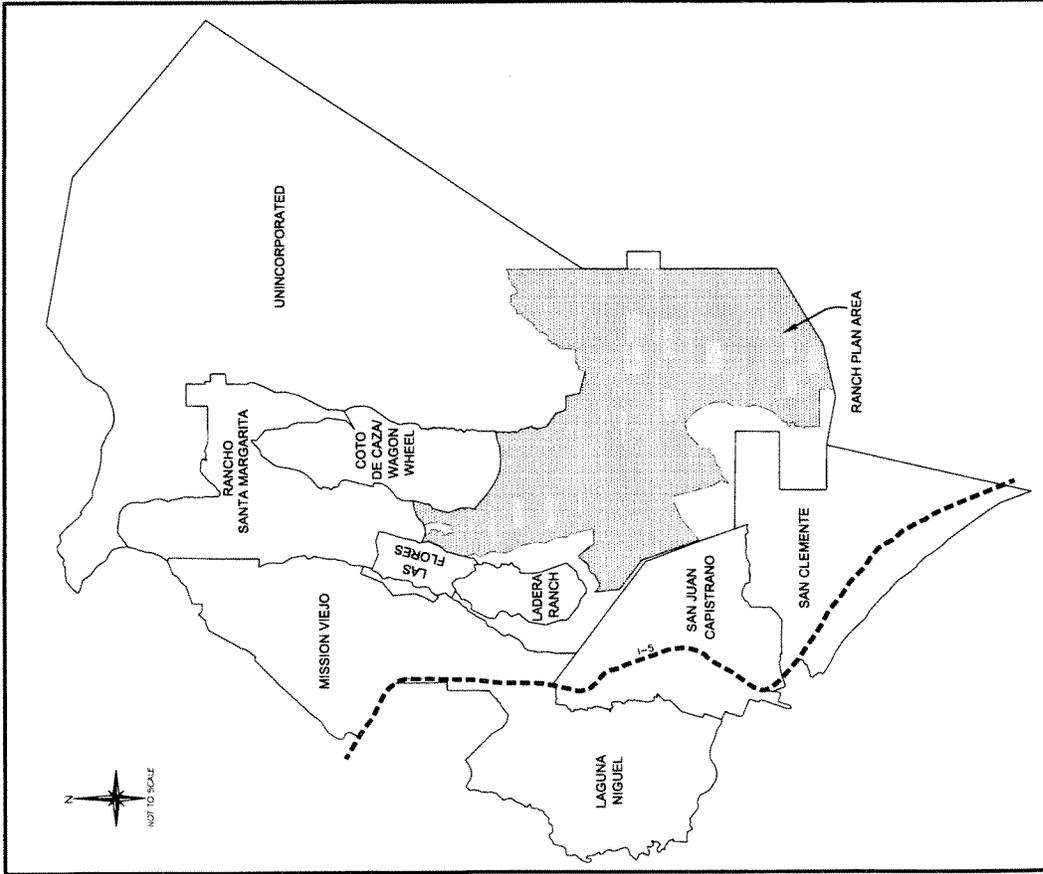
<b>Location</b>	<b>2004</b>	<b>2010</b>	<b>% Increase</b>
Oso Parkway e/o I-5	59	61	3%
Oso Parkway e/o Marguerite	43	45	5%
Crown Valley Pkwy e/o I-5	69	81	17%
Crown Valley Pkwy w/o Marguerite	42	58	38%
Crown Valley Pkwy e/o Marguerite	44	55	25%
Ortega Hwy e/o I-5	46	49	7%
Ortega Hwy w/o Antonio Pkwy	24	27	13%
Ortega Hwy e/o Antonio Pkwy	15	16	7%

These reflect the demographic growth forecasts presented earlier, with the higher growth locations serving developing areas such as Ladera Ranch.

## **TRAFFIC CONDITIONS WITH PA1**

The analysis results presented here use a 2010 time frame to evaluate future traffic conditions with buildout of PA 1. The 2010 no-project scenario assumes no development in the project area and the existing circulation system plus committed improvements. No-project and with-project forecasts were prepared using the SCSAM and reflect the redistribution of trips associated with the introduction of PA1.

Figure 7 illustrates the with-project ADT volumes. The corresponding peak hour intersection capacity utilization (ICU) values can be found in Table 5.



City of Mission Viejo			
	2000	2010	Growth
Dwelling Units	33,065	33,793	2%
Employment	26,956	29,401	9%
ADT	524,430	550,882	5%

City of San Juan Capistrano			
	2000	2010	Growth
Dwelling Units	10,618	11,936	12%
Employment	15,028	17,841	19%
ADT	199,994	226,164	13%

City of Laguna Niguel			
	2000	2010	Growth
Dwelling Units	24,310	25,998	7%
Employment	23,845	28,624	20%
ADT	369,740	410,633	11%

City of San Clemente			
	2000	2010	Growth
Dwelling Units	22,198	27,199	22%
Employment	20,936	31,727	51%
ADT	335,000	486,707	45%

City of Rancho Santa Margarita			
	2000	2010	Growth
Dwelling Units	16,661	17,184	3%
Employment	15,626	20,459	31%
ADT	251,829	283,967	13%

Unincorporated (excluding Ranch Plan)			
	2000	2010	Growth
Dwelling Units	798	1,898	238%
Employment	398	401	1%
ADT	9,486	19,277	203%

Las Flores			
	2000	2010	Growth
Dwelling Units	1,982	1,982	--
Employment	207	207	--
ADT	18,705	18,705	--

Coto De Caza/Wagon Wheel			
	2000	2010	Growth
Dwelling Units	4,995	6,570	32%
Employment	1,330	1,570	18%
ADT	55,273	71,878	30%

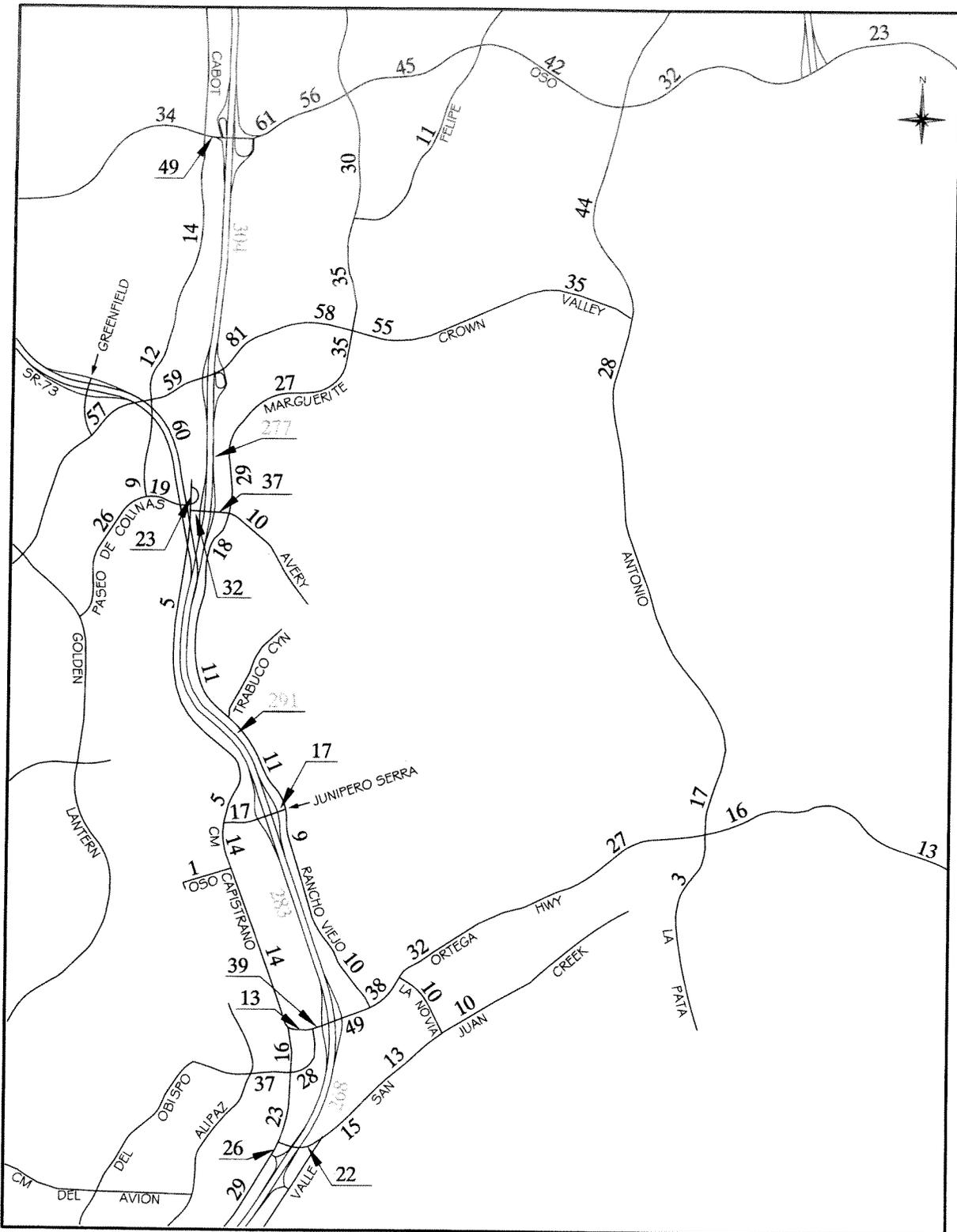
Ladera Ranch			
	2000	2010	Growth
Dwelling Units	961	8,100	--
Employment	11	2,481	--
ADT	8,023	90,225	--

Grand Total			
	2000	2010	Growth
Dwelling Units	115,607	139,509	21%
Employment	104,665	134,226	28%
ADT	1,773,803	2,211,402	25%

Abbreviations: ADT - average daily trips generated.  
 Source: Orange County Projections 2000 (OCP-2000) demographic data and General Plan land use based demographic data for the Cities of Mission Viejo, San Juan Capistrano and San Clemente and the unincorporated community of Ladera Ranch.

Figure 5  
 SHORT-RANGE STUDY AREA DEMOGRAPHIC  
 DATA AND ADT TRIP GENERATION

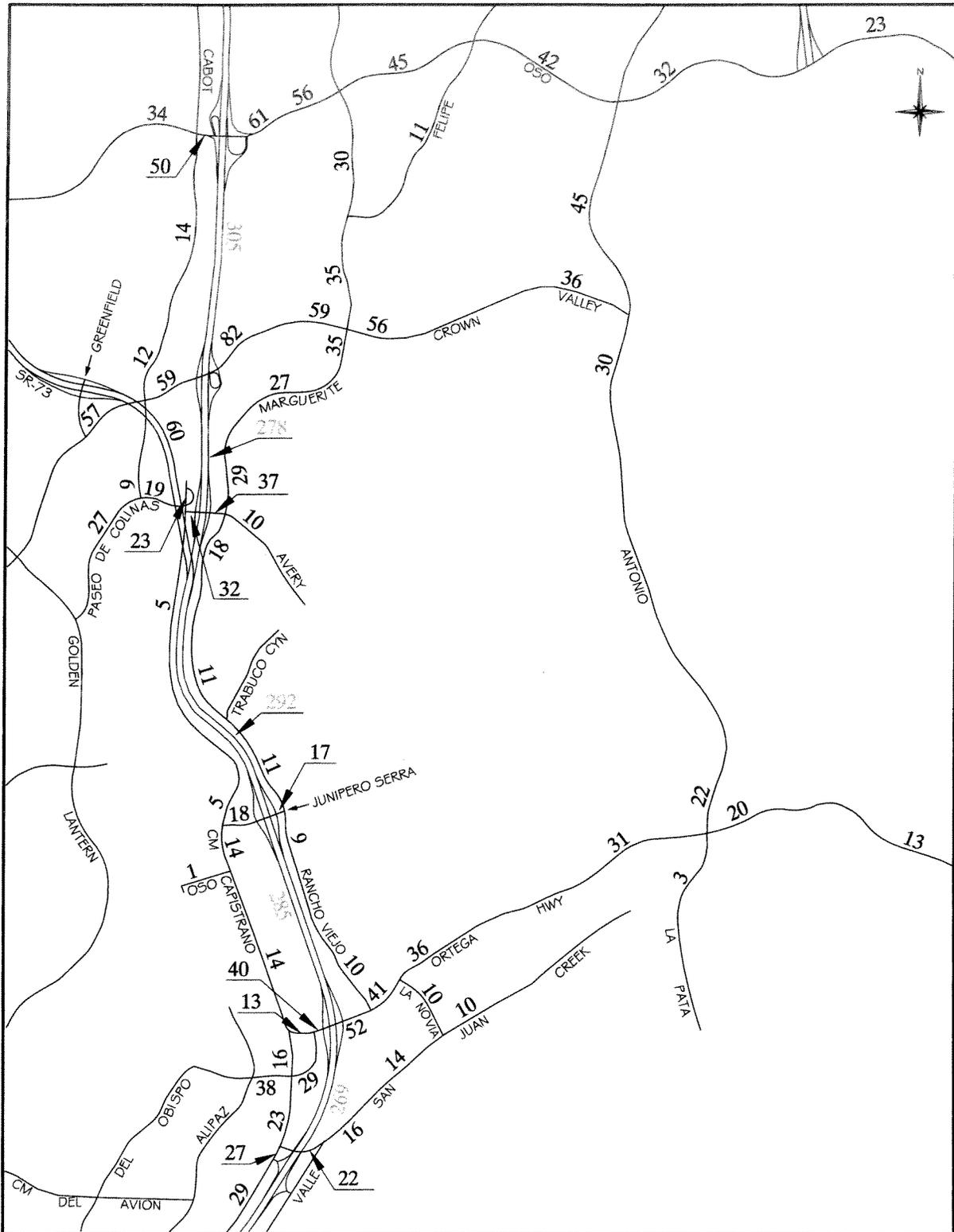


**Legend**

Note: I-5 Freeway volumes are shown in grayscale.

**Figure 6**

2010 ADT VOLUMES (000s)  
- NO PROJECT



**Legend**

Note: I-5 Freeway volumes are shown in grayscale.

**Figure 7**

2010 ADT VOLUMES (000s)  
- WITH PROJECT

Table 5

## ICU &amp; LOS SUMMARY – 2010 NO PROJECT AND 2010 WITH PROJECT COMPARISON

Intersection	2010 No Project				2010 With Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
<b>City of Laguna Niguel</b>								
17. Greenfield Rd & Crown Valley Pkwy	.77	C	.71	C	.77	C	.73	C
18. Cabot Rd & Crown Valley Pkwy	.79	C	.84	D	.80	C	.85	D
19. Forbes Rd & Crown Valley Pkwy	.60	A	.80	C	.63	B	.80	C
70. Greenfield Rd & SR-73 SB Ramps	.54	A	.51	A	.57	A	.51	A
71. Greenfield Rd & SR-73 NB Ramps	.70	B	.50	A	.72	C	.51	A
<b>City of Mission Viejo</b>								
7. Puerta Real & Crown Valley Pkwy (a)	.71	C	.82	D	.73	C	.78	C
8. El Regateo/Medical Ctr & Crown Valley (a)	.68	B	.84	D	.70	B	.85	D
9. Los Altos & Crown Valley Pkwy (a)	.68	B	.76	C	.68	B	.77	C
10. Bellogente & Crown Valley Pkwy (a)	.67	B	.62	B	.70	B	.62	B
11. Marguerite Pkwy & Crown Valley Pkwy (a)	.95	E	.89	D	.97	E	.92	E
46. I-5 SB Ramps & Crown Valley Pkwy (a)	.74	C	.93	E	.74	B	.94	E
47. I-5 NB Ramps & Crown Valley Pkwy (a)	.69	B	.86	D	.69	B	.87	D
<b>City of Rancho Santa Margarita</b>								
60. SR-241 SB Ramps & Oso Pkwy	.52	A	.46	A	.52	A	.46	A
61. SR-241 NB Ramps & Oso Pkwy	.68	B	.40	A	.69	B	.41	A
<b>City of San Juan Capistrano</b>								
25. Cm Capistrano & Ortega Hwy	.56	A	.55	A	.58	A	.56	A
26. Del Obispo & Ortega Hwy	.63	B	.68	B	.64	B	.68	B
27. Rancho Viejo Rd & Ortega Hwy	.76	C	.87	D	.78	C	.90	D
28. La Novia Rd & Ortega Hwy	.77	B	.80	C	.82	D	.86	D
30. Cm Capistrano & Del Obispo	.99	E	1.04	F	1.01*	F	1.06*	F
50. I-5 SB Ramps & Ortega Hwy (a)	.96	E	.93	E	.97	E	.96	E
51. I-5 NB Ramps & Ortega Hwy (a)	.84	D	.76	C	.84	D	.78	C
<b>County of Orange</b>								
5. Antonio Pkwy & Oso Pkwy	.96	E	.92	E	.99*	E	.99*	E
12. Antonio Pkwy & Crown Valley Pkwy	.61	B	.80	C	.64	B	.85	D
29. La Pata & Ortega Hwy	.81	D	.83	D	.85	D	.85	D

(a) LOS "E" is acceptable at this location (Congestion Management Program [CMP] intersections and Crown Valley Parkway intersections between I-5 and Marguerite Parkway). LOS "D" is the adopted performance standard for all other intersection locations that are analyzed.

Shading denotes intersections that exceed performance criteria.

\*Denotes project impact.

An intersection is impacted by the project if, the intersection is forecast to operate deficiently (i.e., worse than the performance standard), and when compared to the ICU in the No Project alternative, the ICU in the With Project conditions increases as follows:

- 0.01 or greater at County of Orange, City of Mission Viejo, City of Rancho Santa Margarita and City of San Juan Capistrano intersections (the impact threshold adopted by the Cities of Mission Viejo, Rancho Santa Margarita and San Juan Capistrano).
- Greater than 0.01 at City of Laguna Niguel intersections (the impact threshold adopted by this City).
- Greater than 0.03 at Congestion Management Program (CMP) intersections (the impact threshold specified in the CMP).

Under this criteria, project impacts occur at the following intersections for 2010 conditions:

INTERSECTIONS WITH PROJECT IMPACTS – 2010		
Intersection	AM Peak Hour	PM Peak Hour
5. Antonio Pkwy & Oso Pkwy	X	X
30. Cm Capistrano & Del Obispo	X	X

A comprehensive transportation improvement program was developed for the Ranch Plan EIR and is embodied in the SCRIP. These improvements addressed the traffic demands for the year 2025 conditions. The following table summarizes the transportation improvements from the program that are proposed for implementation with the PA1 project.

PA1 PROJECT MITIGATION	
Intersection	Mitigation
5. Antonio Pkwy & Oso Pkwy	Add fourth southbound through lane. Add third northbound left turn lane. Provide eastbound right turn overlap with northbound left turn movement and northbound right turn overlap with the westbound left turn movement.
30. Cm Capistrano & Del Obispo	Convert southbound right-turn lane to shared second through/right-turn lane, and add second westbound left-turn lane and second eastbound left-turn lane.

Table 6 lists the deficient intersection locations under the 2010 with project conditions and shows the LOS with and without the proposed improvements. As the summary table indicates, the proposed improvements result in acceptable levels of service at each improvement location.

Table 6

ICU & LOS SUMMARY -2010 WITH PROJECT  
(With and Without Mitigation)

Intersection	Without Mitigation				With Mitigation			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
<b>City of San Juan Capistrano</b>								
30. Cm Capistrano & Del Obispo	1.01	F	1.06	F	.90	D	.86	D
<b>County of Orange</b>								
5. Antonio Pkwy & Oso Pkwy	.99	E	.99	E	.87	D	.73	C
Shaded entries denote project impacts.								

It should be noted that the improvements identified for the two project-impacted intersections involve advancing improvements that were identified in the SCRIP program. That program identified an initial prioritization for improvements recognizing that area plan reports such as this could reorder that prioritization.

The SCRIP program is responsible for 67 percent of the improvements to the Antonio Parkway/Oso Parkway intersection and 18 percent of the improvements to the Camino Capistrano/Del Obispo intersection.

In addition to these off site improvements, PA1 will provide signalized access intersections in accordance with the Master Access Plan for PA1.

## APPENDIX A INTERSECTION CAPACITY UTILIZATION

Peak hour intersection volume/capacity ratios are calculated by means of intersection capacity utilization (ICU) values. ICU calculations were performed for the intersections shown in Figure A-1. For simplicity, signalization is assumed at each intersection. Precise ICU calculations of existing non-signalized intersections would require a more detailed analysis.

The procedure is based on the critical movement methodology, and shows the amount of capacity utilized by each critical move. A capacity of 1700 vehicles per hour (VPH) per lane is assumed together with a .05 clearance interval. A "de-facto" right-turn lane is used in the ICU calculation for cases where a curb lane is wide enough to separately serve both thru and right-turn traffic (typically with a width of 19 feet from curb to outside of thru-lane with parking prohibited during peak periods). Such lanes are treated the same as striped right-turn lanes during the ICU calculations, but they are denoted on the ICU calculation worksheets using the letter "d" in place of a numerical entry for right-turn lanes.

The methodology also incorporates a check for right-turn capacity utilization. Both right-turn-on-green (RTOG) and right-turn-on-red (RTOR) capacity availability are calculated and checked against the total right-turn capacity need. If insufficient capacity is available, then an adjustment is made to the total capacity utilization value. The following example shows how this adjustment is made.

### Example For Northbound Right

#### 1. Right-Turn-On-Green (RTOG)

If NBT is critical move, then:

$$\text{RTOG} = \text{V/C (NBT)}$$

Otherwise,

$$\text{RTOG} = \text{V/C (NBL)} + \text{V/C (SBT)} - \text{V/C (SBL)}$$

#### 2. Right-Turn-On-Red (RTOR)

If WBL is critical move, then:

$$\text{RTOR} = \text{V/C (WBL)}$$

Otherwise,

$$\text{RTOR} = \text{V/C (EBL)} + \text{V/C (WBT)} - \text{V/C (EBT)}$$

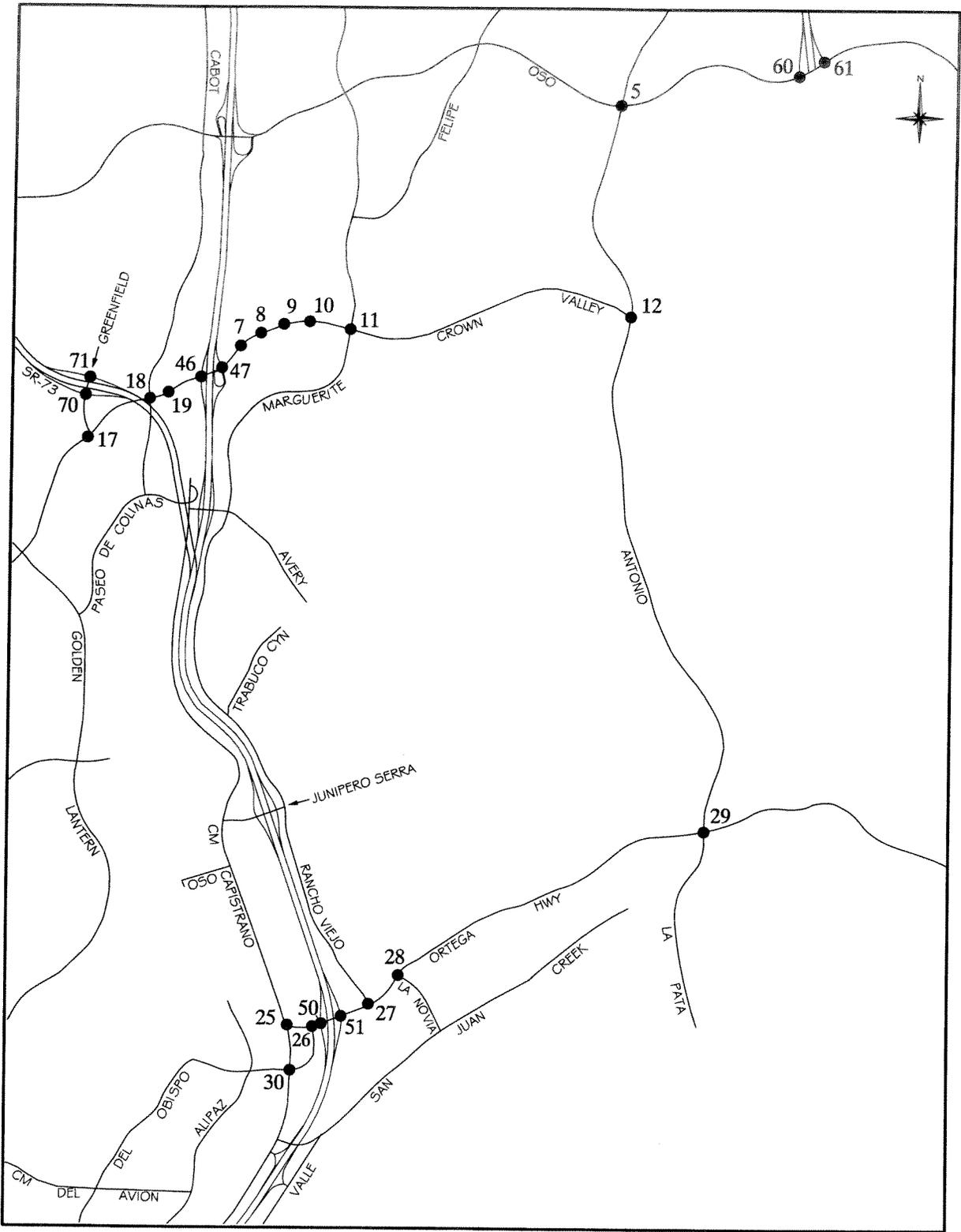


Figure A-1  
INTERSECTION LOCATION MAP

### 3. Right-Turn Overlap Adjustment

If the northbound right is assumed to overlap with the adjacent westbound left, adjustments to the RTOG and RTOR values are made as follows:

$$\begin{aligned} \text{RTOG} &= \text{RTOG} + \text{V/C (WBL)} \\ \text{RTOR} &= \text{RTOR} - \text{V/C (WBL)} \end{aligned}$$

### 4. Total Right-Turn Capacity (RTC) Availability For NBR

$$\text{RTC} = \text{RTOG} + \text{factor} \times \text{RTOR}$$

Where factor = RTOR saturation flow factor (75%)

Right-turn adjustment is then as follows: Additional ICU = V/C (NBR) - RTC

A zero or negative value indicates that adequate capacity is available and no adjustment is necessary. A positive value indicates that the available RTOR and RTOG capacity does not adequately accommodate the right-turn V/C, therefore the right-turn is essentially considered to be a critical movement. In such cases, the right-turn adjustment is noted on the ICU worksheet and it is included in the total capacity utilization value. When it is determined that a right-turn adjustment is required for more than one right-turn movement, the word "multi" is printed on the worksheet instead of an actual right-turn movement reference, and the right-turn adjustments are cumulatively added to the total capacity utilization value. In such cases, further operational evaluation is typically carried out to determine if under actual operational conditions, the critical right-turns would operate simultaneously, and therefore a right-turn adjustment credit should be applied.

### **Shared Lane V/C Methodology**

For intersection approaches where shared usage of a lane is permitted by more than one turn movement (e.g., left/thru, thru/right, left/thru/right), the individual turn volumes are evaluated to determine whether dedication of the shared lane is warranted to any one given turn movement. The following example demonstrates how this evaluation is carried out:

Example for Shared Left/Thru Lane

#### 1. Average Lane Volume (ALV)

$$\text{ALV} = \frac{\text{Left-Turn Volume} + \text{Thru Volume}}{\text{Total Left} + \text{Thru Approach Lanes (including shared lane)}}$$

## 2. ALV for Each Approach

$$\text{ALV (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Lanes (including shared lane)}}$$

$$\text{ALV (Thru)} = \frac{\text{Thru Volume}}{\text{Thru Approach Lanes (including shared lane)}}$$

## 3. Lane Dedication is Warranted

If ALV (Left) is greater than ALV then full dedication of the shared lane to the left-turn approach is warranted. Left-turn and thru V/C ratios for this case are calculated as follows:

$$\text{V/C (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Capacity (including shared lane)}}$$

$$\text{V/C (Thru)} = \frac{\text{Thru Volume}}{\text{Thru Approach Capacity (excluding shared lane)}}$$

Similarly, if ALV (Thru) is greater than ALV then full dedication to the thru approach is warranted, and left-turn and thru V/C ratios are calculated as follows:

$$\text{V/C (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Capacity (excluding shared lane)}}$$

$$\text{V/C (Thru)} = \frac{\text{Thru Volume}}{\text{Thru Approach Capacity (including shared lane)}}$$

## 4. Lane Dedication is not Warranted

If ALV (Left) and ALV (Thru) are both less than ALV, the left/thru lane is assumed to be truly shared and each left, left/thru or thru approach lane carries an evenly distributed volume of traffic equal to ALV. A combined left/thru V/C ratio is calculated as follows:

$$\text{V/C (Left/Thru)} = \frac{\text{Left-Turn Volume} + \text{Thru Volume}}{\text{Total Left} + \text{Thru Approach Capacity (including shared lane)}}$$

This V/C (Left/Thru) ratio is assigned as the V/C (Thru) ratio for the critical movement analysis and ICU summary listing.

If split phasing has not been designated for this approach, the relative proportion of V/C (Thru) that is attributed to the left-turn volume is estimated as follows:

If approach has more than one left-turn (including shared lane), then:

$$\text{V/C (Left)} = \text{V/C (Thru)}$$

If approach has only one left-turn lane (shared lane), then:

$$\text{V/C (Left)} = \frac{\text{Left-Turn Volume}}{\text{Single Approach Lane Capacity}}$$

If this left-turn movement is determined to be a critical movement, the V/C (Left) value is posted in brackets on the ICU summary printout.

These same steps are carried out for shared thru/right lanes. If full dedication of a shared thru/right lane to the right-turn movement is warranted, the right-turn V/C value calculated in step three is checked against the RTOR and RTOG capacity availability if the option to include right-turns in the V/C ratio calculations is selected. If the V/C value that is determined using the shared lane methodology described here is reduced due to RTOR and RTOG capacity availability, the V/C value for the thru/right lanes is posted in brackets.

When an approach contains more than one shared lane (e.g., left/thru and thru/right), steps one and two listed above are carried out for the three turn movements combined. Step four is carried out if dedication is not warranted for either of the shared lanes. If dedication of one of the shared lanes is warranted to one movement or another, step three is carried out for the two movements involved, and then steps one through four are repeated for the two movements involved in the other shared lane.

5. Antonio & Oso

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	191	.06	233	.07*
NBT	3	5100	816	.16*	721	.14
NBR	1	1700	392	.23	647	.38
SBL	2	3400	106	.03*	138	.04
SBT	3	5100	594	.12	784	.15*
SBR	f		647		954	
EBL	2	3400	689	.20*	890	.26*
EBT	3	5100	753	.15	721	.14
EBR	1	1700	212	.12	254	.15
WBL	2	3400	700	.21	572	.17
WBT	3	5100	1346	.26*	604	.12*
WBR	1	1700	297	.17	159	.09
Right Turn Adjustment			NBR	.07*	NBR	.20*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .77 .85

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	500	.15*	460	.14*
NBT	3	5100	970	.19	990	.19
NBR	1	1700	620	.36	660	.39
SBL	2	3400	150	.04	150	.04
SBT	3	5100	1280	.25*	1200	.24*
SBR	f		1060		960	
EBL	2	3400	810	.24*	900	.26
EBT	3	5100	760	.15	1020	.20*
EBR	1	1700	330	.19	410	.24
WBL	2	3400	750	.22	670	.20*
WBT	3	5100	1360	.27*	610	.12
WBR	1	1700	310	.18	170	.10
Right Turn Adjustment					Multi	.09*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .96 .92

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	620	.18*	460	.14*
NBT	3	5100	1020	.20	1000	.20
NBR	1	1700	630	.37	670	.39
SBL	2	3400	160	.05	160	.05
SBT	3	5100	1280	.25*	1220	.24*
SBR	f		1070		970	
EBL	2	3400	830	.24*	910	.27
EBT	3	5100	770	.15	1020	.20*
EBR	1	1700	350	.21	490	.29
WBL	2	3400	770	.23	700	.21*
WBT	3	5100	1370	.27*	620	.12
WBR	1	1700	320	.19	180	.11
Right Turn Adjustment					Multi	.15*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .99 .99

2010 With Project (with Mitigation)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	3	5100	620	.12*	460	.09*
NBT	3	5100	1020	.20	1000	.20
NBR	1	1700	630	.37	670	.39
SBL	2	3400	160	.05	160	.05
SBT	4	6800	1280	.19*	1220	.18*
SBR	f		1070		970	
EBL	2	3400	830	.24*	910	.27
EBT	3	5100	770	.15	1020	.20*
EBR	1	1700	350	.21	490	.29
WBL	2	3400	770	.23	700	.21*
WBT	3	5100	1370	.27*	620	.12
WBR	1	1700	320	.19	180	.11
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .87 .73  
Note: Assumes Right-Turn Overlap for NBR EBR

7. Puerta Real & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	59	.02	548	.16*
NBT	1	1700	37	.02*	51	.03
NBR	1	1700	16	.01	106	.06
SBL	1	1700	28	.02*	56	.03
SBT	1	1700	23	.01	59	.03*
SBR	2	3400	197	.06	381	.11
EBL	2	3400	460	.14*	286	.08*
EBT	3	5100	1803	.35	1611	.32
EBR	1	1700	91	.05	438	.26
WBL	1	1700	41	.02	64	.04
WBT	3	5100	1429	.28*	1476	.29*
WBR	d	1700	43	.03	46	.03
Right Turn Adjustment					SBR	.02*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .51 .63

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	70	.02	560	.16*
NBT	1	1700	70	.04*	60	.04
NBR	1	1700	60	.04	160	.09
SBL	1	1700	110	.06*	130	.08
SBT	1	1700	70	.04	70	.04*
SBR	2	3400	350	.10	560	.16
EBL	2	3400	520	.15*	440	.13
EBT	4	6800	1990	.32	2940	.50*
EBR	0	0	190		460	
WBL	2	3400	50	.01	230	.07*
WBT	4	6800	2750	.41*	2310	.37
WBR	0	0	50		180	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .71 .82

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	80	.02	570	.17*
NBT	1	1700	70	.04*	70	.04
NBR	1	1700	60	.04	160	.09
SBL	1	1700	120	.07*	130	.08
SBT	1	1700	80	.05	70	.04*
SBR	2	3400	360	.11	560	.16
EBL	2	3400	520	.15*	450	.13
EBT	4	6800	2000	.29	2970	.44*
EBR	1	1700	190	.11	460	.27
WBL	2	3400	60	.02	230	.07*
WBT	4	6800	2780	.42*	2360	.37
WBR	0	0	60		180	
Right Turn Adjustment					SBR	.01*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .73 .78

8. El Regateo/Medical Ctr & CVP

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		276	.08*	498	.15*
NBT	1.5	5100	42	.08	32	.07
NBR	0		106		95	
SBL	0.5		21		74	
SBT	1.5	3400	32	.03*	42	.07*
SBR	0		95	.06	191	.11
EBL	1	1700	170	.10*	159	.09
EBT	3	5100	1124	.22	1707	.33*
EBR	1	1700	435	.26	509	.30
WBL	1	1700	159	.09	127	.07*
WBT	3	5100	1590	.33*	1208	.25
WBR	0	0	106		42	
Clearance Interval				.05*	.05*	
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.59</b>	<b>.67</b>	

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		290		510	.15*
NBT	1.5	5100	50	.09*	40	.14
NBR	0		120		190	
SBL	0.5		30		80	
SBT	1.5	3400	40	.04*	50	.08*
SBR	0		100	.06	200	.12
EBL	1	1700	180	.11*	170	.10
EBT	4	6800	1830	.33	2870	.50*
EBR	0	0	440		520	
WBL	2	3400	310	.09	200	.06*
WBT	4	6800	2490	.39*	2170	.33
WBR	0	0	130		60	
Clearance Interval				.05*	.05*	
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.68</b>	<b>.84</b>	

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		300		520	.15*
NBT	1.5	5100	60	.10*	50	.14
NBR	0		130		190	
SBL	0.5		30		90	
SBT	1.5	3400	50	.05*	60	.09*
SBR	0		120	.07	210	.12
EBL	1	1700	190	.11*	180	.11
EBT	4	6800	1840	.34	2880	.50*
EBR	0	0	460		530	
WBL	2	3400	320	.09	210	.06*
WBT	4	6800	2510	.39*	2220	.34
WBR	0	0	130		60	
Clearance Interval				.05*	.05*	
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.70</b>	<b>.85</b>	

9. Los Altos & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	30	.02*	89	.05*
NBT	1	1700	3	.01	18	.03
NBR	0	0	17		38	
SBL	0	0	44		73	
SBT	1	1700	8	.03*	12	.05*
SBR	1	1700	23	.01	17	.01
EBL	1	1700	90	.05*	50	.03*
EBT	3	5100	1108	.23	1176	.24
EBR	0	0	74		67	
WBL	1	1700	82	.05	35	.02
WBT	3	5100	1450	.31*	1224	.26*
WBR	0	0	132		77	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.46</b>		<b>.44</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	40	.01	300	.09*
NBT	1	1700	10	.03*	30	.08
NBR	0	0	40		110	
SBL	0	0	50		200	
SBT	1	1700	10	.04*	20	.13*
SBR	1	1700	50	.03	130	.08
EBL	1	1700	150	.09*	100	.06
EBT	4	6800	1670	.26	2990	.45*
EBR	0	0	110		80	
WBL	1	1700	250	.15	70	.04*
WBT	4	6800	2890	.47*	2010	.31
WBR	0	0	280		90	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.68</b>		<b>.76</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	50	.01	300	.09
NBT	1	1700	10	.03*	40	.09*
NBR	0	0	40		110	
SBL	0	0	60		210	
SBT	1	1700	10	.04*	30	.14*
SBR	1	1700	50	.03	130	.08
EBL	1	1700	160	.09*	110	.06
EBT	4	6800	1680	.26	3000	.45*
EBR	0	0	120		90	
WBL	1	1700	250	.15	70	.04*
WBT	4	6800	2910	.47*	2040	.31
WBR	0	0	280		100	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.68</b>		<b>.77</b>

10. Bellogente & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	13	.01*	22	.01
NBT	1	1700	1	.01	0	.01*
NBR	0	0	16		10	
SBL	1	1700	29	.02	90	.05*
SBT	1	1700	0	.02*	1	.04
SBR	0	0	30		69	
EBL	1	1700	115	.07*	109	.06
EBT	3	5100	1055	.21	1976	.39*
EBR	0	0	10		19	
WBL	1	1700	14	.01	9	.01*
WBT	3	5100	2528	.51*	1583	.32
WBR	0	0	96		36	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.66</b>		<b>.51</b>	

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	20	.01*	30	.02*
NBT	1	1700	10	.02	10	.01
NBR	0	0	30		10	
SBL	1	1700	40	.02	100	.06
SBT	1	1700	10	.03*	10	.06*
SBR	0	0	40		100	
EBL	1	1700	120	.07*	120	.07
EBT	4	6800	1620	.24	3250	.48*
EBR	0	0	10		20	
WBL	1	1700	20	.01	10	.01*
WBT	4	6800	3380	.51*	1990	.30
WBR	0	0	110		50	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.67</b>		<b>.62</b>	

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	20	.01	40	.02*
NBT	1	1700	10	.03*	10	.01
NBR	0	0	40		10	
SBL	1	1700	50	.03*	110	.06
SBT	1	1700	10	.03	10	.06*
SBR	0	0	40		100	
EBL	1	1700	120	.07*	130	.08
EBT	4	6800	1630	.24	3260	.48*
EBR	0	0	10		20	
WBL	1	1700	30	.02	10	.01*
WBT	4	6800	3410	.52*	2020	.31
WBR	0	0	120		60	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.70</b>		<b>.62</b>	

11. Marguerite & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	170	.10	165	.10
NBT	2	3400	507	.21*	597	.29*
NBR	0	0	212		378	
SBL	1	1700	263	.15*	293	.17*
SBT	2	3400	885	.26	687	.20
SBR	f		386		280	
EBL	2	3400	324	.10	818	.24
EBT	2	3400	1018	.30*	1100	.32*
EBR	1	1700	146	.09	220	.13
WBL	1	1700	390	.23*	399	.23*
WBT	3	5100	1408	.28	1072	.21
WBR	d	1700	172	.10	310	.18
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.94</b>		<b>1.06</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	190	.06*	180	.05
NBT	2	3400	510	.15	790	.23*
NBR	1	1700	380	.22	530	.31
SBL	2	3400	270	.08	460	.14*
SBT	1.5	5100	900	{.31}*	690	.20
SBR	1.5		920		330	.19
EBL	2	3400	620	.18*	830	.24*
EBT	4	6800	1030	.15	2220	.33
EBR	1	1700	160	.09	290	.17
WBL	2	3400	600	.18	450	.13
WBT	4	6800	2380	.35*	1570	.23*
WBR	d	1700	400	.24	320	.19
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.95</b>		<b>.89</b>

Note: Assumes Right-Turn Overlap for NBR

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	200	.06*	180	.05
NBT	2	3400	510	.15	800	.24*
NBR	1	1700	390	.23	530	.31
SBL	2	3400	280	.08	470	.14*
SBT	1.5	5100	900	{.31}*	700	.21
SBR	1.5		930		340	.20
EBL	2	3400	630	.19*	840	.25*
EBT	4	6800	1040	.15	2240	.33
EBR	1	1700	170	.10	290	.17
WBL	2	3400	610	.18	460	.14
WBT	4	6800	2430	.36*	1610	.24*
WBR	d	1700	420	.25	330	.19
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.97</b>		<b>.92</b>

Note: Assumes Right-Turn Overlap for NBR

12. Antonio & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	244	.07*	170	.05*
NET	3	5100	784	.15	498	.10
NBR	1	1700	11	.01	11	.01
SBL	1	1700	11	.01	0	.00
SBT	3	5100	636	.12*	657	.13*
SBR	f		689		562	
EBL	2	3400	488	.14*	795	.23*
EBT	2	3400	21	.01	11	.00
EBR	1	1700	180	.11	212	.12
WBL	2	3400	11	.00	11	.00
WBT	3	5100	21	.00*	11	.00*
WBR	1	1700	11	.01	11	.01
Right Turn Adjustment Clearance Interval			WBR	.01*	WBR	.01*
				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .39 .47

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	730	.21*	470	.14*
NBT	3	5100	1410	.28	850	.17
NBR	1	1700	20	.01	20	.01
SBL	1	1700	20	.01	0	.00
SBT	3	5100	820	.16*	1280	.25*
SBR	f		1240		820	
EBL	2	3400	600	.18*	1200	.35*
EBT	2	3400	30	.01	20	.01
EBR	1	1700	210	.12	550	.32
WBL	2	3400	20	.01	20	.01
WBT	3	5100	30	.01*	20	.00*
WBR	1	1700	20	.01	20	.01
Right Turn Adjustment Clearance Interval					WBR	.01*
				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .61 .80

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	770	.23*	510	.15*
NBT	3	5100	1550	.30	860	.17
NBR	1	1700	30	.02	30	.02
SBL	1	1700	30	.02	0	.00
SBT	3	5100	840	.16*	1380	.27*
SBR	f		1270		850	
EBL	2	3400	620	.18*	1240	.36*
EBT	2	3400	40	.01	30	.01
EBR	1	1700	230	.14	560	.33
WBL	2	3400	30	.01	30	.01
WBT	3	5100	40	.01*	30	.01*
WBR	1	1700	30	.02	30	.02
Right Turn Adjustment Clearance Interval			WBR	.01*	WBR	.01*
				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .64 .85

17. Greenfield & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0.5		32		42	
NBT	1.5	3400	85	.05*	42	.03*
NBR	0		64		21	
SBL	2	3400	636	.19*	774	.23*
SBT	1	1700	64	.04	106	.06
SBR	1	1700	254	.15	339	.20
EBL	2	3400	530	.16*	212	.06*
EBT	3	5100	1548	.31	1018	.21
EBR	0	0	32		32	
WBL	1	1700	21	.01	53	.03
WBT	3	5100	1336	.26*	1516	.30*
WBR	1	1700	657	.39	710	.42
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.71</b>		<b>.67</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0.5		40		50	
NBT	1.5	3400	100	.06*	50	.04*
NBR	0		70		30	
SBL	2	3400	660	.19*	780	.23*
SBT	1	1700	70	.04	120	.07
SBR	1	1700	280	.16	350	.21
EBL	2	3400	540	.16*	270	.08*
EBT	3	5100	1600	.32	1100	.22
EBR	0	0	40		40	
WBL	1	1700	30	.02	60	.04
WBT	3	5100	1350	.26*	1570	.31*
WBR	1	1700	760	.45	720	.42
Right Turn Adjustment			WBR	.05*		
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.77</b>		<b>.71</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0.5		40		60	
NBT	1.5	3400	100	.06*	60	.05*
NBR	0		80		40	
SBL	2	3400	660	.19*	800	.24*
SBT	1	1700	80	.05	130	.08
SBR	1	1700	290	.17	360	.21
EBL	2	3400	540	.16*	270	.08*
EBT	3	5100	1610	.33	1110	.23
EBR	0	0	50		50	
WBL	1	1700	40	.02	70	.04
WBT	3	5100	1360	.27*	1570	.31*
WBR	1	1700	760	.45	730	.43
Right Turn Adjustment			WBR	.04*		
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.77</b>		<b>.73</b>

18. Cabot & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	85	.05	138	.08*
NBT	2	3400	318	.09*	180	.05
NBR	1	1700	488	.29	244	.14
SBL	2	3400	148	.04*	244	.07
SBT	2	3400	85	.05	339	.19*
SBR	0	0	95	.06	318	
EBL	2	3400	265	.08*	233	.07*
EBT	3	5100	1590	.31	1590	.31
EBR	1	1700	117	.07	201	.12
WBL	2	3400	127	.04	530	.16
WBT	3	5100	1293	.27*	2067	.46*
WBR	0	0	95		254	
Right Turn Adjustment			NBR	.17*		
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .70 .85

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	100	.06	150	.09*
NBT	2	3400	330	.10*	190	.06
NBR	1	1700	500	.29	330	.19
SBL	2	3400	210	.06*	270	.08
SBT	2	3400	90	.05	350	.20*
SBR	0	0	170	.10	330	
EBL	2	3400	290	.09*	290	.09*
EBT	3	5100	1870	.37	1600	.31
EBR	1	1700	130	.08	210	.12
WBL	2	3400	170	.05	540	.16
WBT	3	5100	1890	.37*	2080	.41*
WBR	1	1700	170	.10	260	.15
Right Turn Adjustment			NBR	.12*		
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .79 .84

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	100	.06	160	.09*
NBT	2	3400	340	.10*	200	.06
NBR	1	1700	510	.30	330	.19
SBL	2	3400	220	.06*	280	.08
SBT	2	3400	100	.06	370	.21*
SBR	0	0	170	.10	340	
EBL	2	3400	300	.09*	290	.09*
EBT	3	5100	1880	.37	1610	.32
EBR	1	1700	140	.08	220	.13
WBL	2	3400	170	.05	550	.16
WBT	3	5100	1890	.37*	2090	.41*
WBR	1	1700	170	.10	270	.16
Right Turn Adjustment			NBR	.13*		
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .80 .85

19. Forbes & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	64	.04	127	.07
NBT	1	1700	11	.01*	21	.01*
NBR	1	1700	85	.05	159	.09
SBL	1	1700	85	.05*	223	.13*
SBT	1	1700	11	.01	11	.01
SBR	1	1700	74	.04	191	.11
EBL	1	1700	106	.06	117	.07*
EBT	4	6800	2014	.31*	1919	.29
EBR	0	0	106		42	
WBL	1	1700	159	.09*	64	.04
WBT	3	5100	1378	.30	2533	.53*
WBR	0	0	159		148	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.51</b>		<b>.79</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	70	.04	130	.08
NBT	1	1700	20	.01*	40	.02*
NBR	1	1700	100	.06	170	.10
SBL	1	1700	90	.05*	230	.14*
SBT	1	1700	30	.02	20	.01
SBR	1	1700	160	.09	220	.13
EBL	1	1700	160	.09*	150	.09*
EBT	4	6800	2170	.34	1930	.29
EBR	0	0	110		50	
WBL	1	1700	170	.10	70	.04
WBT	3	5100	2040	.40*	2540	.50*
WBR	1	1700	170	.10	200	.12
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.60</b>		<b>.80</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	80	.05	130	.08
NBT	1	1700	30	.02*	40	.02*
NBR	1	1700	100	.06	180	.11
SBL	1	1700	100	.06*	240	.14*
SBT	1	1700	30	.02	20	.01
SBR	1	1700	170	.10	230	.14
EBL	1	1700	170	.10*	160	.09*
EBT	4	6800	2180	.34	1940	.29
EBR	0	0	110		60	
WBL	1	1700	180	.11	80	.05
WBT	3	5100	2040	.40*	2550	.50*
WBR	1	1700	180	.11	200	.12
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.63</b>		<b>.80</b>

25. Cm Capistrano & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	413	.24*	403	.24*
NBR	1	1700	53	.03	117	.07
SBL	1	1700	159	.09*	127	.07*
SBT	1	1700	519	.31	488	.29
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	148	.09*	223	.13*
WBT	0	0	0		0	
WBR	1	1700	191	.11	191	.11
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .47 .49

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	550	.32*	480	.28*
NBR	1	1700	60	.04	130	.08
SBL	1	1700	170	.10*	140	.08*
SBT	1	1700	540	.32	500	.29
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	160	.09*	230	.14*
WBT	0	0	0		0	
WBR	1	1700	210	.12	200	.12
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .56 .55

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	550	.32*	490	.29*
NBR	1	1700	70	.04	140	.08
SBL	1	1700	180	.11*	140	.08*
SBT	1	1700	540	.32	510	.30
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	170	.10*	240	.14*
WBT	0	0	0		0	
WBR	1	1700	210	.12	210	.12
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .58 .56

26. Del Obispo & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	30	.02*	80	.05*
NBT	0	0	0		0	
NBR	2	3400	1030	.30	990	.29
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	360	.12*	340	.12*
EBR	0	0	50		70	
WBL	2	3400	920	.27*	1200	.35*
WBT	1	1700	510	.30	400	.24
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.08*		
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .54 .57

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	40	.02*	100	.06*
NBT	0	0	0		0	
NBR	2	3400	1220	.36	1190	.35
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	380	.14*	530	.19*
EBR	0	0	90		110	
WBL	2	3400	1160	.34*	1200	.35*
WBT	1	1700	660	.39	620	.36
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.08*	NBR	.03*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .63 .68

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	40	.02*	100	.06*
NBT	0	0	0		0	
NBR	2	3400	1230	.36	1190	.35
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	420	.15*	530	.19*
EBR	0	0	90		110	
WBL	2	3400	1160	.34*	1210	.36*
WBT	1	1700	670	.39	640	.38
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.08*	NBR	.02*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .64 .68

27. Rancho Viejo & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		330	{.11}*	580	.17*
NBT	1.5	5100	190	.11	130	.13
NBR	0		40		90	
SBL	1.5		140	.08	170	
SBT	0.5	3400	160	.09*	150	.09*
SBR	1	1700	170	.10	140	.08
EBL	1	1700	240	.14*	150	.09
EBT	2	3400	1050	.31	1640	.48*
EBR	1	1700	560	.33	350	.21
WBL	1	1700	110	.06	70	.04*
WBT	3	5100	1510	.30*	1020	.20
WBR	1	1700	350	.21	130	.08
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.69</b>		<b>.83</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		380		580	.17*
NBT	1.5	5100	200	.13*	140	.14
NBR	0		60		100	
SBL	1.5		150	.09	220	
SBT	0.5	3400	170	.10*	160	.11*
SBR	1	1700	180	.11	180	.11
EBL	1	1700	250	.15*	200	.12
EBT	2	3400	1240	.36	1670	.49*
EBR	1	1700	720	.42	490	.29
WBL	1	1700	120	.07	80	.05*
WBT	3	5100	1690	.33*	1170	.23
WBR	1	1700	380	.22	140	.08
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.76</b>		<b>.87</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		380		580	.17*
NBT	1.5	5100	210	.13*	150	.15
NBR	0		60		110	
SBL	1.5		160	.09	230	
SBT	0.5	3400	180	.11*	170	.12*
SBR	1	1700	190	.11	190	.11
EBL	1	1700	260	.15*	200	.12
EBT	2	3400	1300	.38	1720	.51*
EBR	1	1700	730	.43	500	.29
WBL	1	1700	130	.08	90	.05*
WBT	3	5100	1730	.34*	1240	.24
WBR	1	1700	380	.22	150	.09
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.78</b>		<b>.90</b>

28. La Novia & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	594	.17*	307	.09*
NBT	0	0	0		0	
NBR	1	1700	223	.13	127	.07
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	1166	.34*	1495	.44*
EBR	1	1700	371	.22	212	.12
WBL	1	1700	254	.15*	117	.07*
WBT	2	3400	996	.29	837	.25
WBR	0	0	0		0	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .71 .65

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	600	.18*	320	.09*
NBT	0	0	0		0	
NBR	1	1700	320	.19	380	.22
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	1180	.35*	1600	.47*
EBR	1	1700	380	.22	300	.18
WBL	1	1700	330	.19*	330	.19*
WBT	2	3400	1770	.52	1020	.30
WBR	0	0	0		0	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .77 .80

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	610	.18*	330	.10*
NBT	0	0	0		0	
NBR	1	1700	330	.19	420	.25
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	1190	.35*	1670	.49*
EBR	1	1700	390	.23	310	.18
WBL	1	1700	400	.24*	380	.22*
WBT	2	3400	1790	.53	1070	.31
WBR	0	0	0		0	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .82 .86

29. La Pata & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	80	.05	60	.04
NBT	1	1700	20	.02*	10	.03*
NBR	0	0	20		40	
SBL	1	1700	110	.06*	140	.08*
SBT	2	3400	30	.02	10	.01
SBR	0	0	590	.35	490	.29
EBL	1	1700	470	.28*	550	.32*
EBT	1	1700	350	.21	840	.49
EBR	1	1700	90	.05	10	.01
WBL	1	1700	10	.01	10	.01
WBT	1	1700	730	.43*	410	.24*
WBR	1	1700	220	.13	90	.05
Right Turn Adjustment			SBR	.32*	SBR	.22*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION**      1.16      .94

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	90	.03	70	.02
NBT	2	3400	30	.02*	40	.02*
NBR	0	0	30		50	.03
SBL	1	1700	120	.07*	150	.09*
SBT	2	3400	130	.04	20	.01
SBR	2	3400	840	.25	690	.20
EBL	2	3400	630	.19*	690	.20
EBT	1	1700	360	.21	910	.54*
EBR	1	1700	140	.08	40	.02
WBL	1	1700	10	.01	10	.01*
WBT	2	3400	770	.29*	420	.15
WBR	0	0	230		100	
Right Turn Adjustment			SBR	.19*	Multi	.12*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION**      .81      .83

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	100	.03	80	.02
NBT	2	3400	30	.02*	60	.04*
NBR	0	0	40	.02	60	
SBL	1	1700	130	.08*	230	.14*
SBT	2	3400	150	.04	40	.01
SBR	2	3400	960	.28	710	.21
EBL	2	3400	660	.19*	770	.23
EBT	1	1700	370	.22	960	.56*
EBR	1	1700	150	.09	40	.02
WBL	1	1700	10	.01	10	.01*
WBT	2	3400	780	.30*	490	.18
WBR	0	0	230		110	
Right Turn Adjustment			SBR	.21*	SBR	.05*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION**      .85      .85

30. Cm Capistrano & Del Obispo

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	413	.12*	445	.13*
NBT	1	1700	127	.07	106	.06
NBR	1	1700	159	.09	138	.08
SBL	1	1700	53	.03	53	.03
SBT	1	1700	212	.12*	265	.16*
SBR	1	1700	403	.24	392	.23
EBL	1	1700	318	.19*	382	.22*
EBT	2	3400	636	.19	647	.19
EBR	1	1700	244	.14	350	.21
WBL	1	1700	74	.04	201	.12
WBT	2	3400	678	.20*	784	.23*
WBR	1	1700	21	.01	32	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.68</b>		<b>.79</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	570	.17	460	.14*
NBT	1	1700	700	.41*	380	.22
NBR	1	1700	290	.17	280	.16
SBL	1	1700	60	.04*	80	.05
SBT	1	1700	400	.24	650	.38*
SBR	1	1700	670	.39	400	.24
EBL	1	1700	330	.19	390	.23*
EBT	2	3400	980	.29*	740	.22
EBR	1	1700	420	.25	420	.25
WBL	1	1700	340	.20*	350	.21
WBT	2	3400	690	.20	810	.24*
WBR	1	1700	60	.04	40	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.99</b>		<b>1.04</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	580	.17	460	.14*
NBT	1	1700	710	.42*	390	.23
NBR	1	1700	300	.18	290	.17
SBL	1	1700	70	.04*	80	.05
SBT	1	1700	410	.24	660	.39*
SBR	1	1700	670	.39	410	.24
EBL	1	1700	340	.20	400	.24*
EBT	2	3400	990	.29*	750	.22
EBR	1	1700	420	.25	420	.25
WBL	1	1700	350	.21*	360	.21
WBT	2	3400	700	.21	820	.24*
WBR	1	1700	70	.04	40	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>1.01</b>		<b>1.06</b>

2010 With Project (with Mitigation)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	580	.17	460	.14*
NBT	1	1700	710	.42*	390	.23
NBR	1	1700	300	.18	290	.17
SBL	1	1700	70	.04*	80	.05
SBT	2	3400	410	.24	660	.31*
SBR	0	0	670	.39	410	
EBL	2	3400	340	.10	400	.12*
EBT	2	3400	990	.29*	750	.22
EBR	1	1700	420	.25	420	.25
WBL	2	3400	350	.10*	360	.11
WBT	2	3400	700	.21	820	.24*
WBR	1	1700	70	.04	40	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.90</b>		<b>.86</b>

46. I-5 SB Ramps & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	2.5		1362		1748	
SBT	0	6800	1	{.32}*	0	{.41}*
SBR	1.5		869		1256	
EBL	0	0	0		0	
EBT	4	6800	1271	.19*	2041	.30*
EBR	1	1700	297	.17	558	.33
WBL	2	3400	375	.11*	522	.15*
WBT	3	5100	1234	.24	1336	.26
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.67</b>		<b>.91</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	2.5		1370	.27*	1940	.38*
SBT	0	8500	10		0	
SBR	2.5		880	.26	1270	.37
EBL	0	0	0		0	
EBT	4	6800	1650	.24*	2340	.34*
EBR	1	1700	310	.18	570	.34
WBL	2	3400	600	.18*	560	.16*
WBT	3	5100	1670	.33	1680	.33
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.74</b>		<b>.93</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	2.5		1380	.27*	1950	.38*
SBT	0	8500	20		0	
SBR	2.5		890	.26	1280	.38
EBL	0	0	0		0	
EBT	4	6800	1650	.24*	2350	.35*
EBR	1	1700	320	.19	580	.34
WBL	2	3400	610	.18*	560	.16*
WBT	3	5100	1700	.33	1690	.33
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.74</b>		<b>.94</b>

47. I-5 NB Ramps & Crown Valley

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		257	.15*	240	{.13}*
NBT	0	5100	0		0	.13
NBR	1.5		549	.16	413	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2.5	6800	1873	{.37}*	3004	.59*
EBR	1.5		776	{.34}	790	.46
WBL	0	0	0		0	
WBT	3	5100	1352	.27	1640	.32
WBR	f		1069		1466	
Right Turn Adjustment			NBR	.01*		
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.58</b>		<b>.77</b>	

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		600	{.27}*	240	.14*
NBT	0	5100	0	.27	0	
NBR	1.5		770		540	.16
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2.5	6800	1900	{.37}*	3310	.65*
EBR	1.5		950	{.36}	970	.57
WBL	0	0	0		0	
WBT	3	5100	1680	.33	2000	.39
WBR	f		1520		1480	
Right Turn Adjustment					NBR	.02*
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.69</b>		<b>.86</b>	

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		600	{.27}*	240	.14*
NBT	0	5100	0	.27	0	
NBR	1.5		780		590	.17
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2.5	6800	1910	{.37}*	3320	.65*
EBR	1.5		960	{.36}	980	.58
WBL	0	0	0		0	
WBT	3	5100	1710	.34	2010	.39
WBR	f		1530		1490	
Right Turn Adjustment					NBR	.03*
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.69</b>		<b>.87</b>	

50. I-5 SB Ramps & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		720	.21*	960	.28*
SBT	0	5100	0		0	
SBR	1.5		700	{.17}	870	{.26}
EBL	0	0	0		0	
EBT	3	5100	1230	.27*	1130	.26*
EBR	0	0	160		200	
WBL	1	1700	450	.26*	480	.28*
WBT	2	3400	730	.21	730	.21
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.79</b>		<b>.87</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		940	.28*	1000	
SBT	0	5100	0		0	{.30}*
SBR	1.5		890	{.26}	950	
EBL	0	0	0		0	
EBT	3	5100	1430	.28*	1470	.29*
EBR	1	1700	180	.11	260	.15
WBL	1	1700	600	.35*	500	.29*
WBT	2	3400	940	.28	870	.26
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.96</b>		<b>.93</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		950	.28*	1060	.31*
SBT	0	5100	0		0	
SBR	1.5		900	{.27}	960	{.31}
EBL	0	0	0		0	
EBT	3	5100	1440	.28*	1470	.29*
EBR	1	1700	190	.11	260	.15
WBL	1	1700	610	.36*	520	.31*
WBT	2	3400	970	.29	880	.26
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.97</b>		<b>.96</b>

51. I-5 NE Ramps & Ortega

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0.5		160		220	
NBT	0	3400	0	(.17)*	0	(.24)*
NBR	1.5		620		650	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	2	3400	720	.21*	600	.18*
EBT	2	3400	1230	.36	1490	.44
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1020	.30*	990	.29*
WBR	1	1700	990	.58	750	.44
Right Turn Adjustment			WBR	.21*	WBR	.05*
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .94 .81

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		260	(.12)*	260	.15*
NBT	0	5100	0	(.12)	0	
NBR	1.5		690		660	.19
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	2	3400	880	.26*	750	.22*
EBT	2	3400	1470	.43	1710	.50
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	1.5	5100	1270	(.41)*	1100	(.34)*
WBR	1.5		1000		850	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .84 .76

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		270	(.12)*	280	(.16)*
NBT	0	5100	0	(.12)	0	(.16)
NBR	1.5		710		660	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	2	3400	880	.26*	760	.22*
EBT	2	3400	1490	.44	1780	.52
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	1.5	5100	1280	(.41)*	1110	(.35)*
WBR	1.5		1010		900	
Clearance Interval				.05*		.05*

**TOTAL CAPACITY UTILIZATION** .84 .78

60. SR-241 SB Ramps & Oso

Existing Count (2004)							
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR		
			VOL	V/C	VOL	V/C	
NBL	0	0	0		0		
NBT	0	0	0		0		
NBR	0	0	0		0		
SBL	1.5		85	.05*	265	.08*	
SBT	0	5100	0		0		
SBR	1.5		265	.08	339	{.07}	
EBL	0	0	0		0		
EBT	2	3400	1092	.32	1071	.32*	
EBR	0	0	0		0		
WBL	0	0	0		0		
WBT	2	3400	1325	.39*	519	.15	
WBR	0	0	0		0		
Right Turn Adjustment			SBR	.03*			
Clearance Interval				.05*		.05*	

**TOTAL CAPACITY UTILIZATION** .52 .45

2010 No Project							
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR		
			VOL	V/C	VOL	V/C	
NBL	0	0	0		0		
NBT	0	0	0		0		
NBR	0	0	0		0		
SBL	1.5		100	.06*	280		
SBT	0	5100	0		0	{.09}*	
SBR	1.5		280	.08	350		
EBL	0	0	0		0		
EBT	2	3400	1100	.32	1080	.32*	
EBR	0	0	0		0		
WBL	0	0	0		0		
WBT	2	3400	1340	.39*	610	.18	
WBR	0	0	0		0		
Right Turn Adjustment			SBR	.02*			
Clearance Interval				.05*		.05*	

**TOTAL CAPACITY UTILIZATION** .52 .46

2010 With Project							
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR		
			VOL	V/C	VOL	V/C	
NBL	0	0	0		0		
NBT	0	0	0		0		
NBR	0	0	0		0		
SBL	1.5		100	.06*	280		
SBT	0	5100	0		0	{.09}*	
SBR	1.5		280	.08	360		
EBL	0	0	0		0		
EBT	2	3400	1110	.33	1090	.32*	
EBR	0	0	0		0		
WBL	0	0	0		0		
WBT	2	3400	1340	.39*	620	.18	
WBR	0	0	0		0		
Right Turn Adjustment			SBR	.02*			
Clearance Interval				.05*		.05*	

**TOTAL CAPACITY UTILIZATION** .52 .46

61. SR-241 NB Ramps & Oso

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	1	1700	413	.24*	180	.11
EBT	2	3400	625	.18	1124	.33*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1134	.46*	498	.18
WBR	0	0	413		106	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.75</b>		<b>.38</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	1	1700	440	.26*	190	.11
EBT	2	3400	650	.19	1200	.35*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1250	.37*	610	.18
WBR	1	1700	420	.25	120	.07
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.68</b>		<b>.40</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	1	1700	460	.27*	200	.12
EBT	2	3400	660	.19	1210	.36*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1260	.37*	620	.18
WBR	1	1700	430	.25	130	.08
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.69</b>		<b>.41</b>

70. Greenfield & SR-73 SB Ramps

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	2	3400	1060	.43*	339	.20*
NER	0	0	403		339	
SBL	1	1700	32	.02*	21	.01*
SBT	2	3400	488	.14	541	.16
SBR	0	0	0		0	
EBL	0.5		11	.01*	21	
EBT	0	3400	0		0	{.22}*
EBR	1.5		233	{.00}	784	
WBL	0	0	0		0	
WBT	0	0	0		0	
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.51</b>		<b>.48</b>

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	2	3400	1140	.46*	410	.23*
NBR	0	0	410		360	
SBL	1	1700	40	.02*	30	.02*
SBT	2	3400	500	.15	550	.16
SBR	0	0	0		0	
EBL	0.5		20	.01*	30	
EBT	0	3400	0		0	{.21}*
EBR	1.5		340	{.00}	790	
WBL	0	0	0		0	
WBT	0	0	0		0	
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.54</b>		<b>.51</b>

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	2	3400	1170	.47*	410	.23*
NBR	0	0	420		370	
SBL	1	1700	50	.03*	40	.02*
SBT	2	3400	510	.15	560	.16
SBR	0	0	0		0	
EBL	0.5		30	.02*	40	
EBT	0	3400	0		0	{.21}*
EBR	1.5		350	{.00}	800	
WBL	0	0	0		0	
WBT	0	0	0		0	
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>				<b>.57</b>		<b>.51</b>

71. Greenfield & SR-73 NB Ramps

Existing Count (2004)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	1039	.31*	286	.08*
NBT	1	1700	32	.02	74	.04
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	1	1700	127	.07*	106	.06*
SBR	1	1700	42	.02	11	.01
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	392	.23*	456	.27*
WBT	0	0	0		0	
WBR	1	1700	64	.04	32	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.66</b>		<b>.46</b>	

2010 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	1130	.33*	330	.10*
NBT	1	1700	40	.02	80	.05
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	1	1700	140	.08*	120	.07*
SBR	1	1700	50	.03	20	.01
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	400	.24*	470	.28*
WBT	0	0	0		0	
WBR	1	1700	70	.04	40	.02
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.70</b>		<b>.50</b>	

2010 With Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	1160	.34*	330	.10*
NBT	1	1700	50	.03	90	.05
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	1	1700	150	.09*	130	.08*
SBR	1	1700	60	.04	30	.02
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	410	.24*	480	.28*
WBT	0	0	0		0	
WBR	1	1700	80	.05	50	.03
Clearance Interval				.05*		.05*
<b>TOTAL CAPACITY UTILIZATION</b>			<b>.72</b>		<b>.51</b>	