

PLANNING AREA 2 ADDENDUM
TO FINAL EIR NO. 589

THE RANCH PLAN

PLANNING AREA 2
MASTER AREA PLAN

SUBAREA PLANS 2.1, 2.2, 2.3, AND 2.4
(PA130001, PA130002, PA130003, PA130004 AND PA130006)



Prepared for:
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March 27, 2013

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**CONDITIONALLY
APPROVED**

BY: Planning Commission **DATE:** 3-27-13

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Appendix

- A Planning Area 2 Mitigation Regulation Compliance Matrix (MRCM)
- B Conceptual Master Area Plan Water Quality Management Plan
- C Traffic Report

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SECTION 1.0 PURPOSE OF ADDENDUM

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (Sections 21000, et seq. of the *California Public Resources Code*) and the State CEQA Guidelines (Title 14 *California Code of Regulations* Sections 15000, et seq.). Section 15164(a) of the CEQA Guidelines 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 Section 15162(a) of the State CEQA Guidelines, a subsequent Environmental Impact Report (EIR) or Negative Declaration is only required when:

- (1) Substantial changes are proposed in the project 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;
- (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 negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (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 (EIR) 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. Subsequent to the project approvals, the project name was changed to the Rancho Mission Viejo Planned Community. Thus, the overall project is alternatively referred to as the Rancho Mission Viejo Planned Community or the Ranch Plan. The location of the Rancho Mission Viejo Planned Community project site, approvals granted, and actions being addressed as part of this Addendum to FEIR 589 are further addressed in Section 3.0, Project Description.

The purpose of this Addendum is to analyze any potential differences between the impacts evaluated in FEIR 589 and those that would be associated with the development of Planning Area 2. The scope of the Planning Area 2 project is a subset of the larger Ranch Plan project

addressed in FEIR 589. The proposed applications would result in a reallocation between planning areas of dwelling units exceeding 10 percent. This change requires an amended Planned Community Statistical Table and Area Plan subject to approval by the Orange County Planning Commission. 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 Planning Area 2 would be undertaken. Therefore, in accordance with Section 15164 of the State CEQA Guidelines, this Addendum to the previously certified FEIR 589 is the appropriate environmental documentation for construction-level approvals associated with development in Planning Area 2. In taking action on any of the approvals outlined in Section 3.0, Project Description, the decision-making body must consider the whole of the data presented in FEIR 589, the Findings and Statement of Overriding Considerations, the Mitigation Regulation Compliance Matrix (MRCM), and this Addendum to FEIR 589.

Section 2.0 of this Addendum provides background on and a chronology (see Table 1) of the Rancho Mission Viejo Planned Community project, actions taken subsequent to the approval by the Board of Supervisors, and related planning programs; Section 3.0, provides a description of the proposed actions associated with Planning Area 2.

Section 4.0 presents an environmental analysis of the proposed Planning Area 2 project. Appendix A, the Planning Area 2 MRCM, identifies the project design features, standard conditions of approval, mitigation measures, stipulations from past settlement agreements, and permit requirements that are applicable to Planning Area 2. As previously noted, Planning Area 2 represents a portion of the much larger, previously approved, Ranch Plan project. Therefore, only those mitigation requirements from the previously approved document that are applicable to Planning Area 2 have been included in this analysis.

SECTION 2.0 PROJECT BACKGROUND

The following provides a summary of actions associated with the development, approval, and implementation of the Ranch Plan project. The summary is generally provided in chronological order of actions. Table 1 provides a tabular chronology of the environmental documents which have been prepared related to the Ranch Plan.

**TABLE 1
RANCH PLAN ENVIRONMENTAL DOCUMENTATION**

Document	Lead Agency	Date	Action
Ranch Plan Program Final EIR 589	County of Orange	November 8, 2004	Certification of FEIR 589 Project approval
Addendum No. 1 to Final EIR 589	County of Orange	July 26, 2006	Approval of Addendum Project approval
Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (NCCP/MSAA/HCP) EIR/EIS			
FEIR 584	County of Orange	October 24, 2006	Certification of FEIR 584 Project approval
Final EIS	USFWS	January 10, 2007	Approval of Final EIS Approval of the Southern HCP and issuance of FESA Section 10(a)(1)(B) Incidental Take Permits
Final EIR	CDFG	January 26, 2007	Approval of Streambed Alteration Agreement
Final EIR	CDFG	September 29, 2008	Approval of the MSAA
San Juan Creek and Western San Mateo Creek Watershed Special Area Management Plan (SAMP) EIS	USACE	March 2007	Approval of EIS Approval of project and issuance of long-term 404 permit
Cow Camp Road and Ancillary Infrastructure Improvements Addendum to FEIR 584 and FEIR 589	County of Orange	November 18, 2008	Approval of Addendum Approval of Project
Addendum No. 1.1 to Final EIR 589	County of Orange	February 24, 2011	Approval of Addendum Project approval
Planning Area 2: Zone 1/Zone A Reservoir Project	Santa Margarita Water District	August 2, 2011	Approval of Addendum Approval of Project
Cañada Gobernadora Multipurpose Basin Project Addendum to Final EIR 584	Santa Margarita Water District	December 3, 2012	Approval of Addendum

2.1 THE RANCH PLAN PROGRAM FINAL 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 Draft EIR 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 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 Rancho Mission Viejo Planned Community project. 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 (UAC) 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 Rancho Mission Viejo Planned Community. The balance of the Rancho Mission Viejo Planned Community, 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 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 (1) potential local and regional transportation impacts associated with implementation of the Ranch Plan project and (2) the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the Rancho Mission Viejo Planned Community. Following a series of

meetings and negotiations between representatives of the County, the City, the applicant, and the Resource Organizations, the parties achieved full settlement of the outstanding issues on June 9, 2005 (City) and August 16, 2005 (Resource Organizations), with dismissal of the individual lawsuits following thereafter.

The terms of the individual settlements were memorialized in separate settlement agreements executed by and between the parties on the identified dates. Notably, the provisions of the August 16, 2005, settlement agreement (Resource Organizations) resulted in certain refinements to the Ranch Plan project that, in effect, increased the amount of open space that will be permanently protected and managed (i.e., from approximately 15,132 gross acres to 16,942 gross acres) and reduced the acreage available for development activities (i.e., from approximately 7,683 acres to 5,873 acres). The refinements 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 Rancho Mission Viejo Planned Community and portions of Planning Area 2. As set forth in FEIR 589, Planning Area 2 would have allowed for 1,030 gross acres of development uses; under the settlement agreement, 895 gross acres of development uses are identified.

The Ranch Plan 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 Wildlife (CDFW)¹, 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 Rancho Mission Viejo Planned Community in protected open space and would 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 impact analysis is considered “overstated” as the final footprint of future development/orchards within these planning areas was undefined at this time because the precise location of future development/orchards was 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 were approximately 249 acres and 182 acres, respectively. Therefore, the total impact area for Alternative B-12 was 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. Since the approval of the Settlement Agreements, the 50 acres of orchards have been planted in Planning Area 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 outlined in the settlement agreements, unless otherwise noted.

¹ Effective January 1, 2013, the California Department of Fish and Game was renamed the California Department of Fish and Wildlife.

2.3 CITY OF SAN JUAN CAPISTRANO ANNEXATION

In 2009, the City of San Juan Capistrano purchased 132 acres of the Rancho Mission Viejo Planned Community of which 105 acres were within the boundaries of Planning Area 1. The property was annexed into the City for use as recreational open space. This change to a portion of the Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table in February 2011. As revised, the Ranch Plan totals 22,683 acres with approximately 16,915 acres (or approximately 74.57 percent) identified for open space uses with 5,768 acres for development uses.

2.4 REGULATORY AGENCIES PLANS AND APPROVALS

As previously noted, concurrently with the development of the Ranch Plan, two other major planning and regulatory programs were developed: the Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (NCCP/MSAA/HCP and the Special Area Management Plan (SAMP). As determined in the analysis set forth in Section 4.0 of this Addendum, implementation of land uses in Planning Area 2 as currently proposed would not require amendments to the NCCP/MSAA/HCP or the SAMP.

NCCP/MSAA/HCP

The Southern Subregion NCCP/MSAA/HCP and Environmental Impact Report/Environmental Impact Statement (EIR/EIS) were prepared by the County of Orange in cooperation with the CDFW and the USFWS in accordance with the provisions of the State Natural Community Conservation Planning Act of 1991 (NCCP Act), the California Endangered Species Act (CESA), the Federal Endangered Species Act (FESA), and Section 1600 et seq. of the *California Fish and Game Code*. The Southern Subregion NCCP/MSAA/HCP would provide for the conservation of designated State- and federally-listed and unlisted species and associated habitats that are currently found within the 132,000-acre NCCP/MSAA/HCP study area (i.e., the “Southern Subregion”). The NCCP/MSAA/HCP is a voluntary, collaborative planning program involving landowners, local governments, State and federal agencies, environmental organizations, and interested members of the public. 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.

The proposed Conservation Strategy of the plan “focuses on long-term protection and management of multiple natural communities that provide habitat essential to the survival of a broad array of wildlife and plant species” (County of Orange 2006). The NCCP/MSAA/HCP creates a permanent habitat reserve consisting of (1) 11,950 County of Orange-owned acres contained within 3 existing County regional and wilderness parks (O’Neill Regional Park, Riley Wilderness Park, and Caspers Wilderness Park) and (2) 20,868 acres owned by Rancho Mission Viejo (RMV).

With respect to the CEQA document, the County of Orange Board of Supervisors certified the EIR, hereafter referred to as FEIR 584, on October 24, 2006. With respect to the NEPA documentation, the USFWS distributed the Final EIS for public review on November 13, 2006. The Implementation Agreement (IA) was signed by the Participating Landowners (i.e., the County, RMV, and the Santa Margarita Water District [SMWD]) in December 2006. The USFWS issued a Record of Decision, signed the IA, approved the Southern HCP, and issued Federal

Endangered Species Act (FESA) Section 10(a)(1)(B) Incidental Take Permits (ITP) for federally listed species to RMV and the SMWD on January 10, 2007 (1-6-07-F-812.8) (“the Opinions”). The Opinions state that proposed incidental take will occur as a result of habitat loss and disturbance associated with urban development and other proposed activities (i.e., Covered Activities) identified in the Plan. The Opinions further identify “construction of residential, commercial, industrial and infrastructure facilities” as RMV-Covered Activities. The Opinions address 6 federally listed animals, 1 federally listed plant, and 25 unlisted plants and animals for a total of 32 species.

CDFW issued an MSAA for the Ranch Plan on September 29, 2008. The MSAA covers the activities associated with implementation of the approved development. The covered activities include: (1) development in Planning Areas 2, 3, 4, 5, and 8²; (2) cultivation of orchards; (3) roadway improvements; (4) construction of bikeways and trails; (5) sewer and wastewater facilities; (6) drainage, flood-control, and water quality facilities; (7) maintenance of existing facilities within the Ranch Plan boundary; (8) habitat restoration; (9) geotechnical investigations; and (10) relocation of the RMV headquarters.

2.4.1 SPECIAL AREA MANAGEMENT PLAN

A Special Area Management Plan (SAMP) is a voluntary watershed-level planning and USACE permitting process involving local landowners and public agencies that seek permit coverage under Section 404 of the Federal Clean Water Act for future actions that affect jurisdictional “Waters of the U.S.”. The 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 mitigated. The San Juan Creek and Western San Mateo Creek Watersheds SAMP provides 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 includes the Ranch Plan area.

The SAMP, which was approved by the USACE in 2007, establishes three regulatory permitting procedures: (1) Regional General Permit Procedures for Maintenance Activities Outside of the Rancho Mission Viejo Planned Community; (2) Letter of Permission Procedures for Future Qualifying Applicants Subject to Future Section 404 (b)(1) Guidelines Review Outside the Rancho Mission Viejo Planned Community; and (3) Long-Term Individual Permits/Letters of Permission for Dredge and Fill Activities within the Rancho Mission Viejo Planned Community. With respect to the Rancho Mission Viejo Planned Community, the USACE issued an Individual Permit of extended duration to specify allowable impacts to “Waters of the U.S.” over the life of the Ranch Plan project. The long-term Individual Permit would require additional review and analysis as individual projects are proposed within the Rancho Mission Viejo Planned Community to ensure consistency with allowable impacts and the terms and conditions of this long-term Individual Permit. The USACE would review specific activities under the Letter of Permission procedures for the geographic area covered by the Individual Permit as each activity is proposed for implementation.

2.5 RANCH PLAN MASTER AREA PLAN AND SUBAREA PLANS APPROVALS

Per the *Ranch Plan Planned Community Program Text*, a Master Area Plan is required for each planning area proposed for development. A Master Area Plan shows the relationship of proposed uses within the entire planning area. A Master Area Plan consists of a map; a set of

² Planning Area 1 was permitted separately through a standard Streambed Alteration Agreement.

statistics; and text that describe the location, density, and intensity of proposed uses within a planning area (the full requirements are listed in Section II.B.3.a of the *Ranch Plan Planned Community Program Text*). It is a tool to describe how special features or planning concerns will be addressed. All subsequent projects within the Planning Area including grading, development, and improvements shall be in substantial conformance with the provisions of the approved Master Area Plan. The Planning Commission is the approving authority for all Master Area Plan and Subarea Plan applications and any subsequent amendments with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section 11.A.4.

The Master Area Plan may divide the planning area into subareas. Prior to approval of any subdivision within each subarea, a Subarea Plan shall be prepared. The Subarea Plans must be consistent with the Master Area Plan. The Subarea Plans provide more detail on the proposed development. The Subarea Plans provide information on the key features of the development proposed in the Subarea. This would include, but not be limited to: (1) the specific residential use categories and other non-residential uses; (2) locations and acreage of park, recreation, and other open space uses; (3) circulation features; (4) a concept grading plan; and (5) community facility locations. The full requirements of Subarea Plans are identified in the *Ranch Plan Planned Community Program Text*.

2.5.1 PLANNING AREA 1

In July 2006, the County of Orange approved the Master Area Plan (PA06-0023) and five Subarea Plans (PA06-0024 through PA06-0028) for Planning Area 1. Addendum No. 1 to FEIR 589 was approved by the County of Orange to support the approval of the Master and Subarea Plans. The County approved the following components for Planning Area 1:

- Planned Community (PC) Statistical Table and PC Development Map.
- Planning Area 1 Master Area Plan.
- Five Subarea Plans for Planning Area 1.
- Vesting tentative tract maps (VTTM) for Planning Area 1 (VTTM 10751, VTTM 17052, VTTM 17053, VTTM 17054, and VTTM 17055).
- Grading Permits (GA 06-0037, GA 06-0045, and GA 06-0046).
- Required infrastructure improvements.

Subsequent to the approval of the “A” Vesting Tentative Tract Maps (listed above), “B” level Tentative Tract Maps (TTMs) that were found in substantial compliance with the “A” maps, were approved. Subsequent to these approvals, changes to the “B” level TTMs, Planning Area 1 Master Area Plan, Subarea Plans 1.1, 1.2 and 1.4 and a further Addendum (No.1.1) were approved by the County of Orange in February 2011. Planning Area 1 is currently under construction with opening anticipated in mid-summer of 2013.

2.5.2 COW CAMP ROAD AND OTHER INFRASTRUCTURE IMPROVEMENTS

Cow Camp Road

The Ranch Plan and FEIR 589 identified that certain supporting infrastructure facilities such as roadways would be built. One of these roadways, Cow Camp Road, is an east-west Major Arterial Highway that will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of Rancho Mission Viejo and Caspers Wilderness Park. A portion of Cow

Camp Road is located within Planning Area 2. The segment adjacent to and within Planning Area 2 is known as Segment 1 and would include three “T” signalized intersections (one at Antonio Parkway and two within Planning Area 2) and a bridge at Cañada Chiquita (Chiquita Bridge). To adhere to existing hillside contours, construction phasing, habitat preservation, and provide enhanced wildlife crossings the eastbound and westbound lanes across Cañada Chiquita would be built as two separate bridge structures. The typical cross-section for Cow Camp Road for this segment would be consistent with the County of Orange Standard Plans for a major arterial highway. In its ultimate configuration there would be 6 general-purpose lanes (3 westbound and 3 eastbound), 8-foot-wide shoulders, 6-foot-wide sidewalks with a raised 20-foot-wide curbed median. Cow Camp Road was addressed in FEIR 589 and further addressed in an Addendum to FEIR 584 and FEIR 589; the Addendum was approved by the County of Orange in 2008. A portion of Cow Camp Road within Planning Area 1 has been constructed.

Electrical Substation

Infrastructure improvements have also been constructed since the approval of the Ranch Plan including a new electrical substation within the boundary of Planning Area 2 (see Exhibit 4 in Section 3.0). This substation was constructed by San Diego Gas and Electric (SDG&E) to ensure adequate electrical service for the Ranch Plan project and surrounding area, and also to ensure reliability of service to both existing and new customers. The substation is located at the southeast corner of Planning Area 2, north of San Juan Creek. The substation has been operational since 2011.

2.5.3 ZONE 1 AND ZONE A RESERVOIR FACILITIES (CHIQUITA CANYON)

To serve Planning Areas 1, 2 and 3, the SMWD proposes to construct certain water conveyance and storage facilities. These facilities were included in the analysis contained in FEIR 589 as part of the Ranch Plan project. The facilities to be located in Chiquita Canyon include approximately 12,000 linear feet (LF) of domestic water (DW) transmission main, 11,300 LF of recycled water (RW) transmission main, two 2.0 million gallon (MG) domestic water (DW) reservoirs, and one 4.0 MG recycled water reservoir (see Exhibit 11 in Section 3.0). The DW and RW reservoir sites are at pad elevations of 618 feet and 548 feet, respectively, on a combined footprint of approximately 7 acres. All reservoirs are proposed as above-grade, welded-steel tanks. The DW reservoir site is proposed to include two 104-foot diameter tanks, each with a high water level of 650 feet, corresponding to SMWD’s Zone I DW distribution system. The RW reservoir site is proposed to include a single 146-foot diameter tank with a high water level of 580 feet. It will serve SMWD’s Zone A RW distribution system. A minimum 20-foot wide of paved access will be provided around each tank. It is anticipated that RMV and SMWD will negotiate to transfer the ownership of the areas for the reservoir sites to SMWD upon completion of final design on the facilities.

2.6 OTHER RELATED PROJECTS

2.6.1 EXTENSION OF STATE ROUTE 241 (TESORO EXTENSION)

Since 1981, the Foothill Transportation Corridor (FTC) has been on the Orange County Master Plan of Arterial Highways (MPAH) and designated a Transportation Corridor. The route was identified to run along the foothills in southeastern Orange County parallel to Interstate 5 (I-5). In 1986 a joint-powers authority, known as the Transportation Corridor Agencies (TCA), was formed to oversee the planning, design, financing, and construction of the FTC and two other tollroads in Orange County. Recognizing the regional nature of the tollroads, the FTC was added to the State Highway System and designated as State Route 241 (SR-241). Once

constructed, the roadway is transferred to the State of California. Currently, SR-241 has been constructed from SR-91 in the City of Yorba Linda south to near the City of Rancho Santa Margarita, a distance of over 24 miles. The route has been planned to extend south to I-5 just south of the Orange/San Diego County line.

Plans to complete SR-241 from its current terminus at Oso Parkway near the City of Rancho Santa Margarita to I-5, just south of the San Diego County and Orange County border, have been analyzed for more than 20 years. An EIR/EIS was prepared addressing the environmental impacts of this approximately 14 mile southerly extension. A preferred alignment was selected by the TCA, Federal Highway Administration, U.S. Environmental Protection Agency (USEPA), USFWS, USACE, and the California Department of Transportation (Caltrans). The selected route would extend through Planning Area 2 and the Rancho Mission Viejo Planned Community, cross into San Diego County, and connect to I-5 in the vicinity of the San Onofre Nuclear Generating Station. The southern portion of the alignment is within the California Coastal Zone, which required approval of the alignment by the California Coastal Commission (CCC). In 2008, the CCC rejected the selected alignment as being inconsistent with the California Coastal Act. This decision was appealed by the TCA to the Secretary of Commerce. In December 2008, the Secretary of Commerce upheld the CCC decision.

Since 2008, the TCA has been conducting an outreach program to meet with all stakeholders, supporters, and opponents of the project to get feedback on an agreeable solution for providing an alternative to I-5 through south Orange County to improve mobility and reduce traffic congestion.

In October 2011, engineering and environmental work began on a plan to extend the current SR-241 toll road from its existing terminus at Oso Parkway to Cow Camp Road in Planning Area 2. This TCA roadway project has been named the SR-241 Tesoro Extension and would provide additional northern access for communities located inland of I-5 and commuters traveling to Orange County from the Inland Empire via Ortega Highway. When constructed, the SR-241 Tesoro Extension would provide an alternative route to I-5. As proposed, the toll road extension would be approximately 5.5 miles long with two lanes in each direction and a median wide enough for additional lanes or future transit options. The proposed alignment generally follows the alignment for Planning Area 2 future “F” Street with the exception of the most southern segment of the alignment in Subarea 2.1 (see Exhibit 10 of Section 3.0). The TCA anticipates that preliminary engineering, environmental work and the finance plan will be completed in 2013 with construction of the Tesoro Extension commencing in 2013.

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

3.1.1 RANCHO MISSION VIEJO PLANNED COMMUNITY

The 22,683-acre Rancho Mission Viejo Planned Community is located in southeast Orange County within unincorporated Orange County. The Ladera Ranch Planned Community (Ladera Ranch) and the Cities of San Juan Capistrano and San Clemente border the Rancho Plan Planned Community on the west. The planned community of Coto de Caza and the City of Rancho Santa Margarita borders the northern edge of the site; the United States Marine Corps Base (MCB) Camp Pendleton in San Diego County borders the southern edge; and Caspers Wilderness Park, the Cleveland National Forest, and several private properties in Riverside and San Diego Counties border the site on its eastern edge.

3.1.2 PLANNING AREA 2

Planning Area 2 is presented in a regional and local context on Exhibits 1 and 2, respectively. The 1,680-acre Planning Area 2 is generally located north of Ortega Highway; east of Antonio Parkway, Ladera Ranch and a portion of The Reserve at Rancho Mission Viejo (Ladera Open Space)³; south of Oso Parkway and Tesoro High School; and west of future Planning Area 3 in Cañada Gobernadora. Of the 1,680-acre Planning Area, 895 acres are designated and proposed for development under the Ranch Plan, NCCP/MSAA/HCP, SAMP, and the Planning Area 2 Master Area Plan.

As previously addressed, 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 Planning Area 2 development boundaries identified in FEIR 589 and the development boundaries established through the settlement agreement are depicted in Exhibit 3. As set forth in FEIR 589, Planning Area 2 would have allowed for 1,030 gross acres of development uses; under the settlement agreement, 895 gross acres of development uses are identified.

3.1.3 ENVIRONMENTAL SETTING AND EXISTING LAND USES

Planning Area 2 is located in Chiquita Canyon. Chiquita Canyon Creek flows in a southerly direction, along the western portion of the planning area to its confluence with San Juan Creek. San Juan Creek, which is a dominant physical feature extending northeast and southwest through the larger Rancho Mission Viejo Planned Community, is located south of Planning Area 2. Major tributaries to San Juan Creek are the Arroyo Trabuco, Oso Creek, Chiquita Creek, Gobernadora Creek, Bell Canyon Creek, and Verdugo Canyon Creek. San Juan Creek discharges into the Pacific Ocean in the vicinity of the City of Dana Point.

Portions of Planning Area 2 have been in agricultural use for the past 120 years. A portion of these uses continue today; however, many of the agricultural uses, such as the commercial nursery operations have been removed. As depicted in Exhibit 4, Agricultural and Other Existing

³ The Southern Subregion HCP was approved in 2007. The HCP results in the preservation of 32,818 acres of south Orange County lands as the Southern Subregion Habitat Reserve. Included in these preserved acres are 20,868 acres of Rancho Mission Viejo lands and 11,950 acres owned by the County of Orange. The conserved Rancho Mission lands are called The Reserve at Rancho Mission Viejo.

Ongoing Land Uses, the existing non-residential land uses within Planning Area 2 include citrus and avocado groves, barley fields, and pasture land for cattle grazing.

The Santa Margarita Water District (SMWD) Chiquita Wastewater Treatment Plant (CWTP) is located in the center of Planning Area 2 but is not a part of the Ranch Plan. There is an existing paved access road to the CWTP; north of the plant this road is an unpaved ranch road. There are several other unpaved ranch roads located within Planning Area 2.

Cow Camp Road is designated on the Master Plan of Arterial Highways (MPAH) as an east-west Major Arterial Highway for Segment 1 (Antonio Parkway to Planning Area 2) that will begin at Antonio Parkway, north of San Juan Creek, and extend as a Primary Arterial to the east ultimately connecting to Ortega Highway. The roadway will be constructed in segments throughout the development of the Ranch Plan. Segment 1 of Cow Camp Road traverses the south portion of Planning Area 2; construction is proposed to start in 2013.

Several major public facilities and utilities are within Planning Area 2. These include the South County pipeline which is owned by the SMWD. Southern California Edison (SCE) owns high power transmission lines mounted on lattice towers in The Reserve at Rancho Mission Viejo open space and paralleling San Juan Creek. In addition, Rancho Mission Viejo has its agricultural irrigation system located in or adjacent to the north-south access road. A SDG&E electrical substation is located at the southeast corner of Planning Area 2.

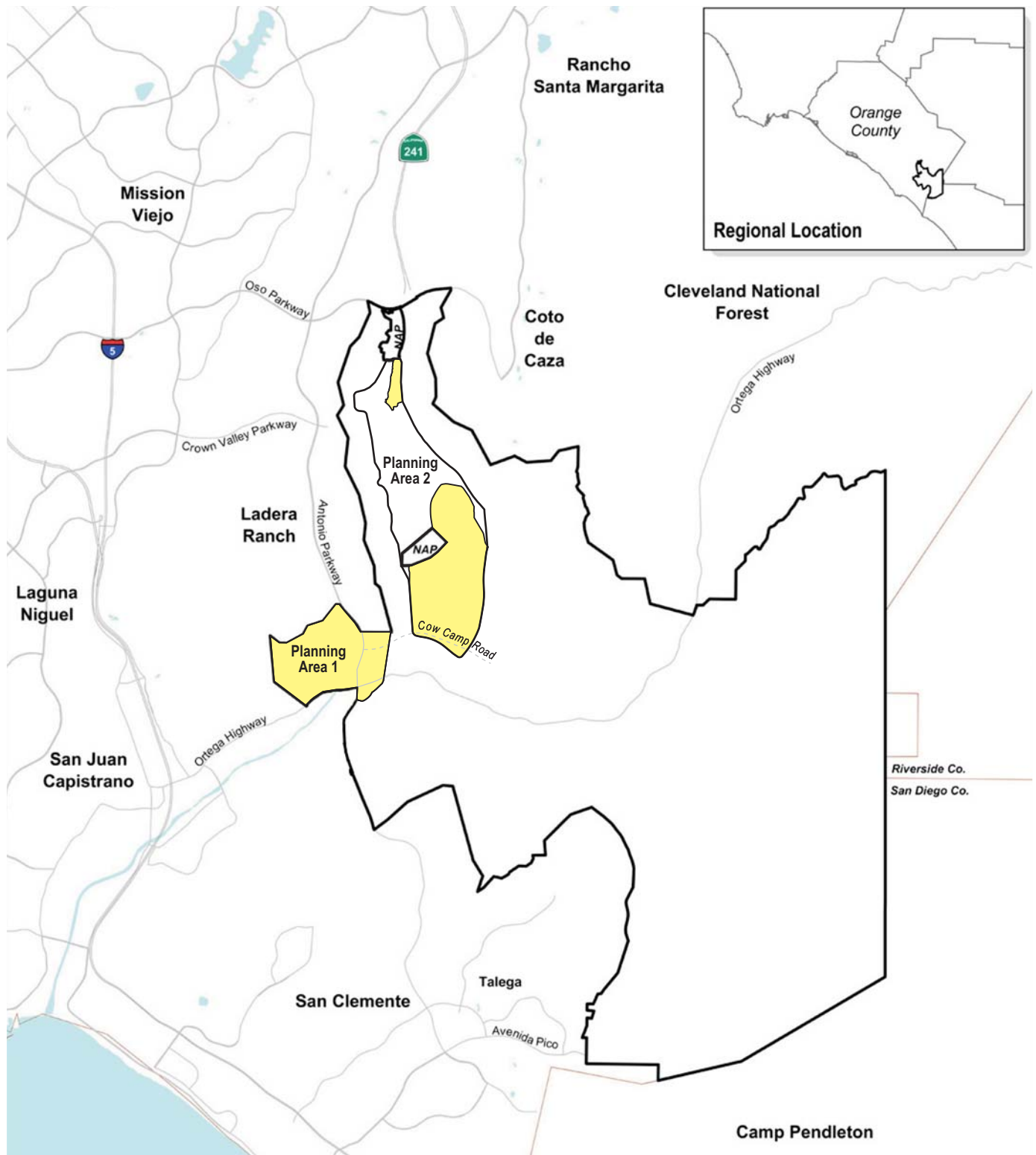
The Rancho Mission Viejo Planned Community project site contains a diverse population of flora and fauna species, including sensitive vegetation communities that provide habitat to sensitive species. These vegetation communities include, but are not limited to, scrub habitats, chaparral, vernal pools and seeps, riparian habitat, and woodland habitat. Vegetation communities that occur in Planning Area 2 include coastal sage scrub, chaparral, grassland, open water, freshwater marsh, alkali meadow, stream courses, riparian habitat, and oak woodland and forest.

3.1.4 REGULATORY SETTING

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

- The *Ranch Plan Planned Community Program Text*, specifying the regulations applicable to all areas of the Rancho Mission Viejo Planned Community.
- The Planned Community (PC) Zoning Map, showing the exterior boundaries of the Rancho Mission Viejo Planned Community. This Zoning Map includes a statistical summary regulating the maximum/minimum of certain aspects of development within the Rancho Mission Viejo Planned Community as a whole.
- Legal Description
- A PC Development Map, providing general and, in certain instances, detailed information about the Rancho Mission Viejo Planned Community area and regulating land uses within each planning area.
- A PC Statistical Table providing general and, in certain instances, detailed information about the Rancho Mission Viejo Planned Community area and regulating maximum and minimum 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



Source: Rancho Mission Viejo

Regional Map

Exhibit 1

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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Source: Rancho Mission Viejo

Local Vicinity

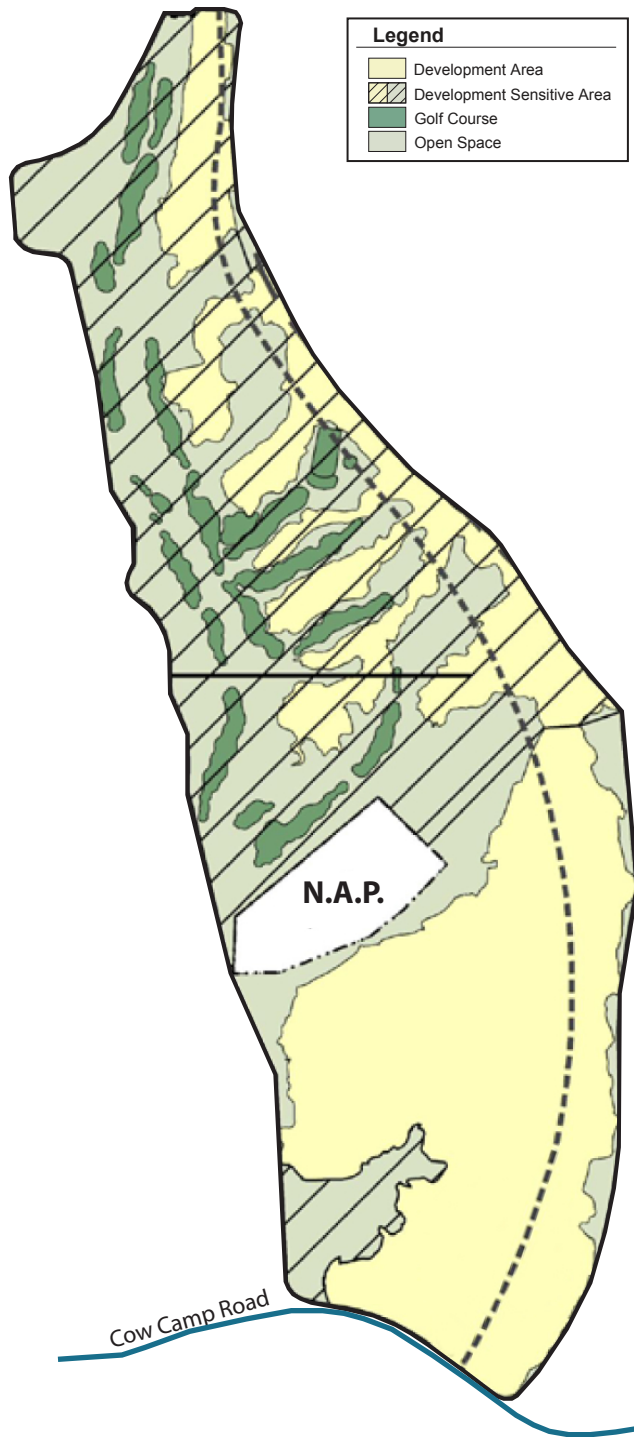
Exhibit 2

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

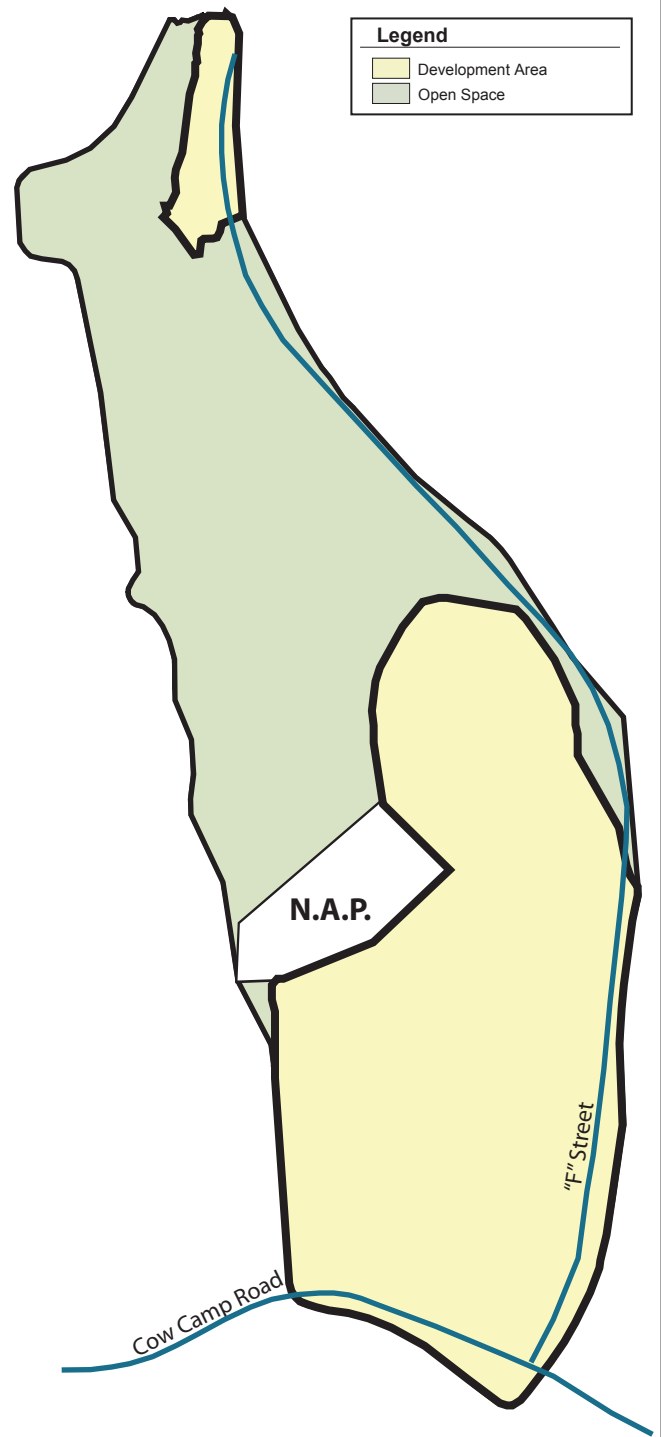
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FEIR 589



Proposed Project



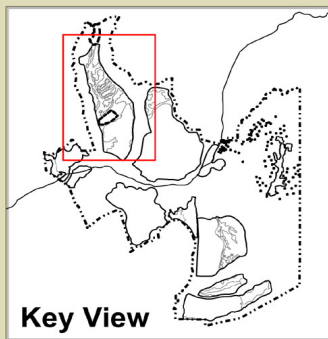
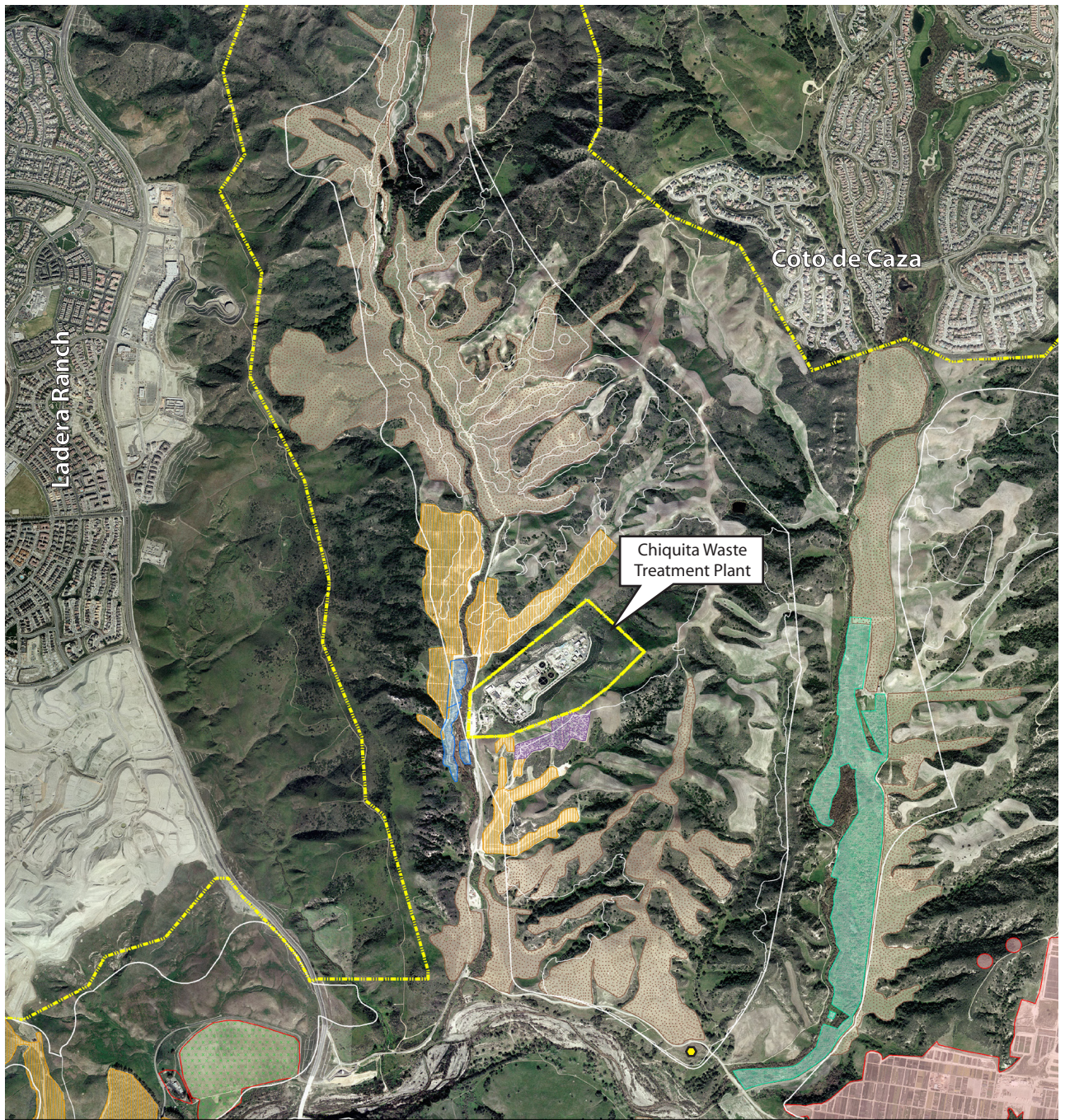
Source: Rancho Mission Viejo

Planning Area 2 Development Boundaries

Exhibit 3

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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- Existing Uses
- Lease Areas
- Planning Area Boundary
- Development Boundary
- GERA Mitigation Area
- Chiquita Mitigation Area
- RMV Residence
- Existing Agriculture**
 - Avocado Trees
 - Seasonal Row Crops
 - Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields
 - SDG&E Substation

Source: Rancho Mission Viejo

Agricultural and Other Existing Ongoing Land Uses

Exhibit 4

The Ranch Plan
Planning Area 2 Master and Subarea Plans

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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 provide the applicable regulations.

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 the *Ranch Plan Planned Community Program 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.

3.2 PROJECT DESCRIPTION

3.2.1 MASTER AREA PLAN FOR PLANNING AREA 2

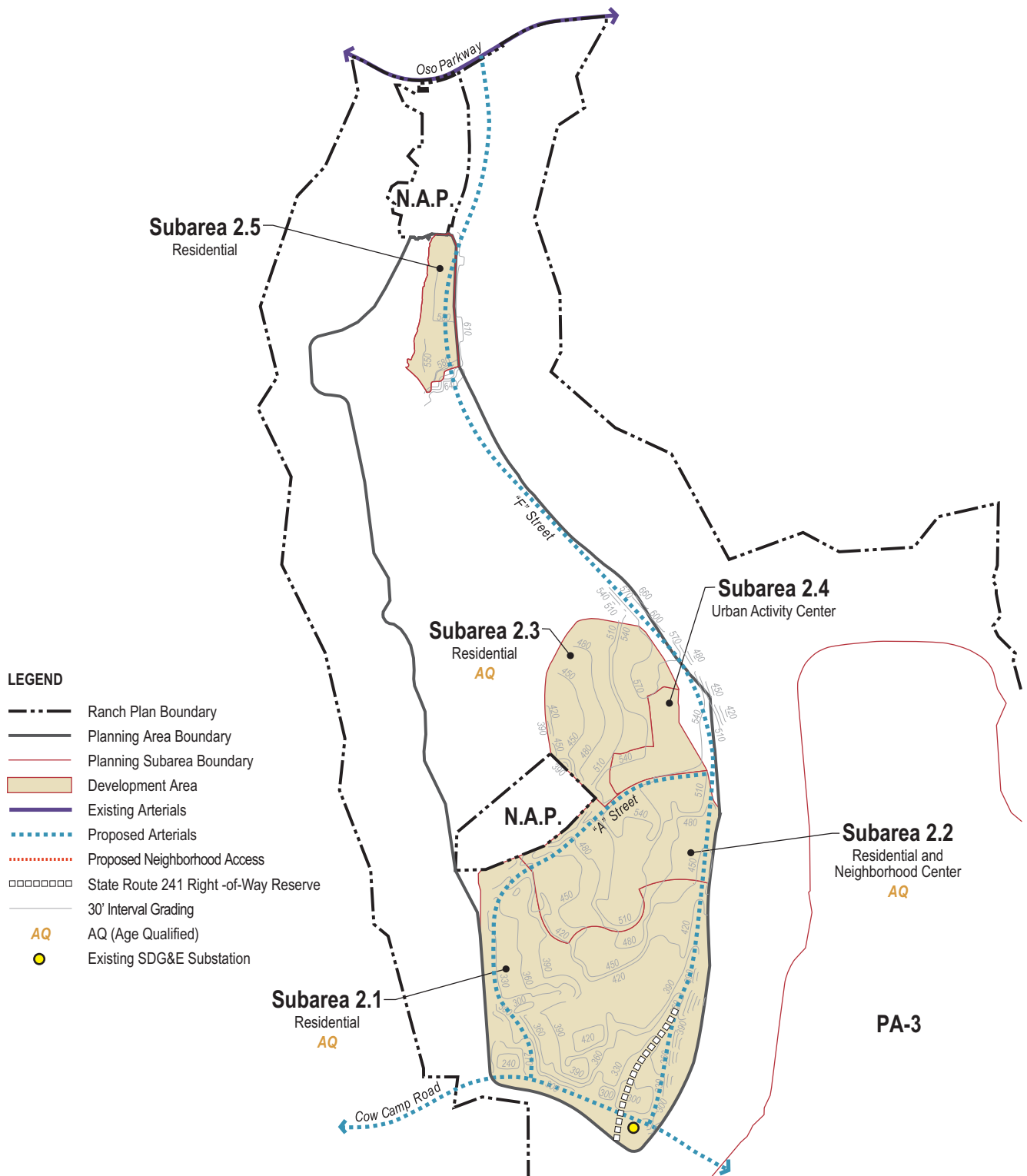
As proposed, the Master Area Plan land use plan for Planning Area 2 would include residential, Urban Activity Center (UAC) and Neighborhood Center uses as well as public facilities, public parklands, and open space. Table 2 provides statistical information for Planning Area 2 and each of the proposed subareas. Exhibit 5, Planning Area 2 Land Use and Conceptual Grading Plan, depicts the 30-foot grading contours and identifies the land uses within the planning area. In summary, the 1,680-acre planning area is proposed for development on 895 gross acres with 3,291 dwelling units, 50 gross acres of UAC uses, and 5 acres of Neighborhood Center uses. The remaining 785 acres of the planning area would be in permanent open space.

Per the *Ranch Plan Planned Community Program Text*, a Master Area Plan is required for each planning area proposed for development. A Master Area Plan shows the relationship of proposed uses within the entire planning area. A Master Area Plan consists of a map; a set of statistics; and text that describe the location, density, and intensity of proposed uses within a planning area (the full requirements are listed in Section II.B.3.a of the *Ranch Plan Planned Community Program Text*). All subsequent projects within each planning area including grading, development, and improvements shall be in substantial conformance with the provisions of the approved Master Area Plan. The Planning Commission is the approving authority for all Master Area Plan and Subarea Plan applications and any subsequent amendments with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section 11.A.4.

The Master Area Plan for Planning Area 2 includes the following components:

- A development table for Planning Area 2 (see Table 2),
- A statistical table for the Rancho Mission Viejo Planned Community (see Table 3),
- Exhibits including:
 - Planning Area 2 Land Use and Conceptual Grading Plan (see Exhibit 5);
 - Subarea 2.1 through 2.4 Land Use and Conceptual Grading Plans (see Exhibits 6 through 9)
 - Circulation (see Exhibit 10)

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Source: Rancho Mission Viejo

Planning Area 2 Land Use and Conceptual Grading Plan

Exhibit 5

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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TABLE 2
PROPOSED PLANNING AREA 2 STATISTICAL TABLE SUMMARY

Planning Area	Development Uses																		Open Space Use	Planning Area Totals	
	Residential									Parkland Gross Acres	Urban Activity Center (UAC)			Neighborhood Center		Business Park		Golf Resort Gross Acres			Total Gross Acres
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwelling Units	Planned Concept Detached Dwelling Units	Multiple-Family Dwelling Units	Estate Dwelling Units	Age-Qualified Dwelling Units (Subset of Maximum Dwelling Unit Totals)	Maximum Non-Residential Square Footage (000)		Gross Acres	Net Acres	Maximum Square Footage of Non- Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Area 2	820	575	3,291	600	1,200	1,491		950		20	50	35	500	5	25				895	785	1,680
Subarea 2.1	380	270	850	240	330	280		340		10									390		
Subarea 2.2	220	170	900	220	450	230		280					5	25				225			
Subarea 2.3	170	120	1,241	140	420	681		330		10								180			
Subarea 2.4											50	35	500					50			
Subarea 2.5	50	15	300			300												50			
Source: Planning Area 2 Master Area Plan 2013.																					

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**TABLE 3
PROPOSED RANCHO MISSION VIEJO PLANNED COMMUNITY STATISTICAL SUMMARY**

Planning Area	Development Use											Open Space Total Gross Acres	Gross Acres
	Residential			Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort	Total Gross Acres		
	Gross Acres	Maximum Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres			
Planning Area 1	449	1,287	300	18	140	0	0	0	0	0	467	237	704
Planning Area 2	840	3,291		50	500	5	25				895	785	1,680
Planning Areas 3–9	4,073	9,422		183	2,540	45	475	80	1,220	25	4,406	3,690	8,096
Planning Area 10												12,203	12,203
Subtotal	5,362	14,000	300	251	3,180	50	500	80	1,220	25	5,768	16,915	22,683
Total													
Source: Planning Area 2 Master Area Plan 2013.													

- Conceptual Domestic Water System (see Exhibit 11)
- Conceptual Non-Domestic Water System (see Exhibit 12);
- Preliminary Wastewater System (see Exhibit 13)
- Preliminary Storm Drainage System (see Exhibit 14)
- Preliminary Water Quality System (see Exhibit 15)
- Trails and Bikeways Concept (see Exhibit 16)
- Agricultural and Other Existing Ongoing Uses (see Exhibit 4)

3.2.2 SUBAREA PLANS FOR PLANNING AREA 2

As previously noted, the Master Area Plan may divide the planning area into subareas. The Subarea Plans provide a more detailed level of planning on the key features of the development proposed in a subarea. This would include, but not be limited to: (1) the specific residential and non-residential development use locations, densities and categories; (2) locations and acreage of park, recreation, and other open space uses; (3) circulation features; (4) 10-foot contour grading plans; and (5) community facility locations. The full requirements of Subarea Plans are identified in the *Ranch Plan Planned Community Program Text*. Five subareas are proposed for Planning Area 2. Though all five subareas are evaluated at the Master Area Plan level, only four Subarea Plans are being processed at this time: Subareas 2.1 through 2.4 (referred herein as Planning Area 2 South). With respect to Subarea 2.5 in Planning Area 2 North, a subarea plan is not being processed as a part of this Addendum. Potential effects associated with development in Subarea 2.5 with respect to the topics of biological resources, water quality, and traffic are addressed in this Addendum but the level of detail with regards to grading and location of community facilities, is not known at this time.. At the time that a subarea plan is submitted to the County, Subarea 2.5 would be subject to subsequent CEQA review.

Exhibits 6 through 9 depict four of the five subareas in Planning Area 2. The preliminary grading concept for each subarea is depicted in ten-foot contour intervals on these respective exhibits. The following provides a general description of the proposed uses in each subarea.

Planning Area 2 South

Subarea 2.1 (Exhibit 6)

The 390-gross-acre Subarea 2.1 is located in the Planning Area 2 South. Cow Camp Road would traverse the southern boundary of the subarea in a generally east-west direction. Future “F” Street (or the SR-241 Tesoro Extension) would traverse the eastern boundary of the subarea in a generally north-south direction. The subarea is characterized by its hillsides and canyons. West Chiquita Ridge is west of Subarea 2.1 and Gobernadora Ridge extends through the subarea; the subarea is divided by Chiquadora Ridge, all which have a general north-south orientation. Portions of existing orchard uses would continue with the development of Subarea 2.1. Exhibit 6 depicts the conceptual land use and conceptual grading plan for Subarea 2.1. The following land uses are proposed:

- 380 gross acres of residential uses, including a 4-gross-acre affordable housing site. A total of 850 dwelling units are proposed including 340 age-qualified units.
- Private recreational uses. Uses may include but are not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
- 10 acres of public parkland

- Public school site
- A maintenance road to serve the SMWD Chiquita Wastewater Treatment Plant (CWTP).

Subarea 2.2 (Exhibit 7)

The 225-gross-acre Subarea 2.2 is located north of Subarea 2.1, south of the CWTP and the future “A” Street, and east of Chiquita Creek. Like Subarea 2.1, this subarea is characterized by its hillsides and canyons including West Chiquita Ridge, Chiquadora Ridge, and Gobernadora Ridge. Portions of existing orchard uses would continue with the development of Subarea 2.2. Exhibit 7 depicts the conceptual land use and conceptual grading plan for Subarea 2.2. The following land uses are proposed for the 230-gross-acre subarea:

- 220 gross acres of residential uses, including a 4-gross-acre affordable housing site. A total of 900 dwelling units are proposed of which 280 units would be designated as age-qualified units.
- Private recreational uses. Uses may include but are not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
- 5-acre (25,000-square-foot) neighborhood commercial center

Subarea 2.3 (Exhibit 8)

The 180-gross-acre Subarea 2.3 is located north of the future “A” Street and Subarea 2.2, west of future “F” Street, and east of Chiquita Creek and the CWTP. Like Subareas 2.1 and 2.2, this subarea is characterized by its hillsides and canyons including West Chiquita Ridge, Chiquadora Ridge, and Gobernadora Ridge. Existing agriculture and grazing uses would continue in portions of Subarea 2.3. Exhibit 8 depicts the conceptual land use and conceptual grading plan for the subarea. The following land uses are proposed for the 180-gross-acre subarea:

- 170 gross acres of residential uses, including a 4-gross-acre affordable housing site. A total of 1,241 dwelling units inclusive of 300 age-qualified units.
- Private recreational uses. Uses may include but are not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
- 10 acres of public parkland

Subarea 2.4 (Exhibit 9)

The 50-gross-acre Subarea 2.4 is located north of Subarea 2.2 and the future “A” Street, southeast of Subarea 2.3, and east of future “F” Street. Chiquadora Ridge bisects and Gobernadora Ridge is within Subarea 2.4. Existing grazing uses would continue with the development of the subarea. Exhibit 9 depicts the conceptual land use and conceptual grading plan for the subarea. The following land use is proposed for the 50-gross-acre subarea:

- 500,000 square feet of Urban Activity Center (UAC) uses

Planning Area 2 North (Exhibit 5)

Subarea 2.5

Subarea 2.5 is located in the northern portion of Planning Area 2 and immediately south of Tesoro High School. The 50-gross-acre subarea would allow for up to 300 apartments on 15 net acres. The remainder of the subarea would be used for cemetery and related infrastructure uses. These proposed uses are consistent with Mitigation Regulation Compliance Matrix (MRCM) Condition 486 which states that development in Subarea 2.5 is "...limited solely to the construction, use and maintenance of residential structures, cemetery facilities and related infrastructure. Residential uses (including multi-family and high density) shall be limited to a total of fifteen (15) acres and shall be contiguous to the high school site. Native vegetation would be used to buffer all cemetery facilities from adjoining open space areas. In addition, to the extent practicable, native landscaping shall be incorporated into and throughout the cemetery facilities". As previously noted, a subarea plan for Subarea 2.5 is not proposed at this time but potential effects on biological resources, water quality, and traffic area addressed in this Addendum. Subarea 2.5 in Planning Area 2 North would be subject to subsequent CEQA review.

3.2.3 VESTING TENTATIVE TRACT MAPS

The California Subdivision Map Act, the Orange County Subdivision Code, and the 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.

Generally, "A" tentative tract maps are processed concurrently with subarea plans. Subsequently, tentative tract "B" maps would be processed. These would identify building sites and provide more detail. It is anticipated that CEQA review for an "A" tentative tract map within the Rancho Mission Viejo Planned Community 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. It should be noted that the Subarea 2.5 tentative tract map will be processed through the County at a subsequent date.

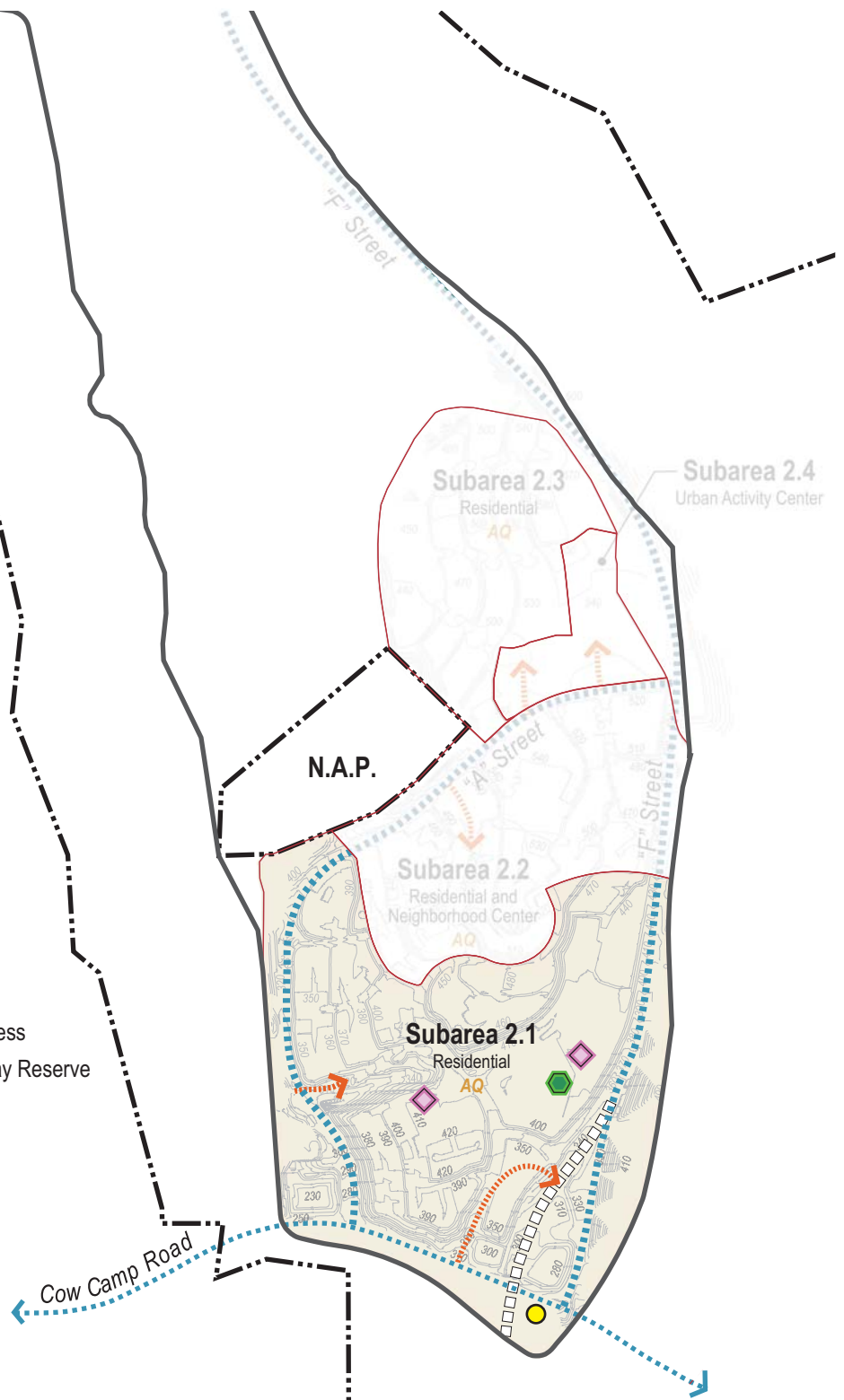
The following tentative tract numbers are assumed in Planning Area 2:

Subarea 2.1, "A" Tentative Tract (TT) Map 17561, Residential

Lots 1-3	"B" TT 17565	Conventional Single-Family Detached Dwellings
Lots 4-6	"B" TT 17566	Conventional Single-Family Detached Dwellings
Lots 7-9	"B" TT 17567	Conventional Single-Family Detached Dwellings
Lots 10-12	"B" TT 17568	Conventional Single-Family Detached Dwellings
Lots 13-15	"B" TT 17569	Conventional Single-Family Detached Dwellings
Lots 16-18	"B" TT 17570	Conventional Single-Family Detached Dwellings
Lots 19-21	"B" TT 17571	Planned Concept Detached Dwellings
Lots 22-24	"B" TT 17572	Planned Concept Detached Dwellings
Lots 25-27	"B" TT 17573	Planned Concept Detached Dwellings

LEGEND

- . . . Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- . . . Proposed Arterials
- . . . Proposed Neighborhood Access
- State Route 241 Right -of-Way Reserve
- 10' Interval Grading
- AQ AQ (Age Qualified)
- Existing SDG&E Substation
- ◆ Community Facility
- Park



Source: Rancho Mission Viejo

Subarea 2.1 Land Use and Conceptual Grading Plan

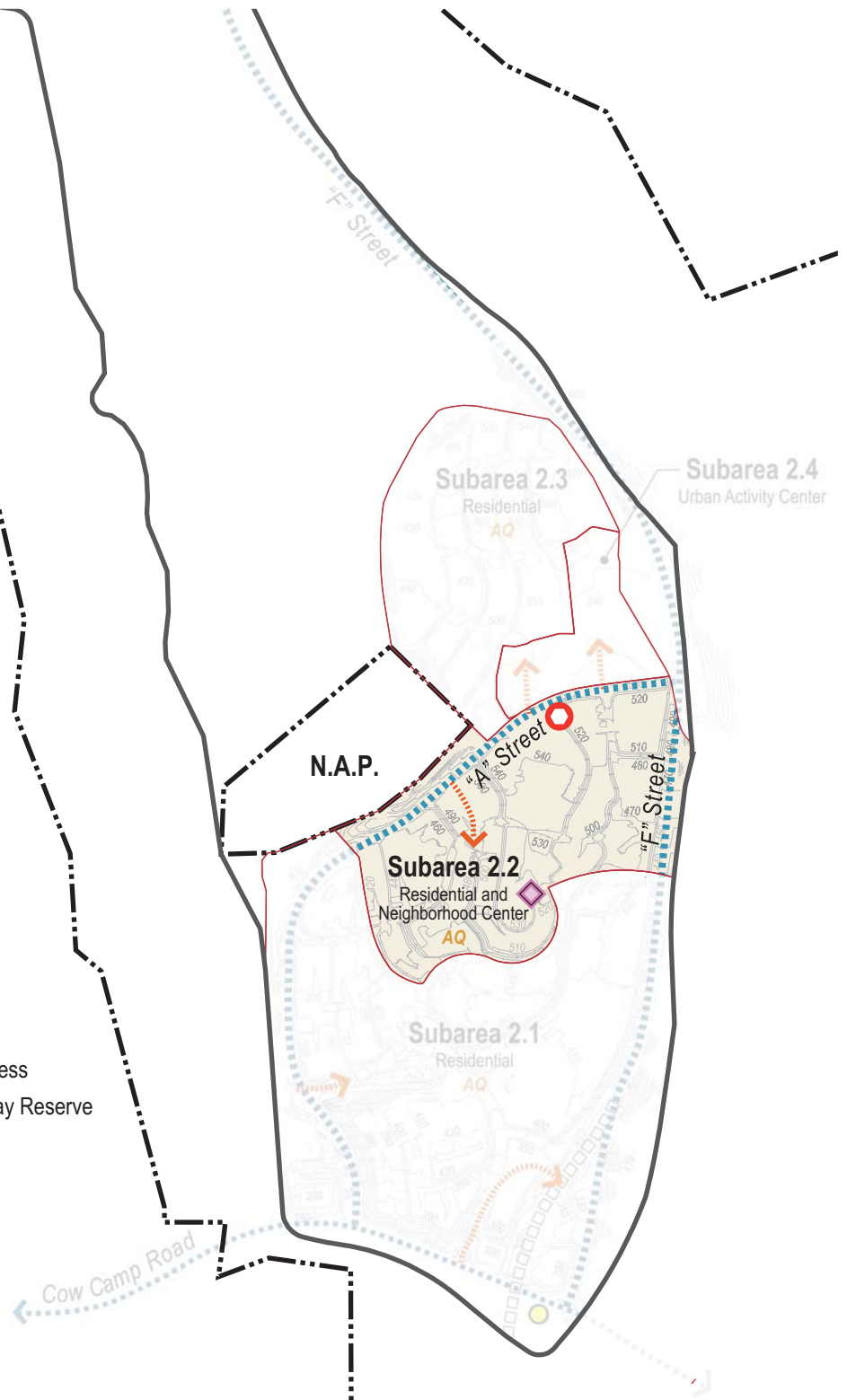
Exhibit 6

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- Proposed Neighborhood Access
- State Route 241 Right-of-Way Reserve
- 10' Interval Grading
- AQ AQ (Age Qualified)
- Community Facility
- Neighborhood Retail



Source: Rancho Mission Viejo

Subarea 2.2 Land Use and Conceptual Grading Plan

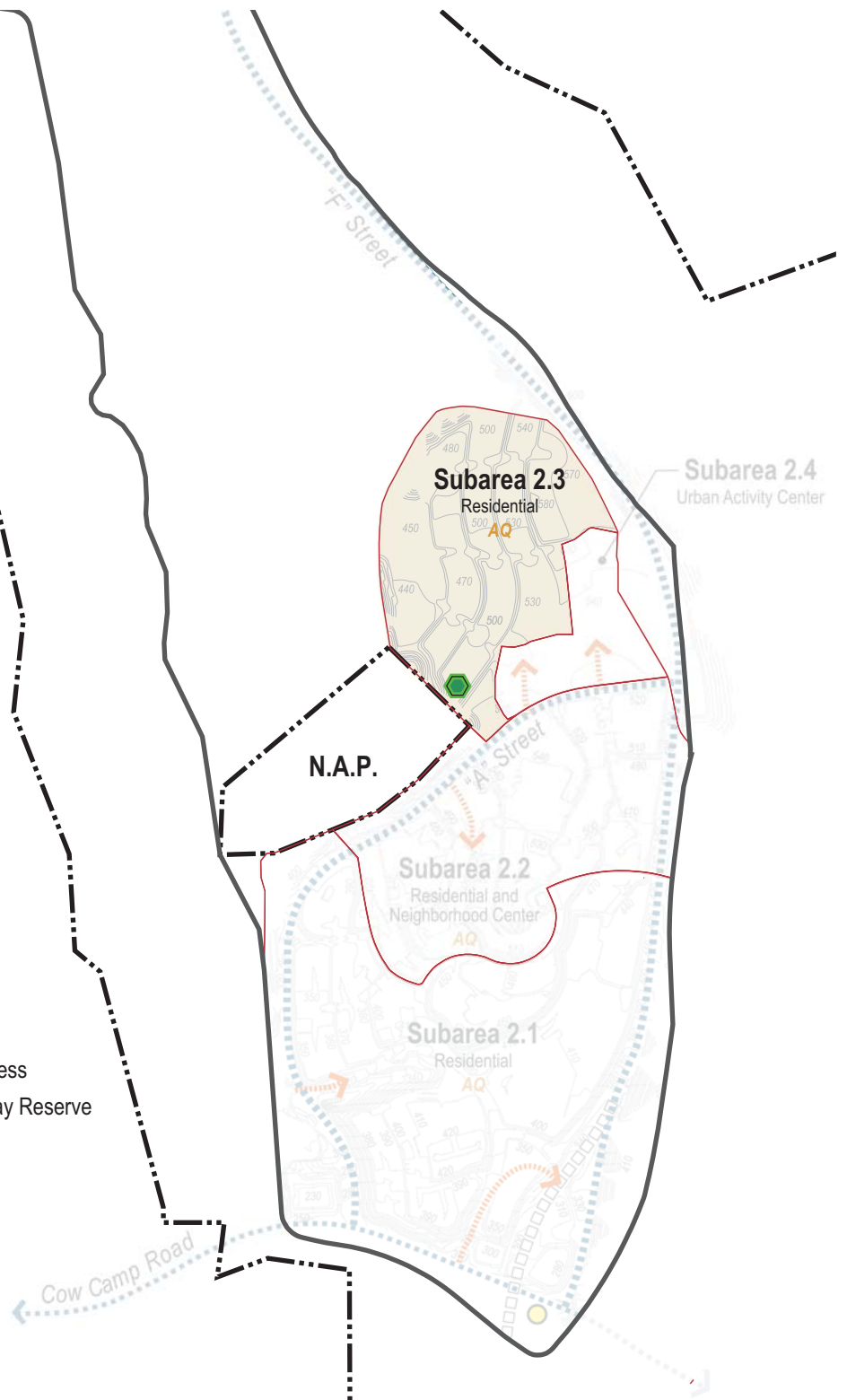
Exhibit 7

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- Proposed Neighborhood Access
- State Route 241 Right -of-Way Reserve
- 10' Interval Grading
- AQ AQ (Age Qualified)
- Park



Source: Rancho Mission Viejo

Subarea 2.3 Land Use and Conceptual Grading Plan

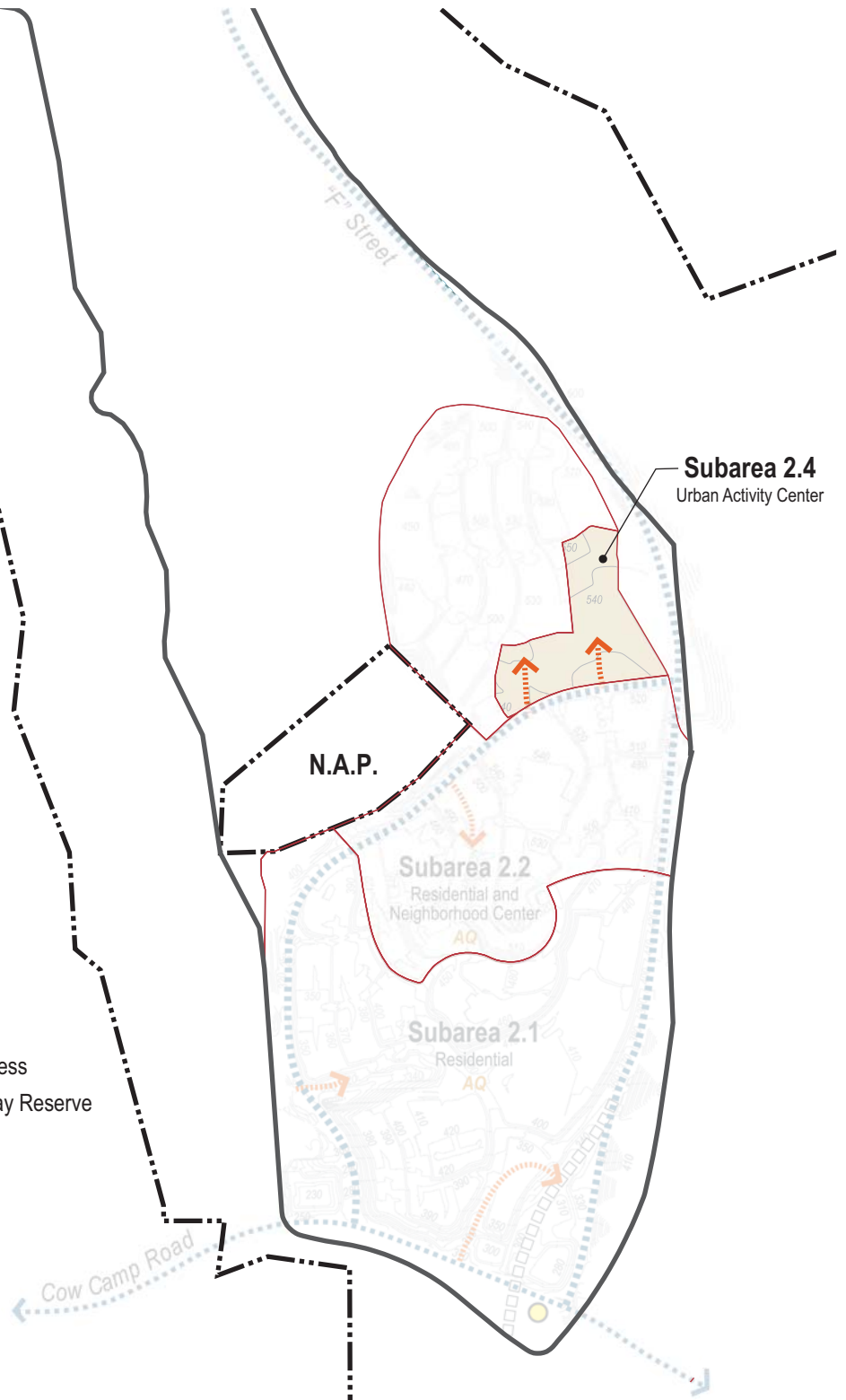
Exhibit 8

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- Proposed Neighborhood Access
- State Route 241 Right-of-Way Reserve
- 10' Interval Grading
- AQ AQ (Age Qualified)



Source: Rancho Mission Viejo

Subarea 2.4 Land Use and Conceptual Grading Plan

Exhibit 9

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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Lots 28-30	"B" TT 17574	Planned Concept Detached Dwellings
Lots 31-33	"B" TT 17575	Planned Concept Detached Dwellings
Lots 34-36	"B" TT 17576	Planned Concept Detached Dwellings
Lots 37-39	"B" TT 17577	Planned Concept Detached Dwellings
Lots 40-42	"B" TT 17578	Planned Concept Detached Dwellings
Lots 43-45	Future Site Development Permit	Multi-Family Dwellings
Lots 46-48	Future Site Development Permit	Multi-Family Dwellings
Lots 49-51	Future Site Development Permit	Multi-Family Dwellings
Lots 52-54	Future Site Development Permit	Multi-Family Dwellings (potential Affordable Housing Site)
Lots 55-64	Future Site Development Permit	Community Facilities (Parks, Schools and Recreation Facilities)

Subarea 2.2, "A" Tentative Tract (TT) Map 17562, Residential

Lots 1-3	"B" TT 17579	Conventional Single-Family Detached Dwellings
Lots 4-6	"B" TT 17580	Conventional Single-Family Detached Dwellings
Lots 7-9	"B" TT 17581	Conventional Single-Family Detached Dwellings
Lots 10-12	"B" TT 17582	Conventional Single-Family Detached Dwellings
Lots 13-15	"B" TT 17583	Conventional Single-Family Detached Dwellings
Lots 16-18	"B" TT 17584	Conventional Single-Family Detached Dwellings
Lots 19-21	"B" TT 17585	Conventional Single-Family Detached Dwellings
Lots 22-24	"B" TT 17586	Planned Concept Detached Dwellings
Lots 25-27	"B" TT 17587	Planned Concept Detached Dwellings
Lots 28-30	"B" TT 17588	Planned Concept Detached Dwellings
Lots 31-33	"B" TT 17589	Planned Concept Detached Dwellings
Lots 34-36	"B" TT 17590	Planned Concept Detached Dwellings
Lots 37-39	"B" TT 17591	Planned Concept Detached Dwellings
Lots 40-42	"B" TT 17592	Planned Concept Detached Dwellings
Lots 43-45	"B" TT 17593	Planned Concept Detached Dwellings
Lots 46-48	"B" TT 17594	Planned Concept Detached Dwellings
Lots 49-51	Future Site Development Permit	Multi-Family Dwellings
Lots 52-54	Future Site Development Permit	Multi-Family Dwellings
Lots 55-57	Future Site Development Permit	Multi-Family Dwellings
Lots 58-60	Future Site Development Permit	Multi-Family Dwellings
Lots 61-63	Future Site Development Permit	Multi-Family Dwellings
Lots 64-66	Future Site Development Permit	Multi-Family Dwellings
Lots 67-69	Future Site Development Permit	Multi-Family Dwellings (potential Affordable Housing Site)
Lots 70-79	Future Site Development Permit	Community Facilities (Parks and Recreation Facilities)
Lots 80-89	Future Site Development Permit	Retail Commercial

Subarea 2.3, "A" Tentative Tract (TT) Map 17563, Residential

Lots 1-3	"B" TT 17595	Conventional Single-Family Detached Dwellings
Lots 4-6	"B" TT 17596	Conventional Single-Family Detached Dwellings
Lots 7-9	"B" TT 17597	Conventional Single-Family Detached Dwellings
Lots 10-12	"B" TT 17598	Conventional Single-Family Detached Dwellings
Lots 13-15	"B" TT 17599	Conventional Single-Family Detached Dwellings
Lots 16-18	"B" TT 17600	Planned Concept Detached Dwellings
Lots 19-21	"B" TT 17601	Planned Concept Detached Dwellings
Lots 22-24	"B" TT 17602	Planned Concept Detached Dwellings
Lots 25-27	"B" TT 17603	Planned Concept Detached Dwellings
Lots 28-30	"B" TT 17604	Planned Concept Detached Dwellings
Lots 31-33	Future Site Development Permit	Multi-Family Dwellings
Lots 34-36	Future Site Development Permit	Multi-Family Dwellings
Lots 37-39	Future Site Development Permit	Multi-Family Dwellings
Lots 40-42	Future Site Development Permit	Multi-Family Dwellings
Lots 43-45	Future Site Development Permit	Multi-Family Dwellings (potential Apartment Site)
Lots 46-48	Future Site Development Permit	Multi-Family Dwellings (potential Affordable Housing Site)
Lots 49-58	Future Site Development Permit	Community Facilities (Parks and Recreation Facilities)

Subarea 2.4, "A" Tentative Tract (TT) Map 17564, Urban Activity Center

Lots 1-20	Future Site Development Permit	Urban Activity Center Uses
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3.2.4 SITE DEVELOPMENT PERMIT

As indicated above, the "A" maps, which depict large super pads that identify infrastructure improvements, mass grading, and open space areas. While "B" tentative tract maps are required to further subdivide "A" tentative maps in order to create legal building sites for single-family detached dwellings, the vesting tentative tract maps have already created legal building sites for multi-family housing, retail centers, community facilities and other non-residential uses. County approval of site development permits are then necessary prior to construction of these uses. This Addendum is intended to provide the necessary CEQA clearances for future "A" and "B" vesting tract maps and future Site Development Permits. At the time that the site development applications are filed, the County would verify the consistency with the information submitted with the "A" tentative tract map. The listing of Subareas 2.1 through 2.4 and subsequent "B" tentative tract map numbers also lists the "A" map lots that would be the site of future proposed site development permits.

3.2.5 REQUIRED AND RELATED INFRASTRUCTURE

FEIR 589 identified the infrastructure improvements that would be required to adequately serve the Rancho Mission Viejo Planned Community 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.⁴ 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. The anticipated infrastructure for Planning Area 2 includes the following improvements.

Roadways

Exhibit 10 identifies the roadway circulation plan for Planning Area 2. These roadways include Cow Camp Road, “A” Street, and “F” Street. Additional internal collector roads would be constructed within the development area. None of the internal roadways would result in any additional impacts. The functions of the roadways are evaluated as part of the traffic analyses. As noted previously, Cow Camp Road has been the subject of a separate Addendum approved by the County of Orange in 2008 and the impacts associated with Cow Camp Road are incorporated herein by reference.

Cow Camp Road. Cow Camp Road is the main east-west roadway and is designated a Major Arterial Highway. The road ultimately will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of Rancho Mission Viejo and Caspers Wilderness Park. A portion of Cow Camp Road is located adjacent to and within Planning Area 2. This segment, known as Segment 1, would include three “T” signalized intersections (one at Antonio Parkway and two within Planning Area 2) and a bridge at Cañada Chiquita (Chiquita Bridge). In its ultimate configuration, Cow Camp Road would have 6 general-purpose lanes (3 westbound and 3 eastbound) lanes, 8-foot-wide shoulders, 6-foot-wide sidewalks with a raised 20-foot-wide curbed median extending through Planning Area 2. A portion of Segment 1 of Cow Camp Road has been constructed. The remainder of this segment is anticipated to be constructed in 24 months beginning in Summer 2013.

“A” Street. “A” Street is proposed as a 4-lane secondary arterial internal to Planning Area 2. This secondary would intersect with Cow Camp Road in the southwest corner of Subarea 2.1 and intersect with “F” Street in a “without Tesoro Extension” scenario or would intersect to Tesoro Extension if this section of SR-241 is constructed.

“F” Street. “F” Street is designated as a secondary arterial which generally runs in a north-south direction of travel. Extending from Oso Parkway to Cow Camp Road, the roadway is proposed to serve local Ranch Plan traffic traveling to/from Oso Parkway. It would connect at Oso Parkway at the on-ramps and off-ramps of the existing SR-241. Extending south, “F” Street would traverse Subarea 2.5 and connect to Cow Camp Road at the southern boundary of Subarea 2.1.

“F” Street is proposed as a 4-lane road with two general purpose lanes in each direction and a variable width landscaped median (6 to 14 feet wide). A pedestrian and bicycle trail would be located on the west side of “F” Street. Stormwater treatment facilities, such as bio-swales, would be constructed in the median. The roadway shoulders would also provide for bio-treatment of roadway runoff before connecting to drainage facilities. Water quality treatment is addressed in the Conceptual Master Area Plan Water Quality Management Plan (WQMP). The relationship of the entire “F” street to Planning Area 2 is discussed in this Addendum. However “F” Street

⁴ FEIR 589 assumed all resources within development areas would be removed. Therefore, the impacts associated with implementation of support facilities located within development areas are already included in the impact analysis of the development areas.

outside of Planning Area 2 South (i.e., Subareas 2.1 through 2.4) is not proposed for construction at this time.

State Route 241 Right-of-Way Reserve. As identified on the Orange County Master Plan of Arterial Highways, the future alignment of SR-241 South would traverse the easterly portion of Planning Area 2 in the general location of “F” Street with the exception of the southeastern portion of Subarea 2.1. The construction of SR-241 is not a part of the Ranch Plan project nor is the construction of the toll road required or assumed for the buildout of the Rancho Mission Viejo Planned Community. However, Planning Area 2 provides a right-of-way reserve area in the southeast corner of Subarea 2.1 (see Exhibit 5).

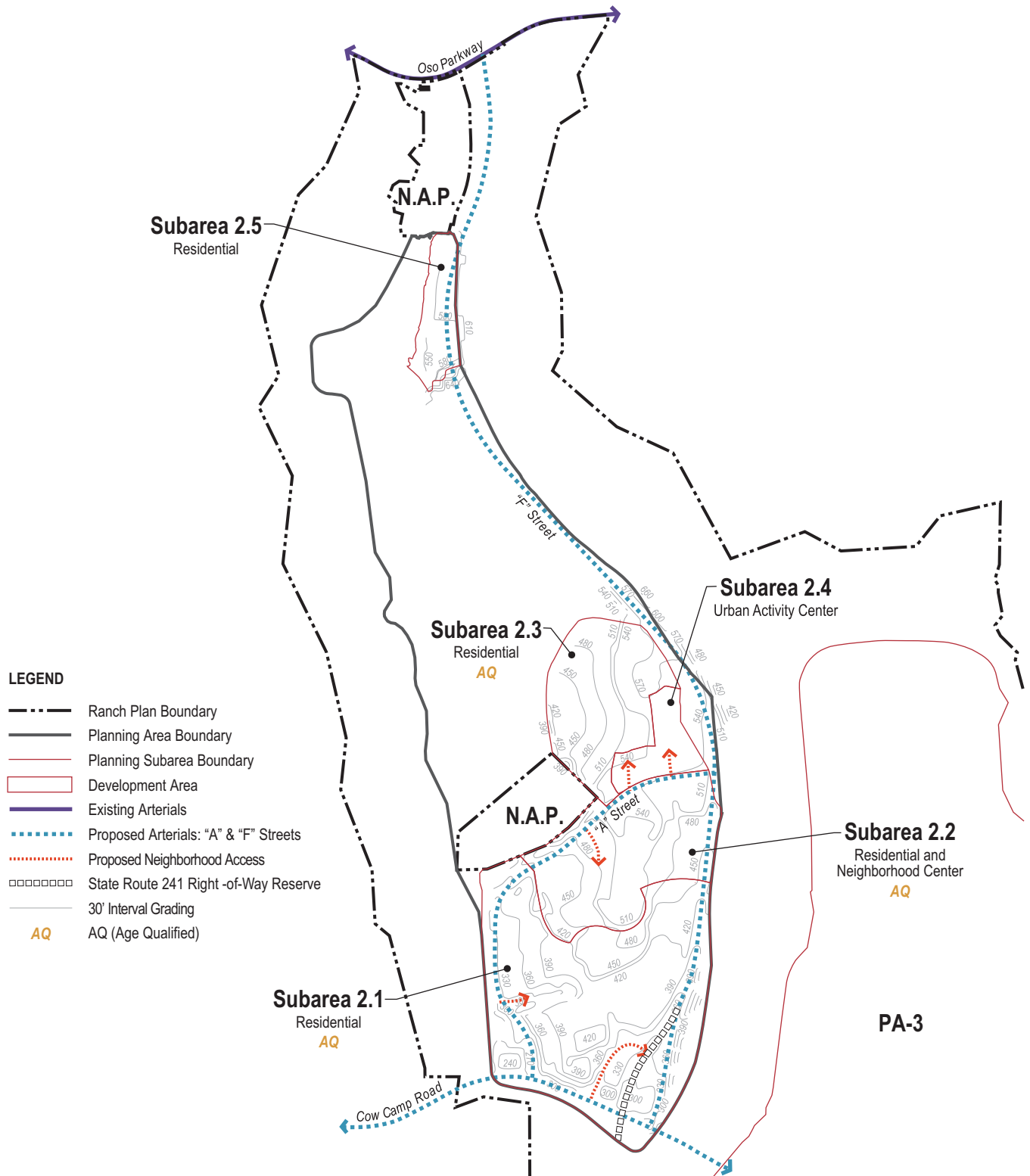
Water Storage and Wastewater Conveyance Facilities

With the development of Planning Area 2, water and wastewater facilities would be provided. Exhibits 11 and 12 depict the location of the proposed facilities for domestic and non-domestic water, respectively. Exhibit 13 depicts future wastewater facilities. Facilities would include distribution and collection lines internal to Planning Area 2. A sewer lift station would also be constructed in Planning Area 2. Since these facilities would be located within the development areas, there would be no impacts beyond those identified for the development areas. In addition to water distribution lines providing connection to individual land uses within Planning Area 2, the Planning Area 2 project would include the installation of water mains for both domestic and non-domestic water. The water mains would be located predominately within the existing ranch road in Chiquita Canyon. Impacts associated with these main facilities have been previously analyzed in FEIR 589 and an Addendum to FEIR 589 and FEIR 584 for the Chiquita Canyon water facilities (i.e., Zone 1 and Zone A Reservoirs).

Storm Drain Facilities and Outfalls

The proposed drainage system for Planning Area 2 is designed to provide (1) stormwater management; (2) flood protection; (3) water quality treatment; and (4) hydrologic mitigation. The preliminary storm drainage system for Planning Area 2 is shown on Exhibit 14. Consistent with the Ranch Plan Master Plan of Drainage, the system would include three outfalls to San Juan Creek, one outfall to an unnamed tributary to San Juan Creek, one outfall to Chiquita Canyon Creek, and one outfall to Chiquita Canyon. As proposed, runoff from the urbanized development would be collected and intercepted by a network of underground storm drain pipe systems sized to hydraulically convey the 10-year peak discharges from the local tributary sub-watershed areas. The gravity storm drain systems/networks are composed of a variety of pipe diameters. All the storm drain systems collect local drainage from street inlets within the development and discharge into water quality basins and hydrologic mitigation basins prior to ultimately discharging to the existing natural canyon floodplains via outfalls. The drainage system internal to the development areas would be designed to ensure that 100-year flood protection is provided to habitable structures for storm events larger than the design storm of the storm drain pipe system (i.e., 10-year storm). The interior drainage system, including streets, provides the conveyance path for extreme storm event runoff within the project to ensure that the combined hydraulics of the interior drainage can provide 100-year level of protection.

Local flood control mitigation is proposed within Planning Area 2. Mitigation would be achieved through detention and/or retention basins, and/or infiltration. The intended effect of these local flood control basins is to provide flood control at each proposed storm drain outlet in order to provide protection for the San Juan Creek tributaries to reduce proposed condition peak storm flow rates to the existing condition level. The basins have been designed as flow-through basins where runoff from the entire upstream area drains through the basin. The



Source: Rancho Mission Viejo

Circulation

Exhibit 10

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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basins are currently proposed as separate facilities from the water quality/hydromodification facilities. Infiltration facilities are intended to provide both water quality management and flow management during small to medium rain events. During more severe flood events (2- to 100-year events), excess runoff would be temporarily stored in larger detention facilities, and released at lower flow rates to prevent flow peak increases to local or regional channel systems. These larger basins will also provide water quality benefits by trapping additional sediment and pollutants prior to discharge into the local and regional streams.

The proposed water quality facilities for Planning Area 2 are depicted on Exhibit 15. The water quality facilities have been sized to retain runoff volume from the 85th percentile, 24-hour design storm for the developed area tributary to each proposed outfall. Outfalls that do not discharge to the San Juan Creek floodplain are also designed to achieve the flow duration control standard for hydromodification control. No hydromodification is required for water quality facilities that drain directly into a major drainage channel such as San Juan Creek.

The San Juan Creek and tributary outfalls were identified and evaluated in FEIR 589 as well as the outfall to Chiquita Creek. The storm drain outfalls from each of these facilities will require demonstration that the outfalls are designed in accordance with Orange County design criteria to prevent excessive erosion and scour downstream of the outfalls. These outfalls would generally be composed of specialty structures that would mitigate hydraulic impacts of the storm drain through producing a lower velocity at the outlet. The structure would generally include some form of an energy dissipation device and flexible revetment to minimize localized erosion at the transition between the outfall structure and the downstream earthen channel.

Utilities

EIR 589 indicated the need to extend a 12-inch gas line from west of I-5 to Antonio Parkway and that it would be placed within the Ortega Highway right-of-way to Planning Area 1. 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 12-inch main is being constructed within Ortega Highway, Antonio Parkway and Cow Camp Road to reinforce supply to the general area and to the Ranch Plan project development east of Planning Area 1, including Planning Area 2.

Trails and Bikeways

In conjunction with the development of Planning Area 2, the Planning Area 2 project will provide for the construction of a portion of the San Juan Creek Regional Bikeway Trail as depicted in Exhibit 16. The trail is located on the north side of San Juan Creek, south of Cow Camp Road. This trail will be sized to accommodate multiple uses including access for Ranch vehicles, SMWD, SDG&E and, potentially, neighborhood electric vehicles.

3.2.6 INTENDED USES OF THIS ADDENDUM

FEIR 589 was a Program EIR, which was intended to address the overall program for implementing the Ranch Plan. This Addendum, when considered in conjunction with FEIR 589, Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, is intended to provide the necessary CEQA clearance for the following actions within Planning Area 2:

- Master Area Plan for Planning Area 2

- Subarea Plans 2.1, 2.2, 2.3, and 2.4 for Planning Area 2
- Site Development Permits
- Vesting Tentative Tract Maps (“A” maps) for Planning Area 2
- Approval of Tentative Tract Maps (“B” maps) that are found consistent with the approved “A” maps
- “Final” Subdivision Map Recordation
- Grading Permits
- Building Permits
- Project-level WQMP
- Temporary Use Permits
- Signage Plans
- Landscape Plans

These approvals are consistent with the listing of approvals provided in Section 3.8 of FEIR 589.

LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Existing Domestic Water Main
- Proposed Domestic Water Main
- Proposed Reservoir
- Proposed PRV

Subarea 2.5
Residential

N.A.P.

Subarea 2.3
Residential
AQ

Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

PA-3

Oso Parkway

"F" Street

"A" Street

Cow Camp Road

Source: Rancho Mission Viejo

Conceptual Domestic Water System

Exhibit 11

The Ranch Plan
Planning Area 2 Master and Subarea Plans

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Existing Non-Domestic Water Main
- Proposed Non-Domestic Water Main

Subarea 2.5
Residential

N.A.P.

Subarea 2.3
Residential
AQ

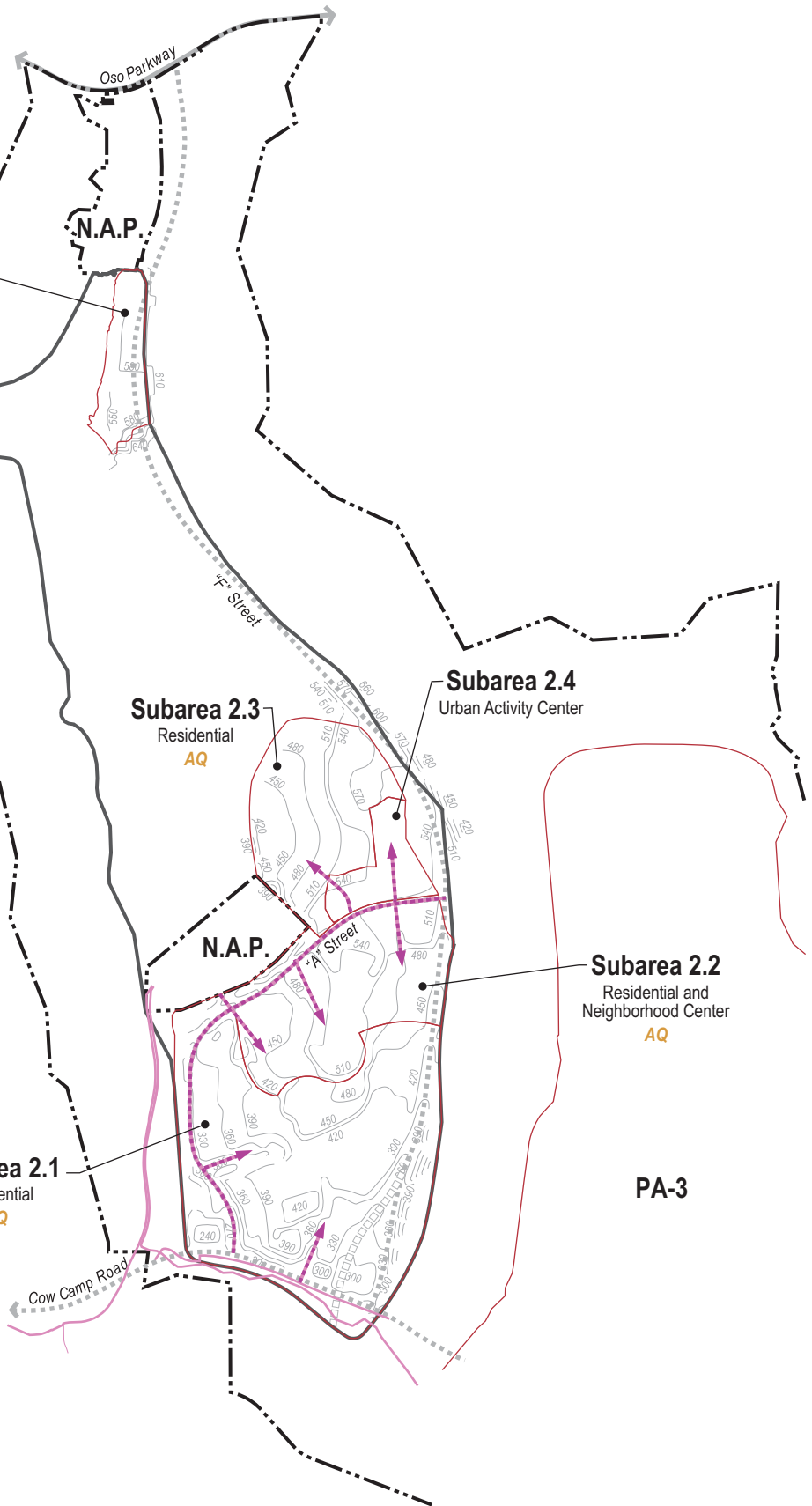
Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

N.A.P.

PA-3



Source: Rancho Mission Viejo

Conceptual Non-Domestic Water System

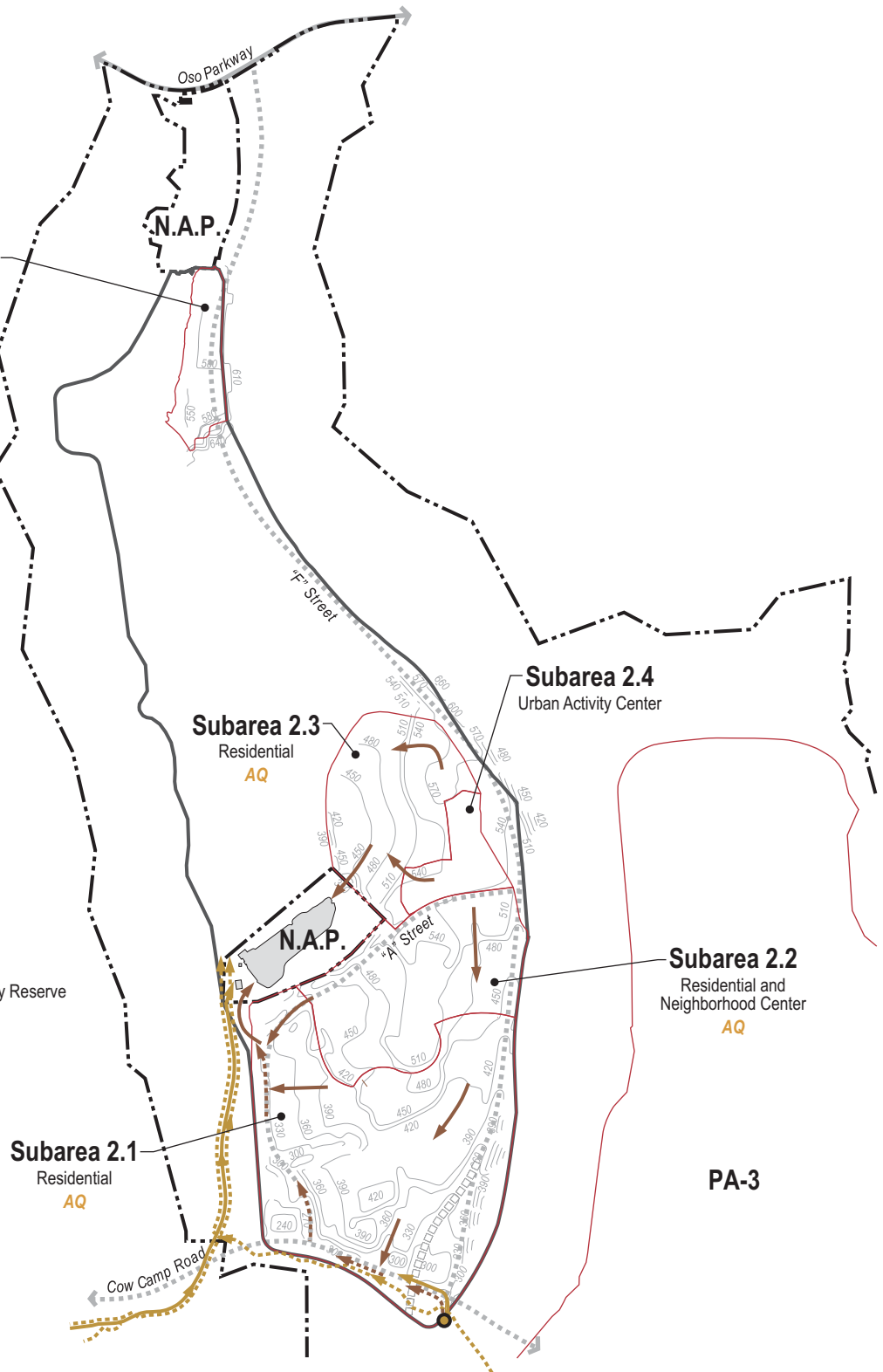
Exhibit 12

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Existing Sewer Main
- Existing Sewer Force Main
- Proposed Sewer Main
- Proposed Sewer Force Main
- Proposed SMWD Lift Station
- Existing Chiquita Water Reclamation Plant



Source: Rancho Mission Viejo

Preliminary Wastewater System

Exhibit 13

The Ranch Plan
Planning Area 2 Master and Subarea Plans

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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Existing Storm Drain
- Proposed Storm Drain
- ⬢ Proposed Outfall Locations Per EIR 589

Subarea 2.5
Residential

N.A.P.

Subarea 2.3
Residential
AQ

Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

N.A.P.

PA-3

Cow Camp Road

Oso Parkway

T Street

A Street

Source: Rancho Mission Viejo

Preliminary Storm Drainage System

Exhibit 14

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

Bonterra
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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Potential LID Basin Footprint
- Potential Flood Control Basin Footprint
- Potential Cow Camp Road Basin Footprint
- "F" Street Basin
- Proposed Flow

Subarea 2.5
Residential

N.A.P.

Subarea 2.3
Residential
AQ

Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

N.A.P.

PA-3

Source: Rancho Mission Viejo

Preliminary Water Quality System

Exhibit 15

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

Bonterra
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LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Existing Arterials
- Proposed Arterials
- State Route 241 Right-of-Way Reserve
- 30' Interval Grading
- AQ AQ (Age Qualified)
- Regional Bikeway (Class I, Off-Road)

Subarea 2.5
Residential

N.A.P.

Subarea 2.3
Residential
AQ

Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

N.A.P.

PA-3

Cow Camp Road

Oso Parkway

F Street

A Street

Source: Rancho Mission Viejo

Trails and Bikeways Concept

Exhibit 16

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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SECTION 4.0 ENVIRONMENTAL ANALYSIS

The analysis in this Addendum evaluates whether the potential impacts associated with Planning Area 2 as outlined in Section 3.0, Project Description, are substantially the same as those addressed in FEIR 589. This evaluation includes a determination as to whether the changes proposed for Planning Area 2 would result in any new significant impacts or a substantial increase in a previously identified significant impact.

In summary, the development footprint for Planning Area 2 is reduced from 1,030 gross acres to 895 gross acres. Planning Area 2 Master Plan proposes an increase in the development levels assumed in FEIR 589 for Planning Area 2. Residential dwelling units would increase from 1,050 to 3,291 dwelling units; however, the total number of dwelling units (14,000 units) in the entire Rancho Mission Viejo Planned Community project would not be exceeded. The additional units on a reduced footprint area would occur due to more intense clustering of units. The Urban Activity Center (UAC) uses would decrease from 610,000 square feet to 500,000 square feet and the Neighborhood Center uses would decrease from 50,000 square feet to 25,000 square feet.

Although State CEQA Guidelines Section 15164 do not stipulate the format or content of an Addendum, the topical areas identified in the County of Orange Environmental Checklist (Checklist) were used as guidance for this Addendum. 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 EIR.

Pursuant to Section 15162 of the State 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 2 of the Ranch Plan project does not propose substantial changes to the project, no substantial changes in circumstances would occur which would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan project. 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 2.

The mitigation program applicable to Planning Area 2 is contained in the Mitigation Regulation Compliance Matrix (MRCM) included in Appendix A.

4.1 AGRICULTURE AND FORESTRY RESOURCES

PROJECT IMPACT ANALYSIS

- a) ***Would the project 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) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?

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.

For CEQA purposes, Prime Farmland, Farmland of Statewide Importance and Unique Farmland are collectively defined as “Important Farmland.” Grazing Land is also considered farmland, although it is not included as Important Farmland. FEIR 589 identified that the Ranch Plan Community Plan contained 319 acres of Prime Farmland, 61 acres of Farmland of Statewide Importance, and 576 acres of Unique Farmland. With respect to Planning Area 2, FEIR 589 identified the removal of 9.6 acres of Prime Farmland, 7.2 acres of Farmland of Statewide Importance, and 3.5 acres of Unique Farmland with the implementation of Planning Area 2. This would result in the loss of 20.3 acres of Important Farmland in Planning Area 2. This analysis was based on the 2000 Farmland Mapping by the California Department of Conservation.

As part of this evaluation for Planning Area 2, updated California Department of Conservation 2010 Farmland Mapping was used to determine if the impacts associated with Planning Area 2 have changed from what was addressed in FEIR 589. The 2010 Farmland Mapping has reclassified farmland types within Planning Area 2. However, it should be noted that farming activities in Planning Area 2 have not changed or expanded since the evaluation of farmlands in FEIR 589. Based on the updated mapping, the implementation of Planning Area 2 would impact approximately 20 acres of Prime Farmland and 15.1 acres of Unique Farmland. The remainder of the Planning Area 2 development area is designated either Grazing Land or Other Land. Because the redesignation of farmland in Planning Area 2 is not associated with any change or increase of agricultural use, development consistent with the Master and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it substantially increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. Had the 2010 Farmland mapping be in place when FEIR 589 was prepared, such mapping would have been used. Using either the original or 2010 farmland mapping would result in significant unavoidable impacts to Important Farmland.

The entirety of the project site has a Planned Community zoning designation. FEIR 589 identified 295 acres in Planning Area 2 within Williamson Act contracts. However, these contracts subsequently expired in 2005 and 2008. As a result there are no areas in Planning Area 2 under a Williamson Act contract. No impact would occur.

Forestry Resources were not a topic that required evaluation at the time FEIR 589 was prepared. However, there are no forestry resources within Planning Area 2.

MITIGATION PROGRAM

No new significant impacts would occur with implementation of development in Planning Area 2. No mitigation is identified for Planning Area 2 in the MRCM with respect to agricultural resources.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, development of Planning Area 2 would result in a significant, unavoidable impact associated with the loss of Important Farmland. There are no feasible measures that would reduce the loss of Important Farmland to less than significant. Although this is a significant, unavoidable impact, this determination 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. This Statement of Overriding Considerations would continue to apply to this Addendum for Planning Area 2 as provided in the State CEQA Guidelines Sections 15150 and 15164(d) and as set forth in the case of City of Lake Forest et al, v. County of Orange, Case No. G023884, Orange County Superior Court Case No. 772442.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.2 AESTHETICS

- a) *Would the project have a substantial adverse effect on a scenic vista?*
- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*
- d) *Would the project 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 cover the actions that are currently proposed, which are documented below and serve as an Addendum to FEIR 589.

Planning Area 2 is predominately agricultural uses and open space. The SDG&E substation is located in the southeastern portion of Subarea 2.1. Citrus and avocado trees are grown in the center of the planning area and dry-farming of barley has historically been done throughout the planning area. Grazing is permitted. There are no view-sensitive uses within the planning area.

Although not a part of Planning Area 2, the CWTP and the Tesoro High School are the closest development uses. The CWTP is located north of Subarea 2.2 and west of Subarea 2.4. Tesoro High School is located at 1 Tesoro Creek Road just south of Oso Parkway and north of Subarea 2.5. The two residential areas closest to Planning Area 2 are the communities of Wagon Wheel and Coto de Caza, located to the east of the upper portion of Planning Area 2, and Ladera Ranch located at its nearest boundary about 0.3 mile to the west. Views of development would be either limited or totally obscured from these vantage points due to distance, topography, and existing vegetation. Chiquadora Ridge separates the northern portion of Planning Area 2 from

Coto de Caza, limiting views into the development area. West Chiquita Ridge separates the planning area from Ladera Ranch. Additionally, the lower portion of Planning Area 2 would be visible from some locations within the City of San Juan Capistrano to the south/southeast; however, given the distance, visibility would be limited.

FEIR 589 evaluated potential aesthetic impacts from a number of vantage points. Significant visual impacts associated with development within Planning Area 2 were identified in FEIR 569 at the locations noted below. It should be noted that the development area for Planning Area 2 is smaller than the area identified in FEIR 589. As set forth in FEIR 589, the project would have allowed for 1,030 gross acres of development uses; under the settlement agreement, 895 gross acres of development uses are identified. In general, the middle portion of Planning Area 2 which would have allowed for residential and golf course development is now retained in open space. This reduction in the development area is considered a beneficial impact.

Based on the thresholds of significance, FEIR 589 identified a significant aesthetic impact due to changes to the topography and character of the site from the following locations. These impacts are discussed in more detail in FEIR 589 (see pages 4.10-5 through 4.10-20 of FEIR 589).

- Ortega Highway, East of Antonio Parkway—Residential development in the southern portion of Planning Area 2 (as noted in this Addendum as Subarea 2.1) would be visible from this vantage point and the middle development area of Planning Area 2 (Subarea 2.2) would be partially visible from this vantage point. Cow Camp Road and two bridge crossings would be visible. Cow Camp Road crosses Chiquita Creek as the roadway exits the development area in Planning Area 1 and enters Planning Area 2. As Cow Camp Road continues east, it exits Planning Area 2 and crosses Cañada Gobernadora Creek into the western portion of Planning Area 3. Based on the thresholds of significance set forth in FEIR 589, the change in views from this public vantage point, as well as the change in landform and introduction of nighttime lighting, was considered a significant impact.
- West Ridge Trail in Caspers Wilderness Park—Planning Area 2 development (Subareas 2.2, 2.3, and 2.4), “F” Street, and the bridge crossing Cañada Gobernadora Creek (from Planning Area 2 into Planning Area 3) would be visible in the background at points along the trail. Based on the thresholds of significance set forth in FEIR 589, changes to the topography and character of the site from this vantage point would result in significant aesthetic impacts. Based on the thresholds of significance, FEIR 589 identified a significant aesthetic impact due to changes to the topography and character of the site from this location.
- Ortega Highway at “F” Street—Development in Planning Area 2 would result in a change in land use from open space, orchards, and existing ranch uses to include residential development. Although portions of the site visible from Ortega Highway are disturbed, based on the thresholds of significance set forth in FEIR 589, the change in character of the area is considered a significant aesthetic impact.
- Community Trail in Ladera Open Space—The southern development portion of Planning Area 2 (Subareas 2.1 through 2.4) and “F” Street would be visible from this vantage point. Based on the thresholds of significance set forth in FEIR 589, the change in land use from open space to urban land uses was identified to result in significant aesthetic impacts.

Views of the development area would be limited, in part because the elevations within Planning Area 2 are generally less than 600 feet above sea level and the ridgelines surrounding the

development area help to obscure views from off the site. Consistent with Condition 485 in the MRCM (see Appendix A of this Addendum), proposed development north and east of the CWTP (generally Subareas 2.3 and 2.4) would be graded such that land uses are oriented away from open space areas to the north, northwest, and east. Additionally, structures within the northern portions of Planning Area 2 South (Subareas 2.3 and 2.4) would not be visible from the “Chiquita Creek Vantage Points” (generally northwest of Planning Area 2 South) because of the intervening ridgelines and differences in elevations (see MRCM Condition 485).

Consistent with the analysis in FEIR 589, the Ranch Plan Planned Community zoning regulations for Planning Area 2 allow for building height elevations ranging from 35 feet for single-family residences and neighborhood commercial uses; to 45 feet for UAC and multiple-residential uses. In addition, proposed Subarea Plans 2.1, 2.2, and 2.3 would allow (per Planning Commission approval at a public hearing), a 60-foot-tall by 20-foot-wide architectural feature which may also include wireless facilities at one of the recreation buildings in each of the three noted subareas. Where other buildings within Planning Area 2 is proposed to exceed these building heights, a public hearing and increased setback standards is required. As set forth in the Ranch Plan Planned Community zoning regulations, the following identifies the permitted building heights and in parenthesis, the allowable maximum building heights for Planning Area 2:

Single-family Detached Dwelling Units and Planned Concept Detached Dwelling Units:
35 feet (plus 10 feet only for architectural features);

Multi-family Dwelling Units: 40 feet (plus 10 feet only for architectural features);

Age Qualified Dwelling Units: 35 feet (up to 75 feet);

Recreation Uses: 35 feet (plus 10 feet only for architectural features);

Neighborhood Center: 35 feet (plus 10 feet only for architectural features);

UAC: 45 feet (up to 75 feet plus 10 feet only for architectural features).

The portion of “F” Street north of the CWTP would extend through open space area. None of the roadways within Planning Area 2 are designated as Scenic Highways on the County of Orange *Transportation Element* Scenic Highways Plan. Ortega Highway, located to south of Planning Area 2 (south of San Juan Creek), is eligible to be included on the State Scenic Highway System, but has never been officially designated as a Scenic Highway. Ortega Highway, Antonio Parkway, and Cow Camp Road, the latter from Antonio Parkway to Ortega Highway, are designated on the County of Orange *Transportation Element* Scenic Highways Plan as Landscape Corridors. The development of Planning Area 2 may be visible from some locations along Ortega Highway, Antonio Parkway, and Cow Camp Road; however, it would not conflict with the Landscape Corridor Typical Section, which is included in the *Transportation Element* Scenic Highways Plan. The Landscape Corridor, as opposed to a Viewscape Corridor, emphasizes provision of additional landscaping within the median and adjacent to the roadway, rather than protection of scenic vistas. Landscaping would be installed along the roadways within Planning Area 2 to comply with the Ranch Plan’s landscape guidelines and Figure IV-15 of the *Transportation Element*.

As addressed in FEIR 589 (pages 4.10-23 and 4.10-24), the development and construction of the proposed project would introduce new sources of nighttime lighting 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. This was identified as a significant unavoidable impact.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, Planning Area 2 involves altering the existing natural visual characteristics of the planning area through the grading and construction of development uses. The project incorporates design features and would implement mitigation requirements set forth in the MRCM. However, to the extent that the open space appearance of the predominantly undeveloped portion of Planning Area 2 would change, 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. In conjunction with the certification of FEIR 589, the County Board of Supervisors made a finding that the aesthetic impacts associated with the Ranch Plan would be significant and unavoidable. A Statement of Overriding Considerations was made with regards to aesthetic and visual resources. This Statement of Overriding Considerations would continue to apply to this Addendum for Planning Area 2.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.3 AIR QUALITY

- a) ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***
- b) ***Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***
- c) ***Would the project 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) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***
- e) ***Would the project 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.

FEIR 589 (see pages 4.7-9 through 4.7-18) identified that construction of the Ranch Plan would result in air quality-related impacts, including:

- Maximum daily construction emissions during the highest phase of development is expected to generate carbon monoxide (CO), volatile organic compounds (VOC), and nitrogen oxides (NOx) in excess of the South Coast Air Quality Management District's (SCAQMD's) daily significance thresholds for these criteria pollutants.
- With respect to quarterly construction emissions, CO, VOC, NOx, and particulate matter (PM10) would be generated in excess of SCAQMD thresholds and would result in a significant cumulative air quality impact for CO, NOx, and reactive organic compounds (an ozone precursor).
- The FEIR estimated that buildout of the Ranch Plan project would require approximately 288,461,000 cubic yards (cy) of cut and fill grading, which includes remedial grading (see page 4.7-11 of FEIR 589). However, the reduced grading footprint associated with the settlement agreement is expected to reduce this amount of grading.
- Project operations would result in significant emissions of CO, VOC, NOx, and PM10 on a regional scale based on SCAQMD thresholds of significance.

Although the development footprint for Planning Area 2 is reduced from 1,030 gross acres to 895 gross acres, the proposed Planning Area 2 Master Plan proposes an increase in the development levels assumed in FEIR 589 for Planning Area 2. Residential dwelling units would increase from 1,050 to 3,291 dwelling units; however, the total number of dwelling units with the entire Rancho Mission Viejo Planned Community project (14,000 units) would not change. The UAC uses would decrease from 610,000 square feet to 500,000 square feet and the Neighborhood Center uses would decrease from 50,000 square feet to 25,000 square feet. The additional units on a reduced footprint area would occur due to more intense clustering of units. The amount of grading required for Planning Area 2 would be less than what was assumed in FEIR 589. FEIR 589 assumed 18,650,000 cubic yards (cy) of earthwork; remedial grading would be equal to the amount of cut and fill in the planning area (totaling approximately 37,300,00 cy) (see page 4.4-12 of FEIR 589). The current grading concept for Planning Area 2 assumes approximately 35,000,000 cy of earthwork, inclusive of remedial grading. Since the amount of earthwork would be reduced, there would be an incremental decrease in the construction-related emissions. However, overall the air quality impacts associated with the project are not expected to change substantially from what was addressed in FEIR 589.

Since the certification of FEIR 589, the SCAQMD has adopted the *Final 2007 Air Quality Management Plan* (2007 AQMP). The 2007 AQMP is an update of the 2003 AQMP and incorporates new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. The plan also addresses region-wide air quality and accounts for, and offsets, cumulative increases in emissions that are the result of anticipated growth throughout the region. Importantly, the 2007 AQMP has incorporated the projected growth for the Ranch Plan which, in turn, has been included in the *2007 State Implementation Plan* (SIP). The California Air Resources Board (CARB) adopted the State Strategy for the 2007 State Implementation Plan (SIP), including the 2007 AQMP on September 27, 2007.

On November 28, 2007, CARB submitted a SIP revision to the USEPA for ozone, PM_{2.5}, CO, and NO₂ in the SoCAB; this revision is identified as the “2007 South Coast SIP”. The 2007 AQMP/2007 South Coast SIP demonstrates attainment of the federal PM_{2.5} standard in the SoCAB by 2014 and attainment of the federal 8-hour ozone standard by 2023. The SIP also includes a request to reclassify the ozone attainment designation from “severe” to “extreme”. The USEPA approved the redesignation effective June 4, 2010. The extreme designation requires the attainment of the 8-hour ozone standard in the SoCAB by June 2024. On September 30, 2011, the USEPA approved nearly all elements of the South Coast 2007 PM_{2.5} plan. On December 15, 2011, the USEPA approved California’s plan to attain the 1997 8-hour ozone federal ambient air quality standard of 0.08 part per million (ppm) in the South Coast extreme ozone nonattainment area. The plan consists of the ozone-related portions of the SCAQMD’s 2007 AQMP and related portions of CARB’s 2007 State Strategy. Each of the approval actions became effective 60 days after the approval date. The USEPA approved 3 of the 5 PM_{2.5} SIP requirements on January 9, 2012 and has approved 47 of the 62 ozone SIP requirements.

The SCAQMD has adopted the 2012 AQMP, which is a regional and multi-agency effort (among the SCAQMD, CARB, the Southern California Association of Governments [SCAG], and the USEPA). The 2012 AQMP incorporates the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP SCS); updated emission inventory methodologies for various source categories; and SCAG’s latest growth forecasts. The 2012 AQMP continues to demonstrate attainment of the federal 24-hour PM_{2.5} standard by 2014, updates the USEPA approved 8-hour ozone control plan with new measures, and also includes new demonstrations of 1-hour ozone attainment and vehicle miles traveled emissions offsets per recent USEPA requirements. The 2012 AQMP builds upon the approaches taken in the 2007 AQMP for the South Coast Air Basin for the attainment of federal PM and ozone standards within the timeframes allowed under federal Clean Air Act.

The Ranch Plan is consistent with regional and State air quality planning programs. The increase in intensity of development on smaller acreage in Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as analyzed in FEIR 589.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

As set forth in FEIR 589, short-term, construction-related emissions of NO_x, CO, VOC, and PM₁₀ generated during a 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_x, and PM₁₀ would remain significant and unavoidable. 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. This Statement of Overriding Considerations would continue to apply to this Addendum for Planning Area 2.

FINDING OF CONSISTENCY WITH FINAL FEIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.4 BIOLOGICAL RESOURCES

- a) *Would the project 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 Wildlife or U.S. Fish and Wildlife Services?*
- b) *Would the project 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 Wildlife or U.S. Fish and Wildlife Services?*
- c) *Would the project 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) *Would the project 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) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the project 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.

FEIR 589 as well as FEIR 584 assumed that all biological resources within the development areas of Planning Area 2 would be removed. Table 4 identifies that the development of Planning Area 2 would result in 374 acres of permanent impacts to coastal sage scrub, chaparral, grassland, riparian and woodland and forest vegetation communities. Permanent impacts are referred to in Table 4 as impacts to conserved vegetation communities in the Southern Subregion Habitat Conservation Plan (SSHCP). Planning Area 2 would also permanently impact agricultural land.

**TABLE 4
PLANNING AREA 2
BIOLOGICAL RESOURCES IMPACT AND OPEN SPACE PHASED DEDICATION SUMMARY**

	Planning Area 2												CCR HR OS
	Subarea 2.1			Subarea 2.2			Subarea 2.3 ^b		Subarea 2.4		Subarea 2.5		
	Dev ^a	HR OS	EO OS	Dev	HR OS	EO OS	Dev	HR OS	Dev	HR OS	Dev	HR OS	
Conserved Vegetation Communities													
Coastal Sage Scrub	136.7	354.4	0.3	67.0	399.4	0.0	35.4	172.2	20.7	39.5	4.2	83.2	14.3
Chaparral	4.3	86.4	0.4	9.9	29.6	0.0	3.1	13.0	3.2	1.8	0.0	10.1	3.1
Grassland	19.3	204.9	1.0	0.7	34.6	0.2	14.0	54.8	5.2	23.2	0.0	0.0	2.1
Riparian	6.4	133.9	0.0	0.9	13.3	0.0	1.2	5.2	0.0	0.7	0.0	3.5	0.0
Marsh	0.0	6.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Alkali Meadow	0.0	10.2	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	5.0	0.0
Open Water	0.0	0.2	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Stream Courses	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Forest & Woodland	37.6	71.7	0.0	1.9	7.6	0.0	0.0	2.2	0.1	0.0	0.2	10.9	0.0
Subtotal	204.3	869.7	1.7	80.4	484.8	0.2	54.5	247.4	29.2	65.2	4.4	112.7	19.5
Non-Conserved Land Covers													
Agriculture	245.8	339.8	58.9	120.1	462.8	21.4	96.8	30.3	15.7	0.1	45.2	60.5	22.8
Disturbed	0.0	2.5	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Developed	0.0	2.6	0.0	0.0	0.1	0.0	0.0	0.0	0.0	1.8	0.0	25.2	0.0
Subtotal	245.8	344.9	58.9	120.1	465.9	21.4	96.8	30.3	15.7	1.9	45.2	86.0	22.8
Total	450.1	1,214.6	60.6	200.5	950.7	21.6	151.3	277.7	44.9	67.1	49.6	198.7	42.3
CCR: Cow Camp Road; Dev: Planning Area 2 development zones per Ranch Plan; EO OS: Existing Orchard Open Space; HR OS: Habitat Reserve Open Space													
a. Includes CCR and SMWD access road impacts in Subarea 2.1.													
b. Includes minor SMWD reservoir temporary grading impacts in Subarea 2.3.													
Source: Dudek 2013.													

Table 5 identifies the impacts to U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) jurisdiction associated with the development of Planning Area 2.

**TABLE 5
USACE, RWQCB AND CDFW JURISDICTIONAL AREAS
PLANNING AREA 2 IMPACTS**

Jurisdiction	Acres
USACE and RWQCB 404	
Non-wetland	1.26
Wetland	0.04
Total	1.30
RWQCB Isolated	
Non-Wetland	0.08
Total	0.08
CDFW	
Unvegetated Streambed	0.40
Riparian	8.01
Total	8.41
USACE: U.S. Army Corps of Engineers; RWQCB: Regional Water Quality Control Board; CDFW: California Department of Fish and Wildlife	
Source: Dudek 2013.	

Consistent with the findings of FEIR 589, development of Planning Area 2 would impact several sensitive species that are provided regulatory coverage by the SSHCP (i.e., Covered Species) including the California gnatcatcher, grasshopper sparrow, cactus wren, San Diego horned lizard, orange-throated whiptail, many-stemmed dudleya and thread-leaved brodiaea. All Covered Species impacts associated with Planning Area 2 are identified in Table 6.

In addition to permanent development impacts, FEIR 589 and FEIR 584 also identified that infrastructure facilities would be constructed within the preserved open space (referred to as the Habitat Reserve in the SSHCP). As analyzed in the SSHCP, these infrastructure facilities would have permanent and temporary impacts to the Habitat Reserve. FEIR 589 and FEIR 584 identified that 233 acres of permanent impacts would occur in the Habitat Reserve associated with the construction of infrastructure facilities for the entire Ranch Plan project. An additional 252 acres would be temporarily impacted by the construction of facilities including roads, trails, water reservoirs, and drainage culverts. For Planning Area 2, two basins are located outside of the development footprint (see Exhibit 15) in orchards. These basins would not adversely impact sensitive biological resources. The infrastructure facilities necessary to support Planning Area 2 are described in the Project Description of this Addendum and are assumed within these overall permanent and temporary impact acres.

**TABLE 6
PLANNING AREA 2
SENSITIVE SPECIES IMPACTS**

Species	Planning Area 2 Total	Planning Area 2 Permanent Impacts	Planning Area 2 Open Space
Arroyo Toad	17	0	17
Barn Owl	4	1	3
California Gnatcatcher	178	37	147
California Horned Lark	11	0	11
Cactus Wren	234	63	171
Cooper's Hawk	9	1	8
Grasshopper Sparrow	295	82	213
Great Horned Owl	1	0	1
Least Bell's Vireo	6	0	6
Long-eared Owl	1	0	1
Red-diamond Rattlesnake	3	1	2
Red Coachwhip	1	0	1
Orange-throated Whiptail	77	5	72
Red-shouldered Hawk	6	0	6
Red-tailed Hawk	20	4	16
Rufous-crowned Sparrow	227	49	178
San Diego Horned Lizard	22	5	17
Southwestern Pond Turtle	2	0	2
Tricolored Blackbird	2	0	2
Two-striped Garter Snake	4	0	4
Western Spadefoot Toad	2	0	2
Western Whiptail	43	0	43
White-Tailed Kite	4	0	4
Yellow Warbler	5	0	5
Yellow-breasted Chat	14	0	14
San Diego Desert Woodrat	1	0	1
Plants			
Beaked Spikeweed			
Locations	3	0	3
Individuals	1,499	0	1,499
Catalina Mariposa Lily			
Locations	105	65	40
Individuals	4,860	4,116	744
Coulter's Saltbush			
Locations	57	7	50
Individuals	2,987	216	2,771
Many-stemmed Dudleya			
Locations	124	57	67
Individuals	17,015	7,492	9,523

TABLE 6 (Continued)
PLANNING AREA 2
SENSITIVE SPECIES IMPACTS

Species	Planning Area 2 Total	Planning Area 2 Permanent Impacts	Planning Area 2 Open Space
Palmer's Grapplinghook			
Locations	38	37	1
Individuals	17,462	17,163	299
Salt Spring Checkerbloom			
Locations	3	2	1
Individuals	1,497	532	965
Southern Tarplant			
Locations	84	12	72
Individuals	135,637	9,277	126,360
Thread-leaved Brodiaea			
Locations	5	4 ^a	1
Individuals	2,063	63	2,000
^a Recent surveys have not found the previously documented locations.			
Source: Dudek 2013.			

Implementation of Planning Area 2 would have significant short-term construction-related impacts and long-term indirect impacts consistent with those described in FEIR 589 and FEIR 584 for the overall Ranch Plan project. These include short-term noise/vibration effects on nesting raptors and other sensitive bird species and accumulation of construction-related dust on adjacent vegetation that may temporarily affect physiological processes such as photosynthesis. Potential long-term effects of development in Planning Area 2 on the Habitat Reserve and plant and wildlife species may occur at the urban/Habitat Reserve interface (also called “edge effects”), including potential introduction of invasive plant and wildlife species via invasive ornamental landscape plants, changes in water quality, and changes in behavior patterns of crepuscular (active at twilight hours around dawn and dusk) and nocturnal wildlife adjacent to the development areas, primarily as a result of lighting. Unauthorized human intrusion (including pets) into the Habitat Reserve could also result in long-term indirect impacts.

Impacts would be minimized and mitigated as a part of the overall Ranch Plan project's preservation of open space in the Habitat Reserve, particularly with the 2,837 acres of Planning Area 2 Phased Dedication Open Space (see Table 4 for a breakdown of this acreage). Exhibit 17, Open Space Dedication Plan, depicts the dedication area within the planning area. Implementation of the SSHCP Habitat Reserve Management and Monitoring Program (HRMP), including an Adaptive Management and Monitoring Program, would also work to avoid, minimize, and mitigate development-related impacts within the Habitat Reserve.

Permanent impacts resulting from infrastructure facilities would also be minimized and mitigated by the preservation of open space in the Habitat Reserve described above and through the implementation of the HRMP and Adaptive Management and Monitoring Program. Permanent impacts to USACE and CDFW jurisdictional areas are further mitigated by the creation of new wetlands and/or the removal of invasive species. Temporary impacts would be mitigated in compliance with the conditions the SSHCP, SAMP and/or MSAA, as applicable. These

conditions generally require the restoration of impacted areas/resources to like or better conditions than the pre-project conditions within a specified timeframe, subject to suitable planting conditions. All restored or created habitats are subject to monitoring to verify achievement of performance standards, and would require remediation if performance standards are not achieved. Impacted sensitive plant populations are mitigated through the implementation of the Plant Species Translocation, Propagation and Management Plan (included in FEIR 589) and by the conservation of populations within the preserved open space.

Implementation of FEIR 589 and FEIR 584 mitigation measures that prohibit introduction of invasive plant species would reduce the potential impact of introducing invasive species to less than significant. Potential changes to water quality would be mitigated to a less than significant level through implementation of the Conceptual Master Area Plan Water Quality Management Plan; please refer to Section 4.9, Hydrology and Water Quality, of this Addendum. Potential lighting impacts would be mitigated to a less than significant level through the requirement to shield all lighting adjacent to the preserved open space. Potential unauthorized human intrusion would be controlled through (1) design features for Planning Area 2 such as the layout of the residential areas away from the edge of the planning area; (2) the installation of barrier plantings and fencing; (3) the provision of signage and community educational materials; (4) the provision of legal trails for the community; (5) the provision of docent-led public access and education events; and (5) security patrols. The required Biological Resources Construction Plan (BRCP) mandates the establishment of Environmentally Sensitive Area (ESA) fencing, buffers of 300 feet from nesting raptors, and construction monitoring to mitigate impacts on nesting raptors and other sensitive bird species. The BRCP will be prepared and submitted to both the County and USFWS prior to clearing and grubbing of the project site.

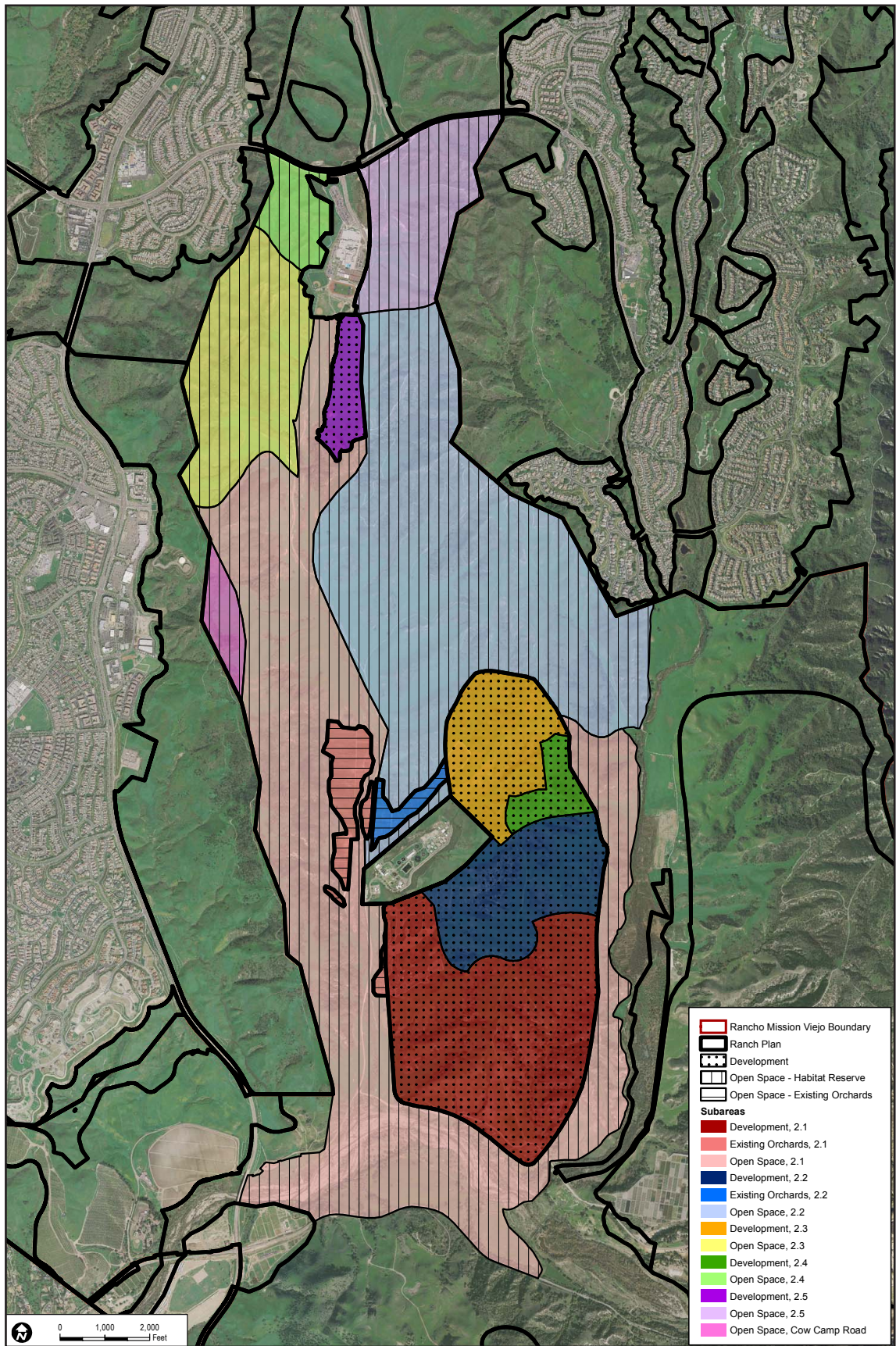
SMWD will be constructing domestic water and recycled water reservoirs in Planning Area 2, located northeast of the CWTP and north of Subarea 2.3. Both FEIR 589 and FEIR 584 identified these reservoirs on the east side of SR-241 within the Habitat Reserve area. The relocation of these reservoir tanks closer to Planning Area 2 development was addressed by SMWD in an Addendum to FEIR 584. As part of that process, USFWS determined that a minor amendment to the Southern Subregion HCP was not required for the revised project location (SMWD 2011). Additional coordination with the USFWS was conducted in 2012 and early 2013 regarding the location of the proposed pipelines between Cow Camp Road and the CWTP. The USFWS again confirmed that a minor amendment to the Southern Subregion HCP was not required for the placement of the pipelines in the Habitat Reserve area (USFWS 2013). The impacts associated with construction of the reservoirs are covered as part of the RMV Covered Activities for the Southern Subregion HCP.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Through implementation of the mitigation program (see Appendix A of this Addendum), impacts to coastal sage scrub, chaparral, grassland, riparian and woodland and forest vegetation communities would be reduced to a level of less than significant. Impacts to sensitive species



Source: Dudek

Open Space Dedication Plan

Exhibit 17

The Ranch Plan
Planning Area 2 Master and Subarea Plans

Bonterra
 CONSULTING

would be reduced to a level of less than significant through the dedication and preservation of open space, implementation of the SSHCP HRMP, and implementation of the mitigation program set forth in Appendix A. Implementation of mitigation specifying avoidance of active raptor nesting sites would reduce construction impacts to a less than significant level.

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 (see Appendix A) Through implementation of the mitigation program, the impacts on biological resources from indirect lighting impacts and human activity impacts would be reduced to a level of less than significant.

Implementation of Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. In certifying FEIR 589, the Board of Supervisors made a finding that there would be unavoidable significant biological impacts to two slope wetlands in the Cañada Chiquita sub-basin with the development of Planning Area 2. However, it should be noted that the limits of grading for Planning Area 2 would result in the avoidance of these two slope wetlands. Additionally, FEIR 589 identified that Planning Area 2 would have significant unavoidable impacts to wildlife linkages K and G and would contribute to significant unavoidable impacts from fecal coliform pathogens. A Statement of Overriding Considerations was adopted by the Orange County Board of Supervisors in conjunction with the certification of FEIR 589. This Statement of Overriding Considerations would continue to apply to this Addendum for Planning Area 2.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.5 CULTURAL/SCIENTIFIC RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*
- b) Would the project cause a substantial adverse changed in the significance of an archaeological resource pursuant to Section 15064.5?*
- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d) Would the project 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.

4.5.1 ARCHAEOLOGICAL RESOURCES

Of the 18 prehistoric sites impacted by implementation of the Ranch Plan project that were determined to be either eligible or potentially eligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), three sites would be impacted as a part of the Planning Area 2 project. FEIR 589 identified four eligible sites that would be impacted; however, because the development boundaries have reduced, CA-ORA-997, would not be impacted. The three impacted sites are: CA-ORA-1048, CA-ORA-1559, and CA-ORA-1560. Seven additional sites are within Planning Area 2 but are ineligible for listing. With the implementation of the Cultural Resources Management Plan for Planning Area 2 required as a part of FEIR 589, impacts to archaeological resources would be mitigated to a less than significant level. Because FEIR 589 anticipated that these three sites would be impacted as a part of the Ranch Plan project, the implementation of Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as analyzed in FEIR 589.

4.5.2 PALEONTOLOGICAL RESOURCES

As noted in FEIR 589, Planning Area 2 contains large areas of the Santiago Formation. The Santiago Formation has a high potential for containing significant fossil resources. Because of the high sensitivity of the formation, impacts to this formation associated with ground-disturbing activities—including brush clearance and grading—are considered significant. However, with the mitigation program adopted as part of the FEIR 589, these impacts would be mitigated to a less than significant level (see Items 574 through 576 in the MRCM provided in Appendix A). The implementation of Planning Area 2 would not result in any new or more severe impacts than those assumed in FEIR 589.

4.5.3 HISTORIC RESOURCES

Of the five historic sites that would be directly impacted through implementation of the Ranch Plan project, none of these sites are located in Planning Area 2. No significant historic resources impacts would occur with implementation of development in this planning area.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

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

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the

Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.6 GEOLOGY AND SOILS

- a) *Would the project 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 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.***
 - ii) *Strong seismic ground shaking?***
 - iii) *Seismic-related ground failure, including liquefaction?***
 - iv) *Landslides?***
- b) *Would the project result in substantial soil erosion or the loss of topsoil?***
- c) *Would the project 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) *Would the project be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?***
- e) *Would the project 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.

Thirty-two landslides have been mapped within the limits of development for Planning Area 2. These landslides range in size from less than 1 to up to 8 acres; the majority are less than 1 acre. Most of the landslide are considered shallow (less than 25 feet in depth) and vary in depth from less than 25 feet to 70 feet. The amount of grading required for Planning Area 2 would be less than what was assumed in FEIR 589 because the development area has been reduced. FEIR 589 assumed Planning Area 2 would require 18,650,000 cy of earthwork; remedial grading would be equal to the amount of cut and fill in the planning area. The current grading concept for Planning Area 2 assumes approximately 35,000,000 cy of earthwork, inclusive of remedial grading⁵. It should be noted that to facilitate development activities, grading may involve the transfer of soil between subareas.

⁵ FEIR 589 assumed 288,461,000 cy of cut and fill, inclusive of 153,235,000 cy of mass grading and 135,226,000 cy of remedial grading for implementation of the Ranch Plan.

Geotechnical constraints for Planning Area 2 include:

- Unstable slopes during grading.
- The majority of the main stem and associated tributaries of Cañada Chiquita are susceptible to liquefaction according to seismic hazard maps prepared by the California Geological Survey. Groundwater is present at very shallow to moderate depths in Cañada Chiquita and several of the tributary canyons.
- All surficial units are highly susceptible to erosion with the exception of the terrace deposits and perched solid horizon that caps some of the ridges in Planning Area 2.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. FEIR 589 identified these impacts as significant prior to mitigation. However, as part of the EIR process, a mitigation program that incorporated County standard conditions of approval and compliance with the *Orange County Grading Code and Manual* has been developed that reduces the impacts to less than significant (see MRCM provided in Appendix A). Since the area to be graded is less than the areas evaluated in FEIR 589 and the grading quantities are less, the implementation of Planning Area 2 would not result in any new impacts, nor would it increase the severity of a impacts previously analyzed in FEIR 589.

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 2, can be reduced to a less than significant level.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.7 GREENHOUSE GAS EMISSIONS

The proposed project would implement a component of the previously approved Ranch Plan project based on FEIR 589, which was certified on November 8, 2004. At the time of certification of the Program FEIR for the Ranch Plan project, Greenhouse Gas (GHG) Emissions was not part of the required CEQA Checklist analysis. Effective March 18, 2010, the State of California adopted amendments to the State CEQA Guidelines requiring the analysis and mitigation of the effects of GHG emissions in CEQA documents. The new CEQA Guidelines regarding GHG emissions do not specifically address situations involving subsequent implementing actions for a project with a previously certified FEIR.

The Ranch Plan EIR (FEIR 589) is a “program EIR” as defined in CEQA and the State CEQA Guidelines (see State CEQA Guidelines §15168) in that it covers one large project with several phases or components that require a series of implementing actions. Pursuant to CEQA and the State CEQA Guidelines, subsequent activities in implementing the Ranch Plan that are subject

to further discretionary approvals by the County are to be examined by the County pursuant to the three part test set forth in the State CEQA Guidelines Section 15162(a).⁶

GHG emissions and global climate change is not “new information” since these effects have been generally known for quite some time. Therefore, for this project, GHG emissions would not be considered new information under CEQA Section 21166 for which an analysis of climate change is required. Planning Area 2 would simply implement a component of a previously approved project (the Ranch Plan) and would not allow for any new development or uses beyond that previously authorized.

A 2010 decision by the Fourth District of the California Court of Appeals is also instructive and confirms that, after an initial EIR is certified, CEQA establishes a presumption against additional environmental review. See, *San Diego Navy Broadway Complex Coalition v. City of San Diego*, 185 Cal App 4th 924 (2010). In that case, the court held that the City of San Diego was not required to prepare a subsequent EIR (SEIR) regarding the potential impact of a redevelopment project on global climate change because the City action did not constitute a discretionary approval that would provide it with the authority to address the project’s impact on that environmental issue. Opponents of the redevelopment project had argued that an SEIR was required to address the project’s GHG emissions because that issue had not been examined in the project’s previously certified FEIR.

The court in the Navy Broadway Complex case determined that the key question was whether the City had any remaining authority to shape the project in any way that could respond to any of the concerns that might be identified in an SEIR; that is, would the City have the authority to require the project proponent to mitigate the environmental damage to some degree. The court ultimately found that the scope of the City’s remaining authority, which was principally related to an aesthetic issue, did not extend to potential impacts on global climate change. The City did not have the authority to modify the project as so to reduce its impact on global climate change.

The circumstances related to the Ranch Plan project are similar to those presented in the Navy Broadway Complex case in that the County of Orange has limited discretion with regard to subsequent Ranch Plan approvals. Pursuant to the State CEQA Guidelines Section 15162(a), the County’s discretion with regard to additional environmental review is limited to determining whether any of the three triggering conditions would require the preparation of a SEIR.

In a 2011 case, *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, the Fourth District Court of Appeal affirmed the trial court’s denial of a petition for writ of mandate challenging the City of San Diego’s adoption of an addendum to a previously certified EIR rather than the preparation of a SEIR for a development project. In one of many issues, the court found that “information on the effect of greenhouse gas emissions on climate was known long before the City approved the 1994 FEIR”. The court discussed several federal court decisions that demonstrated information about the nexus between GHG emissions and climate change was known well before the 1994 FEIR was certified. As such, the effect of GHG emissions on climate change could have been raised in 1994 when the City certified the FEIR. Because the plaintiff in this case provided no competent evidence of new information of a significant impact, it did not meet its burden under CEQA Section 21166 to demonstrate that a SEIR was required. Therefore, this case supports an agency’s decision that a SEIR is not required based on the general issue of GHG emissions and climate change, where an earlier certified FEIR for the project did not address climate change.

⁶ Section 1.0 of this Addendum provides the citation from the State CEQA Guidelines Section 15162(a), which explains the three part test for determining if a subsequent EIR (SEIR) is required.

Assuming that the first and second conditions have not occurred (i.e., that the project proponent is not requesting substantial changes to the Ranch Plan project, and that there have not been substantial changes in circumstances, such that new or more severe environmental impacts require major revisions to FEIR 589), the issue is simply whether GHG emissions constitute “new information” under State CEQA Guidelines Section 15162(a). This approach has been used by the Orange County Planning Commission for the approval of the Tonner Hills Project. As noted above, a factual finding can be made by the County that such emissions do not constitute new information. Therefore, no further analysis of this topic is required.

4.8 HAZARDOUS MATERIALS

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) Would the project 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) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d) Would the project 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) Would the project be 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) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- h) Would the project 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?*

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.

As part of FEIR 589, Environmental Equalizers, Inc. (EEI) prepared Phase I Environmental Site Assessments (ESAs) for each of the Rancho Mission Viejo Planned Community development areas to assess the possible presence of recognized environmental conditions. FEIR 589 indicated that no facilities within Planning Area 2 were subject to routine inspection by the Orange County Fire Authority (OCFA) and no hazardous materials permits had been issued for any uses within the planning area (see page 4.14-4 of FEIR 589). With respect to regulatory

database searches, no issues of environmental concern associated with Planning Area 2 were identified. An ESA noted no contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, or improper waste storage/handling at a former nursery site that is currently occupied by lemon groves. FEIR 589 identified that the historical use of pesticides may result in residual levels in those areas previously used for agriculture (see page 4.14-14 of FEIR 589). The FEIR recommended testing of the soils prior to grading and enacting appropriate remediation in compliance with State, federal, and local requirements.

As a part of this Addendum for Planning Area 2 consistent with FEIR 589 requirements noted above, EEI prepared a Phase I Environmental Site Assessment and Limited Agricultural Chemical Survey, dated December 21, 2012. EEI contacted the OCFA and County Health Care Agency, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and federal databases to determine whether Planning Area 2 or any adjacent properties were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or above-ground tank). Planning Area 2 is not listed on any of the databases searched. During the site reconnaissance by EEI (November 16, 2012), no evidence of environmental concerns was noted. Because of the historical agricultural use of the property, a limited agricultural chemical survey was performed to evaluate soil beneath Planning Area 2. Sampling activities were conducted on December 5, 2012 and included 12 discrete soil samples collected at 6 inches below ground surface and were analyzed for Organochlorine Pesticides by EPA Method 8081A. Concentration of DDE (dichlorodiphenyldichloroethylene), a commercial agriculture pesticide, was less than residential screening levels. No further investigation was recommended.

No land use compatibility issues were identified related to airports for Planning Area 2. Proposed land uses are not expected to generate or use hazardous materials. With respect to emergency access, this topic was evaluated in Section 4.15, Public Services and Facilities of FEIR 589 (see pages 4.15-1 through 4.15-10). Therefore, the implementation of Planning Area 2 would not result in any new impacts, nor would it increase the severity of impacts previously analyzed in FEIR 589.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

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

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no

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

4.9 HYDROLOGY AND WATER QUALITY

- a) Would the project violate any water quality standards or waste discharge requirements?*
- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the 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) Would the project substantially alter the existing drainage pattern of the site or area including the alteration of the course of a stream or river, in manner which would result in substantial erosion or siltation on or off-site?*
- d) Would the project substantially alter drainage patterns 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 offsite?*
- e) Would the project 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) Would the project otherwise substantially degrade water quality?*
- g) Would the project 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) Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows?*
- i) Would the project 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) Would the project be subject to 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 documented below and serve as an Addendum to FEIR 589.

Planning Area 2 is entirely within the San Juan Creek Watershed and in the Cañada Chiquita and Narrow Canyon sub-basin. Cañada Chiquita is the northwestern-most full sub-basin in the Rancho Mission Viejo Planned Community. It is the downstream-most major tributary before the confluence of Trabuco Creek near Mission San Juan Capistrano. 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.

As addressed in FEIR 589, the County is a participant in the National Flood Insurance Program (NFIP), a federal land use control mechanism for floodplains that is administered by the Federal Emergency Management Agency (FEMA). Communities participating in the NFIP must adopt and enforce minimum floodplain management standards, including identification of flood hazards and flood risks. Section 7-9-113 of the County Zoning Code contains the County's Floodplain District regulations. The purpose of the regulations is to minimize public and private losses due to flooding; establish criteria for land management and land uses in flood-prone areas; regulate land uses within the floodplain; and comply with State floodplain management regulations. A small portion of Subarea 2.5 has an overlay FP-2 floodplain zoning designation which identifies special flood hazard areas and which limits the types of permitted uses. This designation does not include Subareas 2.1 through 2.4. The overlay designation within Subarea 2.5 generally follows the western boundary of the subarea. As stated in the Project Description, a subarea plan for Subarea 2.5 is not a part of this Addendum. Therefore, the subsequent planning documentation and CEQA review for Subarea 2.5 would address the siting of land uses within the subarea. BMPs and drainage areas for Subarea 2.5 will be developed as a part of the Subarea Plan WQMP. It is anticipated that land uses in Subarea 2.5 could avoid the designated special flood hazard area.

While an increase in residential development is proposed, the overall development footprint for Planning Area 2 has decreased by approximately 135 acres (from 1,030 acres to 895 acres). Consistent with FEIR 589, the *Conceptual Master Area Plan Water Quality Management Plan (WQMP)*, prepared by RBF Consulting (March 2013), identifies that development would result in an increase in impervious surfaces.

The WQMP identifies proposed Best Management Practices (BMPs) and location of water quality facilities for the planning area. The WQMP for Planning Area 2 includes types of BMPs in each of the following categories:

- Source-control BMPs (routine non-structural BMPs, routine structural BMPs, and BMPs for individual categories/project features);
- Site Design and Low Impact Development (LID) BMPs; and
- Project-based treatment-control BMPs and/or participation in an approved regional or watershed management program.

Potential treatment components for Planning Area 2 were selected by taking into account the pollutants of concern and priority pollutants of concern and to provide runoff control from development in the planning area. Source-control BMPs would include both non-structural (e.g., education, activity restrictions, street sweeping) and structural source control BMPs (e.g., trash storage areas, slope and channel protection, hillside landscaping). Site Design and LID BMPs help reduce increased runoff associated with development; they include but are not limited to the clustering of development, retention of large areas of natural open space, and the use of native and drought tolerate plants in landscape areas. Project-based Treatment-control BMPs are required to reduce pollutants of concern in stormwater discharges to the maximum extent practicable. Planning Area 2 would use facilities including but not limited to infiltration basins, biofiltration basins, bioretention basins and areas, and detention basins. These options are discussed in greater detail in the Conceptual WQMP.

Consistent with FEIR 589, the Planning Area 2 project requires a Stormwater Pollution Prevention Plan (SWPPP) to prevent potential short-term impacts of construction on water

quality. Temporary construction erosion and sediment control BMPs would be used to keep sediment, construction wastes, and vehicle wastes from affecting downstream water bodies. These would include but not be limited to waste and materials management, non-stormwater management, training and education, as well as maintenance, monitoring, and inspection activities. However, development in Planning Area 2 would still contribute to the unavoidable significant impact associated with pathogen indicators.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, development of Planning Area 2 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 2, 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. This Statement of Overriding Considerations would continue to apply to this Addendum. Other impacts associated with development, such as surface runoff, streambed and stream bank stability, water quality, and water flow balance would be reduced to a level considered less than significant.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.10 LAND USE AND PLANNING

- a) *Would the project physically divide an established community?***
- b) *Would the project 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) Would the project 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.

FEIR 589 identified an inconsistency with regional planning programs, which are designed as tools to help the region achieve environmental standards in areas such as air quality and traffic (see pages 4.1-61 through 4.1-64 of FEIR 589). 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 the Ranch Plan would provide 14,000 dwelling units or approximately 68 percent of the development assumed for the area in local and regional planning documents in effect at the time of FEIR certification. A Statement of Overriding Consideration was adopted by the Board of Supervisors for this impact. However, subsequently, this inconsistency was eliminated through updating of the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections. FEIR 589 did not identify any other significant, unavoidable land use impacts.

The proposed development gross acreage for the Planning Area 2 would be 895 acres, a reduction of approximately 135 acres from the assumptions in FEIR 589 (1,030 acres). Residential dwelling units would increase from 1,050 to 3,291 dwelling units; however, the total number of dwelling units with the Ranch Plan project (14,000 units) would not change. The UAC uses would decrease from 610,000 square feet to 500,000 square feet and the Neighborhood Center uses would decrease from 50,000 square feet to 25,000 square feet. The additional units on a reduced footprint area would occur due to more intense clustering of units. The proposed applications would result in a reallocation of dwelling units exceeding 10 percent. This change requires an amended Planned Community Statistical Table and Master Area Plan subject to approval by the Orange County Planning Commission consistent with the provisions of the *Ranch Plan Planned Community Program Text*.

From a land use and planning perspective, the proposed modifications would not result in any conflicts. The changes to the size of the development footprint and the increase in residential units are not changing the nature of the land uses being proposed. Although the development would be at a greater density, it is consistent with the General Plan designations and zoning. The uses would not divide an established community as Planning Area 2 is predominately undeveloped with some agricultural uses. Open space areas or roadways would serve as a buffer between the proposed development and the existing uses.

As stated in FEIR 589: “The project would not impact the SMWD Chiquita Water Reclamation Plant, which is surrounded by Planning Area 2, but is not a part of this project. The SMWD facility would not result in any impacts on the adjacent development”.

Because the type of development is in substantial conformance with the assumptions set forth in FEIR 589, and based on the analysis provided in this Addendum, proposed development levels for Planning Area 2 would not result in any new impacts or increase the severity of a previously identified land use impact analyzed in FEIR 589.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

As noted above in the analysis, the significant unavoidable impact identified in FEIR 589 was eliminated through updating of the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections. FEIR 589 did not identify any other significant, unavoidable land use impacts. With implementation of the Mitigation Program provided in Attachment A, all other impacts in the RMV Planning Area, inclusive of Planning Area 2, can be reduced to a less than significant level.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589 that would result in a significant impact.

4.11 MINERAL RESOURCES

- a) ***Would the project 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) ***Would the project result in the loss of availability of a locally important mineral resources 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.

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 in the creek, the State of California designated this area as a Mineral Resource Zone. A small portion of this area extends along the southern boundary of Planning Area 2 which would preclude sand and gravel extraction. FEIR 589 identified the loss of the ability for mineral extraction as a significant unavoidable impact. The approval of the Master Area Plan, Subarea Plans, and associated improvements for Planning Area 2 would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in FEIR 589.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, with implementation of the mitigation program provided in Appendix 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. A Statement of Overriding Considerations was adopted by the County Board of Supervisors in conjunction with the certification of FEIR 589. This Statement of Overriding Considerations would continue to apply to this Addendum.

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 2 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.

4.12 NOISE

- a) *Would the project expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?*
- b) *Would the project expose persons to or generate excessive ground borne vibration or ground borne noise levels?*
- c) *Would the project cause substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d) *Would the project cause 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 area, or, where such a plan has not been adopted, within two miles of a 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 in 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.

FEIR 589 addressed both short-term construction noise (see pages 4.8-12 and 4.8-13) and the long-term operational impacts (see pages 4.8-13 through 4.8-27) associated with the Ranch Plan. The noise conditions would not change substantially from what was addressed in FEIR 589 because the overall level of development allowed for the Ranch Plan has not changed. The development would be distributed to the same arterial highway network that was evaluated in the previous noise studies. Short-term (construction) impact on existing uses would be limited because most of the development within Planning Area 2 would be located away from existing noise-sensitive uses. Therefore, the magnitude of construction noise on surrounding land uses would be consistent with the findings in FEIR 589. 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.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, with implementation of the measures provided in Appendix A, potential impacts associated with noise would be reduced to a level considered less than significant.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.13 POPULATION AND HOUSING

- a) *Would the project 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)?***
- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***
- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

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.

As evaluated in FEIR 589, the Ranch Plan 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). At the time FEIR 589 was certified, the Regional Housing Needs Assessment (RHNA), which addressed the period from 1998 to 2005, did not assume that any units would be provided on the Ranch during that time period. The provision of affordable housing for the Ranch Plan project has been addressed in the Affordable Housing Implementation Agreement (Agreement) between the County of Orange and RMV. The Agreement was approved on July 31, 2006. Items 364 through 369 in the MRCM address the affordable housing requirements for the Ranch Plan project (see Appendix A).

Based on an adjusted jobs-to-housing calculation 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, FEIR 589 determined that the Ranch Plan project would be consistent with the jobs/housing balance goal (see page 4.3-12 of FEIR 589). Therefore, no significant jobs/housing balance impacts are anticipated.

Planning Area 2 is proposed for development with 3,291 dwelling units including 971 age-qualified units; 20 acres of public parkland; 500,000 square feet of UAC uses, and 25,000 square feet of Neighborhood Center uses. FEIR 589 assumed that Planning Area 2 would be developed with 1,550 units, 610,000 square feet of UAC uses, 50,000 square feet of Neighborhood Center, and 2 golf courses. The residential development proposed within Planning Area 2 would be greater than and the non-residential uses would be less than land uses assumed in FEIR 589. However, the jobs-housing balance is most appropriately evaluated on a Ranch-wide basis, rather than planning area-by-planning area. Therefore, Planning Area 2 would contribute to the housing and jobs base evaluated in FEIR 589 and implementation of development in Planning Area 2 would not result in any new impacts. Therefore, the project would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as analyzed in FEIR 589.

The existing Orange County Housing Element includes the six-year planning period from July 1, 2008 through June 30, 2014; however, the RHNA cycle began 2-½ years earlier and covers January 1, 2006 through June 30, 2014. The current RHNA period has forecasted 6,952 dwelling units for the Ranch Plan (approximately 50 percent of the total 14,000 units approved for the Ranch Plan project). The total Ranch RHNA projection for low and very low income dwelling units is 1,800 units. The projected number of low and very low income units is 792 for the current RHNA period. The County is updating its Housing Element that will include revised countywide RHNA projections determined by SCAG in conjunction with the California Department of Housing and Community Development. The new RHNA planning period is January 1, 2014 to October 31, 2021. The County anticipates the approval of its Housing Element update in July 2013. The updated Housing Element will include a revised countywide allocation for the new planning period of 5,272 dwelling units for all income levels. Projected allocations for the Ranch Plan project will be revised as a part of the County's Housing Element update.

With the downturn in the economy during the majority of the current RHNA period, no residential units will be available in the Rancho Mission Viejo Planning Community until mid-2013 when units in Planning Area 1 will be constructed. The County and RMV are currently (February 2013) reviewing a rental buy down or other program to facilitate the potential for approximately 100 low and very low rental units to be constructed in Planning Area 1. Should these units be constructed, they will be available in the next RHNA cycle (post-January 1, 2014). Residential development in Planning Area 2 is expected to occur in the next RHNA cycle (2014-2021). Planning Area 2 includes three proposed affordable housing sites, one each in Subareas 2.1, 2.2 and 2.3. Each of the affordable housing sites are proposing to set aside four gross acres of “Dedicated Land” as defined in the RMV Development Agreement and Affordable Housing Implementation Agreement with the County. The County is responsible for development of and the evaluation of impacts under CEQA for the implementation of affordable housing in these subareas. The specific location and parcel information for the affordable housing sites identified in Subarea Plans 2.1, 2.2, and 2.3 will be provided later in the planning process. The possible development of an affordable housing site in Planning Area 1 and three proposed sites in Planning Area 2 would help facilitate the County meeting its RHNA obligations.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. No mitigation related to the issue of population, housing, and employment was identified in FEIR 589 for Planning Area 2.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, development within Planning Area 2 would not result in any significant impacts.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.14 PUBLIC SERVICES

- a) Would the project 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: fire protection, police protection, schools, parks, or 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.

Construction within Planning Area 2, which includes the proposed increase in dwelling units and decrease in UAC and Neighborhood Center uses, would not result in any new significant impacts associated with public services. With respect to fire protection services, FEIR 589 included a proposed amendment to the Master Plan of Arterial Highways (MPAH) to delete the proposed extension of Crown Valley Parkway east of Antonio Parkway because of biological constraints. The deletion of the Crown Valley Parkway segment would reduce the ability of this station to respond to calls in the upper portion of Planning Area 2. Instead of accessing the upper portion of Planning Area 2 directly from Crown Valley Parkway, fire trucks would have needed to travel north on Antonio Parkway, and access Planning Area 2 from Oso Parkway and “A” Street. FEIR 589 identified development in the northern portion of Planning Area 2 (which included the middle portion of the planning area) would be considered a significant unavoidable impact (see pages 4.15-9 and 4.15-10 of FEIR 589). As a part of the settlement agreement, proposed development in the middle portion of Planning Area 2 was eliminated and a fire station is being provided near the Antonio Parkway at Cow Camp Road intersection in Subarea 1.1 of Planning Area 1. This would provide adequate fire protection for development in Planning Area 2 Subareas 2.1 through 2.4. Future development in Subarea 2.5 could be adequately served by Fire Station 58 in Ladera Ranch.

Law enforcement would continue to be provided by the Orange County Sheriff's Department. The overall level of development proposed for the Ranch Plan has not changed. The proposed modifications in the distribution of uses would not impair the ability of the Sheriff's Department to serve Planning Area 2.

No impacts were identified for library services. The Ladera Ranch Public Library would serve Planning Area 2. Developer fees are used to provide for future demand.

FEIR 589 identified the anticipated need for an elementary school site in Planning Area 2. Consistent with Project Design Feature 4.15-8 in FEIR 589 (see page 4.15-41 of FEIR 589), to accommodate the projected student needs of the increased residential development in Planning Area 2, the current project incorporates a kindergarten through eighth grade (K-8) school site in Subarea 2.1 and assumes a student capacity of 1,200. The payment of school fees as provided in Education Code Section 17620 and Government Code Sections 65995 et seq. is the exclusive method of mitigating any adverse environmental effects related to the adequacy of school facilities. Therefore, prior to the issuance of building permits, RMV is required to pay all applicable school fees in accordance with State law. Consistent with the findings of FEIR 589, the development of Planning Area 2 would not result in any new impacts to schools.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

FEIR 589 identified that with low density development in the northern portion of Planning Area 2, the eastern portion of Planning Area 7 and the estates in Planning Area 9, fire protection performance objectives may not be achievable. This was identified as a significant, unavoidable impact. As noted above, as a part of the settlement agreement, proposed development in the

middle portion of Planning Area 2 was eliminated and a fire station is being provided near the Antonio Parkway at Cow Camp Road intersection in Subarea 1.1 of Planning Area 1. This would provide adequate fire protection for development in Planning Area 2 Subareas 2.1 through 2.4. Future development in Subarea 2.5 could be adequately served by Fire Station 58 in Ladera Ranch. Therefore, all impacts associated with the provision of public services in Planning Area 2 would be reduced to a less than significant level.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.15 RECREATION

- 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?*
- b) Would 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.

Planning Area 2 includes 20 gross acres of public parkland including 10 acres in Subarea 2.1 and 10 acres in Subarea 2.3. Additionally, proposed development would also provide for the implementation of a designated bikeway within Planning Area 2. As discussed in Section 3.3, Project Description, in conjunction with the development of Planning Area 2, the Planning Area 2 project will provide for the construction of a portion of the San Juan Creek Regional Bikeway Trail (Exhibit 16). The trail is located on the north side of San Juan Creek, south of Cow Camp Road. This trail will be sized to accommodate multiple uses including access for Ranch vehicles, SMWD, SDG&E and potentially neighborhood electric vehicles. Additionally, private recreation facilities would be provided associated with residential development in Planning Area 2. As such, Planning Area 2 is in substantial conformance with the assumptions set forth in FEIR 589.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, the Ranch Plan project inclusive of Planning Area 2 would not have any significant physical impacts on recreational resources. The implementation of MRCM provides measures to better protect resources.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.16 TRANSPORTATION AND TRAFFIC

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*
- b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*
- c) *Would the project 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) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e) *Would the project result in inadequate emergency access?*
- f) *Would the project conflict with adopted policies, plan or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

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.

Consistent with the requirements of the *Ranch Plan Planned Community Program Text* and FEIR 589, *The Ranch Plan Planning Area 2 Traffic Analysis* (Stantec 2013) has been prepared as a part of the request for approval of the Master Area Plan for Planning Area 2. The purpose of the report is to supplement the initial (May 2004) *Ranch Plan EIR Traffic Report* by (1) showing the cumulative impacts of development of the planning 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).

The analysis for Planning Area 2 has been updated to reflect the current baseline traffic conditions (2012) and evaluate the redistribution of development within the Planning Area. This updated traffic analysis report, prepared by Stantec Consulting Services Inc., is provided in its entirety in Appendix C of this Addendum.

EXISTING CONDITIONS

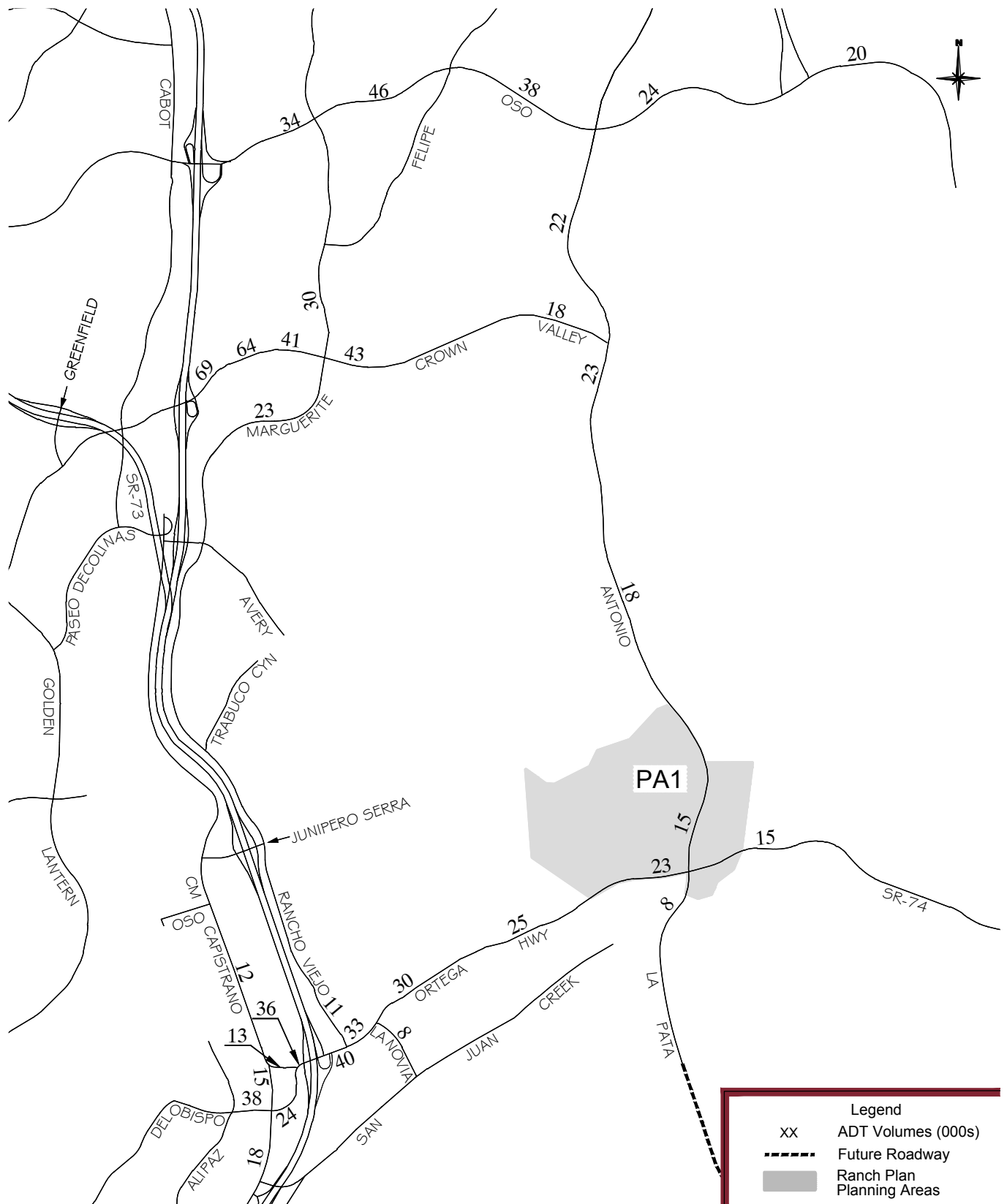
Exhibit 18 depicts the traffic study area and existing average daily traffic (ADT) volumes (the counts are representative of December 2012). Intersection counts used in this analysis are also representative of 2012 (counts were taken in November and December 2012).

Intersections within the traffic study area, depicted on Exhibit 19, were selected for analysis based on the project's traffic contribution; the general criterion used when deciding whether to analyze an intersection is if the project would increase peak hour trips at an intersection by more than one percent. Intersection performance is measured by peak hour intersection capacity utilization (ICU) values, which are translated into traffic level of service (LOS) values. Acceptable LOS thresholds (significance criteria) are adopted by the various jurisdictions. These thresholds are used in this traffic analysis to identify the existing performance of intersections in the traffic study area and to determine the project's potential impact to these intersections. An intersection is impacted by a project if the intersection is forecasted to operate deficiently (i.e., worse than the performance standard), and a project's contribution to the ICU is 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 County and the Cities of Mission Viejo, Rancho Santa Margarita, and San Juan Capistrano) .
- Greater than 0.01 at the Cities of Laguna Niguel and San Clemente intersections (the impact threshold adopted by these cities).
- Greater than 0.03 at Congestion Management Program (CMP) intersections (the impact threshold specified in the CMP).

The existing peak hour intersection capacity utilization (ICU) and level of service (LOS) values are identified in Table 7. As identified in Table 7, the traffic study area intersections are currently operating at acceptable levels of service with the exception of one location. The I-5 northbound ramps at Ortega Highway operate at a deficient level of service (LOS F) in the AM peak hour.

D:\Projects\RMV\023\Graphics\ex_ExistingConditions.ai



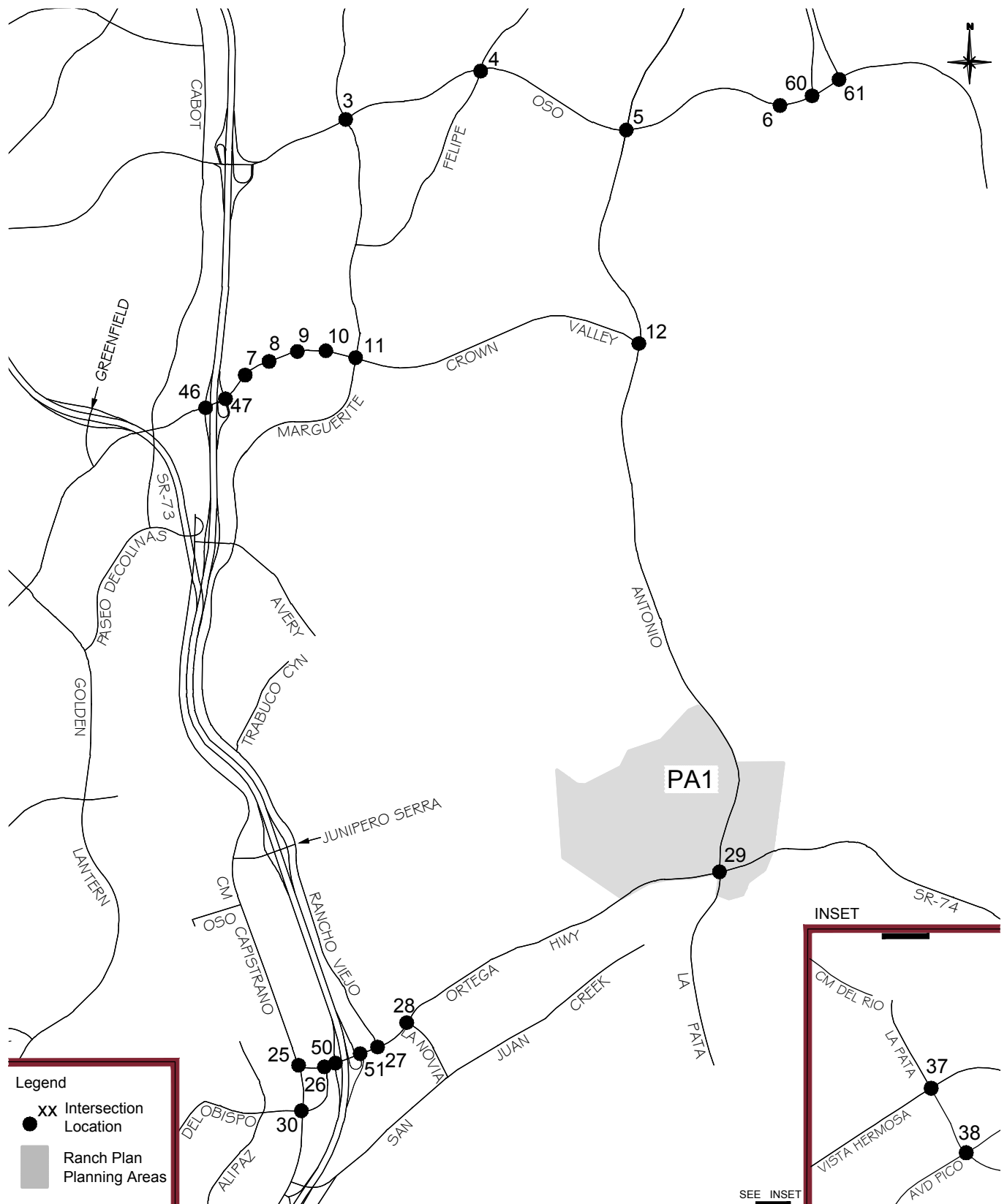
Source: Stantec

Existing Conditions: Average Daily Traffic Volumes

Exhibit 18

The Ranch Plan
Planning Area 2 Master and Subarea Plans

Bonterra
CONSULTING



Source: Stantec

Existing Intersection Location Map

Exhibit 19

The Ranch Plan
Planning Area 2 Master and Subarea Plans

Bonterra
CONSULTING

TABLE 7
EXISTING CONDITIONS (2012)
ICU AND LOS SUMMARY

Intersection		AM Peak Hour		PM Peak Hour	
		ICU	LOS	ICU	LOS
City of Mission Viejo					
3.	Marguerite Pkwy at Oso Pkwy	0.67	B	0.72	C
4.	Felipe Rd at Oso Pkwy	0.80	C	0.75	C
7.	Puerta Real at Crown Valley Pkwy ^a	0.60	A	0.46	A
8.	El Regateo/Medical Center at Crown Valley Pkwy ^a	0.54	A	0.58	A
9.	Los Altos at Crown Valley Pkwy ^a	0.49	A	0.46	A
10.	Bellogente at Crown Valley Pkwy ^a	0.51	A	0.37	A
11.	Marguerite Pkwy at Crown Valley Pkwy ^a	0.64	B	0.72	C
46.	I-5 SB Ramps at Crown Valley Pkwy ^a	0.59	A	0.68	B
47.	I-5 NB Ramps at Crown Valley Pkwy ^a	0.62	B	0.69	B
City of Rancho Santa Margarita					
6.	Tesoro Creek Rd at Oso Pkwy	0.55	A	0.39	A
60.	SR-241 SB Ramps at Oso Pkwy	0.33	A	0.35	A
61.	SR-241 NB Ramps at Oso Pkwy	0.61	B	0.32	A
City of San Juan Capistrano					
25.	Camino Capistrano at Ortega Hwy	0.47	A	0.55	A
26.	Del Obispo at Ortega Hwy	0.42	A	0.48	A
27.	Rancho Viejo Rd at Ortega Hwy	0.62	B	0.60	A
28.	La Novia Rd at Ortega Hwy	0.57	A	0.63	B
30.	Camino Capistrano at Del Obispo	0.71	C	0.60	A
50.	I-5 SB Ramps at Ortega Hwy ^a	0.73	C	0.70	B
51.	I-5 NB Ramps at Ortega Hwy ^a	1.02	F	0.79	C
City of San Clemente					
37.	La Pata Ave at Avenida Vista Hermosa	0.47	A	0.35	A
38.	La Pata Ave at Avenida Pico	0.23	A	0.39	A
County of Orange					
5.	Antonio Pkwy at Oso Pkwy	0.56	A	0.56	A
12.	Antonio Pkwy at Crown Valley Pkwy	0.43	A	0.46	A
29.	La Pata Ave at Ortega Hwy	0.50	A	0.68	B
<p>ICU: intersection capacity utilization; LOS: level of service; SB: southbound; NB: northbound.</p> <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>Level of service ranges:</p> <p>0.00–0.60 A</p> <p>0.61–0.70 B</p> <p>0.71–0.80 C</p> <p>0.81–0.90 D</p> <p>0.91–1.00 E</p> <p>Above 1.00 F</p>					
Source: Stantec Consulting Services Inc. 2013.					

PROJECT IMPACT ANALYSIS

Table 8 summarizes the proposed land uses and trip generation for Planning Area 2. The table also shows the internal capture associated with interaction between residences, the school, and retail areas. Trip generation is forecasted at 47,834 ADT with 2,838 trips in the AM peak hour

and 4,411 trips in the PM peak hour. The northern portion of Planning Area 2 (Planning Area 2 North) is proposed for 300 du and a cemetery; no internal capture is assumed. Table 8 also identifies the corresponding trip generation derived for this planning area in FEIR 589. When compared to FEIR 589 assumptions for Planning Area 2, the proposed development for the planning area would have a decrease in the AM peak hour outbound trips (-1,273 trips) and a decrease in the PM peak hour inbound trips (-1,085 trips). The proposed land uses result in a decrease of 6,550 daily trips than the trip generation for Planning Area 2, as estimated in the 2004 *Ranch Plan EIR Traffic Study*.

**TABLE 8
PLANNING AREA 2 LAND USE AND TRIP GENERATION SUMMARY**

Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Planning Area 2 South								
Single-Family Detached	1,175 du	223	658	881	752	435	1,187	11,245
Single-Family Attached	569 du	85	279	364	296	171	467	4,615
Senior Detached Housing	721 du	58	101	159	115	79	194	2,675
Senior Attached Housing	238 du	12	19	31	24	14	38	828
Apartments	288 du	29	118	147	115	63	178	1,915
General Commercial	500 tsf	305	195	500	915	950	1,865	21,470
Specialty Retail	25 tsf	0	0	0	30	38	68	1,108
School	1,200 stu	330	264	594	90	96	186	1,746
Total		1,042	1,634	2,676	2,337	1,846	4,183	45,602
Internal Tripends		550	550	1,100	610	610	1,220	13,700
External Tripends		492	1,084	1,576	1,727	1,236	2,963	31,902
Planning Area 2 North								
Apartments	300 du	30	123	153	120	66	186	1,995
Cemetery	50 ac	6	3	9	14	28	42	237
Total		36	126	162	134	94	228	2,232
Total		1,078	1,760	2,838	2,471	1,940	4,411	47,834
FEIR 589 (Planning Area 2)		2,661	1,450	4,111	2,292	3,205	5,497	54,384
Difference		-1,583	310	-1,273	179	-1,265	-1,086	-6,550
Trip Rates								
Single Family Detached	DU	0.19	0.56	0.75	0.64	0.37	1.01	9.57
Single Family Attached	DU	0.15	0.49	0.64	0.52	0.30	0.82	8.11
Senior Detached Housing	DU	0.08	0.14	0.22	0.16	0.11	0.27	3.71
Senior Attached Housing	DU	0.05	0.08	0.13	0.10	0.06	0.16	3.48
Apartments	DU	0.10	0.41	0.51	0.40	0.22	0.62	6.65
General Commercial	TSF	0.61	0.39	1.00	1.83	1.90	3.73	42.94
Specialty Retail	TSF	0.00	0.00	0.00	1.19	1.52	2.71	44.32
Elementary School	STU	0.25	0.20	0.45	0.07	0.08	0.15	1.29
Middle School	STU	0.30	0.24	0.54	0.08	0.08	0.16	1.62
Cemetery		0.12	0.05	0.17	0.28	0.56	0.84	4.73
ADT: average daily traffic; du: dwelling unit; tsf: thousand square feet								
Note: Clubhouses, Recreational Centers, and Fire Stations are considered non-traffic generating and, while included in the future development plans, are not included in the trip generation summary.								
Source: Stantec Consulting Services Inc. 2013.								

Exhibit 20 depicts the distribution of trips associated with Planning Area 2 South. Because no physical connection between land uses in the northern and southern portion of Planning Area 2 is proposed, the distribution of vehicular trips would be different between the two areas.

A 2018 time frame was used to evaluate potential future traffic impacts with the anticipated Buildout of Planning Area 2. Roadway and intersection improvements are currently under construction in the traffic study area and additional improvements are planned to be completed by 2018. As such, this traffic analysis assumes these improvements. Exhibit 21 depicts the 2018 traffic study area and the assumed improvements to the circulation network. Improvements assumed to be completed by 2018 are summarized in Table 9.

**TABLE 9
COMMITTED IMPROVEMENTS BY 2018**

Location	Improvement(s)	Source
La Pata Ave	Widen and extend La Pata Ave south of Ortega Highway to Calle Saluda in the City of San Clemente	County
Ortega Hwy	Widen the two-lane section of Ortega Hwy in the City of San Juan Capistrano to four lanes between the eastern boundary of the City to I-5	Caltrans
Cow Camp Rd	Construct Cow Camp Road from Antonio Pwky to the eastern boundary of Planning Area 2	County
I-5 Southbound Ramps at Ortega Hwy ^a	Add 2 nd southbound left-turn lane Add 2 nd westbound left-turn lane Add eastbound free right-turn lane Realign Del Obispo St with southbound off-ramp	I-5/Ortega Highway Project
I-5 Northbound Ramps at Ortega Hwy ^a	Construct a northbound shared left/right lane Convert northbound shared left-/right-turn lane to a shared thru/right-turn lane Convert 2 nd eastbound left-turn lane to a 3 rd thru lane Add eastbound free right-turn lane to a new loop ramp serving eastbound to northbound I-5 traffic	I-5/Ortega Highway Project
a. Under construction by Caltrans. Source: Stantec Consulting Services Inc. 2013.		

The land use and development growth projections used in this traffic analysis for south Orange County are the Orange County Projections (OCP) 2010, which cover five-year intervals from 2010 to 2035. The OCP-2010 Year 2015 projections provide the primary set of demographic data that is applied in the traffic analysis.

By year 2015, this part of south Orange County is forecasted to have a one percent increase in housing and four percent increase in employment exclusive of Planning Area 1 of the Ranch Plan. Based on this information, a growth factor of four percent was applied to the year 2012 data to derive year 2018 (No Project) traffic forecasts, which translates into less than one percent growth per year. The forecasted effect of the extension of La Pata Avenue and vehicular traffic associated with Planning Area 1 was derived from the South (Orange) County Sub-Area Traffic Model (SCSAM) and used to modify the factored existing conditions traffic volumes.

Exhibit 22 depicts the intersection locations evaluated as part of the 2018 traffic evaluation. Exhibit 23 depicts the forecasted 2018 No Project traffic volumes in the traffic study area. The 2018 No Project traffic scenario assumes no development in Planning Area 2, Buildout of Planning Area 1, and committed improvements including the completion of the La Pata Avenue

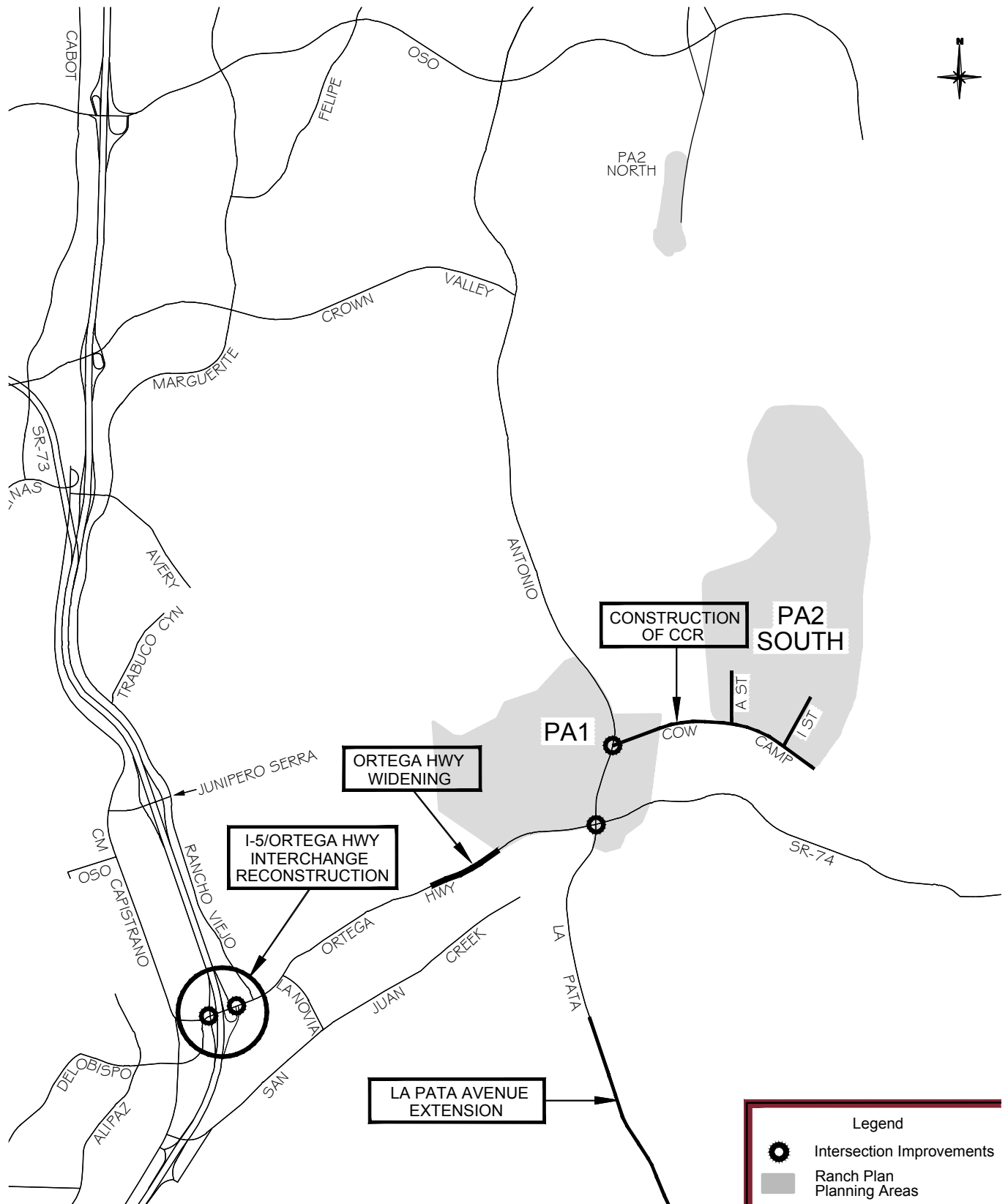
extension. The corresponding peak hour intersection capacity utilization (ICU) values are provided in Table 10. Vehicular trips from Planning Area 2 North would access Oso Parkway via the northern section of proposed “F” Street. “F” Street is proposed as a new roadway extending south from the existing terminus of SR-241. Because vehicular access between Planning Area 2 South and Planning Area 2 North is not assumed in this scenario (2018 No Project and 2018 With Project), traffic from Planning Area 2 North would only affect the following two intersections in the traffic study area: Tesoro Creek Road at Oso Parkway and Antonio Parkway at Oso Parkway. All intersections in the traffic study area are forecasted to operate at acceptable levels of service in the future with and without Planning Area 2.

As shown Table 10, there are no CMP intersections that are impacted by the project. With respect to the I-5 Freeway (a CMP highway), there are no significant impacts to the mainline as the project contributes less than three percent of the peak hour volumes north of Crown Valley Parkway (560 project trips of the total 23,330 in the PM peak hour) and south of Ortega Highway (240 project trips of the total 21,770 in the PM peak hour).

Exhibit 24 depicts the forecasted 2018 With Project traffic volumes. The 2018 With Project traffic scenario includes traffic associated with development of Planning Area 2 South. As identified in Table 10, traffic study area intersections are forecasted to operate at acceptable levels of service in 2018 with the buildout of Planning Area 2. With respect to Planning Area 2 North, the SR-241 intersections with Oso Parkway would be modified to provide access into the development area.

Cow Camp Road will eventually be built as a six lane highway to just east of Planning Area 2, and is being constructed in phases. The first phase provides three lanes (half the ultimate six-lane section) from Antonio Parkway to the eastern edge of Planning Area 2. This segment will be striped as a two-lane roadway separated by a painted median.

The intersection of Cow Camp Road at Antonio Parkway is currently constructed to its ultimate pavement width but with interim striping to serve the initial two-lane section to the east. In addition to Cow Camp Road at Antonio Parkway, the Planning Area 2 Master Plan proposes two intersections along Cow Camp Road to connect to two roadways (“A” Street and “I” Street) within the planning area. The County MPAH identifies “A” Street as a Secondary Arterial; “I” Street would be a local street and therefore is not shown on the MPAH. Table 11 assumes the buildout of Planning Area 2 and the construction of Cow Camp Road to the eastern boundary of the planning area as a two-lane roadway. Consistent with the assumptions in this traffic analysis, no roadway connection between Planning Area 2 South and Planning Area 2 North is assumed. The 2018 volumes and Phase I lane configurations for the three intersections are shown in Exhibit 25 and identified on Table 11. These intersections are forecasted to operate at acceptable levels of service.



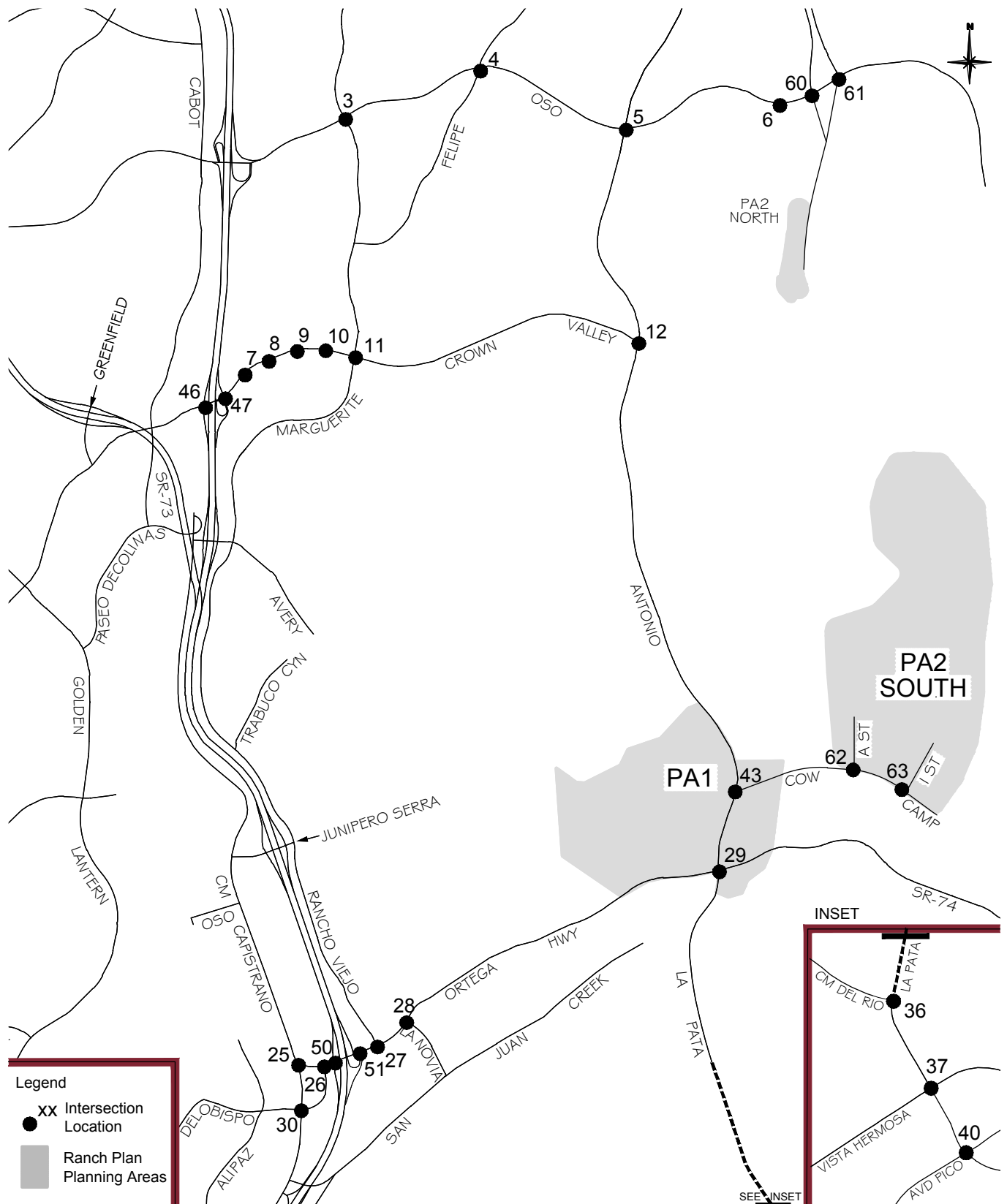
Source: Stantec

Year 2018 Traffic Study Area Improvements

Exhibit 21

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

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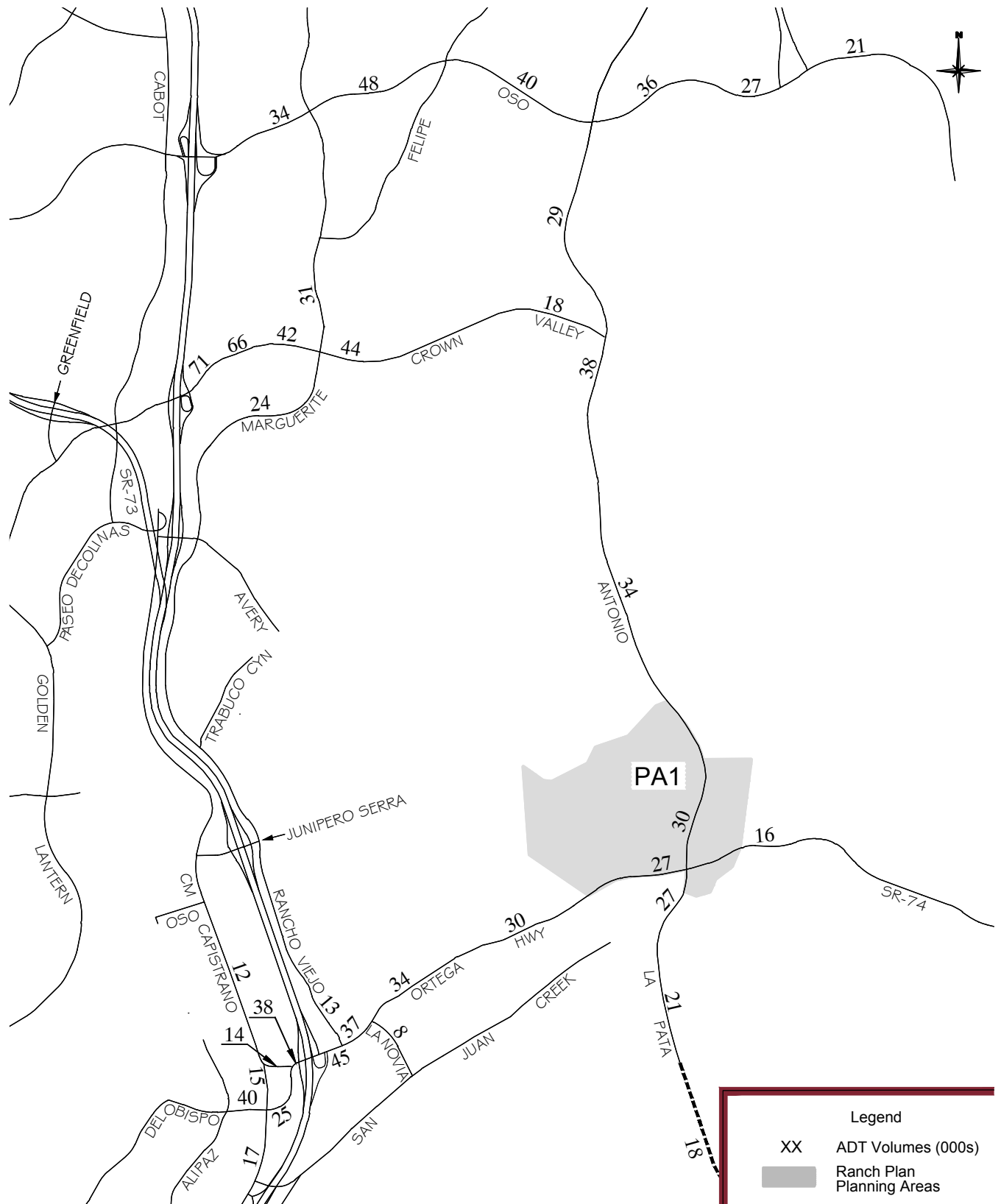
Source: Stantec

Year 2018 Intersection Location Map

Exhibit 22

*The Ranch Plan
Planning Area 2 Master and Subarea Plans*

Bonterra
CONSULTING



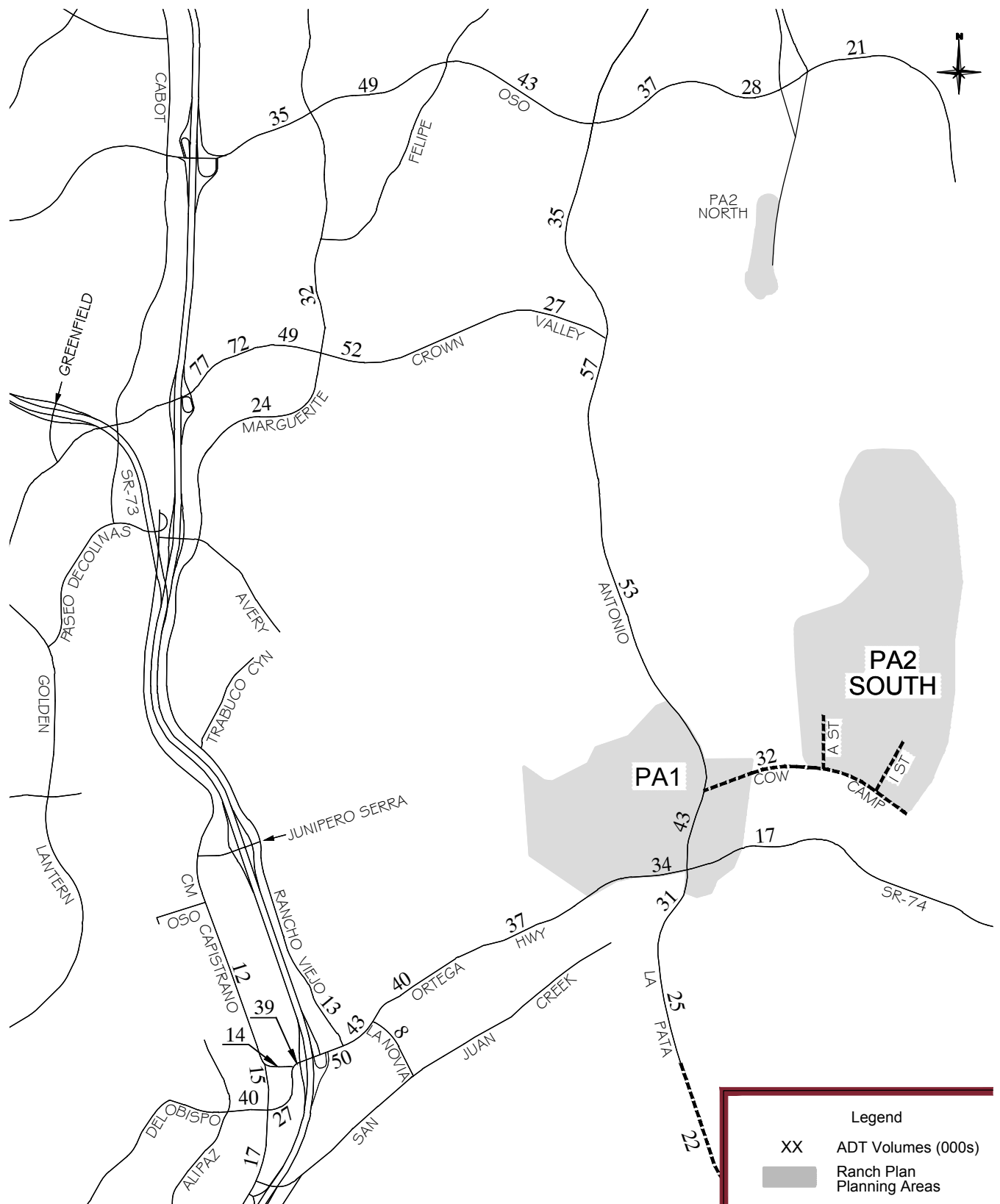
Source: Stantec

Year 2018 Without Project: Average Daily Traffic Volumes

Exhibit 23

The Ranch Plan
Planning Area 2 Master and Subarea Plans

Bonterra
CONSULTING



Source: Stantec

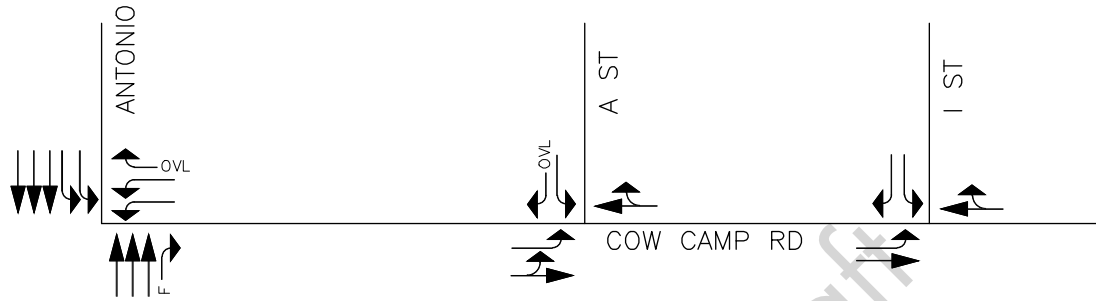
Year 2018 With Project: Average Daily Traffic Volumes

Exhibit 24

The Ranch Plan
Planning Area 2 Master and Subarea Plans

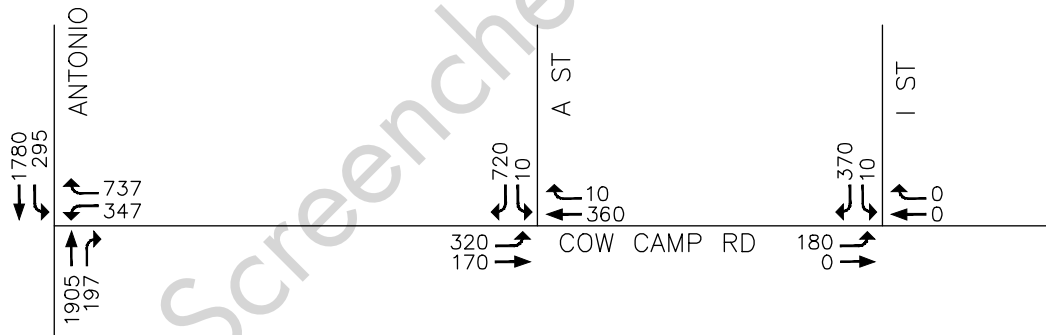
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LANE CONFIGURATIONS

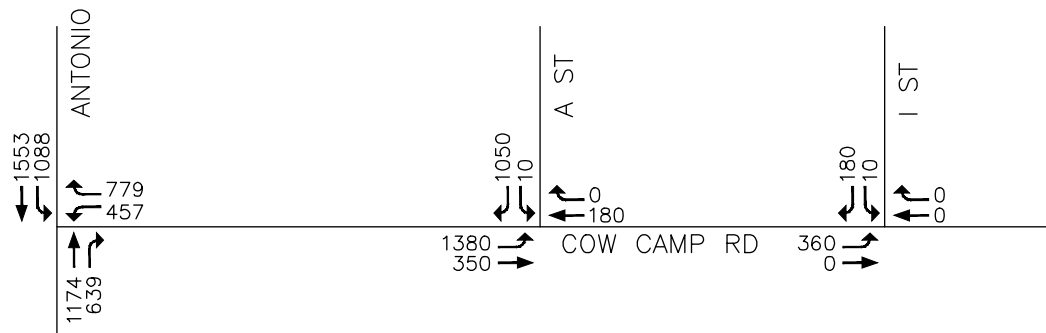


OVL = RIGHT TURN OVERLAP SIGNAL PHASE, F = FREE RIGHT TURN

2018 AM PEAK HOUR VOLUMES



2018 PM PEAK HOUR VOLUMES



Source: Stantec

Cow Camp Road Intersections

Exhibit 25

The Ranch Plan
Planning Area 2 Master and Subarea Plans

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CONSULTING

(03/11/13 JAZ) R:\Projects\RMV\J023\Graphics\Addendum\Ex25_CowCampRoad.pdf

TABLE 10
2018 NO PROJECT AND 2018 WITH PROJECT
ICU AND LOS SUMMARY

Intersection	2018 No Project				2018 With Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
City of Mission Viejo								
3. Marguerite Pkwy at Oso Pkwy	0.71	C	0.76	C	0.74	C	0.77	C
4. Felipe Rd at Oso Pkwy	0.84	D	0.81	D	0.87	D	0.83	D
7. Puerta Real at Crown Valley Pkwy ^a	0.60	A	0.48	A	0.61	B	0.51	A
8. El Regateo/Medical Center at Crown Valley Pkwy ^a	0.54	A	0.60	A	0.55	A	0.61	B
9. Los Altos at Crown Valley Pkwy ^a	0.50	A	0.47	A	0.51	A	0.48	A
10. Bellogente at Crown Valley Pkwy ^a	0.50	A	0.37	A	0.52	A	0.38	A
11. Marguerite Pkwy at Crown Valley Pkwy ^a	0.61	B	0.75	C	0.64	B	0.78	C
46. I-5 SB Ramps at Crown Valley Pkwy ^a	0.55	A	0.71	C	0.57	A	0.73	C
47. I-5 NB Ramps at Crown Valley Pkwy ^a	0.65	B	0.69	B	0.66	B	0.71	C
City of Rancho Santa Margarita								
6. Tesoro Creek Rd at Oso Pkwy	0.58	A	0.40	A	0.65 ^b	B	0.47 ^b	A
60. SR-241 SB Ramps at Oso Pkwy	0.35	A	0.40	A	0.35	A	0.41	A
61. SR-241 NB Ramps at Oso Pkwy	0.75	C	0.37	A	0.75	C	0.37	A
City of San Juan Capistrano								
25. Camino Capistrano at Ortega Hwy	0.44	A	0.49	A	0.44	A	0.49	A
26. Del Obispo at Ortega Hwy	0.39	A	0.45	A	0.40	A	0.46	A
27. Rancho Viejo Rd at Ortega Hwy	0.59	A	0.65	B	0.61	B	0.67	B
28. La Novia Rd at Ortega Hwy	0.58	A	0.65	B	0.62	B	0.68	B
30. Camino Capistrano at Del Obispo	0.72	C	0.59	A	0.73	C	0.60	A
50. I-5 SB Ramps at Ortega Hwy ^a	0.57	A	0.62	B	0.59	A	0.64	B
51. I-5 NB Ramps at Ortega Hwy ^a	0.54	A	0.53	A	0.57	A	0.56	A
County of Orange								
5. Antonio Pkwy at Oso Pkwy	0.64	B	0.71	C	0.69	B	0.75	C
12. Antonio Pkwy at Crown Valley Pkwy	0.61	B	0.74	C	0.67	B	0.83	D
29. La Pata Ave at Ortega Hwy	0.85	D	0.75	C	0.87	D	0.79	C
43. Antonio Pkwy at Cow Camp Rd	0.43	A	0.38	A	0.85	D	0.74	C
City of San Clemente								
36. La Pata Ave at Del Rio	0.57	A	0.61	B	0.60	A	0.65	B
37. La Pata Ave at Avenida Vista Hermosa	0.79	C	0.63	B	0.79	C	0.65	B
38. La Pata Ave at Pico	0.46	A	0.67	B	0.44	A	0.56	A
ICU: intersection capacity utilization; LOS: level of service ^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 Intersections affected by Planning Area 2 North traffic. Level of service ranges: 0.00–0.60 A; 0.61–0.70 B; 0.71–0.80 C; 0.81–0.90 D; 0.91–1.00 E; Above 1.00 F Source: Stantec Consulting Services Inc. 2013.								

**TABLE 11
YEAR 2018 COW CAMP ROAD ICU AND LOS SUMMARY**

Location	AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS
Antonio Parkway at Cow Camp Rd	0.85	D	0.74	C
"A" St at Cow Camp Rd	0.69	B	0.78	C
"I" St at Cow Camp Rd	0.32	A	0.24	A
Source: Stantec Consulting Services Inc. 2013.				

As previously noted in this Addendum, the TCA is proposing a southerly extension of the SR-241 toll road to Cow Camp Road (SR-241 Tesoro Extension). The extension is not a part of the Ranch Plan project nor is it required to build out the project. According to the TCA, the SR-241 Tesoro Extension would be completed prior to the anticipated buildout of Planning Area 2 in 2018. The primary effect of the Tesoro Extension on the Planning Area 2 traffic study area roadway system would be to reduce traffic on Antonio Parkway. Slight decreases are forecasted on Ortega Highway and slight increases are forecasted on La Pata Avenue. Table 12 shows the comparative ICU values for the four traffic study area intersections where volumes would be increased due to the Tesoro extension. Under this scenario, all intersections are forecasted to operate at an acceptable level of service should the SR-241 Tesoro Extension be implemented.

The conclusion from the 2013 traffic analysis is that roadway and intersection improvements in the traffic study area provide sufficient capacity to serve traffic growth through 2018, including buildout of Planning Area 2. As one of the key Ranch Plan adopting actions, the South County Roadway Improvement Program (SCRIP Part I) will provide for the imposition, collection and disbursement of fees to facilitate construction of transportation improvements in Orange County that will relieve traffic congestion on existing and future transportation systems as the Ranch Plan is developed. The proposed project is in substantial conformance with the assumptions set forth in FEIR 589. When compared to traffic generation under the development assumptions for Planning Area 2 set forth in FEIR 589, the land uses currently proposed for Planning Area 2 would generate fewer AM and PM peak hour traffic and fewer daily average daily vehicular trips. Therefore, development of Planning Area 2 would not result in any new significant impacts not previously analyzed in FEIR 589.

**TABLE 12
YEAR 2018 COMPARATIVE ICU AND LOS SUMMARY
WITH AND WITHOUT THE SR-241 TESORO EXTENSION**

Location	Without Tesoro Extension				With Tesoro Extension			
	AM Peak Hr		PM Peak Hr		AM Peak Hr		PM Peak Hr	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
29. La Pata & Ortega Hwy	0.87	D	0.79	C	0.85	D	0.82	D
36. La Pata and Del Rio	0.60	A	0.65	B	0.61	B	0.71	C
37. La Pata and Vista Hermosa	0.79	C	0.65	B	0.85	D	0.69	B
38. La Pata and Pico	0.44	A	0.56	A	0.44	A	0.57	A
Source: Stantec Consulting Services Inc. 2013.								

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. A comprehensive transportation improvement program was developed for FEIR 589 and is embodied in the SCRIP. With respect to Planning Area 2, no SCRIP improvements are required. Committed improvements can accommodate the forecasted demand associated with Planning Area 2.

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.

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. This Statement of Overriding Considerations would continue to apply to this Addendum.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

4.17 UTILITIES AND SERVICE SYSTEMS

- a) ***Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***
- b) ***Would the project 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) Would the project 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) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**
- e) Would the project 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) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Would the project 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 amount of residential development in Planning Area 2 would be greater and the amount of UAC and Neighborhood Center development would be less than what was assumed in FEIR 589 and the *Plan of Works* prepared by SMWD. Although there is an intensification of residential development in Planning Area 2, Ranch Plan-wide, the level of development would be the same. With respect to wastewater facilities, the Planning Area 2 Master Plan identifies distribution and collection lines internal to Planning Area 2 (Exhibit 15). A sewer lift station would also be constructed in Planning Area 2. Since these facilities would be located within the development areas, there would be no impacts beyond those identified for the development areas. In addition to water distribution lines providing connection to individual land uses within Planning Area 2, the Planning Area 2 project would include the installation of water mains for both domestic and non-domestic water (Exhibits 13 and 14). The water mains would be located predominately within the existing ranch road in Chiquita Canyon, orchards and other areas of limited sensitivity. Impacts associated with these main facilities have been previously analyzed in FEIR 589 and an Addendum to FEIR 589 and FEIR 584 for the Chiquita Canyon water facilities.

Although Planning Area 2 would allow for more residential development as well as a decrease in UAC and Neighborhood Center uses, the overall amount of development for the Ranch Plan project has not changed. Therefore, no changes to the development concept for Planning Area 2 would alter the findings of FEIR 589 as it pertains to solid waste.

FEIR 589 indicated the need to extend a 12-inch gas line from west of I-5 to Antonio Parkway and would be placed within the Ortega Highway right-of-way to Planning Area 1. 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 12-inch main is being constructed within Ortega Highway, Antonio Parkway and Cow Camp Road to reinforce supply to the general area and to the Ranch Plan project development east of Planning Area 1, including Planning Area 2.

No significant impacts to solid waste service and to the capacity of the landfill system were identified in FEIR 589 (see pages 4.15-44 through 4.15-46). No changes are proposed that would result in a new significant impact to solid waste services.

MITIGATION PROGRAM

The Master Area Plan and Subarea Plans for Planning Area 2 would not result in any new impacts, nor would it increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. 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 2. 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 2. Please refer to the MRCM in Appendix A to this Addendum.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Consistent with the findings of FEIR 589, with implementation of the mitigation program provided in Appendix A, the Ranch Plan project, inclusive of Planning Area 2, would not result in any significant unavoidable impacts associated with utilities and service systems.

FINDING OF CONSISTENCY WITH FINAL EIR 589

Pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that the Planning 2 Master Plan project does not propose substantial changes to the project, no substantial changes would occur that would require major revisions to FEIR 589, and no new information of substantial importance has been revealed since the certification of FEIR 589.

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APPENDIX A

PLANNING AREA 2 MITIGATION REGULATION COMPLIANCE MATRIX (MRCM)

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.

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RANCH PLAN PA2 ADDENDUM REGULATION COMPLIANCE MATRIX

Background:

On November 8, 2004, the Orange County Board of Supervisors approved the Ranch Plan project subject to 599 requirements and provisions. These requirements and provisions were detailed in several approving documents, agreements and instruments used to implement the project over time. Subsequent OC Board of Supervisor actions and other agency actions have also been approved that supersede or superimpose the original OC Board of Supervisor action. These include settlement agreements, OC Board of Supervisor actions, as well as Federal, State and local agency actions that add specific requirements and provisions for project implementation.

Summary:

The Ranch Plan Regulation Compliance Matrix (Matrix) is a compendium of all of the regulations, conditions, provisions, mitigation measures, project design features and standard conditions applicable to the Ranch Plan project since its original approval in November of 2004 by action of the Orange County Board of Supervisors and subsequently by other applicable agencies. It is intended to be used in an electronic format as an official common and on-going record to assist staff and applicants in project review and implementation. The matrix format provides a variety of information about each item such as original source documents, timing, approving authority, form of compliance and area of application. The items are also cross-referenced when duplicated and listed elsewhere in the matrix.

Vesting:

The Ranch Plan Planned Community approvals are vested by virtue of the Development Agreement (DA) and vesting tentative tract maps. Among other things, the Development Agreement establishes with certainty the scope of benefits to the public and the exactions to be contributed by the project proponent. Other ancillary approved programs and agreements such as (but not limited to) the Affordable Housing Agreement, Open Space Agreement, Fire Protection Program, Alternative Development Standards, the Guidance Documents for the PC zoning, and this Regulation Compliance Matrix, all further define the vested project entitlements and help ensure the orderly and timely development of the project in accordance with the project's vested rights. Additional federal and state programmatic environmental agency permits that have been obtained for the Ranch Plan further help to define the Ranch-wide conditions and administrative protocols for subsequent permit processing.

The following list of items are included in the Matrix and defined below:

- **Mitigation Measure (MM)** – Project specific mitigating measure identified where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of other regulations, project design features or standard conditions.
- **General Regulation (Gen. Reg.)** – Either a condition or entitlement provision applied to the project.
- **Condition (Cond.)** – An applied requirement of the project based on local, state or federal regulations or laws.
- **Entitlement Provision** – An approved project-enabling feature providing program explanation for the purpose of organization, operation or guidance.
- **Public Benefit** – Provision identifying a certain public facility improvement from the adopted Development Agreement (DA) between the County and Rancho Mission Viejo (effective December 8, 2004) that is to be provided in connection with implementation of the project.
- **Project Design Feature (PDF)** – Specific design elements intended to prevent the occurrence of, or reduce the significance of, potential environmental effects. Because PDF's have been incorporated into the project, they do not constitute mitigation measures as defined by CEQA and may be expressed as a condition or provision, providing explanation for how implementation of the approved project reduces potential impacts.
- **Standard Condition (SC)** – An applied requirement of the project based on local, state, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. OC Planning retains a "library" of standard conditions that are applied to all development applications. The Standard Conditions wording included in EIR 589 are circa 2004, and while the intent of each condition must be met, the interpretation, timing and responsible party information may change with time, except as provided in the Development Agreement.

RANCH PLAN PA2 ADDENDUM REGULATION COMPLIANCE MATRIX (Continued)

Guidance Annotations:

Throughout the Matrix guidance annotations have been added to provide updates, explanation and guidance. Since the original Ranch Plan approvals, a number of OC Board of Supervisors and other agency actions have occurred which supersede or superimpose the Ranch Plan requirements and provisions as adopted by the Board of Supervisors November 8, 2004. These actions are listed below and annotations (also see ANNOTATIONS LEGEND below) are used to reflect changes in the matrix items. This list may be updated as new County or other agency-adopted actions affect Ranch Plan implementation, to the extent allowed under the Development Agreement.

- (1) **Settlement Agreement** between the County of Orange, Rancho Mission Viejo and Endangered Habitats League, et al. ("Resource Organization Settlement Agreement", or "ROSA") approved by Board of Supervisors on August 16, 2005,
- (2) **Southern Subregion NCCP/MSAA/HCP** ("Southern HCP") approved by Board of Supervisors by Resolution No. 06-202 on October 24, 2006, and by U.S. Fish & Wildlife Service on January 10, 2007 – including associated Implementation Agreement and Incidental Take Permit
- (3) **Special Area Management Plan** ("SAMP") for the San Juan Creek and Western San Mateo Creek Watersheds approved by U.S. Army Corps of Engineers on March 16, 2007
- (4) **Ranch Plan Fire Protection Program** approved by Board of Supervisors on July 31, 2007
- (5) **Zoning Code Amendments** CA04-01, CA-05-01 and CA 08-01, as approved by Board of Supervisors (most recently on August 12, 2008)
- (6) **County Reorganization and Department Name Changes** approved by Board of Supervisors on March 18, 2008 (Resolution 08-023)
- (7) **Annexation of 132 acres of PA1 to the City of San Juan Capistrano** approved by LAFCO Resolution CA 09-19 on December 9, 2009

Notes:

- Project Design Features are listed in EIR 589, but are not listed in this matrix, as they are not specific PA1 requirements.
- Project-enabling features providing program explanation for the purpose of organization, operation or guidance are listed in EIR 589, but are not listed in this matrix, as they are not specific PA1 requirements.

The following legend identifies five forms of supplemental annotation and their application within the Guidance Document:

LEGEND

Red Bold Text Supersedes as the result of (1) through (7) listed above.

Blue Text Clarifying inserts intended to aid staff and applicants in their understanding and interpretation of certain requirements, provisions and supporting information are based upon staff review and adopted actions (1) through (6) listed above.

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
6	7-12 (MM 4.4-1)	EIR 589	MM 4.4-1	Prior to the approval of each the first tentative tract map in each Planning Area	Geology and Soils	Geotechnical Report, Grading Code, Grading Manual	Preliminary Geotechnical Report Submittal Requirements	Prior to the approval of each the first tentative tract map in each Planning Area, the applicant shall submit a geotechnical report to the Director, OC Planning 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 Director, OC Planning	Preparation and submittal of satisfactory geotechnical report addressing required elements	This TT Map geotechnical report is to be qualitative, not quantitative, providing an overview of the site's geologic conditions, demonstrating understanding of geotechnical issues, and how they are to be remediated. A more complete subsurface investigation is to be performed prior to issuance of a grading permit (Item No. 521, SC 4.4-1).	Each PA
7	6 and 8-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, active faults, structural setbacks	Define and Map Active Faults	a. 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.	Director, PDS Director, OC Planning	The purpose of the TT Map study is to identify fault locations per published maps and literature. The Grading Permit study will define limits and activity as necessary.	See Above	Each PA
8	6-7 and 9-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, unconsolidated soils	Identify and Map Unconsolidated Soils	b. 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 Director, OC Planning	The purpose of the TT Map study is to identify soil types and boundaries. The Grading Permit study will further define soil types and boundaries as necessary.	See Above	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
9	6-8 and 10-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, Fill on top of unconsolidated soils	Fills on Top of Unconsolidated Soils	c. 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 Director, OC Planning	The purpose of the TT Map study is to identify where fill is to be placed on top of unconsolidated soils. The Grading Permit study will further define these areas as necessary.	See Above	Each PA
10	6-9 and 11-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, landslides	Locate and Map Landslides	d. 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 Director, OC Planning	The purpose of the TT Map study is to identify landslides per published maps, preliminary exploration, surface mapping & observations, and anticipated limits of remediation. The Grading Permit study will further define the extent and limits of the landslides as necessary.	See Above	Each PA
11	6-10 and 12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, slumping, debris flow, debris basin	Debris Flows and Slumping Areas	e. 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 Director, OC Planning	The purpose of the TT Map study is to identify areas of potential debris flows. The Grading Permit study will further define quantities and remedial measures as necessary.	See Above	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
12	6-11 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, expansive soils	Expansive Soils Areas	f. 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 Director, OC Planning	The purpose of the TT Map study is to identify and map areas susceptible to expansive soils. It should be understood that expansive soils could end up throughout the site as a result of grading.	See Above	Each PA
14	15-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP	ROMP Standards and Specifications	Prior to the approval of the first Area Plan, or other planning level approval, for any part of the Ranch, the applicant shall prepare a detailed Runoff Management Plan ("ROMP") that shall be approved by the Manager, Flood Control Division, and the Manager, Watershed and Coastal Resources Division, and that meets the following standards and specifications:	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The May 20, 2009 OC Flood Letter [Hyperlink #1a] provides approval of the baseline hydrologic analysis for the 2-yr thru 100-yr EV storm events and the July 14, 2009 OC Flood Letter [Hyperlink #1] provides conditional approval of the 2-year through 100-year Expected Value impact analysis, and the Planning Level Regional Detention Basin Strategy. All other conditions listed on pages 2 and 3 of July 14, 2009 OC Flood Letter are not yet satisfied.	PC-Wide

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
15	14 and 16-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, OCHM, FCDM, Hydrology Manual, Flood Control Design Manual	Ranch-wide ROMP Criteria	a. The ROMP shall cover the entire Ranch within the regional watersheds (San Juan Creek and San Mateo Creek) and sub-watersheds affected by the Area Plan or other planning level approval, and shall be consistent with Orange County criteria including the Orange County Hydrology Manual and its addendum ("OCHM), the Orange County Flood Control Design Manual ("FCDM), and any other County criteria and/or standards that are applicable.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The approved and conditionally approved portions of the ROMP listed in Item #14 above are for the San Juan Creek watershed only. The San Mateo Creek watershed needs to be addressed in a separate ROMP in the future.	PC-Wide
16	14-15 and 17-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, San Juan Creek watershed, San Mateo Creek watershed	ROMP San Juan and San Mateo Watershed Requirements	b. The ROMP shall separately cover the San Juan Creek watershed or the San Mateo Creek watershed, depending on the Ranch Plan development proposed and the regional and sub-watershed(s) affected. For the San Juan Creek watershed, the ROMP shall extend to the downstream boundary of the Ranch. For the San Mateo Creek watershed, the ROMP shall extend to the County border for those portions of the Ranch Plan area that are located within the watershed.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The approved and conditionally approved portions of the ROMP listed in Item #14 above are for the San Juan Creek watershed only. The San Mateo Creek watershed needs to be addressed in a separate ROMP in the future.	PC-Wide
17	14-16 and 18-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, USACOE hydrology application	ROMP Separate from GPA/ZC and USACOE	c. The ROMP shall be separate from the preliminary analyses submitted as part of the GPA/ZC submittals using the U.S. Army Corps of Engineers HEC-1 hydrology application.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Items Nos. 14 - 15	PC-Wide

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
18	14-17 and 19-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, OCHM, FCDM	ROMP Level of Detail	d. The ROMP shall be accomplished to a greater level of detail using criteria established by the OCHM and the FCDM.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide
19	14-18 and 20-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, baseline conditions, mitigation measures	ROMP Evaluation of Impacts and Mitigations	e. The ROMP shall re-evaluate and verify baseline conditions, project conditions for all phases of development, post-project conditions, impacts of the development through all phases and scenarios of development, and mitigation measures needed to ameliorate development impacts through all the phases and scenarios of development (including the full Ranch Plan development) within the affected watershed(s), all accomplished to criteria established by the OCHM and FCDM.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. In addition, documentation and analyses for review, comment and approval need to be provided in the future by RMV in order to fulfill the phasing requirements under "Requirements or Entitlement Provisions" (Requirements) column of item	PC-Wide
20	14-19 and 21-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, sediment, erosion	ROMP Analysis of Sediment and Erosion Potential	f. The ROMP shall analyze existing conditions, potential impacts, and proposed mitigation measures for sediment mass balance, watershed sediment yield, sediment transport and the stability of the creek and watersheds and/or increased erosion potential and other hydraulic characteristics of the creeks and watersheds (San Juan Creek and San Mateo Creek) within the project site and off-site to the La Novia Bridge for development within the San Juan Creek watershed and to the County boundary for development within the San Mateo Creek watershed for all phases of the development.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19. In addition, documentation and analyses for review, comment and approval need to be provided in the future by RMV in order to fulfill the erosion, sedimentation and channel stability Requirements of	PC-Wide

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
21	14-20 and 22-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, peak discharge, runoff volume, channel stability	ROMP Analysis of Adverse Impacts	g. The ROMP shall analyze and demonstrate that development of the Ranch Plan will not produce adverse impacts during 2-, 5-, 10-, 25-, 50- and 100-year events, including but not limited to increases in runoff peak discharge, increases in runoff volume, channel aggradation/degradation, erosion and channel stability within the project site and off-site from the headwaters of the watershed to the La Novia Bridge for development within the San Juan Creek watershed, and to the County boundary for development within the San Mateo watershed for portions of the streamcourse potentially impacted by the project development. The analyses set forth in the ROMP shall be for existing conditions and for all phases of development, including with and without required mitigation measures.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20.	PC-Wide
22	14-21 and 23-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, storm drain facilities, basins, BMP concept plan	ROMP Flood Control and Storm Drain Facilities	h. The ROMP shall analyze in sufficient detail to enable the size and alignment of flood control and storm drain facilities, and site selection choices for the retarding basins, water quality detention basins and other mitigation measures to be more precisely evaluated and established. The ROMP should include the preparation of a water quality site design BMP concept plan. The applicant shall work with the County to provide the level of design detail in these facilities that is appropriate to the level of planning and approval at each project phase.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20. In addition, documentation and analyses for review, comment and approval by the County as well as all applicable jurisdictional authorities need to be provided in the future by RMV in order to fulfill BMP and all applicable water quality Requirements of	PC-Wide

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
23	14-22 and 24-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, ownership, maintenance responsibilities	ROMP Ownership and Maintenance Responsibilities	i. The ROMP shall include details as to the proposed future ownerships and maintenance responsibilities, and long term funding (including funding plans for maintenance) for the proposed ROMP flood control and storm drain facilities, retarding basins, and water quality detention basins.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. In addition, future ownership, operation and maintenance including funding Requirements of item no. 23 will be clarified by RMV in the future.	PC-Wide
24	14-23 and 25-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, OCFCD	ROMP OCFCD Facilities	j. The ROMP shall include proposed Orange County Flood Control District (OCFCD) and/or County ownership facilities identified in sufficient detail with proposed configuration, sizes, alignment, rights-of-way widths, etc. for review and approval during the ROMP review process as to whether the ownership of proposed flood control/drainage facilities are to become OCFCD or County facilities.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. In addition, sufficient ownership details of proposed flood control/drainage facilities per Requirements of item no. 24 will be clarified by RMV in the future.	PC-Wide
25	14-24 and 26-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, diversions between watersheds	ROMP Diversions Between Watersheds	k. The ROMP shall provide that any proposed diversions between watersheds shall be subject to the approval of the Manager, Flood Control Division.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide
26	14-25 and 27-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, land use, peak discharges, runoff volumes	ROMP Revisions Per Future Land Use Changes	l. The ROMP shall provide that any future revisions to the ROMP in order to accommodate land use changes or other issues that have the potential of modifying or invalidating previous conclusions regarding peak discharges and runoff volumes shall require the approval of the Manager, Flood Control Division.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
27	14-26 and 28-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, channel stability, monitoring	ROMP Monitoring and Mitigation Program	m. Consistent with the ROMP, and in order to mitigate project impacts on channel stability and erosion, the applicant shall implement a monitoring and accompanying mitigation program that provides, among other things, assurance for provisions of dedication of any lands needed within the Ranch to accomplish necessary mitigations, if any. Said monitoring and mitigation program shall be subject to the approval of the Manager, Flood Control Division. Monitoring for project impacts shall be conducted for San Juan Creek and its major tributaries within and downstream of the Ranch to the La Novia Bridge; if the San Mateo Creek watershed is affected, the monitoring shall cover those portions of San Mateo Creek and its major tributaries that are within the County and that are likely to be impacted by the project. The monitoring activities shall continue during the project development phases ... (cont.)	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	PA-1 is approved with applicable requirements of the March 27, 2007 approved Streambank Monitoring Program [Hyperlink #6] , and the baseline Annual Stream Monitoring Data Inventory Report [Hyperlink #7] . PA-2 through 5 will modify the Mar. 27, 2007 Monitoring Program to extend creek reach monitoring stations further upstream to eventually cover the entire Ranch Development from La Novia to the upstream Ranch boundary. Updates to the Stream Monitoring Program and Annual Monitoring	PC-Wide

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28	14-27 and 29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, storm events, funding, remediation	ROMP Monitoring and Mitigation Program (continued)	m. (cont.): and shall extend for a period of 10 years following the completion of the final grading of the last planning area of the Ranch Plan that includes at least two (2) storm events that generate discharges of at least 20 percent of computed 100-year high confidence discharges, all in a manner meeting the approval of the Manager, Flood Control Division. The accompanying mitigation program shall be based on a detailed study of the watershed and data collected from the monitoring program funded by the applicant. Said mitigation program shall be in addition to the mitigation measures (e.g., construction of flood control structures, setting up funds through bonds) formulated in the ROMP for items that are found to be not adequately mitigating development-related impacts. The applicant and the County/OCFCD will meet in good faith to formulate a plan for remediating and/or improving any under-performing mitigation measures, all at no cost to the County/OCFCD.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20. In addition, documentation and analyses for review, comment and approval need to be provided in the future by RMV in order to fulfill the mitigation, remediation and funding Requirements of item no. 28.	PC-Wide
29	14-28 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide ROMP, Locally Preferred Plan	ROMP Locally Preferred Plan (LPP)	n. If a Locally Preferred Plan (LPP) is developed that contemplates or otherwise assumes Ranch Plan development within the San Juan Creek watershed, the County and the applicant may pursue an alternative mitigation measure strategy based on the LPP that includes (i) mitigation measures within the Ranch and (ii) participation in offsite mitigation measures to the extent that said alternative mitigation measures are determined to be consistent with (a) the objectives of the County's Drainage Area Master Plan for water quality purposes, the (b) the ROMP and (c) the MPD.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. Requirements of item no. 29 hinge on development of a Locally Preferred Plan (LPP) and will be addressed in the future.	PC-Wide

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30	14-29 (MM 4.5-1), 65 (MM 4.5-7) and 249 (PC Text Cond. 4.b.)	EIR 589	MM 4.5-2	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement)	Water Resources	Ranch-wide MPD	ROMP Master Plan of Drainage	Prior to the approval of the first Master Area Plan (or other planning level approval) covering any portion of the Ranch, the applicant shall prepare a Master Plan of Drainage ("MPD") that (i) is in a manner receiving the approval of the Manager, Flood Control Division and the Manager, Watershed and Coastal Resources Division and (ii) shows all flood control, storm drain, and water quality features within the affected watershed(s).	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Submittal of satisfactory Master Plan of Drainage	The Master Plan of Drainage (MPD) for the San Juan Creek watershed (PA1 - PA5) has not yet been submitted, but drainage studies and hydrology analyses which are to be the basis for a subset of the MPD have been cleared per the PA1 ROMP Clearance Letter from Harry Persaud dated October 25, 2006 [Hyperlink #2]. A MPD showing all flood control, storm drain and water quality features for consistency with the Aug. 6, 2010 approved San Juan Creek	PC-Wide

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31		EIR 589	MM 4.5-3	Prior to the approval of a Master Area Plan for each Planning Area	Water Resources:	WQMP, Master Area Plan, Level 2	Master Area Plan-Level 2 WQMP	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.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Approval of Level 2 WQMP	WQMP for San Juan Creek Watershed (PA-2 through 5) and San Mateo Watershed are pending; see definition of Level 2 WQMP in September 2010 WQMP Process memo from Director OCPW [Hyperlink #3] . In addition, Planning Area 1 details were reviewed and authorized by RWQCB, San Diego region letter dated October 16, 2006 [Hyperlink #4] (pg. 6, #12 and pg. 13, #3 and #4) and approved per the PA-1 ROMP clearance letter	Each PA
32	33-35 (MM 4.5-4)	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	Water Resources	WQMP, Sub-Area Plan, Level 3	Sub-Area Plan-Level 3 WQMP Criteria	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:	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	Appropriate Level 2 Chapter of ROMP satisfies Master Planning level	See guidance above related to Item No. 31.	Each PA

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33	32 and 34-35 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, site-design, source control, BMPs	Level 3 WQMP Implementation	(i) How site-design, source-control and treatment control BMPs will be implemented at the Sub-Area Plan level for the area in question,	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	See above	See guidance above related to Item No. 31.	Each PA
34	32-33 and 35 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, design features	Level 3 WQMP Design Details	(ii) The size, location and design features of the individual water resource facilities to be developed within the subject Sub-Area Plan area, and	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	See above	See guidance above related to Item No. 31.	Each PA
35	32-34 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, monitoring, operation, maintenance, BMPs	Level 3 WQMP Monitoring, Operation and Maintenance	(iii) Monitoring, operation and maintenance of the stormwater BMPs within the relevant Sub-Area Plan area.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	See above	See guidance above related to Item No. 31.	Each PA
36	14 (MM 4.5-1) 37-49 (MM 4.5-5)	EIR 589	MM 4.5-5	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, peak discharges	Verification of Construction/ Implementation of Flood Control Detention Facilities	As appropriate during Ranch Plan development process, the applicant will be required to construct and implement flood control detention facilities to provide hydrologic mitigation for increases in peak discharges. Detention facilities will be located at the lower end of each of the major developed planning areas as necessary within the Ranch Plan project. While the specific design and characteristics of each basin will be refined during the project design process, planning level information is provided in this section to characterize the facilities and their functions. Initial basin locations are shown on Exhibit 4.5-13 for the Ranch Plan. The specific number, size and locations of the basins will be determined during the ROMP process. Further refinement may be achieved during the design process.	Manager of OC Flood Control Programs in conjunction with Vector Control	Verification of construction/ implementation of flood control detention facilities; Approved monitoring program to track the performance of detention facilities	See guidance above related to Item Nos. 14-15	PA-2, 3, 4, 7 and 8 and 10

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37	36 and 38-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, hydrograph	Flood Control Detention Facilities Design and Analysis	a. Table 4.5-27 provides an initial estimate of the range of storage volumes that may be required in each of the major planning areas. Refined design and analysis of the basins needs to ensure that these facilities mitigate regional flood control facility impacts and address uncertainties such as timing of hydrograph peaks and the interaction with other elements within the watershed drainage network.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	See guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
38	36-37 and 39-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, Guobernadora	Detention Basins Designed as Off-Line	b. The detention basins will be designed as "off-line" from most of the major stream channels. It is initially planned that the Guobernadora detention basin would be located within the channel and designed as a "flow through" basin. Generally speaking, flow from the development areas will be routed through the basins prior to discharge to the mainstem stream channels. By contrast, flows from undeveloped areas will not be routed through the basins, but will generally follow existing drainages directly to the main channels.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	See guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
39	36-38 and 40-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, forebay, weir, access road	Basin Forebay Design	c. The basins will be designed to include an initial forebay area for trapping of sediment, floating debris etc). The sediment forebay will be designed for easy maintenance, with an elongated shape maximize the opportunity for sediment (and pollutants adsorbed to the sediment particles) to settle out, and to allow easy sediment removal by an excavator on the access road. Maintenance standards will be established for maximum depth of accumulated sediment in the forebay basins prior to removal. An overflow weir will connect the forebay to the main detention facility. This larger facility will include the entrance zone, the main storage area and the outlet structure. The basin will have sloped, vegetated sides, a perimeter access road, and a ramp access to the basin floor.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10

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40	36-39 and 41-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, fencing	Detention Facility Fencing	d. The entire detention facility will be fenced to preclude public access. The floor of the basin will likely be colonized by emergent vegetation. This can provide additional water quality improvement of urban runoff, and evaporation potential during the dry season. In addition, this vegetation will provide incidental avian and wildlife habitat. However, the primary intent of the structures is to provide sediment trapping in the forebay, and flood detention in the main basin. As such, maintenance protocols and regulatory permits should be established prior to the design process to facilitate the required periodic sediment removal and facility maintenance.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
41	36-40 and 42-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, outlet structure, spillway	Detention Facility Outlet Structure and Spillway	e. The outlet structure will be configured to control a wide range of flows, providing flow management from the 2- to 100-year flow event. It will also include an overflow spillway, designed to safely convey floods in excess of the outlet structure capacity directly to the stream. A subdrain will be provided to insure complete drainage within several days following a flow event.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
42	36-41 and 43-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities	Flood Control Detention Facilities Implementation Criteria	f. A key element in the long-term effectiveness of the detention facilities is the establishment of an on-going maintenance and monitoring program. The applicant will establish both a management entity and a funding source to insure the implementation of a program to accomplish the following goals:	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
43	36-42 and 44-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, monitoring	Flood Control Detention Facilities Monitoring	1) The monitoring program will track the performance of the detention facilities as well as the stability of the various stream channels within and downstream of the Ranch Plan project (to La Novia Bridge for San Juan Creek and to County border for San Mateo Creek). The monitoring will serve to identify the regular maintenance needs of the facilities as well as track any emerging problems with erosion or sedimentation in the stream channels. The monitoring shall be in a manner receiving the approval of the County/OCFCD.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	See guidance related to Item #27.	PA-2, 3, 4, 7 and 8 and 10
44	36-43 and 45-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, maintenance	Flood Control Detention Facilities Maintenance	2) Detention basin maintenance will include:	Manager of OC Flood Control Programs in conjunction with Vector Control		Complete requirements related to Items 45-49 below:	PA-2, 3, 4, 7 and 8 and 10

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45	36-44 and 46-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, maintenance	Forebay Sediment Accumulation and Removal	• Identifying the rate of sediment buildup in the forebay or in the main facility and provision for sediment removal when the accumulated sediment reaches a specified depth. The initial sizing criteria for basin volume will include provision for this loss of storage during the period of sediment accumulation.	Manager of OC Flood Control Programs in conjunction with Vector Control	Identify sediment buildup	Requirements of item no. 45 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
46	36-45 and 47-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, vegetation management	Flood Control Detention Facilities Emergent Vegetation Management	• A vegetation management plan will be specified for all of the structural elements of the flood detention system. The applicant will work with the County to identify elements of the detention basin that can accommodate some vegetation (for example if water quality ponds are included in the facility, vegetation criteria will be developed for these). Based on County recommendations, vegetation will be precluded from the active flood detention basins to facilitate sediment removal activities.	Manager of OC Flood Control Programs in conjunction with Vector Control	Prepare vegetation management plan	Requirements of item no. 46 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
47	36-46 and 48-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities	Flood Control Detention Facilities (Item Nos. 36-49)	• Water Resources - Flood Control Detention Facilities Vector/Nuisance Management: The design and maintenance of the basins will include prevention of vector problems such as mosquitoes, rodents, algal blooms, etc.	Manager of OC Flood Control Programs in conjunction with Vector Control	Include vector control information	Requirements of item no. 47 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
48	36-47 and 49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, structural components	Detention Facilities Structural Components	• The basin inlet and outlet structures will require periodic maintenance to remove accumulated debris and replacement of damaged or aging elements. If the basins include a water recovery program (i.e., use of detained or infiltrated water for irrigation), the pumps and associated facilities (screens, pipes, valves) will require ongoing monitoring/maintenance.	Manager of OC Flood Control Programs in conjunction with Vector Control	Plan for periodic maintenance	Requirements of item no. 48 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10

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49	36-48 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, appearance, landscaping	Detention Facility Appearance/Landscaping	• The detention basins will be large elements situated at visible locations within the development areas. As such their design and maintenance are important from an aesthetic perspective. The perimeter fencing, access roads and landscaping, on the basin side slopes will require ongoing irrigation and upkeep to insure that the basins represent visually appealing facilities. The basins will be designed to meet the County of Orange design requirements.	Manager of OC Flood Control Programs in conjunction with Vector Control	Meet County of Orange design requirements.	Requirements of item no. 49 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 7 and 8 and 10
50	51-64 (MM 4.5-6)	EIR 589	MM 4.5-6	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, flow duration matching, water balance	Combined Flow and Water Quality Control System	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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs	Pending; also see definition of Level 2 & 3 WQMP in September ___, 2010 Memo from Director of OCPW [Hyperlink #3]	Each PA
51	51 and 57-64 (MM 4.5-6) Item Nos. 52-55 were integrated into 51 (the five bullet points under "a" were originally separate items)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, flow duration control, infiltration basin, recycled water, non-domestic supply	Combined Control System Components	a. 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: • Flow Duration Control and Water Quality Treatment (FD/WQ) Basin • Infiltration Basin • Bioinfiltration Swale • Storage Facility for Recycling Water for Non-Domestic Supply • Diversion Conduit to Export Excess Flows out of the Sub-basin	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA
57	50-51 and 58-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, water quality treatment control	Combined Control System Components (continued)	a. (cont.) 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 subsections describe each combined control system component in more detail	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA

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58	50-57 and 59-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, low duration control, water quality treatment, detention capacity	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin	1) 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; 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.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA
59	50-58 and 60-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, detention, treatment, vegetation, dry weather flows	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin (continued)	1) (cont.) 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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning	See above	See guidance above related to Item No. 50.	Each PA
60	50-59 and 61-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system,	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin (continued)	1) (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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA

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61	50-60 and 62-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, infiltration, pretreatment	Infiltration Basin	2) 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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA
62	50-61 and 63-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, bioinfiltration swale, pre-development runoff	Bioinfiltration Swale	3) 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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA

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63	50-62 and 64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, surface storage, recycling	Storage Facility for Recycling Water for Non-Domestic Supply	4) 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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA
64	50-63 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, export flows, diversion, San Juan Creek, Lower Cristianitos Creek, Cañada Chiquita	Diversion Conduit to Export Flows out of the Sub-basin	5) 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 OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See above	See guidance above related to Item No. 50.	Each PA

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65	66-76 (MM 4.5-7)	EIR 589	MM 4.5-7	Prior to recordation of a subdivision map	Water Resources	Stream stabilization, ROMP, HOA responsibility	Stream Stabilization Program Components	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:	Director, OC Planning Manager of Watershed & Coastal Resources	Submit stream stabilization program, including funding, that will be implemented by the master maintenance association or other responsible entity	See guidance above related to Items 27-28. PA-1 is approved with applicable requirements of the March 27, 2007 approved Streambank Monitoring Program (Hyperlink #6), and the baseline Annual Stream Monitoring Data Inventory Report (Hyperlink #7). PA-2 through 5 will modify the Mar. 27, 2007 Monitoring Program to extend creek reach monitoring stations further upstream to eventually cover the entire Ranch Development from La Novia to the upstream Ranch boundary. Updates to the Stream Monitoring Program and Annual	Each Applicable PA
66	65 and 67-76 (MM 4.5-7)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, sandy and silty-sandy terrain, infiltration basins and ponds	Stream Stabilization Program - Sandy and Silty-Sandy Terrain	(1) Sandy and Silty-sandy terrain: Water quality and infiltration basins and ponds will be <u>are designed to be</u> constructed (or <u>provide evidence of financial security, such as bonding</u>) along unnamed tributary channels and channel-less valleys. Appropriate energy dissipation will be <u>are designed to be</u> installed downstream of each structure or control point. 'Hungry water' or potential downcutting will be controlled by a progressive sequence of:	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA

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67	65-66 and 70-76 (MM 4.5-7) Item Nos. 68 and 69 were integrated into 67 (originally a, b and c were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, hydrophytic vegetation, turf-reinforced mats (TRM), erosion control fabric	Stream Stabilization Program - Progressive Sequence of "Downcutting" Control	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 stabilize 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.	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA
70	65-67 and 71-76 (MM 4.5-7)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, sandy and silty-sandy terrain, incision	Stream Stabilization Program - Sandy and Silty-Sandy Terrain (cont.)	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:	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA
71	65-70 and 74-76 (MM 4.5-7) Item Nos. 72 and 73 were integrated into 71 (originally a, b and c were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, Gobernadora Creek, sediment yields, avulsion, riparian vegetation, thalweg	Stream Stabilization Program - Incision Control	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. b. Reducing sediment yields from disturbed watershed upstream, such that avulsion (sudden channel changes, such as recently seen in Gobernadora Creek) can be minimized. 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.	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA

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74	65-71 and 76 (MM 4.5-7) Item No. 75 was were integrated into 74 (originally a, b and c were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, clayey terrain, biotechnical stabilization	Stream Stabilization Program - Clayey Terrain	(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:	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA
76	65-74 (MM 4.5-7) Item Nos. 77-79 were integrated into 76 (originally a, b, c and d were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, hydrophytic or woody riparian vegetation, turf-reinforcing mats, engineered slopes	Stream Stabilization Program - Biotechnical Stabilization	a. Establishing hydrophytic or woody riparian vegetation, especially along the bases and crests of banks; b. Installing turf-reinforcing mats and other shear-resistant soft structures; c. Slight widening of channels where feasible without diminishing bank strength imparted by riparian vegetation, if significant; and d. Engineering slopes using fabrics, or placing thoroughly-keyed structural controls, usually in combination with a., b., and c., above	Director, OC Planning Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 65.	Each Applicable PA
80	81-97 (MM 4.5-8)	EIR 589	MM 4.5-8	Prior to issuance of a grading permit	Water Resources	Stream monitoring, funding, reporting	Stream Monitoring Program Submittal Requirements	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:	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	Submit stream stabilization program, including funding, that will be implemented by the master maintenance association or other responsible entity	See guidance related to item nos. 27-28 and 65 above. In the process of being cleared for PA 1 per the February 2007 Streambank Monitoring Program, and the baseline Annual Stream Monitoring Data Inventory Report Funding program to be reviewed and approved by the	Ranch Plan Wide

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81	80 and 82-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, geomorphology, flood conveyance	Stream Monitoring Program - Stream Walks	1) 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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
82	80-81 and 83-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, rainfall intensity, Chiquita watershed	Stream Monitoring Program - Stream Walks (continued)	1) (cont.) 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	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
83	80-82 and 92-97 (MM 4.5-8) Item Nos. 84-91 were integrated into 83 (originally a-h were separate items)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, Lower Narrow Creek, Chiquita Creek, Gobernadora Creek, Bell Creek, Upper Cristianitos Canyon, Lower Gabino Creek, La Paz Creek	Stream Monitoring Program - Surveys	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	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide

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92	80-83 and 92-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, San Juan Creek, geomorphic conventions	Stream Monitoring Program - Surveys (cont.)	2) (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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
93	80-92 and 94-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, stream walk, rainfall intensity	Stream Monitoring Program - Surveys (cont.)	2) (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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
94	80-93 and 95-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, San Juan Creek	Stream Monitoring Program, Periodic Aerial Photography	3) 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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide

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95	80-94 and 96-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, LIDAR, photogrammetric, geomorphology	Stream Monitoring Program, LIDAR: (Light Detection and Ranging)	3) (cont.) LIDAR: (Light Detection and Ranging) or other technologies can be substituted for now-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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
96	80-95 and 97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, geomorphology	Stream Monitoring Program, Evaluation of changes downstream of ponds and basins	4) 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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
97	80-96 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, bank conditions	Stream Monitoring Program, Supplemental assessments	5) 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.	Director, OC Planning (Manager, OC Flood Control) Manager of Watershed & Coastal Resources	See above	See guidance above related to Item No. 80.	Ranch Plan Wide
99		EIR 589	MM 4.6-1	As specified in the Transportation Improvement Phasing Plan component of SCRIP (Upon Initiation of Development)	Transportation and Circulation	Transportation improvement program, fair share basis, SCRIP	Transportation Improvement Program	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 Director, OC Public Works	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	See July 30, 2007 "Funding Criteria and Guidelines Relating to SCRIP" prepared by County of Orange (Harris & Associates) [Hyperlink #8]	Each PA

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100	101-102 (MM 4.6.2)	EIR 589	MM 4.6-2	Approval of each Master Area Plan	Transportation and Circulation	SCRIP, EIR Traffic Analysis	Master Area Plan Traffic Analysis Criteria	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	Director, PDS — Director, OC Planning (Area Plans are reviewed by Planning Commission)	Submittal of supplemental traffic study	To be addressed by the Planning Area-wide Traffic Analysis included as part of the environmental documentation addressing each Master Area Plan	Each PA
101	100 and 102 (MM 4.6.2)	EIR 589	MM 4.6-2 (cont.)	See above	Transportation and Circulation	SCRIP, Development Agreement, EIR Traffic Analysis	Evaluation of Compliance with EIR Mitigation Measures	a. 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.	See above	See above	See above	Each PA
102	100-101 (MM 4.6.2)	EIR 589	MM 4.6-2 (cont.)	See above	Transportation and Circulation	SCRIP, Development Agreement, EIR Traffic Analysis, peak hour ADT	Evaluation of Peak Hour ADT	b. Average Daily Trips generated by uses proposed within the planning area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.	See above	See above	See above	Each PA
103		EIR 589	MM 4.6-3	If County, CalTrans, et al, establish a cumulative mitigation program for 1-5 mainline	Transportation and Circulation	I-5 Mainline	Assessment of I-5 Mainline Cumulative Impacts and Mitigations	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 — Director, OC Planning (in consideration with Caltrans)	If the responsible agencies establish a cumulative mitigation program, the project applicant shall participate on a fair share basis.	South County Roadway Improvement Program (SCRIP) [Hyperlink #9] is the appropriate program. There is no applicable CalTrans program.	Each PA

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104	105-107 (MM 4.7-1)	EIR 589	MM 4.7-1	Prior to the issuance of a grading permit	Air Quality	Diesel fuel engine emissions	Diesel Fuel Reduction Plan Criteria:	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:	Director, OC Planning 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
105	104 and 106-107 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, CARB	Construction Diesel Emissions - CARB Certified Equipment	a. 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.	Director, OC Planning Director, PDS-- (AQMP)	See above		Each PA

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106	104-105 and 107 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, pollutant emissions	Construction Diesel Emissions - Current Year Standards	b. 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	Director, OC Planning Director, PDS— (AQMP)	See above		Each PA
107	104-106 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, sulfur content of fuel	Construction Diesel Emissions - Low Sulfur Fuel	c. The effectiveness of the latest diesel emission controls is highly dependent 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.	Director, OC Planning Director, PDS— (AQMP)	See above		Each PA
108		EIR 589	MM 4.7-2	Prior to approval of Master Area Plan or Subarea Plan Site Development Permit	Air Quality	Alternative fueling facilities	Identify Alternative Fueling Facility Locations	With the submittal of each Master Area Plan, the project applicant shall identify locations where alternative fueling facilities could be sited. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall .]</i>	Director, PDS— Director, OC Planning (Area Plans are reviewed by Planning Commission)	Show alternative fueling facilities on Master Area Plan or Subarea Plan Site Development Permit	Not applicable in Planning Areas where no service stations are proposed (PA1)	Each PA
109		EIR 589	MM 4.7-3	Prior to approval of Master Area Plan or Subarea Plan Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	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. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall .]</i>	Director, PDS— Director, OC Planning	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level)		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of Master Area Plan or Subarea Plan Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	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. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall .]</i>	Director, PDS— Director, OC Planning	Issuance of Building Permit (Evidence of reflection of materials)		Each PA

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111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	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 Director, OC Planning	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
112		EIR 589	MM 4.7-4	Prior to issuance of grading permit	Air Quality	Construction staging areas, stockpile sites	Location of Construction Staging	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 Director, OC Planning	Preparation and approval of construction staging area plan	These locations will change throughout the grading process. OCFA must be kept abreast of the most current access information	Each PA
115		EIR 589	MM 4.9-1	Prior to issuance of Grading Permit for PA 2	Biological Resources	Small thread-leaved brodiaea	Protection of Small thread-leaved brodiaea	Prior to issuance of a grading permit for Planning Area 2, the Project Applicant shall demonstrate to the satisfaction of the County's Director of Planning Services Department or his/her designee that two of the four small thread-leaved brodiaea locations are protected. Consistency with this mitigation measure for the portion of Planning Area 2 subject to Planning Reserve shall be addressed in accordance with the requirements of the Planning Reserve Designation. (Designation of Planning Reserve was deleted as part of the final 11/8/04 Ranch Plan approval.)	Director, PDS Director, OC Planning	Submittal of documentation of verification of protection of the four small thread-leaved brodiaea locations are protected.	To be addressed at the mass grading level, which may be covered by the Master Area Plan EIR documentation	PA-2
116		EIR 589	MM 4.9-2	Prior to issuance of a Grading Permit for PA 2	Biological Resources	Chiquita sub-basin, southern tarplant	Protection of southern tarplant	Prior to issuance of a grading permit for Planning Area 2, the Project Applicant shall demonstrate to the satisfaction of the County's Director of Planning Services Department or his/her designee that impacts to the key location and major population of southern tarplant in the Chiquita sub-basin have been substantially avoided. Consistency with this mitigation measure for the portion of Planning Area 2 subject to Planning Reserve shall be addressed in accordance with the requirements of the Planning Reserve Designation. (Designation of Planning Reserve was deleted as part of the final 11/8/04 Ranch Plan approval.)	Director, PDS Director, OC Planning	Submittal of documentation of verification that impacts to the <i>key location</i> and <i>major population</i> of southern tarplant in the Chiquita sub-basin have been substantially avoided		PA-2

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117		EIR 589	MM 4.9-3	Prior to issuance of a Grading Permit for PA 2	Biological Resources	Chiquita sub-basin, Coulter's saltbush	Protection of Coulter's saltbush	Prior to issuance of a grading permit for Planning Area 2, the Project Applicant shall demonstrate to the satisfaction of the County's Director of Planning Services Department or his/her designee that impacts to the key location and major population of Coulter's saltbush in the Chiquita sub-basin have been substantially avoided. Consistency with this mitigation measure for the portion of Planning Area 2 subject to Planning Reserve shall be addressed in accordance with the requirements of the Planning Reserve Designation.	Director, PDS — Director, OC Planning	Submittal of documentation of verification that impacts to the <i>key location</i> and <i>major population</i> of Coulter's saltbush in the Chiquita sub-basin have been substantially avoided	Designation of Planning Reserve was deleted as part of the final 11/8/04 Ranch Plan approvals	PA-2
121.2	122-124 (MM 4.9-22)	EIR 589	MM 4.9-22 (cont.)	Prior to completion of a Project Report for Cow Camp Road	Biological Resources	Cow Camp Road, Wildlife Movement	Roadway Design to Facilitate Wildlife Movement	Prior to completion of a Project Report for Cow Camp Road, the applicant shall demonstrate to the satisfaction of the County's Director, OC Planning or his/her designee that the design for the specified portions of Cow Camp Road includes the following features to facilitate wildlife movement: (see Items 122-124 below)	Director, OC Planning	Approval of a Street Improvement Plan demonstrating the design for Cow Camp Road includes features to facilitate wildlife movement	121.2 has been added to differentiate compliance between F Street (previously Cristianitos Road) and Cow Camp Road	
122	121 and 123-124 (MM 4.9-22) 133 & 135 (MM 4.9-24 & 25)	EIR 589	MM 4.9-22 (cont.)	In conjunction with siting and design of proposed ground tanks	Biological Resources	SMWD ground tanks, wildlife corridor	Roadway Design to Facilitate Wildlife Movement	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 Wildlife Corridor linkages G and K, while still meeting SMWD siting criteria for ground tanks.	Director, PDS — Director, OC Planning (Santa Margarita Water District)	Memo from SMWD verifying compliance with this portion of Mitigation Measure .9-22 (or MM 4.9-25, if applicable) per SMWD's authority over siting of water tanks consistent with their Plan of Works, and as the lead agency per CEQA	Location of tanks shall avoid impacts to Wildlife Corridor linkages G and K (per EIR 589 Exhibit 4.9-8) [Hyperlink #11], or Mitigation Measure 4.9-25 (Item #135) shall apply	PA-2-8 and 10

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123	121 and 123-124 (MM 4.9-22) 133 & 135 (MM 4.9-24 & 25)	EIR 589	MM 4.9-22 (cont.)	In conjunction with siting and design of proposed ground tanks	Biological Resources	Tank construction impacts, sensitive habitats, fencing, manufactured slopes, lighting	Roadway Design to Reduce Ground Tank Construction Impacts	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.	Director, PDS Director, OC Planning (Santa Margarita Water District)	See above	See above	PA-2-8 and 10
124.2	121-123 (MM 4.9-22)	EIR 589	MM 4.9-22 (cont.)	Prior to completion of a Project Report for Cow Camp Road	Biological Resources	Cow Camp Road, Wildlife Movement	Lighting on Cow Camp Road Bridge (Wildlife Movement)	• All lighting on the bridge, if required for public health and safety, shall be shielded to prevent spill-over effects.	Director, OC Planning	Project Report for Cow Camp Road	Project Report for Cow Camp Road shall include sufficient detail to demonstrate that lighting of bridge(s) will prevent spill-over effect, thereby facilitating wildlife movement.	PA-2-8 and 10
133	122-123 (MM 4.9-22) 135 (MM 4.9-25) Also, Item No. 134 has been integrated into 133 (originally two parts)	EIR 589	MM 4.9-24	In conjunction with siting and design of proposed ground tanks	Biological Resources	Wildlife corridor linkages G and K	SMWD Siting Criteria for Ground Tank Locations	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 Wildlife Corridor linkages G and K, while still meeting SMWD siting criteria for ground tanks.	Director, PDS Director, OC Planning (Santa Margarita Water District)	Memo from SMWD (as the lead agency per CEQA) verifying that potential alternative locations were considered.	Location of tanks shall meet SMWD siting criteria while avoiding impacts to Wildlife Corridor linkages G and K (per EIR 589 Exhibit 4.9-8) [Hyperlink #11], or Mitigation Measure 4.9-25 (Item #135) shall apply.	Each Applicable PA

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135	122-123 (MM 4.9-22) 133 (EIR 589, MM 4.9-24)	EIR 589	MM 4.9-25	In conjunction with siting and design of proposed ground tanks	Biological Resources	Tank construction impacts, sensitive habitats, fencing, manufactured slopes, lighting	Reduce Biological Impacts of SMWD Ground Tanks	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.	Director, PDS Director, OC Planning (Santa Margarita Water District)	Memo from SMWD (as the lead agency per CEQA) verifying that measures to reduce construction impacts are to be implemented in conjunction with construction of tanks.	This Mitigation Measure is only applicable if alternative sites cannot be identified (per MM 4.9-22 or MM 4.9-24)	Each Applicable PA
136	144-150 (MM 4.9-30)	EIR 589	MM 4.9-26	Prior to issuance of grading permit	Biological Resources	Construction monitoring program, nesting raptors	Monitor Construction Noise Impacts on Raptor Nests	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.	Director, PDS Director, OC Planning	Preparation and submittal approval of a Construction Monitoring Program with subsequent implementation	Only Construction Monitoring Program submittal documentation is required: [Hyperlink #12] No copy of USFWS approval is required (often no formal written approval granted by USFWS)	Each Applicable PA
137	138-139 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants Prohibited Adjacent to Open Space	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 Director, OC Planning (OCFA)	Approved Precise Fuel Modification landscape-Plans	Submitted plan shall have a certification that palette will not include invasive species.	Each Applicable PA

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138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. 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.	Director, PDS- Director, OC Planning (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list.	Each PA
139	137-138 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. 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- Director, OC Planning	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for the entire Planned Community, upon providing RMV CC&R summary letter [Hyperlink #13] stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to the recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA

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140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	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 Director, OC Planning	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applicable PA
141	140 (EIR 589, MM 4.9-28)	EIR 589	MM 4.9-28 (cont.)	See above	Biological Resources	Light shields, street improvement plans	Streetlight Shielding Verification	a. 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 street improvement building plans	Director, PDS Director, OC Planning	Preparation of building plans in compliance with lighting measures		Each Applicable PA
144	136 (MM 4.9-26) 145-150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan	Biological Resources Construction Plan Criteria (BRCP)	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:	Director, PDS Director, OC Planning	Preparation and approval of a Biological Resources Construction Plan (BRCP)		Each PA
145	144 and 148-150 (EIR 589, MM 4.9-30) Item Nos. 146 and 147 have been integrated into 145 (originally three bullet points were separate items)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, species protection, protective fencing	BRCP Design Measures	<ul style="list-style-type: none"> • Specific measures for the protection of sensitive amphibian, mammal, bird, and plant species during construction. • Identification and qualification of habitats to be removed. • Design of protective fencing around conserved habitat areas and the construction staging areas. 	Director, PDS Director, OC Planning	See above		Each PA

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148	144-145 and 149-150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, Section 7 consultation, 1600 agreements, Arroyo Trabuco Golf Course	BRCP Wildlife Agency Requirements	• 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.	Director, PDS Director, OC Planning	See above		Each PA
149	144-148 and 150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, Wildlife Agencies, Arroyo Trabuco Golf Course	BRCP Protection Measures	• 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.	Director, PDS Director, OC Planning	See above		Each PA
150	144-149 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, biological monitoring	BRCP Monitoring	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.	Director, PDS Director, OC Planning	See above		Each PA
157	158 (EIR 589, MM 4.9-37)	EIR 589	MM 4.9-37	Prior to issuance of grading permit as monitored by the County Biological Monitor	Biological Resources	Catalina mariposa lily, coastal sage scrub/native grassland restoration areas	Protection of Catalina mariposa lily	Catalina mariposa lily 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 Director, OC Planning	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
158	157 (EIR 589, MM 4.9-37)	EIR 589	MM 4.9-37 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	Biological Resources	Catalina mariposa lily	Protection of Catalina mariposa lily (cont.)	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 Director, OC Planning	Verification of Catalina mariposa lily salvage/relocation		Each Applicable PA

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163	164 (EIR 589, MM 4.9-40)	EIR 589	MM 4.9-40	Prior to issuance of a grading permit as monitored by the County Biological Monitor	Biological Resources	Mud nama inoculum	Protection of Mud nama inoculum	Mud nama inoculum (topsoil and dried plants 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 Director, OC Planning	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
164	163 (EIR 589, MM 4.9-40)	EIR 589	MM 4.9-40 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	Biological Resources	Mud nama inoculum	Protection of Mud nama inoculum (cont.)	Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan.	Director, PDS Director, OC Planning	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	Biological Resources	Section 404, 1600, and federal and state Endangered Species Act permits	Federal/State Endangered Species Act Permits	The project applicant shall obtain Section 404, 1600, and federal and state Endangered Species Act permits, as applicable.	Director, PDS Director, OC Planning (CDFG, USFWS, ACOE)	Provide evidence of Section 404, 1600, and federal and state Endangered Species Act permits from the regulatory agencies	Regulatory agency permit summary letter from RMV [Hyperlink #15] , accompanied by diagram identifying proposed development footprint and overlay of federal or state endangered species, or jurisdictional land.	Each Applicable PA
170		EIR 589	MM 4.11-1	Prior to the approval of each Master Area Subarea Plan	Cultural and Paleontological Resources		Cultural Resources Management Plan (CRMP) Preparation	Prior to the approval of each Master Area Plan 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 Director, OC Planning	Preparation and approval of Cultural Resources Management Plans	PA1 and PA8 Cultural Resources Plans [Hyperlink #18] have been approved, consistent with EIR 589 Cultural Resources chapter.	Each PA

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171		EIR 589	MM 4.11-2	Prior to the approval of applicable Master Area Subarea Plan	Cultural and Paleontological Resources	CEQA Guidelines §15126.4(b) and Public Resources Code §21083.2	CRMP Area Plan Level Review	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, -1144 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. (Revised per Bonterra, 8/25/06)	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks - HBP/Coastal and Historical Facilities Director, OC Planning	Provide evidence regarding the determination of eligibility of prehistoric sites CA-ORA-753, -754, -1137 , -1144 [location to be determined] and -1185 , and historic sites 30-176631, -176633, -176634, and -176635 (Revised per Bonterra, 8/25/06)	Resource Organization Settlement Agreement eliminated development in areas which contain prehistoric sites CA-ORA-1137 & 1185 and historic sites CA-ORA-30-1776631 Approved Planning Area 8 report addresses prehistoric sites CA-ORA-753 & 754 and historic sites 30-176633, -176634, and -176635	Each Applicable PA

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172	173-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3	Prior to issuance of grading permit in vicinity of identified resources	Cultural and Paleontological Resources	CEQA Guidelines §15126.4(b) and Public Resources Code §21083.3	CRMP Mitigation Options	As applicable, the following archaeological sites shall be mitigated to a less than significant level: CA-ORA-656, -753, -754, -882, -1043, -1048, -1121, -1122, -1125, -1137, 1144, -1185, -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: <i>(Revised per Bonterra, 8/25/06)</i>	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks - HBP/Coastal and Historical Facilities Director, OC Planning	Mitigate impacts to archaeological sites through implementation of options set forth in Cultural Resources Management Plan (see below)	Only Pre-historic sites CA-ORA - 1043 (Cow Camp Road), - 1048 (PA2), - 1121 (PA3), - 1122 (PA3), - 1559 (PA2), -1560 (PA2), and -1565 (PA3) and historic sites CA-ORA-29 (PA2) still need to be addressed. Resource Organization Settlement Agreement eliminated development in areas which contain prehistoric sites CA-ORA-1125, -1137, 1144, -1185, -1449, -1556, and historic sites CA-ORA-30-176631.	Each Applicable PA

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173	172 and 174-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources; during grading activities	Cultural and Paleontological Resources	Fuel modification, avoidance, archaeological monitor	CRMP Verification and Avoidance	a. 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. Fencing or stakes shall be erected outside of the sites to visually depict the areas to be avoided during construction.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks-HBP/Coastal and Historical Facilities Director, OC Planning	Verify archaeological sites have been avoided or the presence of a county certified archaeologist during grading and brush removal	Approved Planning Area 1 Archaeology report [Hyperlink #19] addresses prehistoric site CA-ORA-882. Approved Planning Area 8 Archaeology report [Hyperlink] addresses prehistoric sites CA-ORA-753 & 754 and historic sites 30-176633, -176634, and -176635. Prehistoric site CA-ORA-656 is not a development area, but rather a utility area (not applicable to Ranch Plan development).	Each Applicable PA
174	172-173 and 175-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources	Cultural and Paleontological Resources	Phase III Data Recovery	CRMP Phase III Data Recovery	b. 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 Director, OC Planning	Conduct Phase III data recovery for archaeological sites		Each Applicable PA

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175	172-174 and 176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	Cultural and Paleontological Resources	California Health and Safety Code Section 7050.5, human remains, County Coroner	Human Remains Encountered During Construction	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 Director, OC Planning	If human remains found, stop work and follow identified procedures		Each Applicable PA
176	172-175 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	Cultural and Paleontological Resources	Native American Heritage Commission, California Public Resources Code Section 5097.98, human remains	Native American Human Remains Encountered During Construction	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 descendants 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.	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks- HBP/Coastal and Historical Facilities Director, OC Planning	If Native American remains found, stop work and follow identified procedures		Each Applicable PA
177		EIR 589	MM 4.12-1	Prior to approval of the first Master Area Plan	Recreation	Regional Riding and Hiking Trails, Bikeways Implementation Plan,, community trails,	Master Trail And Bikeways Implementation Plan:	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, OC Parks Harbors, Beaches & Parks- Program Management	Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks- HBP/Coastal and Historical Facilities Director, OC Planning	Completed: Preparation and approval Master Trail and Bikeways Implementation Plan	Approved July 18, 2006 Master Trail and Bikeways Implementation Plan [Hyperlink #21]	Ranch Plan Wide

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178	179-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1	Prior to issuance of a GA grading permit	Hazards and Hazardous Materials	Environmental contaminants, Title 8	Health and Safety Contingency Plan (HSCP) Criteria	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) — Director, OC Planning (Health Care Agency and OCFA)	Preparation and approval of a Health and Safety Contingency Plan (with subsequent implementation)	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
179	178 and 180-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials	Soil contamination, groundwater contamination, air contamination	HSCP Process	1) 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	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
180	178-179 and 181-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials		HSCP Application	2) 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	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
181	178-180 and 182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials		HSCP Approval	3) Be approved by the Manager of Subdivision and Grading Services (PDS) Manager OC Planned Communities in consultation with the Manager of Environmental Resources (PFRD) and/or their appointed consultant team.	See above	See above	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA

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182	178-181 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials	Environmental contaminants	HSCP Trigger	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	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
183		EIR 589	MM 4.14-2	Prior to issuance of GA grading permits	Hazards and Hazardous Materials	SCAQMD Rule 1166	HSCP Implementation	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.	Director, PDS Director, OC Planning	Show condition wording as notes on approved GA grading plans	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	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 and 4 and 7, that have been used for agricultural activities where pesticides or herbicides have been used	Hazards and Hazardous Materials	Agricultural activities, pesticides, herbicides, Department of Toxic Substance Control (DTSC)	Pesticides and Herbicides	Prior to approval of Area Plan for areas within Planning Areas 1, 2, 3 and 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-Director, OC Planning (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.	PA1 Completed: Subareas 1.1, 1.2 and 1.5; Testing determined that area not contaminated. Subareas 1.3 and 1.4; EEI Soil Investigation Report and Mitigation Work Plan (Hyperlink #23) PA-7 portion no longer applicable, per Resource Organization Settlement Agreement	PA-1-4 and 7
186		EIR 589	MM 4.14-5	Prior to issuance of a demolition permit for any structure constructed before 1980	Hazards and Hazardous Materials	Asbestos, buildings constructed prior to 1980	Asbestos	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-Director, OC Planning (Orange County Health Care Agency, SCAQMD)	Verification of testing for asbestos; mitigation if required		Each Applicable PA
196	197 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13	Prior to issuance of grading permits	Hazards and Hazardous Materials	Environmental Site Assessments (ESA), Phase I Update, Phase II Update	Environmental Site Assessments (ESA) Update	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).	Director, PDS-Director, OC Planning (Orange County Health Care Agency)	Updated Environmental Site Assessment and, if required, prepare Phase II (with subsequent remediation, if necessary)		Each PA

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197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	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.	Director, PDS-Director, OC Planning (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
200		EIR 589	MM 4.14-15	Prior to the approval of tentative subdivision maps	Hazards and Hazardous Materials		Wildland Fire Hazard	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.	Director, PDS-Director, OC Planning (OCFA)	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	Each PA
201	202 & 204 (EIR 589, MM 4.15-1 cont. & MM 4.15-3) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-1	Prior to approval of first Master Area Plan	Public Services and Facilities	Ranch Plan Fire Protection Program, Wildland Management Plan	Fire Protection Program	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.	Director, PDS-Director, OC Planning (OCFA)	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide

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202	201 & 204 (EIR 589, MM 4.15-1 cont. & MM 4.15-3) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-1 (cont.)	Prior to approval of first tentative tract map subdivision (as modified by PC Text, Condition 7)	Public Services and Facilities	Fire service, emergency service, medical service	Secured Fire Protection Agreement	a. 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.	Director, PDS, Director, OC Planning (OCFA)	Preparation and approval Secured Fire Protection Agreement	Secured Fire Protection Agreement [Hyperlink #25] approved in two increments: PA1 and the remainder of the Planned Community	PC-Wide
204	201-202 (EIR 589, MM 4.15-1) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-3	Prior to approval of the first Master Area Plan	Public Services and Facilities	Adaptive management tools, fuel modeling, defensible space	Fire Protection Program - Fuel Modification	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.	Director, PDS, Director, OC Planning and Orange County Fire Authority	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide

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205		EIR 589	MM 4.15-4	Prior to approval of the first "A" tentative tract map	Public Services and Facilities	Level of Sheriff services	Sheriff's Agreement	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 an agreement for Sheriff's service and support facilities	Approved Sheriff Agreement Impact Mitigation Agreement - OC Sheriff-Coroner and RMV approved by OC Board of Supervisors February 6, 2007 [Hyperlink #45]	PC-Wide
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	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
207		EIR 589	MM 4.15-6	Prior to recordation of final tract maps where the relocation of the Santa Fe Pipeline is required	Public Services and Facilities	Kinder-Morgan, fuel pipeline	Santa Fe Pipeline	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 Director, OC Planning	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	Not applicable: The February 2006 FTC alignment allows the pipeline to cross the SR-241 alignment within the Donna O'Neill open space reserve area, which contradicts the requirement stating "Pipeline shall not be placed within the right-of-way for the SR-241 extension".	Each Applicable PA

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208		PC Text	Gen. Reg. 11	Annually	Annual Monitoring Report	Infrastructure, Growth Management Program, Development Monitoring Program,	Annual Monitoring Report	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. <i>[Note: the first Annual Monitoring Report</i>	Director, PDS- Director, OC Planning for forwarding to the County Chief Executive Officer (CEO)	Preparation of an Annual Monitoring Report	First AMR (Template) was approved February 8, 2008 [Hyperlink #26] . Subsequently there has been no development activity, hence no AMRs for 2009 and 2010.	PC-Wide
214		PC Text	Gen. Reg. 15.a.	Prior to Approval of a Master Area Plan or Subarea Plan	Planning Area Boundaries		Measure PA Boundaries from Street Centerline	Except as otherwise indicated, dimensions are measured from the centerlines of streets.	Planning-Commission-Director of PDS Director, OC Planning	Amend Statistical Table & Development Map		Each PA
215		PC Text	Gen. Reg. 15.b.	Prior to Approval of an Area Plan	PA Boundaries, Acreages, Densities		Master Area Plan to Establish PA Boundaries, Acreages and Densities	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-Director of PDS Director, OC Planning	Amend Statistical Table & Development Map		Each PA
216		PC Text	Gen. Reg. 15.c.	Prior to Approval of an Area Plan	PA Boundaries Revisions		Reallocate Acreage from PA to PA	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-Director of PDS Director, OC Planning	Amend Statistical Table & Development Map		Each PA

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222		PC Text	Gen. Reg. 18	Prior to approval of first tentative tract map	Compliance with OC Local Park Code	Local park sites, Quimby Act,	Local Park Implementation Plan	Local park sites will be identified 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. <i>[Note: The Ranch Plan Local Park Implementation Plan was approved on March 14, 2007.]</i>	Subdivision Committee	Completed (Hyperlink)	Establish consistency with approved March 14, 2007 Ranch Plan Local Park Implementation Plan (Hyperlink #27)	Each PA
224	397 (EIR 589, PDF 4.15-5)	PC Text	Gen. Reg. 20	Prior to approval of the first tentative tract map in each Planning Area	Electrical Lines	SDG&E	Subsurface Electric Transmission Lines	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 — Director, OC Planning	Evidence of SDG&E approval of plans for subsurface lines	Undergrounding is only required within areas designated for development, not within open space areas. If a waiver is requested (as referenced in Gen. Reg. 20), OC Planning may consider financial hardship as a	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	Floodplain	FEMA, LOMR, FIRM, Floodplain zoning Sections 7-9-48 and 7-9-113, flooding hazards	Flooding District Regulations	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 Director, OC Planning	Each subdivision map to appropriately identify the FP-2 Floodplain District	The intent of this condition is to ensure that all habitable structures comply with OC Zoning Code Sections 7-9-48 and 7-9-113. OC Public Works defers to the Federal Emergency Management Agency (FEMA) regarding any approved Letter of Map Revision (LOMR) regarding the location of the FP-2 Floodplain District boundaries or Flood Insurance Rate Maps (FIRM).	Each Applicable PA
241		PC Text	Gen. Reg. 27	Each Master Area Plan	Senior Housing	Development table, Senior Housing dwelling units	Provision of Senior Housing	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. [Note: for the purposes of clarification, the beginning of the second sentence of this requirement should be interpreted to read as follows: Each Master Area Plan shall provide a Master Development Table estimating the proposed ...]	Planning Commission	Inclusion in Master Area Plan of a development statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea	Senior citizen (age qualified) housing units are not tracked as part of the Statistical Table (Exhibit 7 of the PC Program Text). These units are actually to be tracked as part of the Master Development Table, as described on Page 10 of the Ranch Plan Planning Handbook	Each PA

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242		PC Text	Gen. Reg. 27 (cont.)	Each Master Area Plan	Senior Housing	Senior Housing dwelling units, Annual Monitoring Report	Location of Senior Housing	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	244 (PC Text Cond. 1 cont.) 376 (EIR 589, PDF 4.1-2)	PC Text	Cond. 1	First Area Plan for each Planning Area	Master Area Plans		Master Area Plan Submittal Criteria	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. [Note: The end of the first sentence of this Condition of Approval shall be interpreted as: "... (i.e., Planning Areas 1 through 5 and 8). An Area Plan is not required for Planning Area 6, 7, 9 and 10." This clarification brings the text into conformance with Section 4 of the Resource Organization Settlement Agreement (ROSA) approved by the Orange County Board of Supervisors on August 16, 2005, which eliminates Development Area designations in PA6, PA7 and PA9. No Area Plans are	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
244	243 (PC Text Cond. 1 cont.) 377 (EIR 589, PDF 4.1-2)	PC Text	Cond. 1 (cont.)	Prior to approval of any tentative tract subdivision map	Subarea Plans		Subarea Plan Submittal Criteria	Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC.	Planning Commission	Preparation and submittal by applicant	Compliance with Checklist III-2	Each PA

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245		PC Text	Cond. 2	Prior to recordation of each Final Tract Map, except for financing purposes	Master Area Plan Monitoring	Ranch Plan Monitoring Program, AMR	Master Area Plan Monitoring Summary Report	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 Director, OC Planning	Ranch Plan Monitoring Program Prepare and submit summary report (containing identified information)	Accomplished with annual submittal along with AMR; does not require separate submittal of information.	Each PA
247	248-249 (Cond. 4) 14-29 (MM 4.5-1), 30 (MM 4.5-2) and 248-250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4	Prior to the approval of the first Master Area Plan, with the exception of PA-1	Runoff Management Plan (ROMP) & Master Plan of Drainage (MPD)		ROMP and MPD Criteria	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	See specifics below	Complete Requirements related to items 248-249 below.	PC-Wide (except PA-1)
248	247 and 249 (Cond. 4) 14-29 (MM 4.5-1), 30 (MM 4.5-2) and 247 & 249-250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4.a.	Prior to the approval of the first Master Area Plan, with the exception of PA-1	Runoff Management Plan		ROMP Submittal Criteria	a. Prepare a Runoff Management Plan (ROMP) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	Approved Runoff Management Plan (ROMP)	See guidance above related to Item Nos. 14-15, 19-20, 22-24, 27-28, 65 and 80.	PC-Wide (except PA-1)
249	247-248 (Cond. 4) 14-30 (MM 4.5-1), 247-248 & 250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4.b.	Prior to the approval of the first Master Area Plan, with the exception of PA-1	Master Plan of Drainage	Flood control facilities, storm drain features, watersheds	Master Plan of Drainage Submittal Criteria	b. Prepare a Master Plan of Drainage (MPD) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division showing all flood control and storm drain features within the affected watershed(s).	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	Approved Master Plan of Drainage	See guidance above related to Item No. 30 and previous guidance related to Item Nos. 14 & 15.	PC-Wide (except PA-1)

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250	14-30 (MM 4.5-1), 247-249 (PC Text Conds. 4 & 5)	PC Text	Cond. 5	Prior to recordation of first Final Tract Map, except for financing purposes, within each Planning Area	Runoff Management Plan (ROMP) & Master Plan of Drainage (MPD)	Dedication of acreage	Land Necessary to Implement ROMP and MPD	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.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	Provide evidence that all land necessary to implement the ROMP and MPD has been set aside	Dedication requirements (in fee or easement) shall be limited to land necessary to implement phasing of all applicable Ranch-wide ROMP and MPD or OCFCD facilities. County of Orange acceptance of improvements as identified by separate agreement.	Each PA
251		PC Text	Cond. 6	Prior to approval of final design of facilities that are to be County or OCFCD operated and maintained	Flood Control	OCFCD, regulatory agency maintenance permit conditions	Flood Control Maintenance Permits	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.	*Manager of OC Flood Control and Manager of Watershed and Coastal Resources Director, OC Planning,	Provide evidence that all regulatory agency maintenance permits have been obtained	Pending. Prior to acceptance of any regulatory permit, the draft of all regulatory permit applications as well as any required mitigation shall be provided to OCFCD/County for review and approval to determine if regulatory permit conditions are consistent with OCFCD/County standards and do not contain obligations which are unusual, excessive and cost prohibitive Approval will not be unreasonably withheld.. Procurement of	Each applicable PA

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252		PC Text	Cond. 7	Prior to approval of first tentative tract map subdivision within the Ranch Plan PC Area, with the exception of PA-1	Fire Protection	Pro-rata fair share funding, fire protection facilities, fire protection equipment, fire protection personnel	Secured Fire Protection Agreement	Prior to the approval of the first subdivision within the Ranch Plan PC Area, with the exception of Planning Area 1, the applicant shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority (OCFA). This agreement shall specify the pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities, equipment and/or personnel for the Ranch Plan PC Area. <i>[Note: OCFA approved two separate Ranch Plan Secured Fire Protection Agreements which were recorded on April 4, 2007; one for Ladera and Ranch Plan Planning Area 1, the other for Ranch Plan Planning Areas 2 through 8.]</i>	Orange County Fire Authority	Secured Fire Protection Agreement	Secured Fire Protection Agreement to be approved in two increments: PA1 and the remainder of the Planned Community.	PC-Wide (except PA-1)
253	201-202 and 204 (EIR 589, MM 4.15-1 & 4.15-3)	PC Text	Cond. 8	Prior to approval of the first Master Area Plan	Fire Protection	Fuel, modification, adaptive management tools,	Ranch Plan Fire Protection Program	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. [Note: Ranch Plan Fire Protection Program was approved by Board of Supervisors on July 31, 2007.]	Board of Supervisors 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	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide
254	255-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9	Prior to approval of first Master Area Plan	Open Space		Open Space Agreement	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: [Note: Open Space Agreement was approved July 25, 2006 by the Board of Supervisors.]	Director RDMD Director, OC Public Works	Preparation and execution of an Open Space Agreement	Approved Open Space Agreement dated July 25, 2006 (Hyperlink #14)	PC-Wide

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255	254 & 256-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.a.	See above	Open Space	Conservation easement	Open Space Preservation	a. Method of preservation for this open space (i.e., conservation easement or similar mechanism)	See above	See above	See Above	PC-Wide
256	254-255 & 257-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.b.	See above	Open Space		Open Space Agreement Definitions	b. Permitted uses within the Open Space, as defined in Section IV, "Definitions" and as regulated by Section III.I Open Space.	See above	See above	See Above	PC-Wide
257	254-256 & 258-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.c.	See above	Open Space	Non-permitted uses	Open Space Agreement Prohibited Uses	c. Non-permitted (prohibited) uses as regulated by Section III.I, "Open Space".	See above	See above	See Above	PC-Wide
258	254-257 & 259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.d.	See above	Open Space	Open space preservations areas, development phasing	Open Space Agreement Phasing	d. Phasing of Open Space preservation areas, consistent with development phasing.	See above	See above	See Above	PC-Wide

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259	254-258 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.e.	See above	Open Space	Adaptive Management Program (AMP)	Open Space Agreement Funding	e. Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in Final Program EIR 589.	See above	See above	See Above	PC-Wide
271		DA	Public Benefit 4	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Avenida Pico	Pico / I-5 Interchange Improvements	Accelerated payment of Owner's Fair Share contribution for Avenida Pico / I-5 interchange improvements	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of San Clemente)	Complete Payment of \$571,000 into SCRIP	Total Cost Share by RMV of \$571,000. This project is fully funded by OCTA/Caltrans. Project's Fair Share assumed to be available for reallocation to other State Highway projects.	PA-1, 2 and 3
272		DA	Public Benefit 5	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, I-5 South Bound Ramps, Oso Parkway	I-5 South Bound Ramps at Oso Parkway	Accelerated payment of Owner's Fair Share contribution for freeway ramp improvements at southbound I-5 / Oso Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Mission Viejo)	Complete Payment of \$4,126,000 into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$3,068,000 per the Mission Viejo Settlement Agreement. The I-5 SB Ramps at Oso Parkway improvements are fully funded by OCTA/Caltrans. The Total Project Share is allocated to Mission Viejo Local Improvements.	PA-1, 2 and 3

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273	306-308 (DA Public Benefit 21) 315-317 (DA Public Benefit 24)	DA	Public Benefit 6	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Ortega Highway	Widen Ortega Highway - Antonio Parkway to west of San Juan Creek, including bridge	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 Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Complete Payment of- \$6,000,000 into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$6,000,000 per the Mission Viejo Settlement Agreement. \$1.5 Million Ladera DA Funds. \$5 Million Ladera Ranch JCFA/CFD Funds available (No SCRIP Credit) * RMV has invested \$5.5 million in design, pending \$2.5 million in construction and County has reimbursed 1.5 million from Ladera DA funds and pending \$2.5 million from JCFA funds. Net 4.0 million	PA-1, 2 and 3
274	440 (City of MV Settlement Agreement Item 4.1)	DA	Public Benefit 7	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Crown Valley Parkway, Marguerite Parkway Analysis	Crown Valley Parkway and Marguerite Parkway	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 Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Complete payment of the aggregate obligation of- \$894,000 into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$1,078,000 per the Mission Viejo Settlement Agreement. \$106,000 Credit from letter dated 3/7/06. Pre-Fund Ladera CFD at 1 Million.	PA-1, 2 and 3

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275	440 (City of MV Settlement Agreement Item 4.6)	DA	Public Benefit 8	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Oso Parkway and Felipe	Oso Parkway and Felipe	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 Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Complete payment of the aggregate obligation of \$876,000 into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$1,750,000 per the Mission Viejo Settlement Agreement.	PA-1, 2 and 3
276		DA	Public Benefit 9	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Flex Funds Part I	Flex Funds Part I: Roadway Improvements	Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part I")	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Complete Payment of \$5,000,000 into SCRIP		PA-1, 2 and 3
277	278 (DA Public Benefit 10) 440 City of MV Settlement Agreement Item 4.1)	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	Transportation	SCRIP, I-5, Crown Valley Parkway	I-5 Crown Valley Parkway (ramp improvements for SB off-ramp)	Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Laguna Niguel)	Payment into SCRIP of \$160,000	Total Cost Share by RMV of \$240,000, paid in phases, per timing column.	PA-1 through 5
278	277 (DA Public Benefit 10) 440 City of MV Settlement Agreement Item 4.1)	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	Transportation	SCRIP, I-5, Crown Valley Parkway	I-5 Crown Valley Parkway (ramp improvements for SB off-ramp) (cont.)	Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Laguna Niguel)	Payment into SCRIP of \$80,000	Total Cost Share by RMV of \$240,000, paid in phases, per timing column.	PA-1 through 5
279	280 (DA Public Benefit 11) 443 City of MV Settlement Agreement Item 4.4)	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	Transportation	SCRIP, Crown Valley Parkway I-5 Bridge Widening	Crown Valley Parkway I-5 Bridge Widening	Accelerated payment of Owner's Fair Share contribution for widening of Crown Valley Parkway Bridge at I-5	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Mission Viejo)	Payment into SCRIP of \$73,000	Total Cost Share by RMV of \$109,000, paid in phases, per timing column.	PA-1 through 5

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280	281 (DA Public Benefit 11) 443 City of MV Settlement Agreement Item 4.4)	DA	Public Benefit 11 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, Crown Valley Parkway I-5 Bridge Widening	Crown Valley Parkway I-5 Bridge Widening (cont.)	Accelerated payment of Owner's Fair Share contribution for widening of Crown Valley Parkway Bridge at I-5	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Mission Viejo)	Payment into SCRIP of \$36,000	Total Cost Share by RMV of \$109,000, paid in phases, per timing column.	PA-1 through 5
281	282 (DA Public Benefit 12)	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	Transportation	SCRIP, I-5/Ortega Interchange	I-5/Ortega Interchange (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Ortega Highway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of \$9,100,000	Total Cost Share by RMV of \$13,600,000. A Ladera CFD obligation prior to SCRIP. Caltrans Support Costs/Overhead (including design) is not included and is assumed to be the total responsibility of CalTrans as Administrator of State Highway system. (Paid in phases, per	PA-1 through 5
282	281 (DA Public Benefit 12)	DA	Public Benefit 12 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, I-5/Ortega Interchange	I-5/Ortega Interchange	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Ortega Highway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of \$4,500,000	Total Cost Share by RMV of \$13,600,000. A Ladera CFD obligation prior to SCRIP. Caltrans Support Costs/Overhead (including design) is not included and is assumed to be the total responsibility of CalTrans as Administrator of State Highway system. (Paid in phases, per	PA-1 through 5

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283	443 City of MV Settlement Agreement Item 4.4)	DA	Public Benefit 13	Prior to Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, Flex Funds	Flex Funds for Roadway Improvements (Part II)	Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part II")	Director, RDMD Director, OC Public Works	Complete Payment into SCRIP of \$5,000,000-	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$3,000,000 per the Mission Viejo Settlement Agreement.	PA-1 through 5
284	285-287 (DA Public Benefit 14)	DA	Public Benefit 14	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, La Pata Avenue	La Pata Avenue - Phase 1 (two-lane extension from Landfill southerly to Vista Hermosa)	Accelerated financial contribution in excess of Owner's Fair Share obligation, construction of Avenida La Pata extension (Phase I)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$6,000,000	Total Cost Share by RMV of \$15,000,000, paid in phases, per timing column.	PA-1 through 7
285	284 and 286-287 (DA Public Benefit 14)	DA	Public Benefit 14 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, La Pata Avenue	La Pata Avenue - Phase 1 (two-lane extension from Landfill southerly to Vista Hermosa) (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation, construction of Avenida La Pata extension (Phase I)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$6,000,000	Total Cost Share by RMV of \$15,000,000, paid in phases, per timing column.	PA-1 through 7
286	284-285 and 287 (DA Public Benefit 14)	DA	Public Benefit 14 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, La Pata Avenue	La Pata Avenue - Phase 1 (two-lane extension from Landfill southerly to Vista Hermosa) (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation, construction of Avenida La Pata extension (Phase I)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$3,000,000	Total Cost Share by RMV of \$15,000,000, per timing column.	PA-1 through 7
287	284-286 (DA Public Benefit 14)	DA	Public Benefit 14 (cont.)	Prior to or concurrent with issuance of the 5001st EDU	Transportation	SCRIP, La Pata Avenue	La Pata Avenue - Phase 1 (two-lane extension from Landfill southerly to Vista Hermosa) (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation, construction of Avenida La Pata extension (Phase I). Based upon approved documentation prepared by the COUNTY for environmental approval, permitting and design of Avenida La Pata, OWNERS shall enter into an agreement with COUNTY to construct Phase 1 of the improvement consistent with the alignment for this road adopted by the Board of Supervisors. Said roadway design and construction shall provide for full grading to accommodate a Primary arterial highway but paved for only two lanes	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Enter into an agreement with COUNTY to construct Phase 1 of the La Pata extension improvements		PA-1 through 7

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288	289-290 (DA Public Benefit 15)	DA	Public Benefit 15	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, La Pata/Vista Hermosa Intersection	La Pata/Vista Hermosa Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at La Pata & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$148,800	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
289	288 and 290 (DA Public Benefit 15)	DA	Public Benefit 15 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, La Pata/Vista Hermosa Intersection	La Pata/Vista Hermosa Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at La Pata & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$148,800	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
290	289-290 (DA Public Benefit 15)	DA	Public Benefit 15 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, La Pata/Vista Hermosa Intersection	La Pata/Vista Hermosa Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at La Pata & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$74,400	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
291	292-293 (DA Public Benefit 16)	DA	Public Benefit 16	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Vera Cruz/Vista Hermosa Intersection	Vera Cruz/Vista Hermosa Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Vera Cruz & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$374,800	Total Cost Share by RMV of \$937,000, paid in phases, per timing column.	PA-1 through 7
292	291 and 293 (DA Public Benefit 16)	DA	Public Benefit 16 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Vera Cruz/Vista Hermosa Intersection	Vera Cruz/Vista Hermosa Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Vera Cruz & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$374,800	Total Cost Share by RMV of \$937,000, paid in phases, per timing column.	PA-1 through 7

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293	291-292 (DA Public Benefit 16)	DA	Public Benefit 16 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Vera Cruz/Vista Hermosa Intersection	La Pata/Vista Hermosa Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Vera Cruz & Vista Hermosa in San Clemente	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$187,400	Total Cost Share by RMV of \$937,000, paid in phases, per timing column.	PA-1 through 7
294	295-296 (DA Public Benefit 17)	DA	Public Benefit 17	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Ortega/Rancho Viejo Intersection	Transportation - Ortega/Rancho Viejo Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & Rancho Viejo Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$149,600	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
295	294 and 296 (DA Public Benefit 17)	DA	Public Benefit 17 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Ortega/Rancho Viejo Intersection	Transportation - Ortega/Rancho Viejo Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & Rancho Viejo Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$149,600	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
296	294-295 (DA Public Benefit 17)	DA	Public Benefit 17 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Ortega/Rancho Viejo Intersection	Transportation - Ortega/Rancho Viejo Intersection (cont.)	Transportation - Ortega/Rancho Viejo Intersection (continued): Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & Rancho Viejo Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$74,800	Total Cost Share by RMV of \$374,000, paid in phases, per timing column.	PA-1 through 7
297	298-299 (DA Public Benefit 18)	DA	Public Benefit 18	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$99,200	Total Cost Share by RMV of \$248,000, paid in phases, per timing column.	PA-1 through 7

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298	297 and 299 (DA Public Benefit 18)	DA	Public Benefit 18 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$99,200	Total Cost Share by RMV of \$248,000, paid in phases, per timing column.	PA-1 through 7
299	297-298 (DA Public Benefit 18)	DA	Public Benefit 18 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$49,600	Total Cost Share by RMV of \$248,000, paid in phases, per timing column.	PA-1 through 7
300		DA	Public Benefit 19	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$21,600	Total Cost Share by RMV of \$54,000, paid in phases, per timing column.	PA-1 through 7
301		DA	Public Benefit 19 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$21,600	Total Cost Share by RMV of \$54,000, paid in phases, per timing column.	PA-1 through 7
302		DA	Public Benefit 19 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$10,800	Total Cost Share by RMV of \$54,000, paid in phases, per timing column.	PA-1 through 7

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303		DA	Public Benefit 20	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$120,000	Total Cost Share by RMV of \$300,000, paid in phases, per timing column.	PA-1 through 7
304		DA	Public Benefit 20 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$120,000	Total Cost Share by RMV of \$300,000, paid in phases, per timing column.	PA-1 through 7
305		DA	Public Benefit 20 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$60,000	Total Cost Share by RMV of \$300,000, paid in phases, per timing column.	PA-1 through 7
306	273 and 315-317	DA	Public Benefit 21	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of Avenida La Novia [context sensitive design])	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$1,600,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,000,000 per the Mission Viejo Settlement Agreement. (SCRIP Credit to be given for design)	PA-1 through 7

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307	273 (DA Public Benefit 6) and 315-317 (DA Public Benefit 24)	DA	Public Benefit 21 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano (cont.)	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of Avenida La Novia [context sensitive design])	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$460,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,000,000 per the Mission Viejo Settlement Agreement. (SCRIP Credit to be given for design)	PA-1 through 7
308	273 (DA Public Benefit 6) and 315-317 (DA Public Benefit 24)	DA	Public Benefit 21 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano (cont.)	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of Avenida La Novia [context sensitive design])	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$80,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,000,000 per the Mission Viejo Settlement Agreement. (SCRIP Credit to be given for design)	PA-1 through 7
309		DA	Public Benefit 22	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$539,600	Total Cost Share by RMV of \$1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7
310		DA	Public Benefit 22 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$539,600	Total Cost Share by RMV of \$1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
311		DA	Public Benefit 22 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$269,800	Total Cost Share by RMV of \$1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7
312		DA	Public Benefit 23	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$122,000	Total Cost Share by RMV of \$305,000, paid in phases, per timing column.	PA-1 through 7
313		DA	Public Benefit 23 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$122,000	Total Cost Share by RMV of \$305,000, paid in phases, per timing column.	PA-1 through 7
314		DA	Public Benefit 23 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$61,000	Total Cost Share by RMV of \$305,000, paid in phases, per timing column.	PA-1 through 7
315	273 (DA Public Benefit 6) and 306-308 (DA Public Benefit 21)	DA	Public Benefit 24	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of \$168,000	Total Cost Share by RMV of \$420,000, paid in phases, per timing column. (Cost increases anticipated) \$400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7

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316	273 (DA Public Benefit 6) and 306-308(DA Public Benefit 21)	DA	Public Benefit 24 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection (continued):	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of \$168,000	Total Cost Share by RMV of \$420,000, paid in phases, per timing column. (Cost increases anticipated) \$400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7
317	273 (DA Public Benefit 6) and 306-308(DA Public Benefit 21)	DA	Public Benefit 24 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection (continued):	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of \$84,000	Total Cost Share by RMV of \$420,000, paid in phases, per timing column. (Cost increases anticipated) \$400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7
318		DA	Public Benefit 25	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of \$60,800	Total Cost Share by RMV of \$152,000, paid in phases, per timing column.	PA-1 through 7

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319		DA	Public Benefit 25 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange (continued)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of \$60,800	Total Cost Share by RMV of \$152,000, paid in phases, per timing column.	PA-1 through 7
320		DA	Public Benefit 25 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange (continued)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of \$30,400	Total Cost Share by RMV of \$152,000, paid in phases, per timing column.	PA-1 through 7
321		DA	Public Benefit 26	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU (Revised per the Mission Viejo Settlement Agreement)	Transportation	SCRIP, Park and Ride Facility t	Allocate funds previously identified for Park and Ride Facility to the City of Mission Viejo Local Improvements	Provision of land for Park & Ride facility. OWNERS shall dedicate to COUNTY a parcel of land (the "P&R Parcel") that may be used for the development, construction and operation of the desired Park & Ride facility.	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	OWNERS shall prepare and deliver to COUNTY an offer of dedication relative to the P&R Parcel. The offer of dedication shall be irrevocable.	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$600,000 to be provided, per the Mission Viejo Settlement Agreement.	PA-1 through 7
322		DA	Public Benefit 27	Prior to Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP	Fund Preliminary Designs, Environmental Studies for Priority 2 Projects (25% of Administration/ Contingency Amount)	Payment of defined financial contribution to offset costs incurred in the preparation of preliminary designs and environmental studies for traffic improvement projects (Part II)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per all applicable agencies)	Payment into SCRIP of \$4,880,000		PA-1 through 7

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323		DA	Public Benefit 28	Prior to Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Flex Funds Part III	Flex Funds for Roadway Projects (Part III)	Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part III")	Director, RDMD Director, OC Public Works	Payment into SCRIP of \$6,000,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$3,222,000 to be provided, per the Mission Viejo Settlement Agreement.	PA-1 through 7
324		DA	Public Benefit 29	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 40% \$2,800,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9
325		DA	Public Benefit 29 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 40% \$2,800,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9
326		DA	Public Benefit 29 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 20% \$1,400,000	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9

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327		DA	Public Benefit 30	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per the Transportation Corridor Agencies)	Payment into SCRIP of \$12,864,000	Total Cost Share by RMV of \$32,160,000, paid in phases, per timing column. RMV has funded \$2 million (soon to be more) for design, for eventual reimbursement or SCRIP credit.	PA-1 through 9
328		DA	Public Benefit 30 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega (continued)	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per the Transportation Corridor Agencies)	Payment into SCRIP of \$12,864,000	Total Cost Share by RMV of \$32,160,000, paid in phases, per timing column. RMV has funded \$2 million (soon to be more) for design, for eventual reimbursement or SCRIP credit.	PA-1 through 9
329		DA	Public Benefit 30 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega (continued)	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per the Transportation Corridor Agencies)	Payment into SCRIP of \$6,432,000	Total Cost Share by RMV of \$32,160,000, paid in phases, per timing column. RMV has funded \$2 million (soon to be more) for design, for eventual reimbursement or SCRIP credit.	PA-1 through 9

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331		DA	Public Benefit 31 (cont.)	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Antonio Parkway Widening	Antonio Parkway Widening (continued):	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 Director, OC Public Works	Payment into SCRIP of \$2,948,000	Total Cost Share by RMV of \$7,370,000, paid in phases, per timing column. RMV has funded \$600,000 for design, soon to increase to \$2.8 million for eventual reimbursement or SCRIP credit. Credit provided when construction contract is awarded.	PA-1 through 9
332		DA	Public Benefit 31 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Antonio Parkway Widening	Antonio Parkway Widening (continued):	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 Director, OC Public Works	Payment into SCRIP of \$2,948,000	Total Cost Share by RMV of \$7,370,000, paid in phases, per timing column. Credit provided when construction contract is awarded.	PA-1 through 9
333		DA	Public Benefit 31 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Antonio Parkway Widening	Antonio Parkway Widening (continued):	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 Director, OC Public Works	Payment into SCRIP of \$1,474,000	Total Cost Share by RMV of \$7,370,000, paid in phases, per timing column. Credit provided when construction contract is awarded.	PA-1 through 9
334		DA	Public Benefit 32	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Crown Valley/Cabot Intersection	Crown Valley/Cabot Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Cabot Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$390,800	Total Cost Share by RMV of \$977,000, paid in phases, per timing column.	PA-1 through 9

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335		DA	Public Benefit 32 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Crown Valley/Cabot Intersection	Crown Valley/Cabot Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Cabot Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$390,800	Total Cost Share by RMV of \$977,000, paid in phases, per timing column.	PA-1 through 9
336		DA	Public Benefit 32 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Crown Valley/Cabot Intersection	Crown Valley/Cabot Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Cabot Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$195,400	Total Cost Share by RMV of \$977,000, paid in phases, per timing column.	PA-1 through 9
337		DA	Public Benefit 33	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$270,400	Total Cost Share by RMV of \$676,000, paid in phases, per timing column.	PA-1 through 9
338		DA	Public Benefit 33 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$270,400	Total Cost Share by RMV of \$676,000, paid in phases, per timing column.	PA-1 through 9
339		DA	Public Benefit 33 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$135,200	Total Cost Share by RMV of \$676,000, paid in phases, per timing column.	PA-1 through 9

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340		DA	Public Benefit 34	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Crown Valley Parkway Railroad Bridge	Widen Railroad Bridge along Crown Valley Parkway	Accelerated financial contribution in excess of Owner's Fair Share obligation for widening of Railroad Bridge along Crown Valley Parkway in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$291,200	Total Cost Share by RMV of \$728,000, paid in phases, per timing column.	PA-1 through 9
341		DA	Public Benefit 34 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Crown Valley Parkway Railroad Bridge	Widen Railroad Bridge along Crown Valley Parkway (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for widening of Railroad Bridge along Crown Valley Parkway in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$291,200	Total Cost Share by RMV of \$728,000, paid in phases, per timing column.	PA-1 through 9
342		DA	Public Benefit 34 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Crown Valley Parkway Railroad Bridge	Widen Railroad Bridge along Crown Valley Parkway (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for widening of Railroad Bridge along Crown Valley Parkway in the City of Laguna Niguel	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of \$145,600	Total Cost Share by RMV of \$728,000, paid in phases, per timing column.	PA-1 through 9
343		DA	Public Benefit 35	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Oso Parkway Widening	Oso Parkway Widening West	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Oso Parkway widening in Mission Viejo (Marguerite to I-5)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of \$1,890,400	No additional funds required by Items No. 343-345 (Oso Parkway Widening) covered by Mission Viejo Settlement Agreement. Revised SCRIP Table 4 lists an aggregate RMV share of \$13,274,000 for all City of Mission Viejo Local Improvements, as set forth in the Mission Viejo Settlement Agreement.	PA-1 through 9

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
344		DA	Public Benefit 35 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Oso Parkway Widening	Oso Parkway Widening West (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Oso Parkway widening in Mission Viejo (Marguerite to I-5)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of \$1,890,400	No additional funds required by Items No. 343-345 (Oso Parkway Widening) covered by Mission Viejo Settlement Agreement. Revised SCRIP Table 4 lists an aggregate RMV share of \$13,274,000 for all City of Mission Viejo Local Improvements, as set forth in the Mission Viejo Settlement Agreement.	PA-1 through 9
345		DA	Public Benefit 35 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Oso Parkway Widening	Oso Parkway Widening West (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Oso Parkway widening in Mission Viejo (Marguerite to I-5)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of \$945,200	No additional funds required by Items No. 343-345 (Oso Parkway Widening) covered by Mission Viejo Settlement Agreement. Revised SCRIP Table 4 lists an aggregate RMV share of \$13,274,000 for all City of Mission Viejo Local Improvements, as set forth in the Mission Viejo Settlement Agreement.	PA-1 through 9

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
346		DA	Public Benefit 36	Following Issuance of Building Permit for 7,501st EDU, But Not Later than Issuance of Building Permit for 8,500th EDU	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Avenida La Pata extension (Phase II)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$4,000,000	Total Cost Share by RMV of \$10,000,000, paid in phases, per timing column.	PA-1 through 9
347		DA	Public Benefit 36 (cont.)	Following Issuance of Building Permit for 8,501st EDU, But Not Later than Issuance of Building Permit for 9,500th EDU	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Avenida La Pata extension (Phase II)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$4,000,000	Total Cost Share by RMV of \$10,000,000, paid in phases, per timing column.	PA-1 through 9
348		DA	Public Benefit 36 (cont.)	Following Issuance of Building Permit for 9,501st EDU, But Not Later than Issuance of Building Permit for 10,000th EDU	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Avenida La Pata extension (Phase II)	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of \$2,000,000	Total Cost Share by RMV of \$10,000,000, paid in phases, per timing column.	PA-1 through 9
349		DA	Public Benefit 37	Following Issuance of Building Permit for 7,501st EDU, But Not Later than Issuance of Building Permit for 8,500th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$64,000	Total Cost Share by RMV of \$160,000, paid in phases, per timing column.	PA-1 through 9
350		DA	Public Benefit 37 (cont.)	Following Issuance of Building Permit for 8,501st EDU, But Not Later than Issuance of Building Permit for 9,500th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange (continued):	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$64,000	Total Cost Share by RMV of \$160,000, paid in phases, per timing column.	PA-1 through 9

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
351		DA	Public Benefit 37 (cont.)	Following Issuance of Building Permit for 9,501st EDU, But Not Later than Issuance of Building Permit for 10,000th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange (continued):	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of \$32,000	Total Cost Share by RMV of \$160,000, paid in phases, per timing column.	PA-1 through 9
352		DA	Public Benefit 38	Following Issuance of Building Permit for 7,501st EDU, But Not Later than Issuance of Building Permit for 8,500th EDU	Transportation	SCRIP, SR-241 at Antonio Parkway	Ramp Improvements to SR-241 at Antonio Parkway	Accelerated payment of Owner's Fair Share obligation for construction of SR-241 ramp improvements	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per Transportation Corridor Agencies)	Payment into SCRIP of \$400	Total Cost Share by RMV of \$1,000, paid in phases, per timing column.	PA-1 through 9
353		DA	Public Benefit 38 (cont.)	Following Issuance of Building Permit for 8,501st EDU, But Not Later than Issuance of Building Permit for 9,500th EDU	Transportation	SCRIP, SR-241 at Antonio Parkway	Ramp Improvements to SR-241 at Antonio Parkway (continued):	Accelerated payment of Owner's Fair Share obligation for construction of SR-241 ramp improvements	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per Transportation Corridor Agencies)	Payment into SCRIP of \$400	Total Cost Share by RMV of \$1,000, paid in phases, per timing column.	PA-1 through 9
354		DA	Public Benefit 38 (cont.)	Following Issuance of Building Permit for 9,501st EDU, But Not Later than Issuance of Building Permit for 10,000th EDU	Transportation	SCRIP, SR-241 at Antonio Parkway	Ramp Improvements to SR-241 at Antonio Parkway (continued):	Accelerated payment of Owner's Fair Share obligation for construction of SR-241 ramp improvements	Director, RDMD Director, OC Public Works (SCRIP Administrator to confirm RMV satisfaction of all requirements per Transportation Corridor Agencies)	Payment into SCRIP of \$200	Total Cost Share by RMV of \$1,000, paid in phases, per timing column.	PA-1 through 9

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355		DA	Public Benefit 39	Prior to issuance of a permit for the first EDU for the Project area exclusive of (i) any permits issued for activities in Planning Area 1 and (ii) any permits issued for the construction of model homes.	Water Resources	Flood control facilities, basin improvements, SMWD, Flood Management Program	Gobernadora Water Quality Basin Design	Initial development and design plans for the facility indicate that the basin, in combination with potential future flood control facilities, will require approximately 35 acres of land to achieve full performance. Contribution of the land and implementation of the basin improvements will commence not later than the issuance of a permit for the first EDU for the Project area exclusive of (i) any permits issued for activities in Planning Area 1 and (ii) any permits issued for the construction of model homes. Furthermore, OWNERS shall, in conjunction with Santa Margarita Water District and/or other partners, design and implement the water quality basin improvements in a manner that considers future flood control benefits that would result from a multi-purpose basin. Any and all facility design and implementation expenses incurred by OWNERS hereunder shall be in addition to any expenses that OWNERS will incur in implementing their Flood Management Program.	Director, RDMD Director, OC Public Works	Contribution of the land and implementation of the basin improvements.		PA-2 and/or 3
356		DA	Public Benefit 39 (cont.)	Prior to 500th EDU for the Project area exclusive of (i) any permits issued for activities in Planning Area 1 and (ii) any permits issued for the construction of model homes.	Water Resources	Basin improvements	Gobernadora Water Quality Basin Improvements	The basin improvements shall be completed not later than the issuance of a permit for the 500th EDU for the Project area EXCLUSIVE OF (i) any permits issued for activities in Planning Area 1 and (ii) any permits issued for the construction of model homes.	Director, RDMD Director, OC Public Works	Completion of basin improvements		PA-2 and/or 3

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358		DA	Public Benefit 41	Prior to issuance of a precise grading permit for the first residential unit, or County's completion of all necessary trail connections/ improvements within the Thomas F. Riley Wilderness Park and Coto de Caza, whichever occurs last	Trails	Trail X	Trail X Connection Between Riley Wilderness Park and Caspers Wilderness Park	OWNERS shall dedicate to COUNTY an easement within the area proximately identified in the attached Exhibit D-1 as "Trail X" for the improvement and maintenance of a regional riding and hiking trail. As depicted, the Trail X Easement shall provide a critical connection between the existing Wagon Wheel Trail extending from General Thomas F. Riley Wilderness Park (located at the southern end of the Coto de Caza community) and the Ridge Top Trail located within Caspers Wilderness Park. The Trail X Easement shall be located upon existing RMV roads in an area easterly of Gobernadora Creek.	Director, RDMD Director, OC Public Works	Irrevocable Offer of Dedication of a Regional Trail Easement		PA-2, 3 and 10
359		DA	Public Benefit 41 (cont.)	Prior to issuance of a precise grading permit for the first residential unit, or County's completion of all necessary trail connections/ improvements within the Thomas F. Riley Wilderness Park and Coto de Caza, whichever occurs last	Trails	Trail X	Trail X Connection Between Riley Wilderness Park and Caspers Wilderness Park (cont.)	OWNERS shall not be obligated to improve the Trail X Easement beyond its current state prior to dedication. OWNERS shall prepare and submit to COUNTY a written offer of dedication for the Trail X Easement upon the latter to occur of (i) COUNTY's issuance of a precise grading permit for the first residential unit to be developed within the Project Area or (ii) COUNTY's completion of all necessary trail connections/improvements within the Thomas F. Riley Wilderness Park and Coto de Caza that will allow public utilization of the Trail X Easement. Should the aforesaid connections/improvements remain incomplete at the time that OWNERS are prepared to seek issuance of the first (or any subsequent) residential grading permit for the Ranch Plan project, COUNTY shall not withhold issuance of the requested grading permit(s) pending delivery of the written offer	Director, RDMD Director, OC Public Works	Irrevocable Offer of Dedication of a Regional Trail Easement		PA-2, 3 and 10

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360		DA	Public Benefit 41 (cont.)	Prior to issuance of a precise grading permit for the first residential unit, or County's completion of all necessary trail connections/improvements within the Thomas F. Riley Wilderness Park and Coto de Caza, whichever occurs last	Trails	Trail X	Trail X Connection Between Riley Wilderness Park and Caspers Wilderness Park (cont.)	Upon COUNTY's completion of the aforesaid connections/improvements (i.e., following prior issuance of any precise residential grading permits for the Ranch Plan project), COUNTY shall notify OWNERS concerning said completion and OWNERS shall thereafter tender the written offer of dedication to COUNTY.	Director, RDMD, Director, OC Public Works	Irrevocable Offer of Dedication of a Regional Trail Easement		PA-2, 3 and 10
365		DA	Public Benefit 44 (cont.)	Concurrent with Preparation of Master Area Plans for Individual Planning Areas (as appropriate)	Affordable Housing	Dedicated land	Affordable Housing Land Dedication	a. For each <u>Master</u> 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.	Director, RDMD, Director, OC Public Works	Identification of Affordable Housing Site(s)/Acreage		PC-Wide
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	Development program	Affordable Housing Development Program	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, Director, OC Public Works	COUNTY shall prepare and deliver to OWNERS a plan describing COUNTY's intended development program		PC-Wide

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367		DA	Public Benefit 44 (cont.)	Within 45 days following OWNERS' receipt of the development plan/program	Affordable Housing		Affordable Housing Development Program Approval	c. OWNERS shall review and either approve or reject COUNTY's development plan/program by delivering written notice thereof to COUNTY.?	Director, RDMD, Director, OC Public Works	Written notice from OWNER to COUNTY of approval or rejection of COUNTY's development plan/program		PC-Wide
368		DA	Public Benefit 44 (cont.)	Following Identification of Affordable Housing Site(s)/Acreage and Approval of COUNTY Preliminary Development Plan/Program	Affordable Housing	60 gross acres, Very-Low and Low income households	Affordable Housing Land Dedication	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, Director, OC Public Works	Irrevocable Offer(s) of Dedication		PC-Wide
369		DA	Public Benefit 44 (cont.)	If affordable housing site in PA, concurrent with Occurrence of Development Activity in Planning Area	Affordable Housing	Land conveyed and improved	Affordable Housing Land Improvement	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, Director, OC Public Works	Provide rough grading of affordable housing site		PC-Wide
390	191 (EIR 589, MM 4.14-1)	EIR 589	PDF 4.4-1	Prior to issuance of Grading Permit	Geology and Soils		Reservoir Removal:	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- Director, OC Planning (State of California Division of Dams, if applicable)	Submittal of evidence demonstrating State of California Division of Dams approval of plans, as applicable	Trampas Remediation Plan (PA5) covered by MM 4.14-1. No development proposed within the portion of PA2 adjacent to existing earthen dams	Each applicable- PA2 & PA5
415		EIR 589	PDF 4.10-2	Prior to Approval of Master Area Plan for Planning Areas 2 & 3	Aesthetics and Visual Resources		Buffer	A 2,100-foot-wide buffer shall be provided between Coto de Caza and the project site.	Director, PDS- Director, OC Planning (Area Plans are reviewed by Planning Commission)	Approved Master Area Plan showing buffer	Verification that the Development Area boundaries for PAs 2 and 3 have been drawn sufficiently to comply.	PA-2 and 3

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437		Mission Viejo Settlement Agreement	3.1	Upon OCTA consideration of South Orange County Long-Range Transportation Study	Transportation and Circulation	OCTA, South Orange County Long-Range Transportation Study, SR-73 Extension	Potential SR-73 Extension:	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	<u>County & RMV</u> : 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	Transportation and Circulation	SCRIP, Regional Transportation Plan (RTP), Master Plan of Arterial Highways, South Orange County Long-Range Transportation Plan	Potential SR-73 Extension (continued):	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	<u>City</u> : Submit request for substitution of SR-73 extension <u>County</u> : Substitute SR-73 extension upon compliance with conditions		PC-Wide

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439		Mission Viejo Settlement Agreement	4.1	When City requests SCRIP funds	Transportation and Circulation	SCRIP, Local and Regional Improvements	Total Obligation for SCRIP Improvements in the City of Mission Viejo	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	<u>County</u> : Allocate or reallocate SCRIP funds (subject to requirements)	\$18,123,000 is an aggregate RMV share for all City of Mission Viejo Local and Regional Improvements as set forth in the Mission Viejo Settlement Agreement (Exhibit A – Table 1). Revised SCRIP Table 4 lists a Cost Share by RMV of \$2,000,000 for the initial milestone of the first building permit.	PC-Wide
440	274, 277 & 278 (DA Public Benefits 7 & 10)	Mission Viejo Settlement Agreement	4.1 (cont.)	When City requests change in funding priority for SCRIP funds	Transportation and Circulation	SCRIP, Regional Improvements, Measure M	Apply SCRIP funds first to Local Improvements in the City of Mission Viejo (including Crown Valley Parkway and Marguerite Parkway intersection, and I-5 Crown Valley Parkway bridge widening and southbound off-ramp improvements)	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	SCRIP Administrator	<u>County</u> : Allocate SCRIP Funds in accordance with requirements. <u>RMV & County</u> : Cooperate with City in addressing requested changes <u>City</u> : Apply SCRIP funds in accordance with requirements		PC-Wide
441		Mission Viejo Settlement Agreement	4.2	When City requests SCRIP funds or reallocation thereof	Transportation and Circulation	SCRIP	Written Request to allocate and/or re-allocate SCRIP funds	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	<u>City</u> : Submit written request to County for SCRIP funds		PC-Wide

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442.1		Mission Viejo Settlement Agreement	4.3	0 to 1 EDU (Except for Model Homes)	Transportation and Circulation	SCRIP, Local Improvements, Funding Phasing Schedule	Allocate Funds for Local Improvements in the City of Mission Viejo	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 to confirm RMV satisfaction of all requirements per City of Mission Viejo	<u>County</u> : Allocate or reallocate SCRIP funds in accordance with Funding Phasing Schedule	Revised SCRIP Table 4 lists a Total Share by RMV of \$2,000,000 for the initial milestone of the first building permit, per the Mission Viejo Settlement Agreement.	PC-Wide
442.2		Mission Viejo Settlement Agreement	4.3 (continued)	1001 EDU-2,500 EDU	Transportation and Circulation	SCRIP, Local Improvements, Funding Phasing Schedule	Allocate Funds for Local Improvements in the City of Mission Viejo (cont.)	See above	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	<u>County</u> : Allocate or reallocate SCRIP funds in accordance with Funding Phasing Schedule	Revised SCRIP Table 4 lists a Cost Share by RMV of \$13,274,000 for City Local Improvements through project buildout, per the Mission Viejo Settlement Agreement.	
443	279-280 (DA Public Benefit 11) 283 (DA Public Benefit 11), 343--348 (DA Public Benefits 35 & 36)	Mission Viejo Settlement Agreement	4.4	1001 EDU-2,500 EDU	Transportation and Circulation	SCRIP, Regional Improvements	Allocate and/or Re-allocate Funds for Regional Improvements in the City of Mission Viejo	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 to confirm RMV satisfaction of all requirements per City of Mission Viejo	<u>County</u> : Allocate or reallocate SCRIP funds following satisfaction of conditions	Revised SCRIP Table 4 lists a Total Cost Share by RMV of \$4,849,000 through Project Buildout for Regional Improvements, per the Mission Viejo Settlement Agreement.	PC-Wide

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444		Mission Viejo Settlement Agreement	4.5	When City requests reallocation of SCRIP funds	Transportation and Circulation	SCRIP, Regional Improvements, Local Improvements	Allocate and/or Re-allocate Funds for Local or Regional Improvements in the City of Mission Viejo	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 to confirm RMV satisfaction of all requirements per City of Mission Viejo	City: Submit petition to County for reallocation of SCRIP funds		PC-Wide
445	270 (DA Public Benefit 3) and 2750 (DA Public Benefit 8)	Mission Viejo Settlement Agreement	4.6	When SCRIP funds are reallocated from regional improvements to other SCRIP improvements	Transportation and Circulation	SCRIP, Regional Improvements, SB Ramp Improvements at I-5/Oso Parkway and/or the Saddleback/I-5 Connectors	Regional Improvements in the City of Mission Viejo (including Flex Funds Part I Roadway Improvements, and Oso Parkway widening in unincorporated County, exclusive of Las Flores)	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	Transportation and Circulation	SCRIP, SCRIP Part 2	SCRIP Implementation and Monitoring	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 to confirm RMV satisfaction of all requirements per City of Mission Viejo	City: Participate in SCRIP Part 2 and serve on Advisory Team County: Consult with SCRIP Advisory Team to further define SCRIP strategies		PC-Wide
447	324-326 (DA Public Benefit 29) & 330-333 (DA Public Benefit 31)	Mission Viejo Settlement Agreement	5.2	Within 2 weeks following County's receipt of each annual Ranch Plan AMR	Transportation and Circulation	SCRIP, AMR	Further Cooperation In Support of Regional Transportation:	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.	Director-PDS, Director, OC Planning	County: Transmit AMR to City of Mission Viejo within identified time frame	First AMR was completed by end of 2006 and provided to City thereafter.	PC-Wide

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448		Mission Viejo Settlement Agreement	6.1	During consideration of re-authorization of Measure M	Transportation and Circulation	SCRIP, regionally significant transportation projects, <u>Measure M</u>	Further Cooperation In Support of Regional Transportation (cont.):	The Parties agree to cooperate with OCTA and other agencies in identifying and developing potential regionally significant transportation projects and programs for inclusion in any re-authorization of Measure M		All parties to cooperate with OCTA and other agencies		PC-Wide
449		Mission Viejo Settlement Agreement	6.2	On-going	Transportation and Circulation	SCRIP, South County Sub-Area Model (SCSAM)	SCRIP Implementation and Monitoring (cont.):	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, Director, OC Public Works	County & RMV: Provide SCSAM data to City	Completed: Info re SCSAM was provided by Austin-Foust to County (for City) on 9/14/05	PC-Wide
450	209-210 (PC Text, Gen. Reg. 12)	San Clemente Settlement Agreement	K.3.	Upon execution of any settlement agreement pertaining to the Ranch Plan project	PC Statistical Table Reallocations	PC Statistical Table, San Juan Creek Watershed, San Mateo Creek Watershed	Limits to Transfer of Residential Density to the San Mateo Creek Watershed	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.		RMV: No execution of Settlement Agreement that reallocates density from SJC watershed to SMC watershed in excess of limits specified in P.C. Text	August '05 settlement agreement with Resource Organizations is consistent with this provision	PC-Wide
451	209-210 (PC Text, Gen. Reg. 12)	San Clemente Settlement Agreement	K.3. (cont.)	Concurrent with planning activities contemplating shift of units from SJC watershed to SMC watershed	PC Statistical Table Reallocations	PC Statistical Table, San Juan Creek Watershed, San Mateo Creek Watershed	Limits to Transfer of Residential Density to the 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.		RMV: No transfer of residential units in contravention of limitation City: No challenge of any proposed transfer that complies with limitations	On-going	PC-Wide

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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)	Recreation	Regional utilization of recreational facilities and programs, Recreational Amenities	Recreational Facilities Cooperation Study	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.		RMV: Fund a study of the potential regional utilization of recreational facilities and programs	Completed: Compliance deadline was extended; Condition satisfied per submittal of Recreational Study to City of San Clemente on January 31, 2006 [Hyperlink #291]	PC-Wide
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)	Recreation	Regional utilization of recreational facilities and programs, Recreational Amenities	Recreational Facilities Cooperation 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.		Parties: Determine scope of recreational amenity study Parties: Discuss potential funding mechanisms for RMV participation in recreational amenities	Completed: Compliance deadline was extended; Condition satisfied per submittal of Recreational Study to City of San Clemente on January 31, 2006 [Hyperlink #39]	PC-Wide
454		Resource Organizations Settlement Agreement	3.1	No required timeframe; rights operative throughout term of Ranch Plan project	Approved Uses and Practices		Right to Develop in Conformity with Project Entitlements	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	RMV: Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals/ Subsequent Project Approvals and the Resource Organizations Settlement Agreement	Ongoing: Not a requirement	PC-Wide

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455		Resource Organizations Settlement Agreement	3.2	No required timeframe; rights and obligations operative throughout term of Ranch Plan project	Approved Uses and Practices	Subsequent Project Approvals, Wildlife/Resource Agencies	Development and Use of Project in Conformity with Settlement Agreement	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	RMV: Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals (GPA/ZC/EIR) and the Resource Organizations Settlement Agreement	Ongoing.	PC-Wide
456		Resource Organizations Settlement Agreement	3.3	Concurrent with submittal of Master Area Plan ("MAP") application	Approved Uses and Practices		Confirmation of Development Area Boundaries	(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.	Director PDS, Director, OC Planning	RMV: Provide copy of MAP application to each applicable Resource Organization	Ongoing. [Note: PA1 MAP application provided to ROs on 4/19/06]	PC-Wide

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457		Resource Organizations Settlement Agreement	3.3 (cont.)	Following Resource Organizations' ("ROs") receipt of MAP application	Approved Uses and Practices		Written Acknowledgement of Development Area Boundaries	(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 Exhibit A 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 Exhibit A.	Director-PDS, Director, OC Planning	Written acknowledgment from ROs OR - evidence that 30 days have transpired since transmittal of MAP application to ROs	No Request Yet Submitted to ROs	PC-Wide
458	209-210 (PC Text, Gen. Reg. 12) 450-451 (San Clemente Settlement Agreement, K.3)	Resource Organizations Settlement Agreement	3.3 (cont.)	In conjunction with Area Plan approvals	Approved Uses and Practices	Residential units, residential uses, and non-residential square footage and uses	Allocation/Reallocation of Authorized Development	(c) 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 Exhibit A, 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), Director, OC Planning (Planning Commission to approve Area Plans)	Revision to statistical table; confirmation that relocation/reallocation is consistent with P.C. Text	Ongoing.	PC-Wide

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459	209-210 (PC Text, Gen. Reg. 12) 450-451 (San Clemente Settlement Agreement, K.3)	Resource Organizations Settlement Agreement	3.3 (cont.)	In conjunction with preparation of Master Area Plans; throughout term of Ranch Plan project implementation	Approved Uses and Practices	Development areas	Allocation/Reallocation of Authorized Development (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, Director, OC Planning	Confirm that additional / expanded uses within Defined Open Space are not contemplated or authorized.	Ongoing. [Note: PA1 MAP application provided to ROs on 4/19/06]	PC-Wide
460		Resource Organizations Settlement Agreement	3.4	No required timeframe; rights and limitations operative throughout term of Ranch Plan project	Approved Uses and Practices	Defined Open Space	Open Space Uses	Except as expressly authorized by this Agreement, uses within Defined Open Space shall be limited to Open Space Uses. Except as otherwise limited or modified by this Agreement, RMV shall have the right, but not the obligation, to conduct and perform any/all of the Open Space Uses within any/all portions of the Ranch Plan Area.	Applicable Permitting Authority	Limit uses within Defined Open Space to more restrictive Open Space Uses (per definitions in Resource Organization Settlement Agreement)	Ongoing.	PC-Wide
461		Resource Organizations Settlement Agreement	3.5	No required timeframe; rights operative throughout term of Ranch Plan project	Approved Uses and Practices	Ranching and agricultural practices	Conduct of Ranching and Agricultural Practices in Development Areas	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. (See Planned Community Program Text Section III. H.)	Director-PDS, Director, OC Planning	Development of project per Ranch Plan Planned Community Program Text, Section III.H.	Ongoing.	PC-Wide
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	Approved Uses and Practices	Adjacent to Avenida La Pata, recyclable materials	Recycling and Recovery Facility	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 Exhibit C. 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, Director, OC Planning 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	TBD	PC-Wide

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483		Resource Organizations Settlement Agreement	4.5	Prior to submittal of any Area Plan for PA 2; rights and limitations operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Planning Area 2:	Development activities within Planning Area 2 (depicted as "PA 2" in Exhibit A) shall be limited to Open Space Uses and the following uses/activities:		All applications and development shall comply with these restrictions	Completed: Applied to Ranch Plan Planned Community Development Map, as revised July 26, 2006, per Planning Commission Resolution No. 06-05 . [Hyperlink #42]	PA-2
484		Resource Organizations Settlement Agreement	4.5 (cont.)	Prior to submittal of any Area Plan for PA-2 re: Lower Chiquita	Activities Within Identified Planning Areas		Planning Area 2 (cont.)	(a) Lower Chiquita. Within that area located southerly of the Santa Margarita Water District ("SMWD") wastewater treatment facility more specifically depicted and identified as "Lower Chiquita" in the attached Exhibit H, development may proceed in accordance with the terms established in the Project Approvals and Subsequent Project Approvals.		All applications and development shall comply with these restrictions	Completed: Applied to Ranch Plan Planned Community Development Map, as revised July 26, 2006, per Planning Commission Resolution No. 06-05 . [Hyperlink #42]	PA-2
485		Resource Organizations Settlement Agreement	4.5 (cont.)	Prior to submittal of any Area Plan for PA-2 re: lands proximate to SMWD facility	Activities Within Identified Planning Areas		Planning Area 2 (cont.)	(b) Lands Proximate to SMWD Wastewater Treatment Facility. Within that area located northerly and easterly of the SMWD wastewater treatment facility more specifically depicted and identified as "SMWD/Chiquita Development Area" in Exhibit H, development may proceed in accordance with the terms established in the Project Approvals and Subsequent Project Approvals. All development activities within the bounds of the SMWD/Chiquita Development Area shall be graded such that uses are oriented away from open space areas located to the north, northwest and east of said Development Area, and views of structures potentially visible from the on-ground vantage points identified as the "Chiquita Creek Vantage Points" on Exhibit H are eliminated.		All applications and development shall comply with these restrictions	TBD	PA-2

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486		Resource Organizations Settlement Agreement	4.5 (cont.)	Prior to submittal of any Area Plan for PA 2 re: Middle Chiquita; limitations operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Planning Area 2 (cont.)	(c) Middle Chiquita. Within that portion of Planning Area 2 located southerly of and adjacent to Tesoro High School more specifically depicted and identified as "Middle Chiquita Development Area" in Exhibit H, development may proceed, but shall be limited solely to the construction, use and maintenance of residential structures, cemetery facilities and related infrastructure. Residential uses (including multi-family and high density) shall be limited to a total of fifteen (15) acres and shall be contiguous to the high school site. Native vegetation shall be utilized to buffer all cemetery facilities from adjoining open space areas. In addition, to the extent practicable, native landscaping shall be incorporated into and throughout the cemetery facilities.		All applications and development shall comply with these restrictions	TBD	PA-2
502		Resource Organizations Settlement Agreement	6	Offer of Dedication prior to commencement of any grading or construction activities within a phase of development (i.e., Subarea) Recordation of Conservation Easement upon issuance of 75 percent of C of O's within a Subarea (incremental conservation easement dedication)	Phased Dedication and Management of Open Space:		Phased Dedication and Management of Open Space:	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		RMV: 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.]	Refer to most current phased dedication map as part of approved Open Space Agreement [Hyperlink #14]	Each PA

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504		Resource Organizations Settlement Agreement	7.1	Prior to commencement of any grading or construction activities within the first Subarea	Long-Term Management Funding Strategy:		Long-Term Management Funding Strategy:	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.		RMV: 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.	Completed for entire Planned Community, per approved NCCP Implementation Agreement [Hyperlink #43]	Each PA
505		Resource Organizations Settlement Agreement	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.):		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.		RMV: 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	Completed for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA

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506		Resource Organizations Settlement Agreement	7.3 (i)	Prior to issuance of a grading permit within each Subarea	Long-Term Management Funding Strategy (cont.):		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;		RMV: Provide ROs with documentation demonstrating establishment of Open Space Management Fund	Completed for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA
507		Resource Organizations Settlement Agreement	7.3 (ii)	See above	Long-Term Management Funding Strategy (cont.):		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;		RMV: Provide ROs with evidence of near-term (i.e., 5 years) funding for dedicated open space	Completed for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA
508		Resource Organizations Settlement Agreement	7.3 (iii)	See above	Long-Term Management Funding Strategy (cont.):		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		RMV: Provide ROs with evidence of long-term (i.e., greater than 5 years) funding plan for dedicated open space	Completed for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA
509		Resource Organizations Settlement Agreement	7.3 (iv)	See above	Long-Term Management Funding Strategy (cont.):		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.		RMV: Provide ROs with evidence of management plan (including 5-year budget)	Management Plan on-going for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA
509.1		Resource Organizations Settlement Agreement	7.3	Following recordation of conservation easements, and continuing throughout term of the Ranch Plan project	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	After recordation of Conservation Easements, and pending any conveyance and relinquishment of Defined Open Space lands, RMV and/or its designee shall implement the open space management plan using the resources in the Fund.		RMV: Implement open space management plan using collected funding resources	Completed for entire Planned Community, per approved Chapter 12 of HCP [Hyperlink #30]	Each PA

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510	520 (ROSA Exhibit G)	Resource Organizations Settlement Agreement	8	Annually, as part of the Annual Compliance and Effectiveness Report (ACER) preparation process	Limited Right of Inspection:		Limited Right of Inspection:	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.		RMV: Provide opportunity to identified RO representatives (or County, as appropriate) to conduct annual, authorized inspections	First Annual Compliance and Effectiveness Report (ACER) approved in 2007, and conducted annually thereafter. First Inspection Occurred on October 12, 2006. Resource Organizations have elected not to go in field thereafter.	PC-Wide
510.1		Resource Organizations Settlement Agreement	8 (cont.)	Annually, as part of the AMR preparation process	Limited Right of Inspection (cont.):		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.		County: 1. <u>Incorporate findings into AMR, and</u> 2. Provide AMRs to ROs		PC-Wide
510.2		Resource Organizations Settlement Agreement	9.1	On or before 8/31/05	Dismissal of Ranch Plan Litigation.		Dismissal of Ranch Plan Litigation.	Within fifteen (15) days following [the] Effective Date, the Resource Organizations shall dismiss, with prejudice, the Ranch Plan Litigation.		ROs: File Notice of Dismissal.	Completed for entire Ranch Plan August 17, 2005	

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510.3		Resource Organizations Settlement Agreement	9.2	Within 30 days following the dismissal of the Ranch Plan Litigation	Attorneys' Fees and Costs.		Attorneys' Fees and Costs.	RMV shall pay to the Resource Organizations the sum of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) in full satisfaction of any award to which Resource Organizations may be entitled under Section 1021.5 of the California Code of Civil Procedure. RMV and the Resource Organizations agree that the Resource Organizations may not seek or be awarded any additional amounts for attorneys' fees or costs in connection with the Ranch Plan Litigation. RMV shall pay the foregoing amount within thirty (30) days following the dismissal of the Ranch Plan Litigation. The County shall have no liability for the payment of the attorneys' fees or costs of RMV or the Resource Organizations incurred in connection with the Ranch Plan Litigation.		RMV: Pay \$350,000 to Resource Organizations	Paid in 2005	
511		Resource Organizations Settlement Agreement	Exhibit B	Prior to 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		Uses Prohibited in Defined Open Space	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. 1. Nurseries 2. Construction offices 3. Maintenance yards 4. Commercial stables (except the St. Augustine's Training Center and Stables or successors in its current location) 5. Research and development facilities (except for the uses at the Northrup Grumman-Capistrano Test Site permitted by the lease) 6. Waste disposal operation and associated uses (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement) 7. Storage facilities 8. Mining and quarrying of materials 9. Materials recycling and recovery facilities (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement) 10. New, expanded and/or relocated citrus or other orchard crops (not including the additional 50 acres of orchards allowed pursuant to Section 4.2(b) of this Agreement)		Area Plan compliance with these restrictions.	Noted	Each PA

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511.1		Resource Organizations Settlement Agreement	Exhibit B	Prior to 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.)		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.	Noted	Each PA
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision Manager OC Planned Communities 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, Director, OC Planning	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	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 Manager OC Planned Communities 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, Director, OC Planning	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 (cont.):		Geology and Soils (cont.):	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	Geology and Soils (cont.):		Geology and Soils (cont.):	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, Director, OC Planning	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	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the Manager of Subdivision and Grading Manager OC Planned Communities 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, Director, OC Planning	Approval of grading plan		Each PA
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	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, Director, OC Planning	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	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, Director, OC Planning	Submittal of satisfactory of drainage study		Each PA

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527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	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 PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	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, Director, OC Planning	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each 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 (cont.):		Drainage Improvements (cont.):	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- Inspection, Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange- Director of- Planning & Development Services, Director, OC Planning	Submittal of satisfactory drainage plans		Each PA

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530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	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 Inspection, Manager, OC Inspection Division	Verification of installation of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	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 (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA
533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	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, Director, OC Planning (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)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA

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534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	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)	County of Orange Director of Planning & Development Services Director, OC Planning (Orange County Flood Control District and Santa Margarita Water District)	See above	<u>Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.</u>	Each PA
535		EIR 589	SC 4.5-6	Prior to <u>County of Orange acceptance of improvements as identified by separate agreement the recordation of a Subdivision Map</u>	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility _____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements 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 of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b modified)	County of Orange Director of Planning & Development Services Director, OC Planning (Orange County Flood Control District and Santa Margarita Water 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	Runoff Management Plan:		Runoff Management Plan:	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 Director, OC Planning	Submittal of satisfactory Runoff Management Plan		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 or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	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, Director, OC Planning	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • 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; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	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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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	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: • 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; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP.	County of Orange Manager of Building Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • 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&M Plan; and (County Standard Condition WQ03)	See above	See above		Each PA
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition 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	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	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 Permits Inspection Manager, OC Inspection Division (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	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	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 Manager, Permit Services (Building Plan Check)	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	Development Within Floodplain.		Development Within Floodplain.	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, Director, OC Planning	Submittal of a CLOMR and three sets of calculations	Cleared per transmittal of CLOMR to FEMA on January 29th, 2007 (Determine whether approval is for PA1 only, or for entire Ranch Plan PC)	Each PA
543		EIR 589	SC 4.6-1	Prior to the approval of a Tentative Tract Map for Urban Activity Center development	Transportation Demand Management:		Transportation Demand Management:	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, Director, OC Planning	Submittal of satisfactory Transportation Demand Management Plan	TDM Ordinance (incorporated as Section 7-9-143 of the Zoning Code) is only applicable to uses exceeding 100 employees.	Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	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, Director, OC Planning	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	Note shall state: "Rancho Mission Viejo or assigns hereby 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	<u>Private</u> Street Improvements:		<u>Private</u> Street Improvements:	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, Director, OC Planning	Verification of a note on the Subdivision Map	<u>Note shall make statement listed in quotations in condition.</u>	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements (cont.) :		Street Improvements (cont.) :	Prior to the recordation of a subdivision map, the subdivider shall design and construct <u>(or provide evidence of financial security, such as bonding)</u> 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, Director, OC Planning	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/installation of improvements	<u>If applicable, bonding may substitute for construction of each of the required improvements.</u>	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	<u>See above</u>	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	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	<u>See above</u>	Each PA
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	<u>See above</u>	Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	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, Director, OC Planning	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA

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548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	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, Director, OC Planning	Approved grading plans verifying adequate sight distance		Each PA
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) 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, Director, OC Planning	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	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	Internal Circulation:		Internal Circulation:	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, Director, OC Planning	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	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
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA

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550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	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, Director, OC Planning	Submittal of satisfactory internal pedestrians circulation plans		Each PA
551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	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, Director, OC Planning	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	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, Director, OC Planning	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
553		EIR 589	SC 4.6-11	Prior to the recordation of a Subdivision Map	Access Easement for Commercial Centers:		Access Easement for Commercial Centers:	Prior to the recordation of a subdivision map, the applicant shall <u>demonstrate that any applicable delineate on the subdivision map a two way reciprocal access and parking easements are in effect to all parcels within the map and place a note on the final map reserving the easement</u> 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, Director, OC Planning	Verification of note on map reserving reciprocal parking and access	Only applicable to subdivision maps which include lots to be developed as commercial centers.	Each PA
554		EIR 589	SC 4.6-12	Prior to the recordation of a Subdivision Map	Traffic Study:		Traffic Study:	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, Director, OC Planning	Submittal of satisfactory traffic study	Traffic study to be reviewed by Planned Community Division of OC Public Works	Each PA

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554.1		EIR 589	SC 4.6-13	Prior to approval of subdivision map within 1,000 feet of the center line of the conceptual Crown Valley Parkway	MPAH Designation of Crown Valley Parkway:		MPAH Designation of Crown Valley Parkway:	Prior to the approval of any subdivision map (except for financing purposes) for the Ranch Plan development within 1,000 feet of the center line of the conceptual Crown Valley Parkway as shown on the current (as of the date of the Ranch Plan GPA/ZC approval) Master Plan of Arterial Highway (MPAH), between Antonio Parkway and the Foothill Transportation Corridor (FTC), the Director, Resource & Development Management Department (RDMD), County of Orange in consultation with Manager Programming/Planning of Orange County Transportation Authority (OCTA) shall make a finding that said subdivision map does not preclude implementation of Crown Valley Parkway as an MPAH facility.	County of Orange-Director of- Planning- Director, OC Planning & Development Services (OCTA)	Finding being made in conjunction with subdivision map review and approval	While Crown Valley Parkway remains on the MPAH, there are significant geotechnical and habitat issues associated with the extension which will require additional review.	PA2
554.2		EIR 589	SC 4.6-14	Prior to recordation of the first tract map (except for financing purposes) for Planning Areas 2, 3, or 5	TCA Agreement:		TCA Agreement:	Prior to recordation of the first tract map (except for financing purposes) for Planning Areas 2, 3, or 5 in the Ranch Plan development, the applicant shall enter into an agreement with the Foothill/Eastern Transportation Corridor Agencies (TCA) to address right-of-way, cost, phasing, implementation and roles and responsibilities relating to all roadway connections to and/or crossings of the SR-241 extension within the Ranch Plan, and/or funding/phasing/ construction of other roadways (i.e., F Street) that are needed in the event the extension of SR-241 does not occur. The agreement between the applicant and the TCA shall also be reviewed and approved by the Director, RDMD, County of Orange, for consistency with SCRIP/Development Agreement	County of Orange-Director of-PDS- Director, OC Planning and TCA	Evidence of agreement between applicant and TCA	In accordance with Transportation Improvement Phasing Plan for SCRIP.	PA2, PA3 and PA5
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	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, Director, OC Planning	Verification of compliance with Rule 403 and Rule 402		Each PA

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555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	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
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	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
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	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
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	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	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _x and ROC from heavy equipment.	County of Orange - Director of Planning & Development Services, Director, OC Planning	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	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	Hours of Construction:		Hours of Construction:	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, Director, OC Planning	General note on approved grading plan		Each PA

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558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	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, Director, OC Planning	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(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
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(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
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	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	Sound Attenuation:		Sound Attenuation:	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, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon	Each PA

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559.1		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 (cont.):		Sound Attenuation (cont.):	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
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	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, Director, OC Planning and Manager, Permit Services (Building Plan Sheet)	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	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
560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	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, Manager, OC Inspection Division	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

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561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	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 Permits, Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		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
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	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 N02)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA

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563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	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, Manager, OC Inspection Division	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
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	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, Director, OC Planning	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	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)	See above	See above		Each PA
565		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	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, Director, OC Planning	Landscaping and irrigation plan certification from landscape architect		Each PA

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566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	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, Manager, OC Inspection Division	Approved irrigation management report		Each PA
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	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 LA02a)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved detailed landscape plan for privately maintained common areas		Each PA
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	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, Director, OC Planning	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	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	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, Manager, OC Inspection Division	Approved irrigation management report for each landscape irrigation system		Each PA

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570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	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)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required	Each PA
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	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 OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	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 OC Public Works/OC Planning*	Approval of the archaeologist's follow-up report		Each PA

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573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	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 OC Public Works/OC Planning*	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
574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	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 OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	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 OC Public Works/OC Planning*	Approval of the paleontologist's follow-up report		Each PA

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576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	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 OC Public Works/OC Planning*	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
577		EIR 589	SC 4.12-1	Prior to recordation of any applicable subdivision map	Public Park Dedication:		Public Park Dedication:	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) _____. ¹ 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)	County of Orange Director of Planning & Development Services, Director, OC Planning	Irrevocable offer of fee dedication for local park purposes to the County of Orange	The irrevocable offer of dedication (IOD) may be satisfied per the appropriate designation (notes and delineation) on the subject subdivision map. The IOD will only be applied to portions open to public (i.e. no gated pool	Each PA
578		EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map				b. The subdivider applicant shall grade (or provide evidence of financial security, such as bonding) 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)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verify subdivider applicant would grade the public park site(s) to provide minimum acres of creditable local park land	Grading, erosion control, utility stub-outs, etc. would be done in conjunction with park construction. Typically local parks would be constructed by Rancho Mission Viejo.	Each PA

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579		EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map	Public Park Dedication (cont.):		Public Park Dedication (cont.):	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)	County of Orange- Director of- Planning &- Development- Services, Director, OC Planning	Verify developer would maintain the offered park site(s) until Orange County accepts the offer of dedication	Verification of maintenance would only be necessary if the County were anticipating acceptance of a local park, which typically does not occur.	Each PA
580		EIR 589	SC 4.12-2	Prior to recordation of an applicable subdivision map which creates building sites	Private Local Park:		Private Local Park:	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)	County of Orange- Director of- Planning &- Development- Services, Director, OC Planning	Verify subdivider would make an irrevocable offer to dedicate an easement for private local park purposes to the County of Orange	Applicant is only required to establish consistency with the approved March 14, 2007 Ranch Plan Local Park Implementation Plan [Hyperlink #27]. This may not require the dedication of parkland within each subdivision map which creates building sites.	Each PA
581		EIR 589	SC 4.12-2 (cont.)	Prior to approval of Site Development Permit recordation of applicable final subdivision map	Private Local Park (cont.):		Private Local Park (cont.):	b. Prior to the approval of Site Development Permit 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, modified)	County of Orange- Director of- Planning &- Development- Services, Director, OC Planning	Verify submission of a preliminary concept plan of private recreation facilities for review and approval	Private local parks are to be reviewed and approved in compliance with the approved March 14, 2007 Ranch Plan Community-Wide Local Park Implementation Plan (LPIP) [Hyperlink #27]	Each PA

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583		EIR 589	SC 4.12-5	Prior to recordation of final tract map	Recreation Easement for Regional Trail:		Recreation Easement for Regional Trail:	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, Director, OC Planning	Verify subdivider would provide an easement for a recreational trail for riding and hiking trail purposes	Subdivider is only required to verify dedication of an easement if the map is associated with a link on the Trail and Bikeways Implementation Plan for the Ranch Plan , [Hyperlink #21] approved 7/18/06. Trails are an allowed activity The underlying owner will be RMV, a conservation easement will be dedicated to The Reserve and a trail easement will be dedicated to the County. In areas where a conservation easement has	Each PA
583.1		EIR 589	SC 4.12-5 (cont.)	See above	Recreation Easement for Regional Trail:		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	Subdivider is only required to verify dedication of an easement if the map is associated with a link on the Trail and Bikeways Implementation Plan for the Ranch Plan , [Hyperlink #21] approved 7/18/06. Trails are an allowed activity	Each PA

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584		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	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, Director, OC Planning	Verify approval of design improvements for the trail by the Manager HBP/ Program Management		Each PA
585		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of final certificates of use and occupancy	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	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, Director, OC Planning in consultation with Manager, OC Inspection Division	Verify existence of an agreement accompanied by financial security with the County to insure installation of necessary improvements	The underlying owner will be RMV, a conservation easement will be dedicated to The Reserve and a trail easement will be dedicated to the County. In areas where a conservation easement has already been dedicated, USFWS and Reserve approval are	Each PA
586		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	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, Director, OC Planning	Verify grading would not interfere with installation of recreational riding and hiking trail		Each PA

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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 (cont.):		Recreation Easement for Regional Trail (cont.):	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, Director, OC Planning in consultation with Manager, OC Inspection	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
588		EIR 589	SC 4.14-1	Prior to the recordation of a subdivision map	Hazardous Materials Assessment Report:		Hazardous Materials Assessment Report:	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, Director, OC Planning	Submittal of Hazardous Materials Assessment and Disclosure Statement	Applicant is only required to submit a TDS if land is being dedicated to County of Orange, and then only for the property covered by the dedication.	Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	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 EPC11A)	County of Orange Director of Planning & Development Services, Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract a-subdivision maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water 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. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Approved water improvement plans with subsequent construction of improvement	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
590		EIR 589	SC 4.15-2	Prior to recordation of final tract maps for the proposed land development area (alternatively subdivider may enter into a subdivision improvement agreement with the County	Utilities (Electricity Availability Report):		Utilities (Electricity Availability Report):	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 Director, OC Planning (SDG&E)	Approved Electricity Availability Report	This condition required only if an existing transmission line or access road would potentially be affected by the subject subdivision map.	Each PA
591		EIR 589	SC 4.15-3	Prior to recordation of final tract map	Utilities (SDG&E Transmission Line):		Utilities (SDG&E Transmission Line):	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 Director, OC Planning (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.	This condition required only if an existing 138kv transmission line would potentially be affected by the subject subdivision map.	Each PA

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592		EIR 589	SC 4.15-4	Prior to recordation of final tract map	Utilities (SoCal Gas):		Utilities (SoCal Gas):	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- Director, OC Planning (SoCalGas)	Approved natural gas improvement plans	This condition required only if a major existing gas line would potentially be affected by the subject subdivision map.	Each PA
593		EIR 589	SC 4.15-5	Prior to recordation of final tract map	Utilities (SMWD Facilities):		Utilities (SMWD Facilities):	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- Director, OC Planning (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.	This condition required only if a major existing water facility or transmission line would potentially be affected by the subject subdivision map.	Each PA
594		EIR 589	SC 4.15-6	Prior to Subarea Plans approval	Utilities (SMWD Improvement Plans):		Utilities (SMWD Improvement Plans):	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- Director, OC Planning (SMWD)	Approved water improvement plans	Applicant must submit one of the following: (1) approved water improvement plan consistent with referenced Water Plan of Works, (2) letter from SMWD indicating sufficient placement and sizing of facilities for Map area, or (3) subdivision improvement agreement with County.	Each PA

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595		EIR 589	SC 4.15-7	Prior to recordation of final tract maps	Utilities (SMWD Sewer Facilities):		Utilities (SMWD Sewer Facilities):	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- Director, OC Planning (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.	This condition required only if a major existing sewer line would potentially be affected by the subject subdivision map.	Each PA
596		EIR 589	SC 4.15-8	Prior to approval of Subarea Plan	Utilities (SMWD Wastewater):		Utilities (SMWD Wastewater):	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- Director, OC Planning (SMWD)	Approved wastewater improvement plans	Applicant must submit one of the following: (1) approved wastewater improvement plan consistent with referenced Wastewater Plan of Works, (2) letter from SMWD indicating sufficient placement and sizing of wastewater facilities for Map area, or (3) subdivision improvement agreement with	Each PA
597		EIR 589	SC 4.15-9	N/A	CUSD Fees:		CUSD Fees:	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	Fees must be paid in accordance with the CUSD Mitigation Agreement [Hyperlink] approved prior to issuance of the first residential building permit	Each PA

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598		EIR 589	SC 4.15-10	Prior to approval of the first Master Area Plan	Solid Waste:		Solid Waste:	Prior to approval of the first master area plan, a Solid Waste Management Plan shall be prepared and submitted to OCWMD 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, Director, OC Planning, and Director, OC Waste & Recycling	Submittal of satisfactory Solid Waste Management Plan		Each PA
599		EIR 589	SC 4.15-11	Prior to the recordation of any final tract/parcel map except for financing programs	Library Facilities:		Library Facilities:	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, Director, OC Planning	Verify payment of developer fees via a payment receipt, if program is in place at the time of map recordation	Library fees to be paid on a "per dwelling unit" basis	Each PA
602		Fire Prot. Prog.	Cond. 1	Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit	Sprinklers:		Sprinklers:	Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall demonstrate to the Director, PDS, that all new habitable structures (residential, retail, industrial, etc.) within the Ranch Plan Planned Community shall be equipped with the Appropriate Automatic Fire Sprinkler System by Land Use Type (see RPFPP Section F, Definitions), with the following three exceptions:	Director, PDS, Director, OC Planning	Complete per RMV Signature on Ranch Plan Fire Protection Program Agreement, as approved by Orange County Board of Supervisors March 27, 2007	Ranch Plan Fire Protection Program Agreement [Hyperlink #24]	EachV TTM, TPM and SDP
603			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	a) All new or relocated agricultural and other existing and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed by OCFA on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether a structure is to be equipped with an automatic fire sprinkler system, or whether equivalent protection can be established.	Director, PDS, Director, OC Planning	No compliance necessary, listed as exception only		

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604			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	b) All existing agricultural and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) are not required to be equipped with an automatic fire sprinkler system	Director, PDS, Director, OC Planning	No compliance necessary, listed as exception only		
605			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	c) The following development-related structures are not required to be equipped with an automatic fire sprinkler system: Patio covers, storage sheds, bridges, decks, carports, Neighborhood Electrical Vehicle trellis coverings, greenhouses, wireless facilities, pump stations, or similar structures (unless specifically required by the locally adopted Fire Code)	Director, PDS, Director, OC Planning	No compliance necessary, listed as exception only		
606		Fire Prot. Prog.	Cond. 2.a.	Prior to approval of any "A" Tentative Tract Map	A Map Fire Master Plan:		A Map Fire Master Plan:	a) Prior to approval of any "A" Tentative Tract Map the applicant shall provide the Manager, RDMD-Subdivision and-Infrastructure Manager OC Planned Communities with a clearance from OCFA indicating that all applicable Fire Master Plan details (see RPFPP Section B, Fire Master Plan Guidelines) have been included as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee	Director, PDS, Director, OC Planning	OCFA signature on Fire Master Plan sheets of "A" TT Map		Each "A" Tentative Tract Map
607			Cond. 2.b.	Prior to approval of any "B" Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	b) Prior to approval of any "B" Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall provide the Manager, RDMD-Subdivision and-Infrastructure Manager OC Planned Communities with a clearance from OCFA indicating that all applicable Fire Master Plan details (see RPFPP Section B, Fire Master Plan Guidelines) 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. All Fire Master Plans addressing "B" Tentative Tract Maps, Tentative Parcel Maps and Site Development Permits shall also include applicable approved Fuel Modification Plan details, and construction details allowed within Radiant Heat/Ember Mitigation & Basic Zones per Section B.7, Attachment 15 and Section G-__.	Director, PDS, Director, OC Planning	OCFA signature on Fire Master Plan sheets of "B" TT Map or SDP		Each "B" TT Map and Site Development Permit

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608			Cond. 2.c.	Prior to issuance of building permits for large lot and/or custom lot "B" Tentative Tract Map (if applicable)	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	c) If applicable to a large lot and/or custom lot "B" tentative tracts, an abbreviated subsequent Single Family Fire Master Plan may be required to address only the following requirements of RPFPP Section B, Fire Master Plan Guidelines: • B.1.c.1) and B.1.c.3) and Exhibit 4b and 4c • B.1.g Gradient of accessway • B.3 Gates, and attachment 9 (if applicable) • B.4 Hydrants	Director, PDS, Director, OC Planning	OCFA clearance of the Single Family Fire Master Plan for each applicable lot		Each applicable "B" TT Map
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, Director, OC Planning	Site inspection		
610			Cond. 2.e.	Prior to approval of any new or relocated agricultural and other existing and on-going structures	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	e) All new or relocated agricultural and other existing and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed by OCFA on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether aspects of RPFPP Section B, Fire Master Plan Guidelines, shall be applied or whether equivalent protection can be established.	Director, PDS, Director, OC Planning	No compliance necessary		
611			Cond. 2.f.	Not applicable	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	f) All existing agricultural and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) do not require a Fire Master Plan.	Director, PDS, Director, OC Planning	No compliance necessary		
612			Cond. 2.g.	First subdivision within each portion of the Ranch Plan Planned Community Development Planning Area	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	g) Subsequent revisions to an approved Fire Master Plan are to be approved by OCFA staff, and shall not require Subdivision Committee or Site Development Permit decision-maker approval.	Director, PDS, Director, OC Planning	Each tentative tract and parcel map include a Fire Master Plan		Each Applicable TT Map

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
613			Cond. 3.a.	Approval of Ranch Plan Fire Protection Program	Preliminary Fuel Mod:		Preliminary Fuel Mod:	a) A Ranch Plan Planned Community-wide Preliminary Fuel Modification Plan (RPFPP Attachments 17 through 27) has been approved for the peripheral edge of all Ranch Plan development Planning Areas.	Director, PDS, Director, OC Planning	Complete upon approval of Ranch Plan Fire Protection Program	Ranch Plan Fire Protection Program Agreement [Hvperlink #24]	
614		Fire Prot. Prog.	Cond. 3.b.	Prior to approval of Master Area Plan	Master Area Plan Preliminary Fuel Mod:		Master Area Plan Preliminary Fuel Mod:	b) Prior to approval of each Master Area Plan the applicant shall provide the Director, PDS, with a clearance from OCFA indicating their review and approval of a Preliminary Fuel Modification Plan that either confirms or modifies the assumed 110-foot wide fuel modification zones in the approved Community-wide Preliminary Fuel Modification Plan (per RPFPP Section C.1). If adaptive management tools 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.	Director, PDS, Director, OC Planning	Provide the Director, PDS, with a clearance from OCFA indicating their review and approval of a Preliminary Fuel Modification Plan		
615		Fire Prot. Prog.	Cond. 3.c.	Prior to approval of any Tentative Tract Map	Conceptual Fuel Mod:		Conceptual Fuel Mod:	c) Prior to Vesting Tentative Tract Map approval, the applicant shall provide the Manager, PDS-Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan (per RPFPP Section C.2, and Attachments 17 through 30), shall also include applicable approved construction details allowed within Radiant Heat & Basic Zones per Section B.7, C.2.e., Attachment 15 and Section G-__.	Director, PDS, Director, OC Planning	Provide the Manager, PDS-Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	Director, PDS, Director, OC Planning	Provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	Director, PDS, Director, OC Planning	Submit a copy of the proposed Tract map to OCFA for administrative approval		
620		Fire Prot. Prog.	Cond. 5	Prior to recordation of each applicable Tract Map	Financial Security for Opticon Devices		Financial Security for Opticon Devices	Prior to recordation of each applicable Tract Map, the applicant shall provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating financial security (i.e., bonding, letter of credit, etc.) has been secured to address Opticom device at the signalized intersection of _____ and _____.	Director, PDS, Director, OC Planning	Provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating financial security has been secured		
621		Fire Prot. Prog.	Cond. 6	Prior to approval of any GA "Mass Grading Permit", operations that include generators and fuel tanks (up to 10,000 gallons)	Generators and Fuel Tanks		Generators and Fuel Tanks	Prior to approval of any GA "Mass Grading Permit", operations that include generators and fuel tanks (up to 10,000 gallons), shall be included as part of the grading plan notes. The applicant commits to the following (a-d) prior to bringing fuel storage or deliver systems within the grading permit area:	Director, PDS, Director, OC Planning	Notes on grading plan		
622		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	a) All Weather Surface access, a minimum of 16-feet wide, to within 300 feet of any fuel tank and/or generator.	Director, PDS, Director, OC Planning	Notes on grading plan		
623		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	b) No combustible vegetation or combustible structures within 500 feet of any fuel tank and/or generator.	Director, PDS, Director, OC Planning	Notes on grading plan		
624		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	c) Only Class II or III combustible liquids are stored or dispensed.	Director, PDS, Director, OC Planning	Notes on grading plan		
625		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	d) Prior to actual installation of tanks, RMV agrees to process the required OCFA plan approvals.	Director, PDS, Director, OC Planning	Notes on grading plan		

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
626		Fire Prot. Prog.	Cond. 7	Upon issuance of 95% of the residential and non-residential certificates of occupancy within each development Planning Area (PA1-PA5, and PA8)	Remapping from SRA to LRA		Remapping from SRA to LRA	Upon issuance of 95% of the residential and non-residential certificates of occupancy within each development Planning Area (PA1-PA5, and PA8), OCFA shall recommend -- and use best commercial efforts to accomplish -- that as part of the State of California Department of Forestry and Fire Protection regular mapping updates, the entire Planning Area be redesignated from State Responsibility Area (SRA) to Local Responsibility Area (LRA) Urbanized/Developed Areas, and that the surrounding approved Fuel Modification Zone be redesignated as Moderate Fire Hazard Zone.	OCFA	At 95% occupancy, OCFA to recommend remapping		
627		Afford. Hous. Agmt.	Cond. 5 (Pg. 11)	Within six months after the Board approves Affordable Housing Implementation Agreement	Infrastructure Financing:		Infrastructure Financing:	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.	Director, RDMD, Director, OC Public Works	Submit to the Board a proposed agreement regarding implementation of infrastructure.		Each PA

APPENDIX B

CONCEPTUAL MASTER AREA PLAN WATER QUALITY MANAGEMENT PLAN

APPENDIX C
TRAFFIC REPORT



The Ranch Plan Planning Area 2 Traffic Analysis

March 2013

Prepared For: Rancho Mission Viejo



2073006600

The Ranch Plan Planning Area 2 Traffic Analysis

Located in Unincorporated County of Orange

March 15, 2013

Prepared for:

Rancho Mission Viejo

Submitted by:

Stantec Consulting Services Inc.

19 Technology Drive, Suite 200

Irvine, CA 92618

**THE RANCH PLAN
PLANNING AREA 2 TRAFFIC ANALYSIS**

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THE RANCH PLAN

PLANNING AREA 2 TRAFFIC ANALYSIS

1.0 INTRODUCTION

This report provides traffic analysis information for Planning Area 2 (PA2) of The Ranch Plan project in unincorporated south Orange County. It has been prepared to comply with a Condition of Approval/Mitigation Measure contained in the July 2006 approved EIR addendum for The Ranch Plan FEIR 589.

2.0 BACKGROUND AND SCOPE

PA2 of The Ranch Plan is located east of Antonio Parkway and north of Cow Camp Road (currently under construction). 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. 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 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). A traffic study for PA1 satisfying these requirements was submitted and approved in February 2011, and this traffic study supports the submittal for PA2.

Background data contained in this traffic study includes recent traffic count data in the project vicinity and anticipated traffic increases over the next several years (including that generated by PA1). Traffic generated by PA2 is then added to these background traffic volumes. Peak hour levels of service at key intersections are derived and improvements needed for implementation with the PA2 project are evaluated for consistency with the improvements contained in the SCRIP. Appendix B shows traffic improvement information from the original Ranch Plan traffic study, and provides a reference point for long-range consistency with respect to future development and planned roadway improvements.

The section which follows describes the PA2 project and its relation to the adjacent arterial roadway system. Subsequent sections of this report discuss traffic on that roadway system and potential impacts due to the project. Special issues such as the currently planned Tesoro extension of SR-241 are also discussed.

3.0 PROJECT DESCRIPTION

The location of PA2 can be seen in Figure 1. It has a northerly portion labeled PA2 North and a southerly portion labeled PA2 South, which contains the majority of the land uses allocated to PA2. The PA2 North portion is located just south of Tesoro High School and PA2 South is located east of Antonio Parkway just north of San Juan Creek. Its southern boundary is generally along future Cow Camp Road (CCR) which is currently under construction. The westerly edge of the project is around 3,500 feet east of the CCR intersection with Antonio Parkway. It has two access points off CCR, the westerly labeled A Street and the easterly labeled I Street. Access to PA2 North is from Oso Parkway with no connection to PA2 South planned for implementation until after buildout of PA2 (however, see discussion on the SR-241 Tesoro Extension in Section 9.0).

A statistical summary of land uses and trip generation is given in Table 1 along with the associated trip rates. The PA2 South project comprises 2,991 dwelling units with 525,000 square feet of commercial and a school which serves 1,200 students. The daily trip generation is estimated at 45,600 vehicle trips with 2,676 trips in the AM peak hour and 4,183 trips in the PM peak hour. The trip generation summary also shows the internal capture due to interaction between the residential units, the school and retail areas. This is estimated from traffic model relationships between different land uses and for various trip purposes. For example, school trips have a high internal capture, while work trips have a relatively low internal capture. PA2 North comprises of 300 dwelling units and a cemetery, and has no internal capture.

The external trips are used in the traffic analysis to determine off-site impacts. The external project trip distribution for PA2 South is shown in Figure 2 and shows the geographic orientation of trips to and from the project. A special section of this report (see Section 7.0) addresses PA2 North since this analysis assumes no connection between the north and south sections of the project. Hence the area of impact for PA2 North is different than for PA2 South.

4.0 EXISTING CONDITIONS

The study area for this traffic analysis is shown in Figure 3 together with recent average daily traffic (ADT) volumes (the counts are representative of December 2012). Intersection counts used in this analysis are also representative of 2012 (counts were taken in November and December).

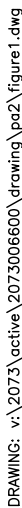


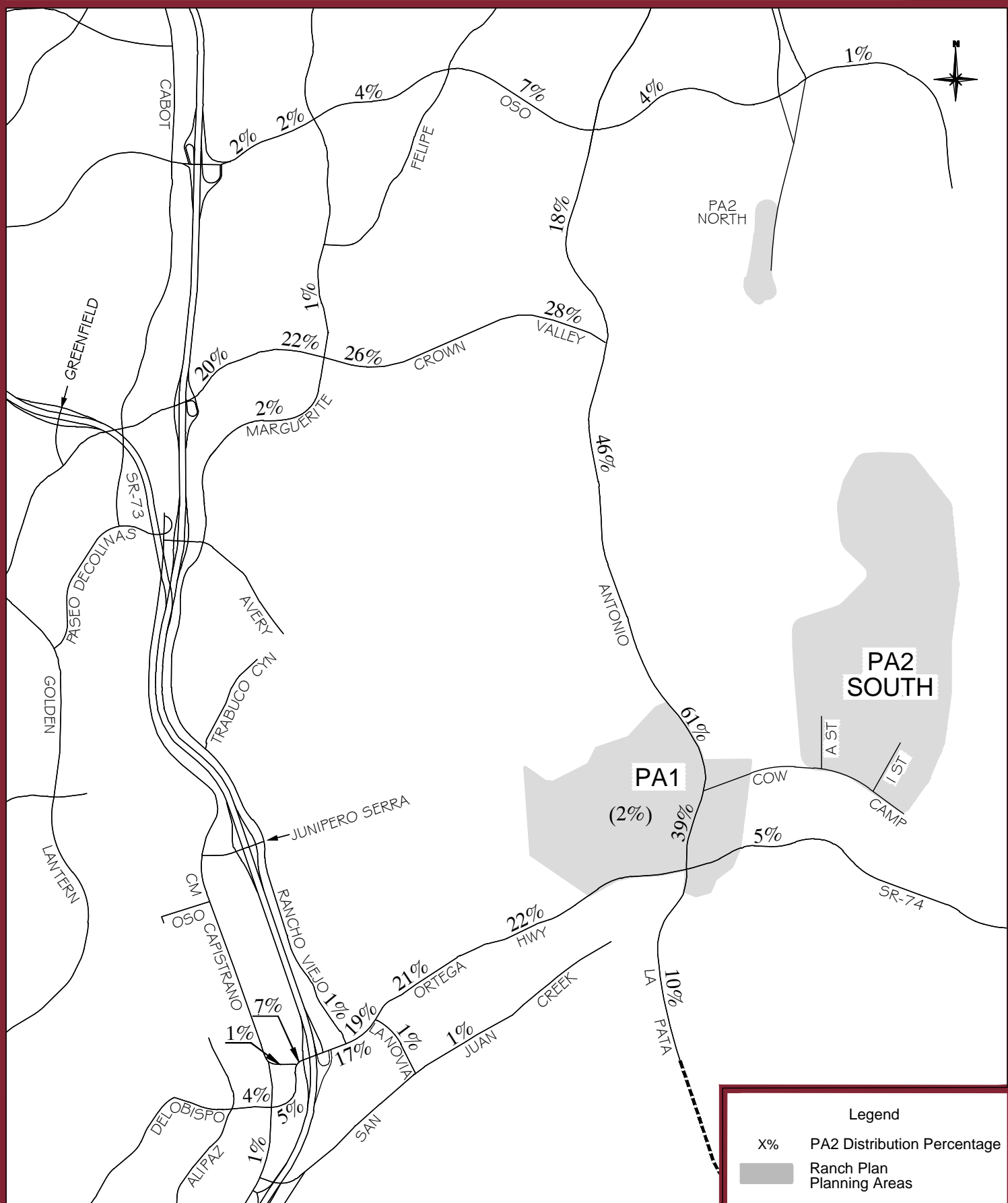
Figure 1

THE RANCH PLAN

PLANNING AREA 2 TRAFFIC ANALYSIS

Table 1 Planning Area 2 Land Use and Trip Generation Summary

Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
PA2 SOUTH								
Single Family Detached	1175 DU	223	658	881	752	435	1,187	11,245
Single Family Attached	569 DU	85	279	364	296	171	467	4,615
Senior Detached Housing	721 DU	58	101	159	115	79	194	2,675
Senior Attached Housing	238 DU	12	19	31	24	14	38	828
Apartments	288 DU	29	118	147	115	63	178	1,915
General Commercial	500 TSF	305	195	500	915	950	1,865	21,470
Specialty Retail	25 TSF	0	0	0	30	38	68	1,108
K-8 School	1,200 STU	330	264	594	90	96	186	1,746
Total		1,042	1,634	2,676	2,337	1,846	4,183	45,602
Internal Tripends		550	550	1,100	610	610	1,220	13,700
External Tripends		492	1,084	1,576	1,727	1,236	2,963	31,902
PA2 NORTH								
Apartments	300 DU	30	123	153	120	66	186	1,995
Cemetery	50 AC	6	3	9	14	28	42	237
Total		36	126	162	134	94	228	2,232
TRIP RATES								
Single Family Detached	DU	.19	.56	.75	.64	.37	1.01	9.57
Single Family Attached	DU	.15	.49	.64	.52	.30	.82	8.11
Senior Detached Housing	DU	.08	.14	.22	.16	.11	.27	3.71
Senior Attached Housing	DU	.05	.08	.13	.10	.06	.16	3.48
Apartments	DU	.10	.41	.51	.40	.22	.62	6.65
General Commercial	TSF	.61	.39	1.00	1.83	1.90	3.73	42.94
Specialty Retail	TSF	.00	.00	.00	1.19	1.52	2.71	44.32
Elementary School	STU	.25	.20	.45	.07	.08	.15	1.29
Middle School	STU	.30	.24	.54	.08	.08	.16	1.62
Cemetery	AC	.12	.05	.17	.28	.56	.84	4.73
Abbreviations: DU - dwelling unit TSF - thousand square feet								
Note: Clubhouses, Recreational Centers and Fire Stations are considered non-traffic generating for the purpose of off-site impacts and while included in the future development plans, are not included in the trip generation summary.								
The source for each trip generation rate is summarized in Appendix B, Table B-2.								

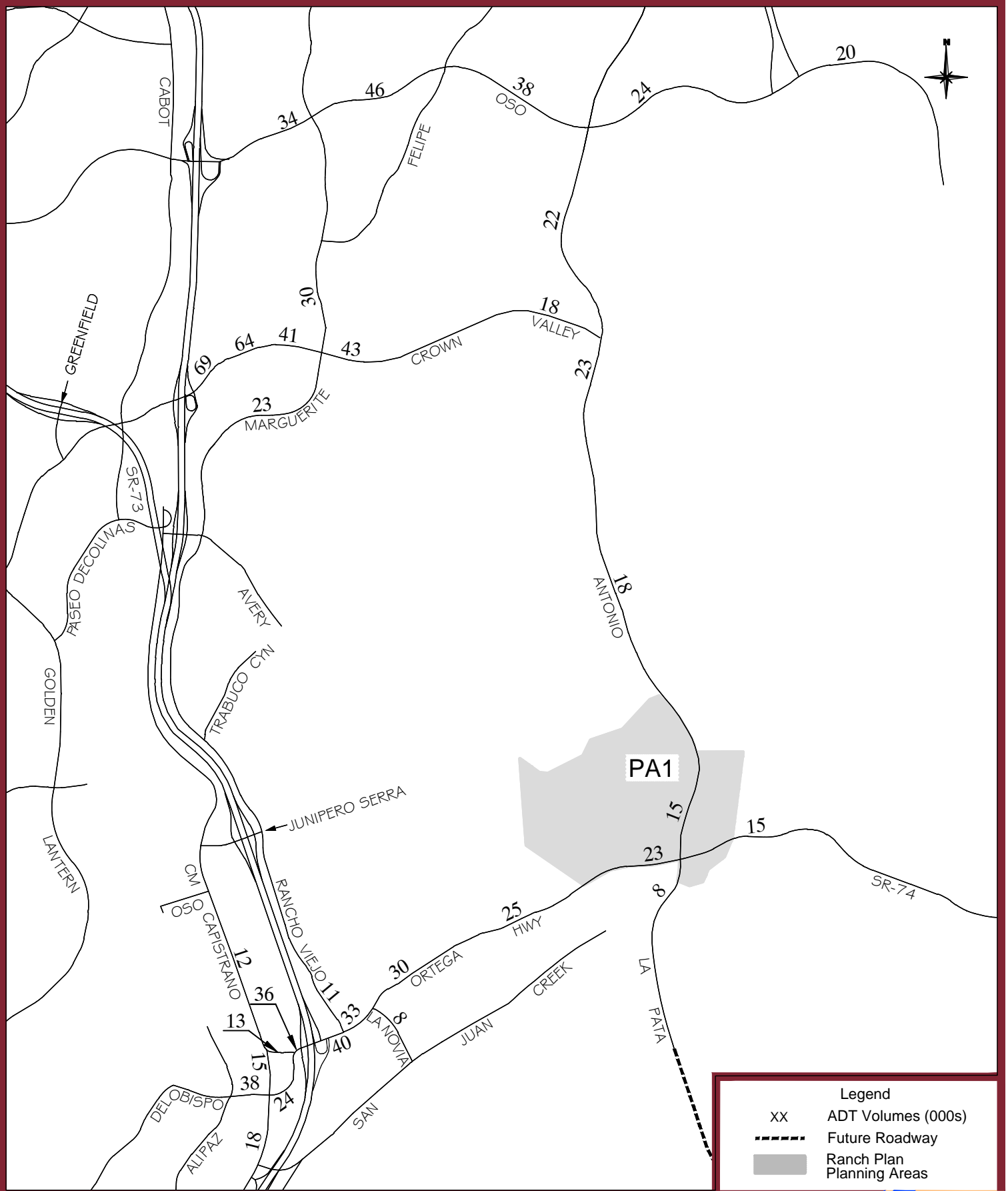


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Project Trip Distribution

Figure 2

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Existing ADT Volumes

Figure 3

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PLANNING AREA 2 TRAFFIC ANALYSIS

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). Intersection performance is measured by peak hour intersection capacity utilization (ICU) values, which are translated into traffic level of service (LOS) values. Acceptable LOS thresholds are adopted by the various jurisdictions, and these are used in this traffic analysis for evaluating traffic performance at the study area intersections.

Existing peak hour ICU values can be found in Table 2 for the locations shown in Figure 4, individual ICU worksheets are summarized in Appendix A, and Table A-1 summarizes the count dates. As shown, all but one of the study area intersections operates at an acceptable LOS (the LOS thresholds are summarized at the bottom of the table). The I-5 northbound ramps at Ortega Highway operate at LOS F in the AM peak hour. Planned improvements to address this deficiency are discussed in the next section.

5.0 FUTURE TRANSPORTATION SETTING

This analysis uses 2018 as the time frame for evaluating traffic conditions on the surrounding roadway system, and generally corresponds to a buildout year for the project. Roadway and intersection improvements are currently under construction in the study area and further improvements are planned for implementation by 2018. The traffic analysis reflects these improvements. Of particular note, no SCRIP improvements are assumed at this time as the recent improvements in conjunction with the committed improvements show that the circulation system can accommodate the projected demand from the PA2 development.

Figure 5 shows the 2018 study area highway network. Major changes from existing conditions include the southerly extension of La Pata Avenue, widening of the two lane section of Ortega Highway at the easterly edge of San Juan Capistrano, the construction of CCR to the eastern boundary of PA2, and the reconstruction of the I-5/Ortega Highway interchange. Intersection improvements assumed to be completed by 2018 are summarized in Table 3.

The traffic impact analysis assumes no northerly highway connection from PA2 South, thereby evaluating a worst case scenario as far as impacts to intersections in the immediate vicinity are concerned. A special evaluation is given later in this report for 2018 conditions with the planned Tesoro extension of SR-241 (this will extend the SR-241 toll road to CCR).

The land use and development growth projections applied in this analysis for south Orange County are the Orange County Projections (OCP) 2010, which cover five-year intervals from 2010 to 2035. The OCP-2010 Year 2015 projections provide the primary set of demographic data that is applied in the traffic analysis.

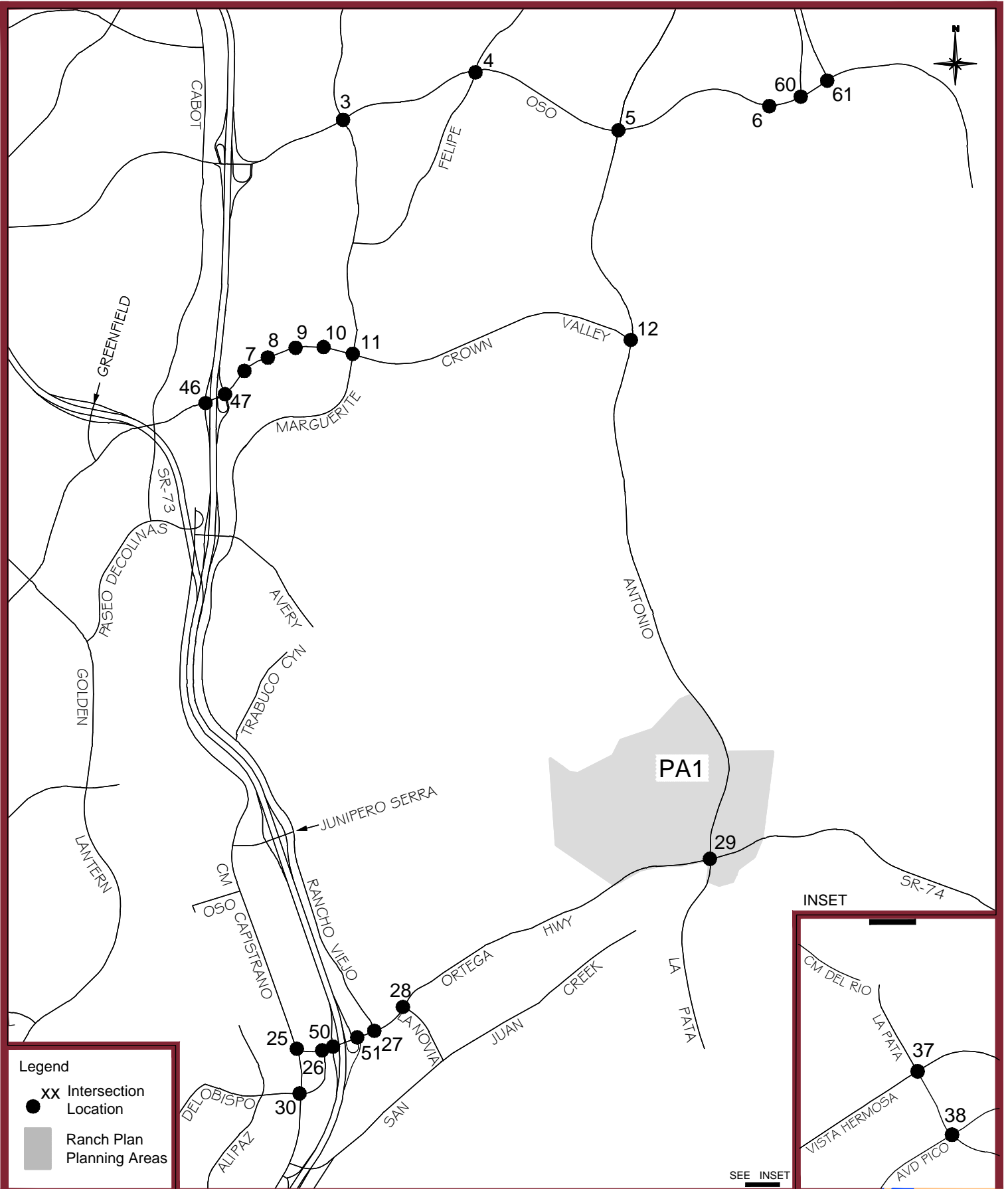
THE RANCH PLAN

PLANNING AREA 2 TRAFFIC ANALYSIS

Table 2 ICU and LOS Summary – Existing Conditions (2012)

	AM Peak Hour		PM Peak Hour	
Intersection	ICU	LOS	ICU	LOS
City of Mission Viejo				
3. Marguerite Pkwy & Oso Pkwy	.67	B	.72	C
4. Felipe Rd & Oso Pkwy	.80	C	.75	C
7. Puerta Real & Crown Valley Pkwy	.60	A	.46	A
8. Medical Ctr & Crown Valley Pkwy (a)	.54	A	.58	A
9. Los Altos & Crown Valley Pkwy (a)	.49	A	.46	A
10. Bellogente & Crown Valley Pkwy (a)	.51	A	.37	A
11. Marguerite Pkwy & Crown Valley Pkwy (a)	.64	B	.72	C
46. I-5 SB Ramps & Crown Valley Pkwy (a)	.59	A	.68	B
47. I-5 NB Ramps & Crown Valley Pkwy (a)	.62	B	.69	B
City of Rancho Santa Margarita				
6. Tesoro Creek Rd & Oso Pkwy	.55	A	.39	A
60. SR-241 SB Ramps & Oso Pkwy	.33	A	.35	A
61. SR-241 NB Ramps & Oso Pkwy	.61	B	.32	A
City of San Juan Capistrano				
25. Cm Capistrano & Ortega Hwy	.47	A	.55	A
26. Del Obispo & Ortega Hwy	.42	A	.48	A
27. Rancho Viejo Rd & Ortega Hwy	.62	B	.60	A
28. La Novia Rd & Ortega Hwy	.57	A	.63	B
30. Cm Capistrano & Del Obispo	.71	C	.60	A
50. I-5 SB Ramps & Ortega Hwy (a)	.73	C	.70	B
51. I-5 NB Ramps & Ortega Hwy (a)	1.02	F	.79	C
City of San Clemente				
37. La Pata & Vista Hermosa	.47	A	.35	A
38. La Pata & Avenida Pico	.23	A	.35	A
County of Orange				
5. Antonio Pkwy & Oso Pkwy	.56	A	.56	A
12. Antonio Pkwy & Crown Valley Pkwy	.43	A	.46	A
29. La Pata & Ortega Hwy	.50	A	.68	B
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.				
ICU Level of service ranges:				
A .00 - .60				
B .61 - .70				
C .71 - .80				
D .81 - .90				
E .91 – 1.00				
F Above 1.00				

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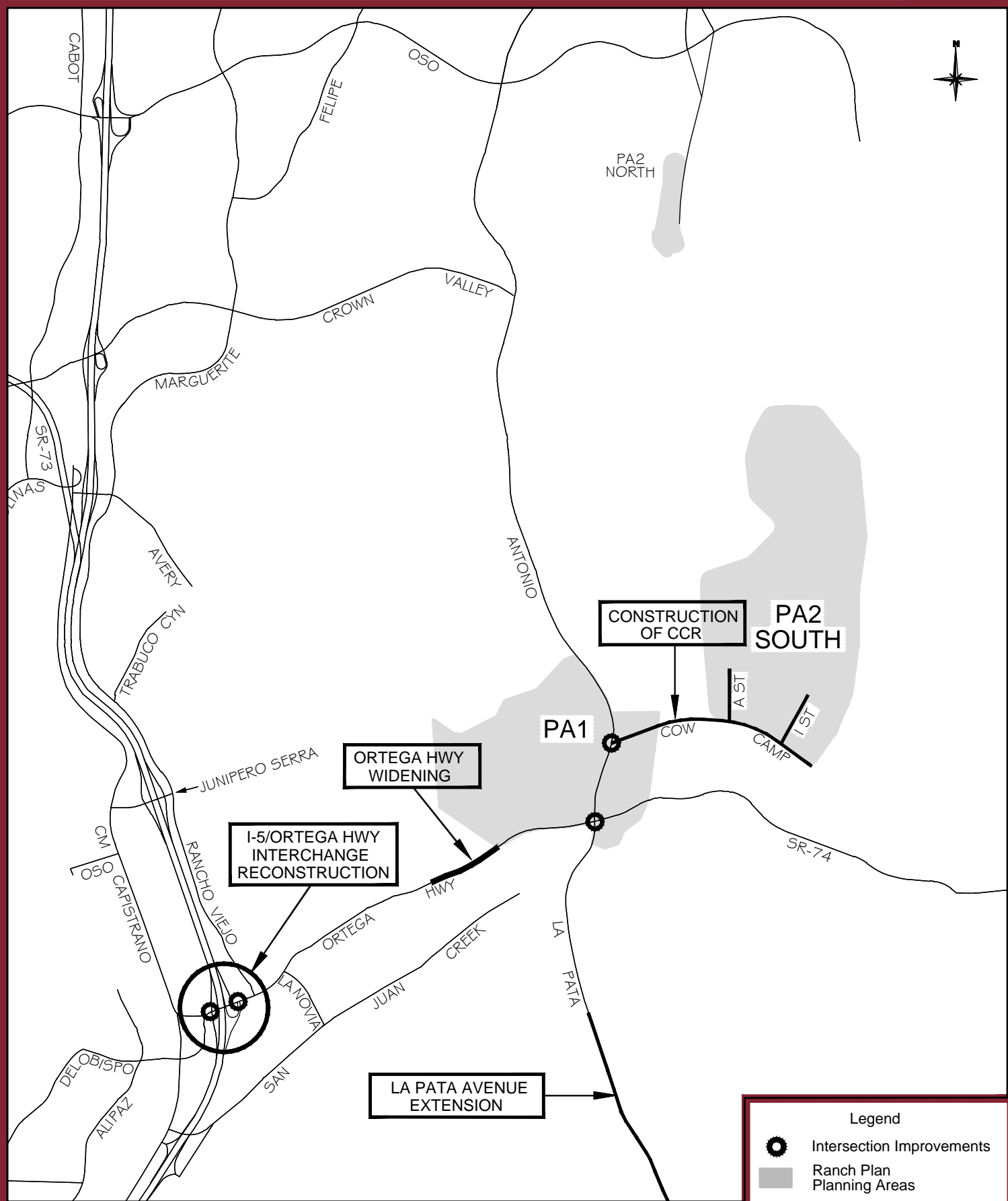
Existing Intersection Location Map

Figure 4



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2018 Study Area Network

Figure 5

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PLANNING AREA 2 TRAFFIC ANALYSIS

Table 3 Committed Intersection Improvements

Location	Improvement(s)	Source
I-5 SB Ramps at Ortega Hwy	Add 2 nd southbound left turn lane Add 2 nd westbound left turn lane Add eastbound free right turn lane Realign Del Obispo Street with southbound off-ramp	I-5/Ortega Highway Project (under construction by Caltrans)
I-5 NB Ramps at Ortega Hwy	Construct a northbound shared right lane Convert northbound shared left/right lane to a shared thru/right lane Convert 2 nd eastbound left turn lane to a 3 rd thru lane Add eastbound free right turn lane to a new loop ramp serving eastbound to northbound I-5 traffic	I-5/Ortega Highway Project (under construction by Caltrans)

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Figure 6 shows the OCP-2010 housing and employment growth for cities and communities in the area surrounding the project. By year 2015, this part of south Orange County is projected to experience a one percent increase in housing and a four percent increase in employment, when compared to 2010 (exclusive of the Ranch Plan PA1). Based on this information, a growth factor of four percent was applied to the year 2012 data to derive year 2018 (No-Project) traffic forecasts. The effect of the La Pata Avenue extension and of traffic from PA1 was then derived from the South (Orange) County Sub-Area Traffic Model (SCSAM) and used to modify the factored existing volumes.

Figure 7 illustrates the 2018 No-Project ADT volumes on the study area roadway system. These represent the factored 2012 volumes plus the traffic changes due to the La Pata extension and the buildout of PA1.

6.0 TRAFFIC CONDITIONS WITH PA2

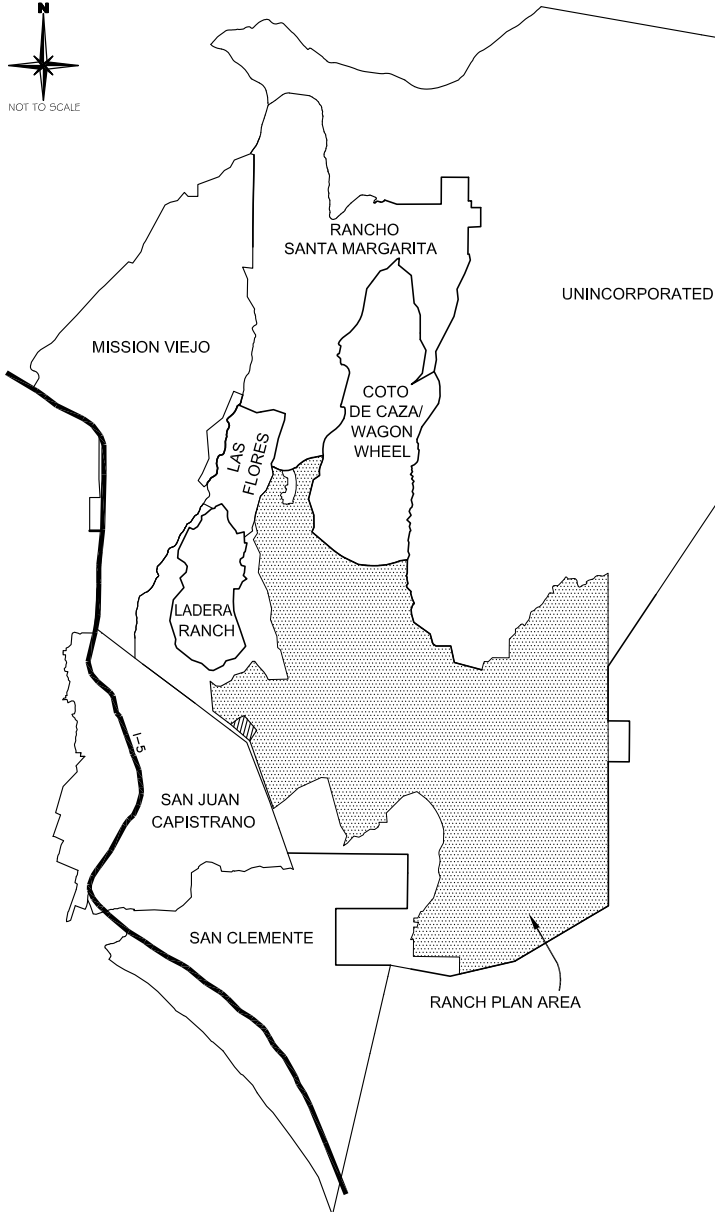
The 2018 No-Project conditions discussed in the previous section assume no development in the project area and the existing roadway system plus committed improvements. The with-project forecasts presented in this section reflect the added trips associated with PA2 South (PA2 North is addressed separately in the next section).

Figure 8 illustrates the with-project ADT volumes. The corresponding peak hour intersection capacity utilization (ICU) values can be found in Table 4 for the locations shown in Figure 9. An intersection is impacted by the project if the intersection is forecast to operate deficiently (i.e., worse than the performance standard), and the project contribution to the ICU is as follows:

- 0.01 or greater for County of Orange, City of Mission Viejo, City of Rancho Santa Margarita and City of San Juan Capistrano intersections.
- Greater than 0.01 for City of Laguna Niguel intersections and the City of San Clemente.
- Greater than 0.03 for Congestion Management Program (CMP) intersections (the impact threshold specified in the CMP).

As shown, there are no project impacts and all intersections are forecast to operate at an acceptable LOS.

The conclusion from this analysis is that recent improvements to intersections in the study area have added sufficient capacity to serve traffic growth through 2018, including buildout of PA2. As shown in the previous table, there are no CMP intersections that are impacted by the project. With respect to the I-5 Freeway (a CMP highway), there are no significant impacts to the mainline



City of Mission Viejo

	2010	2015	Growth
Dwelling Units	34,196	34,340	<1%
Employment	37,310	37,963	2%

City of San Juan Capistrano

	2010	2015	Growth
Dwelling Units	11,945	12,578	5%
Employment	13,787	14,751	7%

City of San Clemente

	2010	2015	Growth
Dwelling Units	25,987	26,479	2%
Employment	22,569	24,471	8%

City of Rancho Santa Margarita

	2010	2015	Growth
Dwelling Units	17,259	17,287	<1%
Employment	15,373	15,775	3%

Ladera Ranch

	2010	2015	Growth
Dwelling Units	9,338	9,338	0%
Employment	4,134	4,134	0%

Las Flores

	2010	2015	Growth
Dwelling Units	1,844	1,844	0%
Employment	479	482	<1%

Coto De Caza/Wagon Wheel

	2010	2015	Growth
Dwelling Units	5,290	5,290	--
Employment	1,010	1,025	1%

Unincorporated (excluding Ranch Plan)

	2010	2015	Growth
Dwelling Units	290	294	1%
Employment	91	90	--

Grand Total

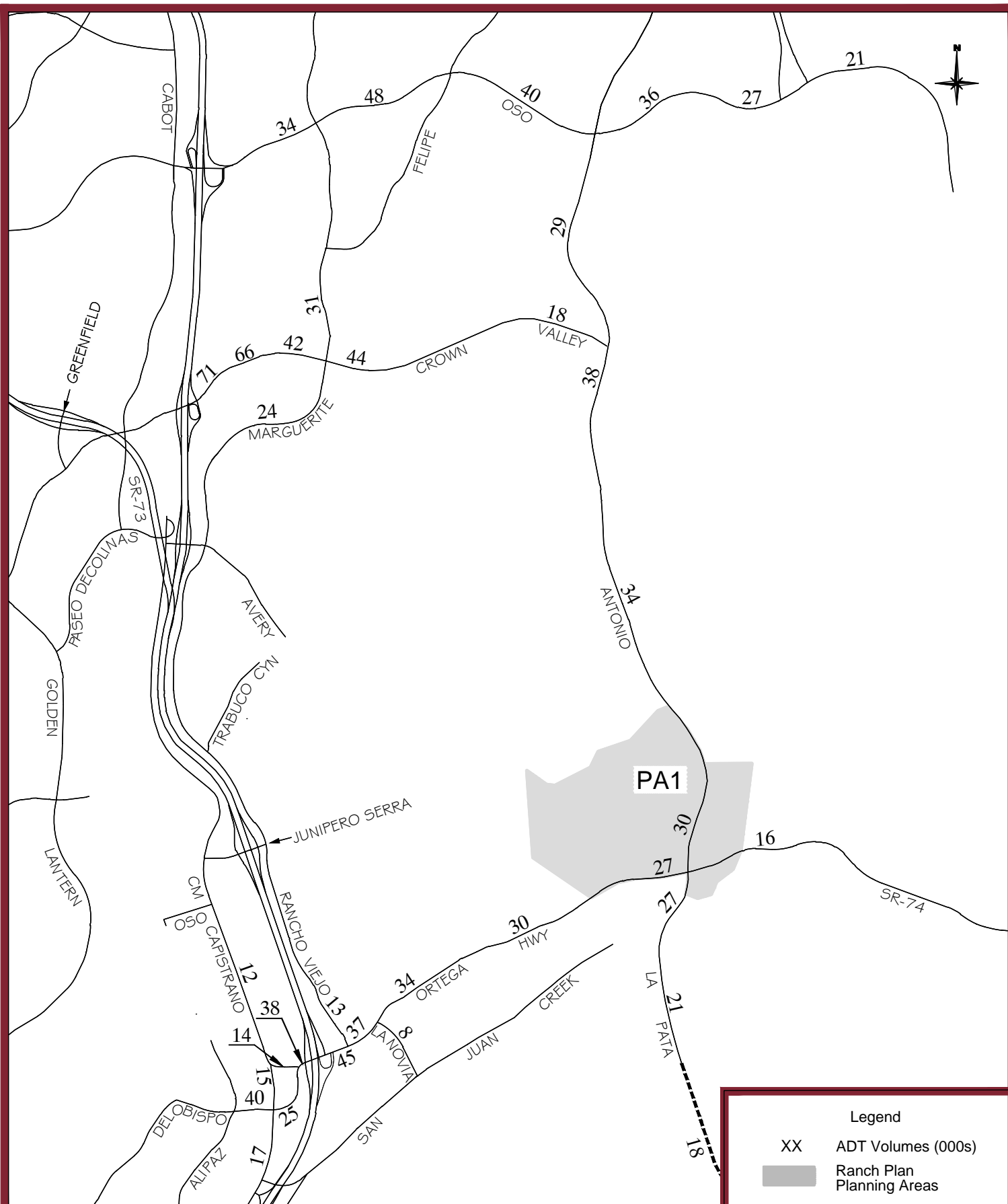
	2010	2015	Growth
Dwelling Units	106,149	107,450	1%
Employment	94,753	98,691	4%



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Short-Range Study Area Demographic Data

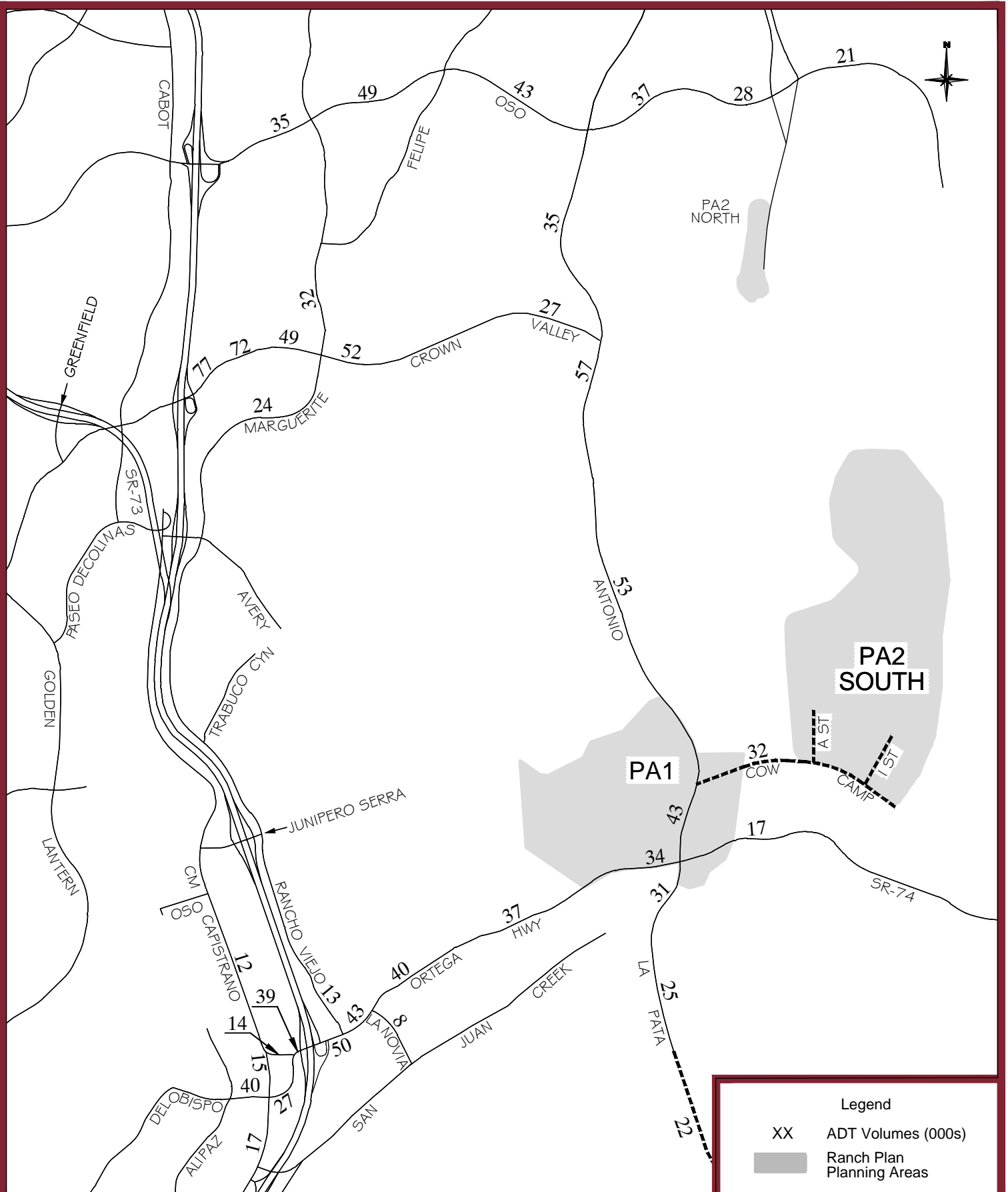
Figure 6



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2018 ADT Volumes
- No-Project

Figure 7



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2018 ADT Volumes
- With Project

Figure 8

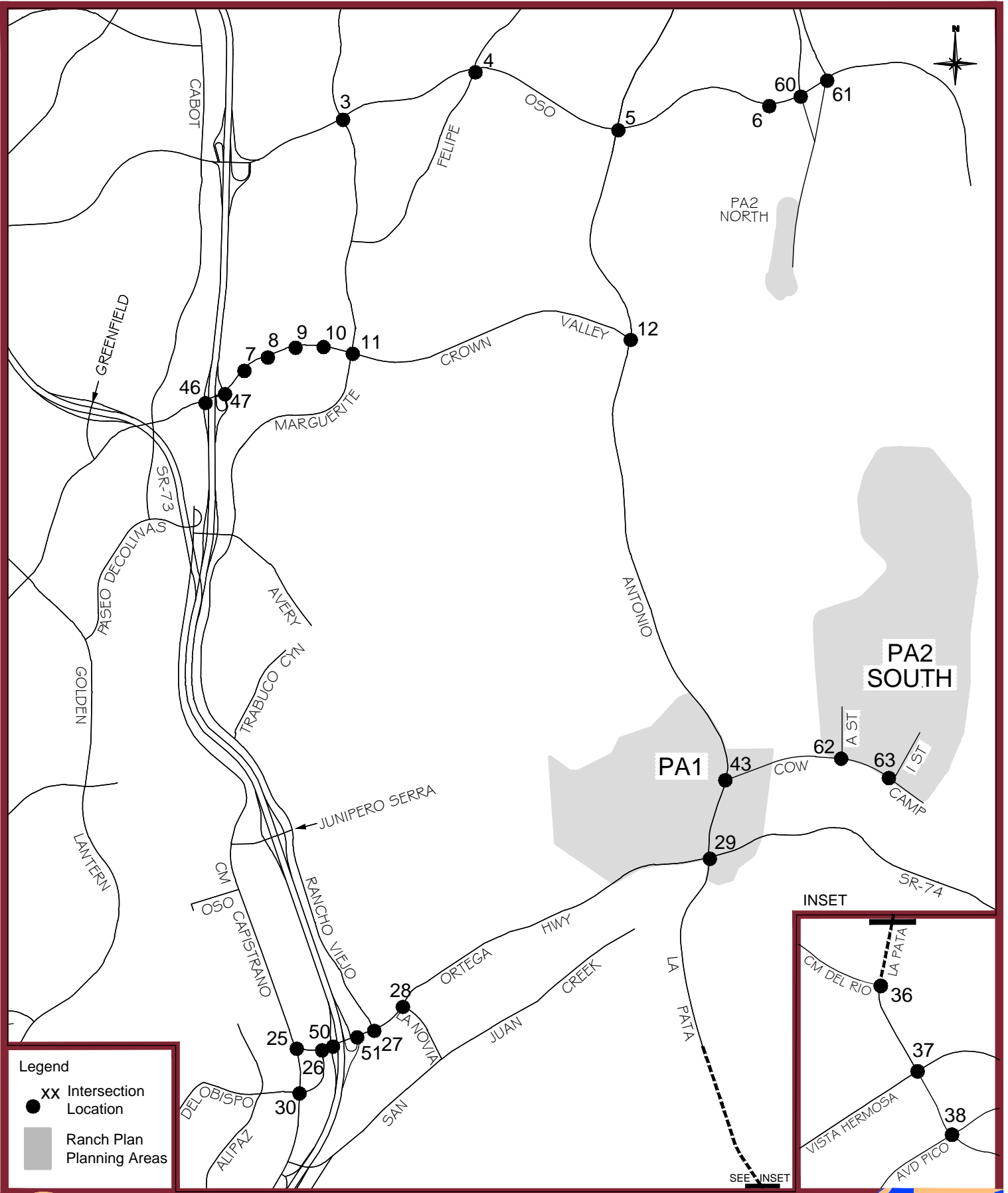
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PLANNING AREA 2 TRAFFIC ANALYSIS

Table 4 ICU and LOS Summary – 2018 No-Project and 2018 With-Project Comparison

Intersection	2018 No Project				2018 With Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
City of Mission Viejo								
3. Marguerite Pkwy & Oso Pkwy	.71	C	.76	C	.74	C	.77	C
4. Felipe Rd & Oso Pkwy	.84	D	.81	D	.87	D	.83	D
7. Puerta Real & Crown Valley Pkwy (a)	.60	A	.48	A	.61	B	.51	A
8. El Regateo/Medical Ctr & Crown Valley (a)	.54	A	.60	A	.55	A	.61	B
9. Los Altos & Crown Valley Pkwy (a)	.50	A	.47	A	.51	A	.48	A
10. Bellogente & Crown Valley Pkwy (a)	.50	A	.37	A	.52	A	.38	A
11. Marguerite Pkwy & Crown Valley Pkwy (a)	.61	B	.75	C	.64	B	.78	C
46. I-5 SB Ramps & Crown Valley Pkwy (a)	.55	A	.71	C	.57	A	.73	C
47. I-5 NB Ramps & Crown Valley Pkwy (a)	.65	B	.69	B	.66	B	.71	C
City of Rancho Santa Margarita								
6. Tesoro Creek Rd & Oso Pkwy	.58	A	.40	A	.64	B	.43	A
60. SR-241 SB Ramps & Oso Pkwy	.35	A	.40	A	.35	A	.41	A
61. SR-241 NB Ramps & Oso Pkwy	.75	C	.37	A	.75	C	.37	A
City of San Juan Capistrano								
25. Cm Capistrano & Ortega Hwy	.44	A	.49	A	.44	A	.49	A
26. Del Obispo & Ortega Hwy	.39	A	.45	A	.40	A	.46	A
27. Rancho Viejo Rd & Ortega Hwy	.59	A	.65	B	.61	B	.67	B
28. La Novia Rd & Ortega Hwy	.58	A	.65	B	.62	B	.68	B
30. Cm Capistrano & Del Obispo	.72	C	.59	A	.73	C	.60	A
50. I-5 SB Ramps & Ortega Hwy (a)	.57	A	.62	B	.59	A	.64	B
51. I-5 NB Ramps & Ortega Hwy (a)	.54	A	.53	A	.57	A	.56	A
County of Orange								
5. Antonio Pkwy & Oso Pkwy	.64	B	.71	C	.69	B	.75	C
12. Antonio Pkwy & Crown Valley Pkwy	.61	B	.74	C	.67	B	.83	D
29. La Pata & Ortega Hwy	.85	D	.75	C	.87	D	.79	C
43. Antonio Pkwy & Cow Camp Rd	.43	A	.38	A	.85	D	.74	C
San Clemente								
36. La Pata & Del Rio	.57	A	.61	B	.60	A	.65	B
37. La Pata & Vista Hermosa	.79	C	.63	B	.79	C	.65	B
38. La Pata & Pico	.46	A	.67	B	.44	A	.56	A
(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.								

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2018 Intersection Location Map

Figure 9



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as the project contributes less than three percent of the peak hour volumes north of Crown Valley Parkway (560 project trips of the total 23,330 in the PM peak hour) and south of Ortega Highway (240 project trips of the total 21,770 in the PM peak hour).

7.0 PA2 NORTH IMPACT ANALYSIS

The trips from PA2 North will access Oso Parkway via the northern section of F Street, which is a new roadway extending south from the existing terminus of SR-241 and providing access into PA2 North. The impact analysis evaluates four intersections for potential impacts: Tesoro Creek Road at Oso Parkway and Antonio Parkway at Oso Parkway. The 2018 with and without project ICU's for these locations are as follows:

Location	2018 No-Project				2018 With-Project			
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
3. Marguerite Pkwy and Oso Pkwy	.71	C	.76	C	.74	C	.78	C
4. Felipe Rd and Oso Pkwy	.84	D	.81	D	.88	D	.83	D
5. Antonio Pkwy and Oso Pkwy	.64	B	.71	C	.69	B	.78	C
6. Tesoro Creek and Oso Pkwy	.58	A	.40	A	.65	B	.47	A

As can be seen, there are no project impacts at these four intersections due to PA2 North. The SR-241 intersections with Oso Parkway would be modified to provide access to the south, and that modification would provide adequate capacity for the additional traffic and reconfigured intersections. The ICUs in Appendix A show the lane configurations assumed here to give adequate LOS (intersections 60 and 61 for the SR-241 ramps at Oso Parkway).

8.0 COW CAMP ROAD INTERSECTIONS

Cow Camp Road (CCR) will eventually be built as a six lane highway to just east of PA2, and is being constructed in phases. The first phase will provide three lanes (half the ultimate six-lane section) from Antonio Parkway to the easterly edge of PA2. It will be striped as a two-lane roadway separated by a painted median.

The CCR intersection with Antonio Parkway is built to its ultimate pavement width but with interim striping to serve the Phase I two-lane section to the east. Two intersections will initially serve PA2, these being A Street near the westerly edge of the project and the centrally located I Street. Both of these local connecting streets will be constructed as part of PA2. The County Master Plan of

Rancho Mission Viejo

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PLANNING AREA 2 TRAFFIC ANALYSIS

Arterial Highways (MPAH) shows A Street and I Street as Secondary Arterials. At a later stage, not necessarily with PA2, a third connection will be made either with an extension of the SR-241 toll road (see discussion in Section 9.0) or an arterial highway connection from Oso Parkway.

The analysis of these three CCR intersections assumes full buildout of PA2 and CCR constructed to the eastern edge of PA2 as a two-lane roadway as noted previously. The interim striping is assumed for the Antonio Parkway intersection. Consistent with the assumptions in this traffic analysis, no connection to the north from PA2 is assumed in deriving traffic volumes for these three intersections.

The 2018 volumes and Phase I lane configurations for the three intersections are shown in Figure 10, and ICU values are summarized below:

Location	AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS
Antonio Parkway and CCR	.85	D	.74	C
A St and CCR	.69	B	.78	C
I St and CCR	.32	A	.24	A

As can be seen, all three intersections perform at acceptable levels of service for full buildout of PA2 with the Phase I section for CCR.

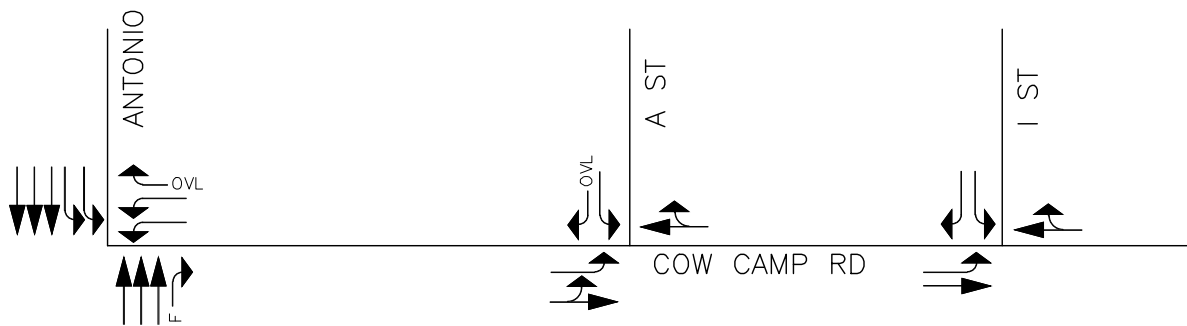
9.0 SR-241 TESORO EXTENSION

Current plans by the Transportation Corridor Agencies (TCA) include a southerly extension of the SR-241 toll road to CCR. Labeled the Tesoro Extension, implementation of this planned roadway under TCA's current schedule will provide a northerly access roadway prior to PA2 being fully built out. The primary effect of the Tesoro extension on the study area roadway system is to reduce traffic on Antonio Parkway. Slight decreases occur on Ortega Highway and slight increases occur on La Pata Avenue.

The four study area intersections where volumes would be increased due to the Tesoro extension are tabulated below to show the comparative ICU values.

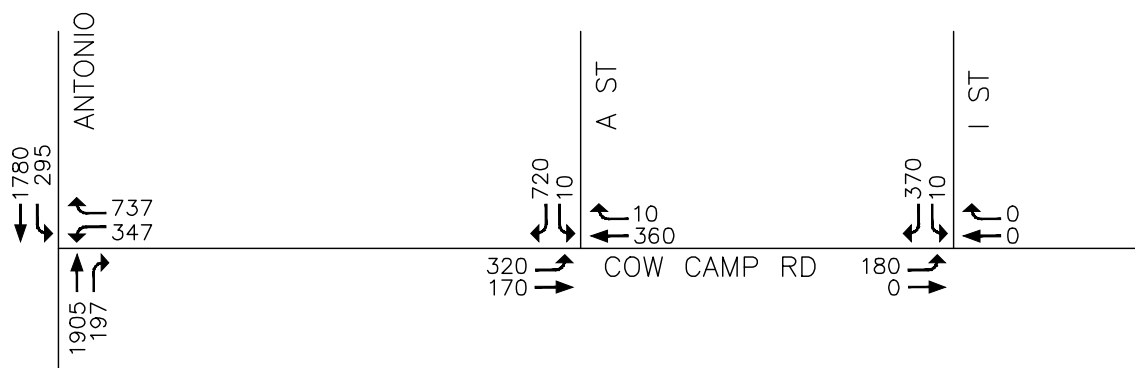
Location	Without Tesoro Extension				With Tesoro Extension			
	AM Peak Hr		PM Peak Hr		AM Peak Hr		PM Peak Hr	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
29. La Pata & Ortega Hwy	.87	D	.79	C	.85	D	.82	D
36. La Pata and Del Rio	.60	A	.65	B	.61	B	.71	C
37. La Pata and Vista Hermosa	.79	C	.65	B	.85	D	.69	B
38. La Pata and Pico	.44	A	.56	A	.44	A	.57	A

LANE CONFIGURATIONS

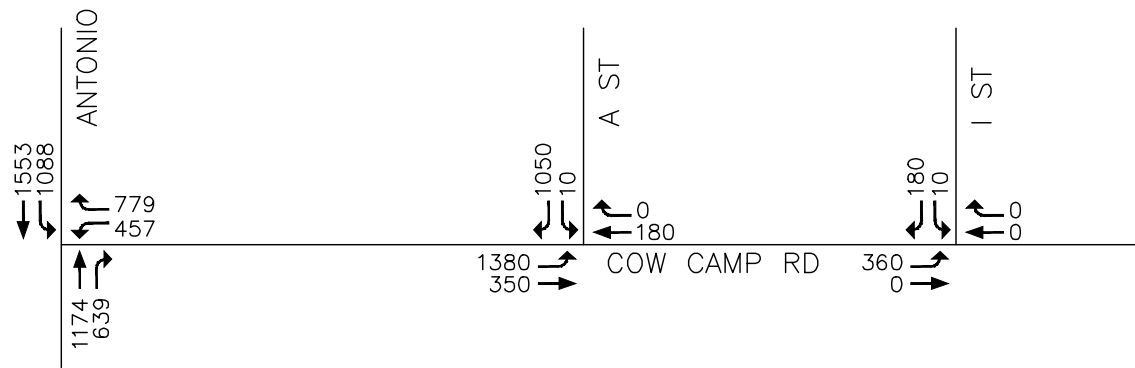


OVL = RIGHT TURN OVERLAP SIGNAL PHASE, F = FREE RIGHT TURN

2018 AM PEAK HOUR VOLUMES



2018 PM PEAK HOUR VOLUMES



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Cow Camp Road
Lane Configurations and Volumes

Figure 10

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As can be seen, all intersections operate within acceptable LOS thresholds, and hence the implementation of the Tesoro extension prior to PA2 buildout does not change the findings of this traffic study.

APPENDIX A

Intersection Capacity Utilization Calculations

Table A-1 Summary of Machine and Intersection Count Dates

Roadway Segment	ADT Volume	Date of Count
Antonio Pkwy n/o Ortega Hwy	15,000	11/6/2012
Cm Capistrano n/o Del Obispo	32,000	11/7/2012
Cm Capistrano n/o Ortega Hwy	15,000	11/7/2012
Del Obispo e/o Cm Capistrano	12,000	11/14/2012
Del Obispo w/o Alipaz St	8,000	11/14/2012
La Novia s/o Ortega Hwy	14,000	10/30/2012
La Pata s/o Ortega Hwy	8,000	11/7/2012
Ortega Hwy e/o Antonio Pkwy	11,000	11/7/2012
Ortega Hwy e/o La Novia Ave	38,000	11/14/2012
Ortega Hwy w/o Antonio Pkwy	24,000	11/7/2012
Ortega Hwy w/o I-5 Freeway	20,000	11/14/2012
Ortega Hwy w/o La Novia Ave	36,000	11/14/2012
Oso Pkwy w/o Marguerite Pkwy	34,000	2012
Oso Pkwy e/o Marguerite Pkwy	46,000	2012
Oso Pkwy e/o Antonio Pkwy	33,000	11/14/2012
Oso Pkwy e/o SR-241 Freeway	30,000	11/14/2012
Oso Pkwy w/o Antonio Pkwy	25,000	11/14/2012
Rancho Viejo Rd n/o Ortega Hwy	24,000	11/7/2012
Antonio Pkwy n/o Ortega Hwy	15,000	11/6/2012
Intersection Location	Day Counted	Date of Count
3. Marguerite Pkwy & Oso Pkwy	--	2007
4. Felipe & Oso Pkwy	--	2007
5. Antonio Pkwy & Oso Pkwy	Thursday	10/25/2012
6. Tesoro Creek High School entrance & Oso Pkwy	Wednesday	10/31/2012
7. Puerta Real & Crown Valley Pkwy	Tuesday	10/30/2012
8. Dr Guevara Way & Crown Valley Pkwy	Tuesday	11/13/2012
9. Los Altos & Crown Valley Pkwy	Thursday	11/1/2012
10. Bellogente & Crown Valley Pkwy	Tuesday	11/13/2012
11. Marguerite & Crown Valley Pkwy	Wednesday	11/7/2012
12. Antonio & Crown Valley Pkwy	Wednesday	10/31/2012
25. Cm Capistrano & Ortega Hwy	Thursday	11/8/2012
26. Del Obispo & Ortega Hwy	Thursday	11/1/2012
27. Rancho Viejo & Ortega Hwy	Thursday	11/8/2012
28. La Novia & Ortega Hwy	Wednesday	11/8/2012
29. Antonio/La Pata & Ortega Hwy	Thursday	11/8/2012
30. Cm Capistrano & Del Obispo	Thursday	11/1/2012
46. I-5 SB Ramps & Crown Valley Pkwy	Thursday	11/1/2012
47. I-5 NB Ramps & Crown Valley Pkwy	Tuesday	11/13/2012
50. I-5 SB Ramps & Ortega Hwy	Tuesday	10/30/2012
51. I-5 NB Ramps & Ortega Hwy	Thursday	11/15/2012
60. SR-241 SB Ramps & Oso Pkwy	Thursday	10/25/2012
61. SR-241 NB Ramps & Oso Pkwy	Thursday	11/1/2012

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. All study area intersections are signalized, including the three future intersections.

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 through and right-turn traffic (typically with a width of 19 feet from curb to outside of through-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:

$$\text{RTOG} = V/C \text{ (NBT)}$$

Otherwise,

$$\text{RTOG} = V/C \text{ (NBL)} + V/C \text{ (SBT)} - V/C \text{ (SBL)}$$

2. Right-Turn-On-Red (RTOR)

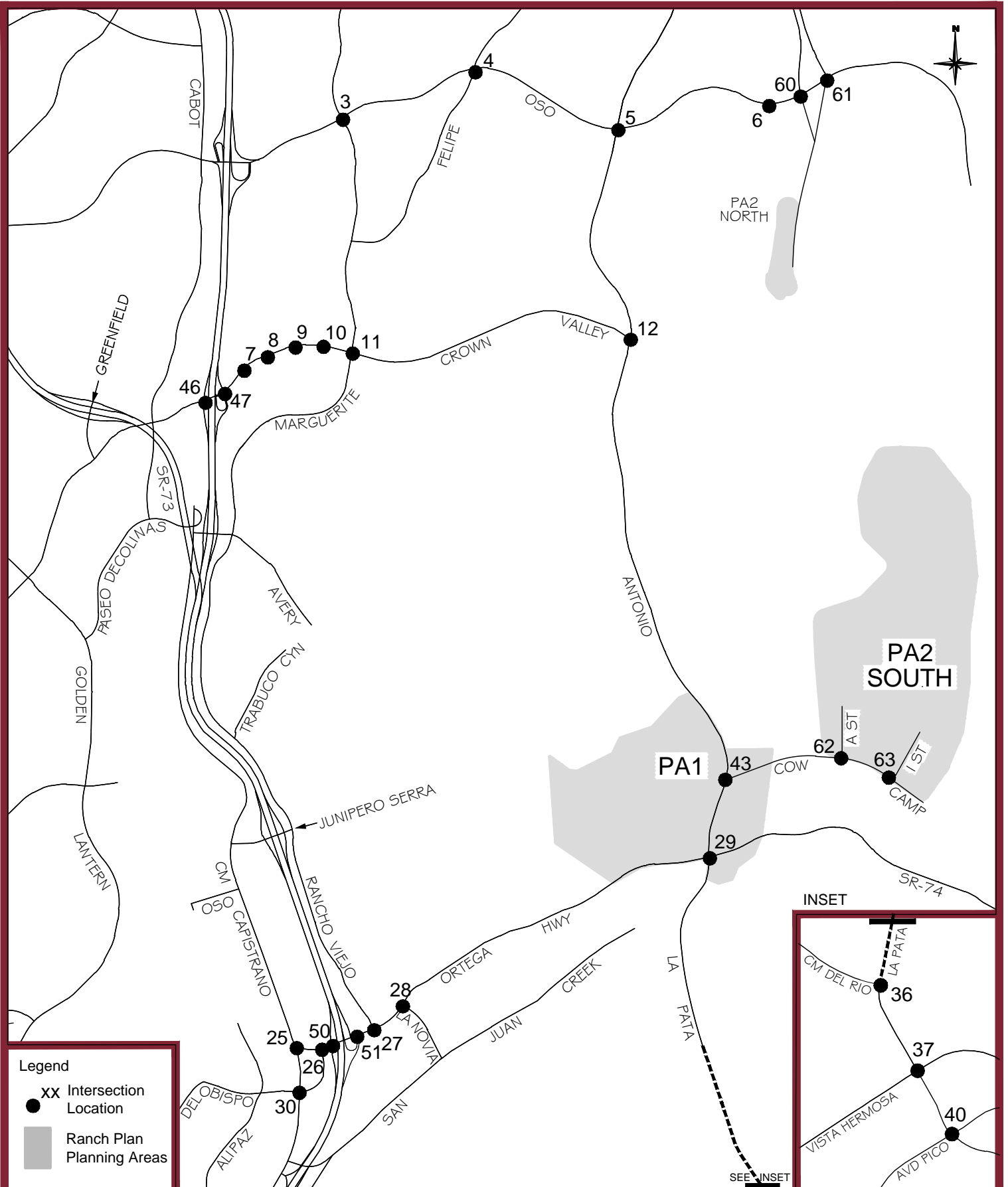
If WBL is critical move, then:

$$\text{RTOR} = V/C \text{ (WBL)}$$

Otherwise,

$$\text{RTOR} = V/C \text{ (EBL)} + V/C \text{ (WBT)} - V/C \text{ (EBT)}$$

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Intersection Location Map

Figure A-1

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:

$$\text{RTOG} = \text{RTOG} + V/C \text{ (WBL)}$$

$$\text{RTOR} = \text{RTOR} - V/C \text{ (WBL)}$$

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:

$$\text{Additional ICU} = V/C \text{ (NBR)} - \text{RTC}$$

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/through, through/right, left/through/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/Through Lane

1. Average Lane Volume (ALV)

$$\text{ALV} = \frac{\text{Left-Turn Volume} + \text{Through Volume}}{\text{Total Left} + \text{Through Approach Lanes (including shared lane)}}$$

2. ALV for Each Approach

$$\text{ALV (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Lanes (including shared lane)}}$$

$$\text{ALV (Through)} = \frac{\text{Through Volume}}{\text{Through Approach Lanes (including shared lane)}}$$

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 through V/C ratios for this case are calculated as follows:

$$\text{V/C (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Capacity (including shared lane)}}$$

$$\text{V/C (Through)} = \frac{\text{Through Volume}}{\text{Through Approach Capacity (excluding shared lane)}}$$

Similarly, if ALV (Through) is greater than ALV then full dedication to the through approach is warranted, and left-turn and through V/C ratios are calculated as follows:

$$\text{V/C (Left)} = \frac{\text{Left-Turn Volume}}{\text{Left Approach Capacity (excluding shared lane)}}$$

$$\text{V/C (Through)} = \frac{\text{Through Volume}}{\text{Through Approach Capacity (including shared lane)}}$$

4. Lane Dedication is not Warranted

If ALV (Left) and ALV (Through) are both less than ALV, the left/through lane is assumed to be truly shared and each left, left/through or through approach lane carries an evenly distributed volume of traffic equal to ALV. A combined left/through V/C ratio is calculated as follows:

$$\text{V/C (Left/Through)} = \frac{\text{Left-Turn Volume} + \text{Through Volume}}{\text{Total Left + Through Approach Capacity (including shared lane)}}$$

This V/C (Left/Through) ratio is assigned as the V/C (Through) 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 (Through) that is attributed to the left-turn volume is estimated as follows:

If approach has more than one left-turn lane (including shared lane), then:

$$V/C \text{ (Left)} = V/C \text{ (Through)}$$

If approach has only one left-turn lane (shared lane), then:

$$V/C \text{ (Left)} = \frac{\text{Left-Turn Volume}}{\text{Single Approach Lane Capacity}}$$

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 through/right lanes. If full dedication of a shared through/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 through/right lanes is posted in brackets.

When an approach contains more than one shared lane (e.g., left/through and through/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.

3. Marguerite & Oso

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	390	.11*	220	.06*
NBT	2	3400	770	.23	730	.21
NBR	1	1700	50	.03	70	.04
SBL	2	3400	100	.03	250	.07
SBT	2	3400	520	.15*	740	.22*
SBR	1	1700	270	.16	230	.14
EBL	2	3400	250	.07*	280	.08
EBT	3	5100	1060	.21	1790	.35*
EBR	d	1700	180	.11	560	.33
WBL	2	3400	90	.03	120	.04*
WBT	4	6800	1880	.29*	1220	.20
WBR	0	0	60		150	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.67		.72

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	398	.12*	241	.07
NBT	2	3400	816	.24	740	.22*
NBR	1	1700	50	.03	72	.04
SBL	2	3400	143	.04	289	.09*
SBT	2	3400	529	.16*	798	.23
SBR	1	1700	265	.16	227	.13
EBL	2	3400	244	.07*	272	.08
EBT	3	5100	1077	.21	1854	.36*
EBR	d	1700	161	.09	582	.34
WBL	2	3400	94	.03	124	.04*
WBT	4	6800	1988	.31*	1242	.21
WBR	0	0	94		206	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.71		.76

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	398	.12	241	.07
NBT	2	3400	816	.24*	740	.22*
NBR	1	1700	50	.03	72	.04
SBL	2	3400	153	.05*	324	.10*
SBT	2	3400	529	.16	798	.23
SBR	1	1700	265	.16	227	.13
EBL	2	3400	244	.07*	272	.08
EBT	3	5100	1095	.21	1856	.36*
EBR	d	1700	161	.09	582	.34
WBL	2	3400	94	.03	124	.04*
WBT	4	6800	2107	.33*	1243	.22
WBR	0	0	115		222	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.74		.77

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	398	.12	241	.07
NBT	2	3400	816	.24*	740	.22*
NBR	1	1700	50	.03	72	.04
SBL	2	3400	153	.05*	324	.10*
SBT	2	3400	529	.16	798	.23
SBR	1	1700	265	.16	227	.13
EBL	2	3400	244	.07*	272	.08
EBT	3	5100	1108	.22	1911	.37*
EBR	d	1700	161	.09	582	.34
WBL	2	3400	94	.03	124	.04*
WBT	4	6800	2138	.33*	1282	.22
WBR	0	0	115		222	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.74		.78

4. Felipe & Oso

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	150	.09*	70	.04
NBT	2	3400	190	.06	340	.10*
NBR	1	1700	110	.06	100	.06
SBL	1	1700	390	.23	400	.24*
SBT	2	3400	580	.24*	230	.10
SBR	0	0	230		110	
EBL	1	1700	170	.10*	230	.14*
EBT	3	5100	1100	.22	1510	.30
EBR	d	1700	90	.05	70	.04
WBL	1	1700	150	.09	70	.04
WBT	3	5100	1630	.32*	1100	.22*
WBR	d	1700	390	.23	220	.13
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .80 .75

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	162	.10*	73	.04
NBT	2	3400	188	.06	346	.10*
NBR	1	1700	121	.07	100	.06
SBL	1	1700	439	.26	485	.29*
SBT	2	3400	601	.25*	236	.10
SBR	0	0	252		105	
EBL	1	1700	175	.10*	231	.14*
EBT	3	5100	1167	.23	1596	.31
EBR	d	1700	92	.05	77	.05
WBL	1	1700	154	.09	81	.05
WBT	3	5100	1745	.34*	1182	.23*
WBR	d	1700	467	.27	267	.16
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .84 .81

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	162	.10*	73	.04
NBT	2	3400	188	.06	346	.10*
NBR	1	1700	124	.07	102	.06
SBL	1	1700	446	.26	506	.30*
SBT	2	3400	601	.25*	236	.10
SBR	0	0	252		105	
EBL	1	1700	175	.10*	231	.14*
EBT	3	5100	1196	.23	1634	.32
EBR	d	1700	92	.05	77	.05
WBL	1	1700	159	.09	85	.05
WBT	3	5100	1886	.37*	1206	.24*
WBR	d	1700	484	.28	303	.18
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .87 .83

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	162	.10*	73	.04
NBT	2	3400	188	.06	346	.10*
NBR	1	1700	124	.07	102	.06
SBL	1	1700	446	.26	506	.30*
SBT	2	3400	601	.25*	236	.10
SBR	0	0	252		105	
EBL	1	1700	175	.10*	231	.14
EBT	3	5100	1209	.24	1689	.33*
EBR	d	1700	92	.05	77	.05
WBL	1	1700	159	.09	85	.05*
WBT	3	5100	1917	.38*	1245	.24
WBR	d	1700	484	.28	303	.18
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .88 .83

5. Antonio & Oso

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	330	.10*	370	.11*
NBT	3	5100	580	.11	720	.14
NBR	1	1700	440	.26	420	.25
SBL	2	3400	120	.04	90	.03
SBT	3	5100	620	.12*	620	.12*
SBR	f		760		520	
EBL	2	3400	480	.14*	600	.18*
EBT	3	5100	380	.07	560	.11
EBR	1	1700	210	.12	180	.11
WBL	2	3400	560	.16	570	.17
WBT	3	5100	750	.15*	490	.10*
WBR	1	1700	210	.12	50	.03
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .56 .56

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	431	.13*	469	.14*
NBT	3	5100	703	.14	985	.19
NBR	1	1700	670	.39	487	.29
SBL	2	3400	125	.04	94	.03
SBT	3	5100	804	.16*	842	.17*
SBR	f		758		554	
EBL	2	3400	479	.14*	567	.17
EBT	3	5100	392	.08	637	.12*
EBR	1	1700	305	.18	278	.16
WBL	2	3400	626	.18	786	.23*
WBT	3	5100	809	.16*	502	.10
WBR	1	1700	219	.13	51	.03
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .64 .71

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	594	.17*	531	.16*
NBT	3	5100	762	.15	1050	.21
NBR	1	1700	691	.41	523	.31
SBL	2	3400	125	.04	94	.03
SBT	3	5100	852	.17*	926	.18*
SBR	f		758		554	
EBL	2	3400	479	.14*	567	.17
EBT	3	5100	392	.08	637	.12*
EBR	1	1700	343	.20	341	.20
WBL	2	3400	649	.19	801	.24*
WBT	3	5100	809	.16*	502	.10
WBR	1	1700	219	.13	51	.03
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .69 .75

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	594	.17*	531	.16*
NBT	3	5100	762	.15	1050	.21
NBR	1	1700	691	.41	523	.31
SBL	2	3400	141	.04	161	.05
SBT	3	5100	852	.17*	926	.18*
SBR	f		758		554	
EBL	2	3400	479	.14*	567	.17
EBT	3	5100	405	.08	692	.14*
EBR	1	1700	343	.20	341	.20
WBL	2	3400	733	.22	833	.25*
WBT	3	5100	840	.16*	541	.11
WBR	1	1700	219	.13	58	.03
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for NBR						

TOTAL CAPACITY UTILIZATION .69 .78

6. Tesoro Creek Rd & Oso Pkwy

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	540	.16*	40	.01*
NBT	0	0	0		0	
NBR	1	1700	330	.19	30	.02
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	690	.20*	1080	.32*
EBR	2	3400	1040	.31	30	.01
WBL	2	3400	490	.14*	20	.01*
WBT	3	5100	820	.16	940	.18
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.55		.39

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	562	.17*	42	.01*
NBT	0	0	0		0	
NBR	1	1700	343	.20	31	.02
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	718	.21*	1123	.33*
EBR	2	3400	1082	.32	31	.01
WBL	2	3400	510	.15*	21	.01*
WBT	3	5100	853	.17	978	.19
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.58		.40

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	562	.17*	42	.01*
NBT	0	0	0		0	
NBR	1	1700	343	.20	31	.02
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	910	.27*	1232	.36*
EBR	2	3400	1082	.32	31	.01
WBL	2	3400	510	.15*	21	.01*
WBT	3	5100	920	.18	1149	.23
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.64		.43

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	562	.17*	42	.01*
NBT	0	0	0		0	
NBR	1	1700	343	.20	31	.02
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	939	.28*	1354	.40*
EBR	2	3400	1082	.32	31	.01
WBL	2	3400	510	.15*	21	.01*
WBT	3	5100	1035	.20	1227	.24
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.65		.47

7. Puerta Real & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	70	.02*	90	.03
NBT	1	1700	50	.03	50	.03*
NBR	1	1700	10	.01	30	.02
SBL	1	1700	10	.01	50	.03*
SBT	1	1700	70	.04*	20	.01
SBR	2	3400	300	.09	310	.09
EBL	2	3400	430	.13*	160	.05*
EBT	4	6800	1580	.23	1750	.26
EBR	1	1700	110	.06	70	.04
WBL	2	3400	20	.01	30	.01
WBT	4	6800	2400	.36*	1800	.28*
WBR	0	0	30		80	
Right Turn Adjustment					SBR	.02*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.60		.46

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	75	.02*	112	.03
NBT	1	1700	52	.03	52	.03*
NBR	1	1700	14	.01	42	.02
SBL	1	1700	11	.01	51	.03*
SBT	1	1700	73	.04*	20	.01
SBR	2	3400	301	.09	324	.10
EBL	2	3400	446	.13*	159	.05*
EBT	4	6800	1632	.24	1764	.26
EBR	1	1700	128	.08	71	.04
WBL	2	3400	5	.00	36	.01
WBT	4	6800	2410	.36*	1880	.29*
WBR	0	0	32		84	
Right Turn Adjustment					SBR	.03*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.60		.48

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	75	.02*	112	.03
NBT	1	1700	52	.03	52	.03*
NBR	1	1700	14	.01	42	.02
SBL	1	1700	11	.01	51	.03*
SBT	1	1700	73	.04*	20	.01
SBR	2	3400	301	.09	324	.10
EBL	2	3400	446	.13*	159	.05*
EBT	4	6800	1710	.25	1831	.27
EBR	1	1700	128	.08	71	.04
WBL	2	3400	5	.00	40	.01
WBT	4	6800	2504	.37*	2091	.32*
WBR	0	0	33		87	
Right Turn Adjustment					SBR	.03*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.61		.51

8. El Regateo/Medical Ctr & CVP

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1.5		240	.07*	520	.15*
NBT	1.5	5100	20	.04	30	.06
NBR	0		40		80	
SBL	0	0	30		70	
SBT	1	1700	30	.04*	40	.06*
SBR	1	1700	90	.05	110	.06
EBL	1	1700	100	.06*	90	.05
EBT	4	6800	1280	.25	1680	.29*
EBR	0	0	530	.31	260	
WBL	2	3400	130	.04	110	.03*
WBT	4	6800	2120	.32*	1280	.19
WBR	0	0	60		40	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.54		.58

2018 No Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1.5		251	.07*	542	.16*
NBT	1.5	5100	21	.03	29	.06
NBR	0		34		74	
SBL	0	0	32		75	
SBT	1	1700	31	.04*	41	.07*
SBR	1	1700	94	.06	115	.07
EBL	1	1700	104	.06*	96	.06
EBT	4	6800	1293	.25	1706	.29*
EBR	0	0	583	.34	265	
WBL	2	3400	109	.03	106	.03*
WBT	4	6800	2102	.32*	1336	.20
WBR	0	0	62		41	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
TOTAL CAPACITY UTILIZATION				.54		.60

2018 with Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1.5		251	.07*	542	.16*
NBT	1.5	5100	21	.03	29	.06
NBR	0		37		75	
SBL	0	0	32		76	
SBT	1	1700	31	.04*	41	.07*
SBR	1	1700	94	.06	115	.07
EBL	1	1700	104	.06*	96	.06
EBT	4	6800	1372	.27	1774	.30*
EBR	0	0	583	.34	265	
WBL	2	3400	109	.03	106	.03*
WBT	4	6800	2197	.33*	1553	.23
WBR	0	0	62		41	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
TOTAL CAPACITY UTILIZATION				.55		.61

9. Los Altos & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		20		150	
NBT	0.5	3400	0	.01*	3	.05*
NBR	1	1700	20	.01	80	.05
SBL	0	0	40		130	
SBT	1	1700	2	.02*	2	.08*
SBR	1	1700	20	.01	90	.05
EBL	1	1700	100	.06*	60	.04
EBT	4	6800	940	.15	1840	.27*
EBR	0	0	70		20	
WBL	1	1700	140	.08	10	.01*
WBT	4	6800	2270	.35*	1190	.18
WBR	0	0	130		50	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						

TOTAL CAPACITY UTILIZATION .49 .46

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		21		159	
NBT	0.5	3400	0	.01*	3	.05*
NBR	1	1700	21	.01	86	.05
SBL	0	0	42		135	
SBT	1	1700	2	.03*	2	.08*
SBR	1	1700	29	.02	92	.05
EBL	1	1700	103	.06*	67	.04
EBT	4	6800	934	.15	1845	.28*
EBR	0	0	75		36	
WBL	1	1700	149	.09	9	.01*
WBT	4	6800	2218	.35*	1233	.19
WBR	0	0	136		50	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						

TOTAL CAPACITY UTILIZATION .50 .47

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		21		159	
NBT	0.5	3400	0	.01*	3	.05*
NBR	1	1700	23	.01	87	.05
SBL	0	0	43		137	
SBT	1	1700	2	.03*	2	.08*
SBR	1	1700	29	.02	92	.05
EBL	1	1700	103	.06*	67	.04
EBT	4	6800	1016	.16	1915	.29*
EBR	0	0	75		36	
WBL	1	1700	149	.09	9	.01*
WBT	4	6800	2314	.36*	1452	.22
WBR	0	0	136		54	
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						

TOTAL CAPACITY UTILIZATION .51 .48

10. Bellogente & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	20	.01*	10	.01*
NBT	1	1700	0	.01	0	.01
NBR	0	0	20		10	
SBL	1	1700	20	.01	90	.05
SBT	1	1700	2	.02*	1	.06*
SBR	0	0	30		100	
EBL	1	1700	80	.05*	40	.02
EBT	4	6800	1340	.20	1630	.24*
EBR	0	0	10		30	
WBL	1	1700	10	.01	10	.01*
WBT	4	6800	2490	.38*	1140	.17
WBR	0	0	70		30	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.51		.37

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	21	.01*	10	.01*
NBT	1	1700	0	.01	0	.01
NBR	0	0	21		10	
SBL	1	1700	20	.01	93	.05
SBT	1	1700	2	.02*	1	.06*
SBR	0	0	32		105	
EBL	1	1700	83	.05*	42	.02
EBT	4	6800	1351	.20	1629	.24*
EBR	0	0	10		31	
WBL	1	1700	10	.01	10	.01*
WBT	4	6800	2451	.37*	1185	.18
WBR	0	0	74		33	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.50		.37

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	21	.01*	10	.01*
NBT	1	1700	0	.01	0	.01
NBR	0	0	21		10	
SBL	1	1700	20	.01	95	.06
SBT	1	1700	2	.02*	1	.06*
SBR	0	0	32		105	
EBL	1	1700	83	.05*	42	.02
EBT	4	6800	1434	.21	1702	.25*
EBR	0	0	10		31	
WBL	1	1700	10	.01	10	.01*
WBT	4	6800	2553	.39*	1408	.21
WBR	0	0	74		34	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.52		.38

11. Marguerite & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	80	.02*	120	.04
NBT	2	3400	470	.14	550	.16*
NBR	1	1700	30	.02	30	.02
SBL	2	3400	190	.06	530	.16*
SBT	2	3400	650	.19*	590	.17
SBR	1	1700	340	.20	250	.15
EBL	2	3400	240	.07*	560	.16
EBT	4	6800	610	.09	1610	.24*
EBR	1	1700	60	.04	170	.10
WBL	2	3400	490	.14	390	.11*
WBT	4	6800	2110	.31*	810	.12
WBR	1	1700	320	.19	270	.16
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.64		.72

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	84	.02*	123	.04
NBT	2	3400	483	.14	550	.16*
NBR	1	1700	40	.02	68	.04
SBL	2	3400	218	.06	627	.18*
SBT	2	3400	606	.18*	594	.17
SBR	1	1700	369	.22	244	.14
EBL	2	3400	220	.06*	559	.16
EBT	4	6800	621	.09	1638	.24*
EBR	1	1700	61	.04	170	.10
WBL	2	3400	580	.17	420	.12*
WBT	4	6800	2045	.30*	862	.13
WBR	1	1700	374	.22	309	.18
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.61		.75

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	84	.02	123	.04
NBT	2	3400	483	.14*	550	.16*
NBR	1	1700	43	.03	85	.05
SBL	2	3400	221	.07*	629	.19*
SBT	2	3400	606	.18	594	.17
SBR	1	1700	369	.22	244	.14
EBL	2	3400	220	.06*	559	.16
EBT	4	6800	704	.10	1712	.25*
EBR	1	1700	61	.04	170	.10
WBL	2	3400	623	.18	443	.13*
WBT	4	6800	2148	.32*	1086	.16
WBR	1	1700	379	.22	317	.19
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.64		.78

12. Antonio & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	410	.12*	310	.09*
NBT	3	5100	780	.15	620	.12
NBR	1	1700	10	.01	10	.01
SBL	1	1700	40	.02	110	.06
SBT	3	5100	890	.17*	840	.16*
SBR	1	1700	280	.16	270	.16
EBL	2	3400	270	.08*	500	.15*
EBT	2	3400	50	.01	70	.02
EBR	1	1700	130	.08	370	.22
WBL	2	3400	20	.01	20	.01
WBT	3	5100	40	.01*	40	.01*
WBR	1	1700	20	.01	50	.03
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.43		.46

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	635	.19*	451	.13*
NBT	3	5100	1267	.25	1268	.25
NBR	1	1700	10	.01	10	.01
SBL	1	1700	42	.02	114	.07
SBT	3	5100	1492	.29*	1452	.28*
SBR	f		27		197	
EBL	2	3400	239	.07*	284	.08*
EBT	2	3400	52	.02	73	.02
EBR	1	1700	185	.11	627	.37
WBL	2	3400	21	.01	21	.01
WBT	3	5100	42	.01*	42	.01*
WBR	1	1700	21	.01	52	.03
Right Turn Adjustment					EBR	.19*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.61		.74

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	798	.23*	723	.21*
NBT	3	5100	1511	.30	1436	.28
NBR	1	1700	10	.01	10	.01
SBL	1	1700	42	.02	114	.07
SBT	3	5100	1593	.31*	1501	.29*
SBR	f		27		197	
EBL	2	3400	239	.07*	284	.08*
EBT	2	3400	52	.02	73	.02
EBR	1	1700	280	.16	729	.43
WBL	2	3400	21	.01	21	.01
WBT	3	5100	42	.01*	42	.01*
WBR	1	1700	21	.01	52	.03
Right Turn Adjustment					EBR	.19*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.67		.83

25. Cm Capistrano & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	390	.23*	280	.16*
NBR	1	1700	60	.04	140	.08
SBL	1	1700	167	.10*	480	.28*
SBT	1	1700	480	.28	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	160	.09*	110	.06*
WBT	0	0	0		0	
WBR	1	1700	180	.11	230	.14
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.47		.55

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	282	.17	196	.12*
NBR	1	1700	35	.02	152	.09
SBL	1	1700	193	.11	510	.30*
SBT	1	1700	471	.28*	475	.28
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	181	.11*	35	.02*
WBT	0	0	0		0	
WBR	1	1700	197	.12	256	.15
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.44		.49

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0	0	0		0	
NBT	1	1700	282	.17	196	.12*
NBR	1	1700	36	.02	154	.09
SBL	1	1700	193	.11	510	.30*
SBT	1	1700	471	.28*	475	.28
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	1	1700	183	.11*	37	.02*
WBT	0	0	0		0	
WBR	1	1700	197	.12	259	.15
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.44		.49

26. Del Obispo & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	20	.01*	30	.02*
NBT	0	0	0		0	
NBR	2	3400	760	.22	690	.20
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	310	.09*	590	.17
EBR	1	1700	40	.02	20	.01
WBL	2	3400	820	.24*	800	.24
WBT	1	1700	470	.28	690	.41*
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.03*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.42	.48	

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	19	.01*	23	.01*
NBT	0	0	0		0	
NBR	2	3400	720	.21	708	.21
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	3	5100	322	.07*	641	.13
EBR	0	0	42		14	
WBL	2	3400	846	.25*	810	.24
WBT	1	1700	526	.31	669	.39*
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.01*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.39	.45	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	19	.01*	23	.01*
NBT	0	0	0		0	
NBR	2	3400	737	.22	723	.21
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	3	5100	327	.07*	646	.13
EBR	0	0	42		14	
WBL	2	3400	893	.26*	858	.25
WBT	1	1700	526	.31	677	.40*
WBR	0	0	0		0	
Right Turn Adjustment			NBR	.01*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.40	.46	

27. Rancho Viejo & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	320	.09	430	.13*
NBT	1	1700	170	.12*	110	.08
NBR	0	0	30		30	
SBL	1.5		160		60	
SBT	1.5	5100	130	.08*	90	.04*
SBR	0		100		60	
EBL	1	1700	160	.09	220	.13
EBT	2	3400	1120	.33*	1220	.36*
EBR	1	1700	480	.28	400	.24
WBL	1	1700	70	.04*	40	.02*
WBT	3	5100	1420	.28	980	.19
WBR	1	1700	360	.21	140	.08
Clearance Interval				.05*		.05*
Note: Assumes N/S Split Phasing						
TOTAL CAPACITY UTILIZATION				.62		.60

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	333	.10	438	.13*
NBT	1	1700	174	.12*	109	.10
NBR	0	0	38		57	
SBL	1.5		178	{.08}*	42	
SBT	1.5	5100	133	.08	89	.04*
SBR	0		100		59	
EBL	1	1700	145	.09*	219	.13
EBT	2	3400	888	.26	1366	.40*
EBR	1	1700	485	.29	418	.25
WBL	1	1700	99	.06	46	.03*
WBT	3	5100	1272	.25*	878	.17
WBR	1	1700	508	.30	160	.09
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.59		.65

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	333	.10	438	.13*
NBT	1	1700	174	.12*	109	.10
NBR	0	0	38		61	
SBL	1.5		180	{.08}*	47	
SBT	1.5	5100	133	.08	89	.04*
SBR	0		100		59	
EBL	1	1700	145	.09*	219	.13
EBT	2	3400	950	.28	1416	.42*
EBR	1	1700	485	.29	418	.25
WBL	1	1700	99	.06	52	.03*
WBT	3	5100	1374	.27*	1007	.20
WBR	1	1700	519	.31	169	.10
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.61		.67

28. La Novia & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	310	.09*	260	.08*
NBT	0	0	0		0	
NBR	1	1700	180	.11	190	.11
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	870	.26	1330	.39*
EBR	1	1700	250	.15	290	.17
WBL	1	1700	160	.09	190	.11*
WBT	2	3400	1470	.43*	1170	.34
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.57		.63

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	297	.09*	256	.08*
NBT	0	0	0		0	
NBR	1	1700	203	.12	237	.14
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	642	.19	1491	.44*
EBR	1	1700	262	.15	290	.17
WBL	1	1700	121	.07	132	.08*
WBT	2	3400	1503	.44*	1110	.33
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.58		.65

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	297	.09*	256	.08*
NBT	0	0	0		0	
NBR	1	1700	208	.12	241	.14
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	2	3400	708	.21	1551	.46*
EBR	1	1700	262	.15	290	.17
WBL	1	1700	121	.07	146	.09*
WBT	2	3400	1621	.48*	1254	.37
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.62		.68

29. La Pata & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	340	.10*	230	.07
NBT	2	3400	420	.12	130	.04*
NBR	1	1700	10	.01	10	.01
SBL	1	1700	80	.05	255	.15*
SBT	2	3400	400	.12*	90	.03
SBR	2	3400	510	.15	500	.15
EBL	2	3400	350	.10*	500	.15
EBT	1	1700	240	.14	745	.44*
EBR	1	1700	480	.28	60	.04
WBL	1	1700	30	.02	0	.00
WBT	2	3400	380	.11*	326	.10
WBR	1	1700	170	.10	92	.05
Right Turn Adjustment			EBR	.02*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.50	.68	

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	607	.18*	337	.10
NBT	3	5100	1401	.27	991	.19*
NBR	1	1700	270	.16	412	.24
SBL	1	1700	182	.11	358	.21*
SBT	3	5100	1197	.23*	1095	.21
SBR	2	3400	506	.15	214	.06
EBL	2	3400	330	.10	484	.14
EBT	2	3400	88	.03*	477	.14*
EBR	1	1700	527	.31	289	.17
WBL	1	1700	446	.26*	278	.16*
WBT	2	3400	90	.03	203	.06
WBR	1	1700	216	.13	220	.13
Right Turn Adjustment			EBR	.10*		
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for SBR NBR EBR						
TOTAL CAPACITY UTILIZATION				.85	.75	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	607	.18*	337	.10
NBT	3	5100	1447	.28	1027	.20*
NBR	1	1700	270	.16	412	.24
SBL	1	1700	211	.12	412	.24*
SBT	3	5100	1274	.25*	1209	.24
SBR	2	3400	642	.19	389	.11
EBL	2	3400	409	.12	554	.16
EBT	2	3400	88	.03*	477	.14*
EBR	1	1700	527	.31	289	.17
WBL	1	1700	446	.26*	278	.16*
WBT	2	3400	90	.03	203	.06
WBR	1	1700	246	.14	232	.14
Right Turn Adjustment			EBR	.10*		
Clearance Interval				.05*		.05*
Note: Assumes Right-Turn Overlap for SBR NBR EBR						
TOTAL CAPACITY UTILIZATION				.87	.79	

30. Cm Capistrano & Del Obispo

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	340	.10*	250	.07*
NBT	1	1700	170	.10	200	.12
NBR	1	1700	20	.01	80	.05
SBL	1	1700	30	.02	90	.05
SBT	1	1700	250	.15*	240	.14*
SBR	1	1700	330	.19	350	.21
EBL	1	1700	360	.21*	200	.12*
EBT	2	3400	810	.24	640	.19
EBR	1	1700	260	.15	180	.11
WBL	2	3400	120	.04	190	.06
WBT	2	3400	670	.20*	720	.22*
WBR	0	0	10		40	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.71		.60

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	365	.11*	275	.08*
NBT	1	1700	31	.02	137	.08
NBR	1	1700	24	.01	27	.02
SBL	1	1700	31	.02	99	.06
SBT	1	1700	236	.14*	116	.07*
SBR	1	1700	340	.20	348	.20
EBL	1	1700	364	.21*	183	.11*
EBT	2	3400	813	.24	690	.20
EBR	1	1700	268	.16	210	.12
WBL	2	3400	86	.03	173	.05
WBT	2	3400	723	.21*	738	.23*
WBR	0	0	0		42	
Right Turn Adjustment					SBR	.05*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.72		.59

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3400	365	.11*	275	.08*
NBT	1	1700	32	.02	137	.08
NBR	1	1700	25	.01	29	.02
SBL	1	1700	31	.02	99	.06
SBT	1	1700	236	.14*	116	.07*
SBR	1	1700	340	.20	348	.20
EBL	1	1700	364	.21*	183	.11*
EBT	2	3400	828	.24	700	.21
EBR	1	1700	268	.16	210	.12
WBL	2	3400	86	.03	177	.05
WBT	2	3400	758	.22*	774	.24*
WBR	0	0	0		42	
Right Turn Adjustment					SBR	.05*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.73		.60

43. Antonio Pkwy & Cow Camp

2018 No Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	3	5100	1947	.38*	1695	.33
NBR	1	1700	0	.00	0	.00
SBL	2	3400	0	.00	0	.00
SBT	3	5100	1885	.37	1667	.33*
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	2	3400	0	.00	0	.00
WBT	0	0	0		0	
WBR	1	1700	0	.00	0	.00
Clearance Interval				.05*	.05*	
Note: Assumes Right-Turn Overlap for WBR NBR						
TOTAL CAPACITY UTILIZATION				.43	.38	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	3	5100	1905	.37*	1174	.23*
NBR	f		197		639	
SBL	2	3400	295	.09*	1088	.32*
SBT	3	5100	1780	.35	1553	.30
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	2	3400	347	.10*	457	.13*
WBT	0	0	0		0	
WBR	1	1700	737	.43	779	.46
Right Turn Adjustment			WBR	.24*	WBR	.01*
Clearance Interval				.05*	.05*	
Note: Assumes Right-Turn Overlap for WBR						
TOTAL CAPACITY UTILIZATION				.85	.74	

46. I-5 SB Ramps & Crown Valley

Existing (2012) Count						
	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	3	5100	1070	.21*	1040	.20*
SBT	0	0	0		1	
SBR	2	3400	350	.10	340	.10
EBL	0	0	0		0	
EBT	4	6800	1470	.22*	1910	.28*
EBR	1	1700	170	.10	240	.14
WBL	2	3400	390	.11*	510	.15*
WBT	3	5100	1240	.24	1380	.27
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.59		.68

2018 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	3	5100	1155	.23*	1190	.23*
SBT	0	0	0		1	
SBR	2	3400	378	.11	351	.10
EBL	0	0	0		0	
EBT	4	6800	1527	.22*	1985	.29*
EBR	1	1700	184	.11	264	.16
WBL	2	3400	183	.05*	467	.14*
WBT	3	5100	1295	.25	1437	.28
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.55		.71

2018 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	3	5100	1228	.24*	1254	.25*
SBT	0	0	0		1	
SBR	2	3400	378	.11	351	.10
EBL	0	0	0		0	
EBT	4	6800	1532	.23*	1988	.29*
EBR	1	1700	184	.11	264	.16
WBL	2	3400	183	.05*	467	.14*
WBT	3	5100	1306	.26	1467	.29
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.57		.73

47. I-5 NB Ramps & Crown Valley

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		150	.09*	250	{.15}*
NBT	0	5100	0		0	.15
NBR	1.5		520	.15	490	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	3	5100	2150	.42*	2480	.49*
EBR	f		390		470	
WBL	0	0	0		0	
WBT	3	5100	1480	.29	1640	.32
WBR	f		1230		1380	
Right Turn Adjustment			NBR	.06*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.62	.69	

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		161	.09*	260	{.12}*
NBT	0	5100	0		0	.12
NBR	1.5		506	.15	350	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	3	5100	2274	.45*	2675	.52*
EBR	f		408		498	
WBL	0	0	0		0	
WBT	3	5100	1310	.26	1646	.32
WBR	f		1415		1522	
Right Turn Adjustment			NBR	.06*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.65	.69	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		161	.09*	260	{.12}*
NBT	0	5100	0		0	.12
NBR	1.5		506	.15	350	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	0	0	0		0	
EBT	3	5100	2352	.46*	2742	.54*
EBR	f		408		498	
WBL	0	0	0		0	
WBT	3	5100	1321	.26	1677	.33
WBR	f		1497		1702	
Right Turn Adjustment			NBR	.06*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.66	.71	

50. I-5 SB Ramps & Ortega

Existing (2012) Count						
	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		670	.20*	800	
SBT	0	5100	0		0	{.24}*
SBR	1.5		650	{.16}	580	
EBL	0	0	0		0	
EBT	3	5100	1140	.25*	1160	.25*
EBR	0	0	120		120	
WBL	1	1700	390	.23*	270	.16*
WBT	2	3400	640	.19	910	.27
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.73		.70

2018 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		735		1123	
SBT	0	6800	0	{.18}*	0	{.23}*
SBR	1.5		658		553	
EBL	0	0	0		0	
EBT	3	5100	1095	.21*	1219	.24*
EBR	f		147		129	
WBL	2	3400	437	.13*	341	.10*
WBT	2	3400	714	.21	918	.27
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.57		.62

2018 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		747		1132	
SBT	0	6800	0	{.18}*	0	{.23}*
SBR	1.5		658		553	
EBL	0	0	0		0	
EBT	3	5100	1116	.22*	1240	.24*
EBR	f		147		129	
WBL	2	3400	470	.14*	402	.12*
WBT	2	3400	767	.23	974	.29
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.59		.64

51. I-5 NB Ramps & Ortega

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1.5		160	.09*	170	.10*
NBT	0	3400	0		1	
NBR	0.5		650	.38	500	.29
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	2	3400	680	.20*	730	.21*
EBT	2	3400	1130	.33	1230	.36
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	970	.29*	1010	.30*
WBR	1	1700	980	.58	730	.43
Right Turn Adjustment			Multi	.39*	Multi	.13*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				1.02		.79

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0		170	{.10}*	192	
NBT	0.5	3400	0	{.11}	0	{.14}*
NBR	1.5		404		308	
SBL	0	0	10		10	{.01}*
SBT	1	1700	10	.02*	10	.02
SBR	0	0	10		10	
EBL	1	1700	10	.01*	10	.01*
EBT	3	5100	1132	.22	1579	.31
EBR	f		698		771	
WBL	0	0	0		0	
WBT	3	5100	1807	.36*	1638	.32*
WBR	0	0	10		10	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.54		.53

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	0		170		192	
NBT	0.5	3400	0	{.12}*	0	{.14}*
NBR	1.5		433		328	
SBL	0	0	10	{.01}*	10	{.01}*
SBT	1	1700	10	.02	10	.02
SBR	0	0	10		10	
EBL	1	1700	10	.01*	10	.01*
EBT	3	5100	1165	.23	1608	.32
EBR	f		698		771	
WBL	0	0	0		0	
WBT	3	5100	1892	.38*	1754	.35*
WBR	0	0	22		21	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.57		.56

60. SR-241 SB Ramps & Oso

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		40	.02*	200	
SBT	0	5100	0		0	{.08}*
SBR	1.5		160	.05	330	
EBL	0	0	0		0	
EBT	3	5100	1020	.20	1110	.22*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	3	5100	1150	.23*	630	.12
WBR	0	0	0		0	
Right Turn Adjustment			SBR	.03*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.33	.35	

2018 No Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		43	.03*	190	
SBT	0	5100	0		0	{.11}*
SBR	1.5		194	.06	512	
EBL	0	0	0		0	
EBT	3	5100	1246	.24	1228	.24*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	3	5100	1228	.24*	655	.13
WBR	0	0	0		0	
Right Turn Adjustment			SBR	.03*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.35	.40	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		43	.03*	190	
SBT	0	5100	0		0	{.11}*
SBR	1.5		203	.06	524	
EBL	0	0	0		0	
EBT	3	5100	1253	.25*	1253	.25*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	3	5100	1235	.24	657	.13
WBR	0	0	0		0	
Right Turn Adjustment			SBR	.02*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.35	.41	

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1.5		43		190	
SBT	0.5	3400	7	.01*	12	.06*
SBR	1	1700	203	.12	524	.31
EBL	0	0	0		0	
EBT	3	5100	1253	.25	1253	.27*
EBR	0	0	29		123	
WBL	0	0	0		0	
WBT	3	5100	1350	.26*	735	.14
WBR	0	0	0		0	
Right Turn Adjustment			SBR	.11*	SBR	.15*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.43	.53	

61. SR-241 NB Ramps & Oso

Existing (2012) Count						
	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	380	.22*	140	.08*
EBT	3	5100	680	.13	1170	.23
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1150	.34*	630	.19*
WBR	1	1700	310	.18	80	.05
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.61		.32

2018 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		10	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	1	1700	573	.34*	213	.13*
EBT	3	5100	708	.14	1208	.24
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1228	.36*	655	.19*
WBR	1	1700	295	.17	89	.05
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.75		.37

2018 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	573	.34*	224	.13*
EBT	3	5100	715	.14	1216	.24
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1235	.36*	657	.19*
WBR	1	1700	295	.17	89	.05
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.75		.37

2018 with Project (PA2 North)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	115	.07*	78	.05*
NBT	1	1700	11	.01	16	.01
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	0	0	0		0	
SBR	0	0	0		0	
EBL	1	1700	573	.34*	224	.13*
EBT	3	5100	715	.14	1216	.24
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3400	1235	.36*	657	.19*
WBR	1	1700	295	.17	89	.05
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.82		.42

62. K St & CCR

2018 with Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1700	10	.01*	10	.01*
SBT	0	0	0		0	
SBR	1	1700	720	.42	1050	.62
EBL	1.5		320		1380	
EBT	0.5	3400	170	.14*	350	.51*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	1	1700	360	.22*	180	.11*
WBR	0	0	10		10	
Right Turn Adjustment			SBR	.27*	SBR	.10*
Clearance Interval				.05*		.05*
Note: Assumes E/W Split Phasing						
Note: Assumes Right-Turn Overlap for SBR						
TOTAL CAPACITY UTILIZATION				.69		.78

63. L St & CCR

2018 with Project						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1700	10	.01*	10	.01*
SBT	0	0	0		0	
SBR	1	1700	410	.24	150	.09
EBL	1	1700	230	.14*	300	.18*
EBT	1	1700	0	.00	0	.00
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	1	1700	0	.00*	0	.00*
WBR	0	0	0		0	
Right Turn Adjustment			SBR	.12*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.32		.24

San Clemente Intersections

36. La Pata & Del Rio

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1600	112	.07*	270	.17*
NBT	2	3200	1075	.34	1165	.36
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	2	3200	1182	.37*	1174	.37*
SBR	1	1600	103	.06	190	.12
EBL	0.5		212	.13*	119	.07*
EBT	0	3200	0		0	
EBR	1.5		245	{.10}	177	{.00}
WBL	0	0	0		0	
WBT	0	0	0		0	
WBR	0	0	0		0	
TOTAL CAPACITY UTILIZATION				.57	.61	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1600	112	.07*	270	.17*
NBT	2	3200	1113	.35	1272	.40
NBR	0	0	0		0	
SBL	0	0	0		0	
SBT	2	3200	1244	.39*	1267	.40*
SBR	1	1600	110	.07	202	.13
EBL	1	1600	217	.14*	132	.08*
EBT	0	0	0		0	
EBR	1	1600	245	.15	177	.11
WBL	0	0	0		0	
WBT	0	0	0		0	
WBR	0	0	0		0	
TOTAL CAPACITY UTILIZATION				.60	.65	

37. La Pata & Vista Hermosa

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3200	60	.02*	260	.08*
NBT	3	4800	60	.01	90	.02
NBR	1	1600	50	.03	90	.06
SBL	1	1600	10	.01	5	.00
SBT	3	4800	60	.01*	40	.01*
SBR	1	1600	360	.23	150	.09
EBL	1	1600	80	.05*	190	.12*
EBT	2	3200	450	.14	580	.18
EBR	1	1600	240	.15	110	.07
WBL	2	3200	80	.03	100	.03
WBT	2	3200	670	.21*	450	.14*
WBR	1	1600	30	.02	10	.01
Right Turn Adjustment			SBR	.18*		
TOTAL CAPACITY UTILIZATION				.47	.35	

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3200	51	.02	239	.07
NBT	3	4800	319	.07*	636	.13*
NBR	1	1600	31	.02	104	.07
SBL	1	1600	248	.16*	125	.08*
SBT	3	4800	595	.12	417	.09
SBR	1	1600	742	.46	544	.34
EBL	1	1600	568	.36*	401	.25*
EBT	2	3200	561	.18	655	.20
EBR	1	1600	122	.08	83	.05
WBL	2	3200	122	.04	135	.04
WBT	2	3200	632	.20*	520	.16*
WBR	1	1600	285	.18	240	.15
Right Turn Adjustment					SBR	.01*
TOTAL CAPACITY UTILIZATION				.79	.63	

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	2	3200	51	.02	239	.07
NBT	3	4800	343	.07*	717	.15*
NBR	1	1600	31	.02	104	.07
SBL	1	1600	253	.16*	134	.08*
SBT	3	4800	631	.13	452	.09
SBR	1	1600	760	.48	582	.36
EBL	1	1600	573	.36*	413	.26*
EBT	2	3200	561	.18	655	.20
EBR	1	1600	122	.08	83	.05
WBL	2	3200	122	.04	135	.04
WBT	2	3200	632	.20*	520	.16*
WBR	1	1600	289	.18	247	.15
TOTAL CAPACITY UTILIZATION				.79	.65	

38. La Pata & Pico

Existing (2012) Count						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1600	70	.04	310	.19*
NBT	3	4800	80	.02*	270	.06
NBR	d	1600	40	.03	60	.04
SBL	1	1600	100	.06*	160	.10
SBT	3	4800	23	.00	100	.02*
SBR	d	1600	85	.05	100	.06
EBL	2	3200	100	.03	130	.04*
EBT	3	4800	390	.12*	420	.11
EBR	0	0	210	.13	100	
WBL	2	3200	90	.03*	70	.02
WBT	3	4800	470	.10	450	.09*
WBR	1	1600	20	.01	50	.03
Right Turn Adjustment					SBR	.01*
TOTAL CAPACITY UTILIZATION				.23		.35

2018 No Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1600	51	.03*	198	.12
NBT	2	3200	180	.06	450	.14*
NBR	1	1600	51	.03	62	.04
SBL	2	3200	283	.09	225	.07*
SBT	2	3200	461	.14*	62	.02
SBR	f		197		376	
EBL	1	1600	222	.14*	480	.30*
EBT	3	4800	479	.10	697	.15
EBR	1	1600	204	.13	218	.14
WBL	2	3200	92	.03	42	.01
WBT	2.5	6400	714	.15*	749	.16*
WBR	1.5		32		78	
TOTAL CAPACITY UTILIZATION				.46		.67

2018 with Project						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1600	51	.03	198	.12
NBT	3	4800	185	.04*	472	.10*
NBR	d	1600	51	.03	62	.04
SBL	1	1600	293	.18*	231	.14*
SBT	3	4800	475	.10	75	.02
SBR	d	1600	202	.13	384	.24
EBL	2	3200	237	.07*	511	.16*
EBT	3	4800	479	.14	697	.19
EBR	0	0	204		218	
WBL	2	3200	92	.03	42	.01
WBT	3	4800	714	.15*	749	.16*
WBR	1	1600	34	.02	90	.06
TOTAL CAPACITY UTILIZATION				.44		.56

APPENDIX B

Ranch Plan EIR Traffic Improvement Summary

Ranch Plan EIR Traffic Improvement Summary

Table B-1 summarizes the long-range improvement program from the original Ranch Plan EIR traffic study (May 2004). A footnote to the table notes those improvements that have been implemented since the time the project was approved. As set out in the South County Roadway Improvement Program (SCRIP), the Ranch Plan has a fair share funding obligation to these improvements through this County administered program. Table B-2 summarizes the trip rates source of this traffic analysis.

Table B-1 Long-Range Circulation System Mitigation Program

Location	Jurisdiction	Improvements
FREEWAY INTERCHANGES		
Marguerite Pkwy-Saddleback College/I-5 Connectors	Caltrans	Construct new connector ramps to and from I-5 north.
Ortega Hwy/I-5 Interchange	Caltrans	Reconstruct interchange: design to be determined by Caltrans.
FREEWAY RAMPS		
I-5 southbound off-ramp at Oso Pkwy	Caltrans	Add second drop lane from I-5 to the off-ramp.
I-5 southbound off-ramp at Crown Valley Pkwy	Caltrans	Add second auxiliary lane from I-5 to the off-ramp.
ARTERIAL ROADS		
Antonio Pkwy (Old Ortega Hwy to New Ortega Hwy)	County	Roadway widening.
La Pata Ave extension	County	Extend as four-lane primary arterial from current terminus south of Ortega Hwy to existing termination point in San Clemente.
New Ortega Hwy (Antonio Pkwy to Old Ortega Hwy)	County	Construct four/six lane roadway.
Ortega Hwy (I-5 to Antonio Pkwy)	San Juan Capistrano /County	Traffic calming, roadway widening (east of existing four-lane section to Antonio Pkwy)
Oso Pkwy (east of Las Flores to SR-241) ¹	County	Roadway widening.
Oso Pkwy (I-5 to Marguerite Pkwy) ¹	Mission Viejo	Roadway widening.
INTERSECTIONS		
4. Felipe Rd & Oso Pkwy	Mission Viejo	Add second southbound left-turn lane.
5. Antonio Pkwy & Oso Pkwy ²	County	Add fourth southbound through lane, third northbound left-turn lane, and provide eastbound right-turn overlap with the northbound left-turn movement and northbound right-turn overlap with the westbound left-turn movement (needed under conditions with or without the FTC-S). Add fourth eastbound through lane (needed only under conditions without the FTC-S).

Table B-1 Long-Range Circulation System Mitigation Program (cont)

Location	Jurisdiction	Improvements
INTERSECTIONS (cont)		
11. Marguerite Pkwy & Crown Valley Pkwy ¹	Mission Viejo	Committed improvements (Ladera Ranch): add third and fourth eastbound through lanes and fourth westbound through lane, second northbound, southbound and westbound left-turn lanes, northbound right-turn lane, and convert southbound free right-turn lane to a standard right-turn lane. Proposed mitigation: convert second southbound through lane to shared second through/second right-turn lane and add a de-facto westbound right-turn lane.
12. Antonio Pkwy & Crown Valley Pkwy ²	County	Convert second eastbound through lane to a third left-turn lane, and add a third northbound left-turn lane and a second eastbound right-turn lane.
20. St of the Golden Lantern & Paseo de Colinas	Laguna Niguel	Committed improvements (City of Laguna Niguel): add third northbound and southbound through lanes. Proposed mitigation: no feasible mitigation has been identified at this time.
27. Rancho Viejo & Ortega ¹	San Juan Capistrano	Add separate northbound right-turn lane and restripe northbound lanes to provide double left turn lanes and a dedicated through lane.
28. La Novia Ave & Ortega Hwy	San Juan Capistrano	Add second westbound left-turn lane (needed only under conditions without the FTC-S).
29. Antonio Pkwy-La Pata Ave & Ortega Hwy ¹	County	Committed improvements (County of Orange): add second eastbound left-turn lane. Proposed mitigation: add second northbound through lane and southbound free right-turn lane (needed under conditions with or without the FTC-S). Proposed mitigation: add third northbound through lane, third southbound through lane, and second northbound left-turn lane (needed only under conditions without the FTC-S).
30. Cm Capistrano & Del Obispo St ²	San Juan Capistrano	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.
32. Valle Rd & San Juan Creek Rd	San Juan Capistrano	Add second westbound through lane.

Table B-1 Long-Range Circulation System Mitigation Program (cont)

Location	Jurisdiction	Improvements
37. Avd La Pata & Avd Vista Hermosa ¹	San Clemente	Committed improvements (Talega): construct intersection and provide two northbound left-turn lanes, three northbound through lanes, one southbound left-turn lane, three southbound through lanes, one southbound right-turn lane, one westbound left-turn lane, two westbound through lanes, one eastbound left-turn lane, two eastbound through lanes, and one eastbound right-turn lane. Proposed Mitigation: add second and third eastbound left-turn lane, southbound free right-turn lane, and westbound right-turn lane (needed only under conditions without the FTC-S).
39. Cm Vera Cruz & Avd Vista Hermosa	San Clemente	Committed improvements (City of San Clemente): construct west leg of the intersection and provide a left-turn lane, two through lanes, and no right-turn lane on each leg of the intersection. Proposed mitigation: add second southbound left-turn lane and westbound right-turn lane.
43. Antonio Pkwy & New Ortega Hwy ²	County	Option 1 – Construct at-grade intersection and provide the following lanes: one northbound left-turn lane, three northbound through lanes, a northbound free right-turn lane, two southbound left-turn lanes, three southbound through lanes, a de-facto southbound right-turn lane, three westbound left-turn lanes, one westbound through lane, a westbound free right-turn lane, one eastbound left-turn lane, one eastbound through lane, and one eastbound right-turn lane. Option 2 – Construct grade separated intersection and provide the following lanes: uncontrolled (grade separated) westbound left-turn movement to southbound Antonio Parkway, one northbound left-turn lane, two northbound through lanes, a free northbound right-turn lane, two southbound left-turn lanes, three southbound through lanes, a de-facto southbound right-turn lane, one westbound through lane, a westbound free right-turn lane, one eastbound left-turn lane, and one eastbound through lane.
56. I-5 southbound ramps & Avd Pico	San Clemente	Convert second westbound through lane to shared second left-turn/through lane (needed only under conditions without the FTC-S).
59. SR-241 northbound ramps & Antonio Pkwy	Rancho Santa Margarita	Convert third westbound through lane to shared third through/second right-turn lane (needed under conditions with or without the FTC-S). Add second eastbound left-turn lane (needed only under conditions without the FTC-S).
74. I-5 northbound ramps & Junipero Serra Rd	San Juan Capistrano	Convert eastbound shared left-turn/through lane to a left-turn lane and add a second eastbound left-turn lane.
¹ This improvement has been implemented. ² This improvement has been partially implemented. Note: "New Ortega Highway" has since been named "Cow Camp Road"		

Table B-2 Trip Rates - Source

Category	Units	AM Peak Hour			PM Peak Hour			ADT	Source
		In	Out	Total	In	Out	Total		
1. Single Family - Detached	DU	.19	.56	.75	.64	.37	1.01	9.57	Single Family Detached (8th Ed. ITE)
2. Single Family - Attached	DU	.15	.49	.64	.52	.30	.82	8.11	Average of Single Family Detached and Apartments
3. Senior Detached Residential	DU	.08	.14	.22	.16	.11	.27	3.71	Senior Detached Housing (8th Ed. ITE)
4. Senior Attached Residential	DU	.05	.08	.13	.10	.06	.16	3.48	Senior Attached Housing (8th Ed. ITE)
5. Apartments	DU	.10	.41	.51	.40	.22	.62	6.65	Apartments (8th Ed. ITE)
7. General Commercial	TSF	.61	.39	1.00	1.83	1.90	3.73	42.94	Shopping Center (200 TSF) - (8th Ed. ITE)
8. Specialty Retail	TSF	.00	.00	.00	1.19	1.52	2.71	44.32	Specialty Retail (8th Ed. ITE)
11. Golf Course	Acre	.16	.05	.21	.10	.20	.30	5.04	Golf Course (8th Ed. ITE)
12. Elementary/Mid School	STU	.25	.20	.45	.07	.08	.15	1.29	Elementary School (8th Ed. ITE)
13. High School	STU	.29	.13	.42	.06	.07	.13	1.71	High School (8th Ed. ITE)
26. Cemetery	Acre	.12	.05	.17	.28	.56	.84	4.73	Cemetery (8 th Ed. ITE)