The Ranch Plan
Planning Areas 3 and 4
Master Area Plan
and
Subarea Area Plans
3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 and 4.1
(PA14-0072, PA14-0073, PA14-0074, PA14-0075, PA14-0076, PA14-0077, PA14-0078, PA14-0079, PA14-0080, AND PA14-0081)

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community

Planning Areas 3 and 4

Master Area Plan

February 25, 2015

County of Orange - OC Public Works
OC Application # PA14-0072

RMV Community Development, LLC

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community  
Planning Areas 3 and 4 Master Area Plan

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>1. Background</td>
<td>3</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>5</td>
</tr>
<tr>
<td>3. Master Area Plan Proposal</td>
<td>8</td>
</tr>
<tr>
<td>3.1 PC Development Map and PC Statistical Table Amendment</td>
<td>8</td>
</tr>
<tr>
<td>3.2 Land Use Plan and Master Area Plan Development Table</td>
<td>11</td>
</tr>
<tr>
<td>3.3 Preliminary Conceptual Grading</td>
<td>18</td>
</tr>
<tr>
<td>3.4 Infrastructure</td>
<td>19</td>
</tr>
<tr>
<td>3.5 Master Trail and Bikeway Implementation Plan</td>
<td>27</td>
</tr>
<tr>
<td>3.6 Agricultural And Other Existing And On-Going Uses</td>
<td>27</td>
</tr>
<tr>
<td>3.7 Compatibility with Caspers Wilderness Park</td>
<td>28</td>
</tr>
<tr>
<td>4. Master Area Plan Requirements</td>
<td>31</td>
</tr>
<tr>
<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>31</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>35</td>
</tr>
</tbody>
</table>
LIST OF TABLES

1. Planned Community Statistical Table ........................................... 10
2. PA3-4 Master Area Plan Development Table ................................. 13

LIST OF EXHIBITS

1. Regional Location Map ................................................................. 6
2. Local Vicinity Map ........................................................................ 7
3. Ranch Plan Planning Process ......................................................... 9
4. Land Use Plan .............................................................................. 12
5. Circulation ................................................................................... 20
6. Domestic Water ........................................................................... 23
7. Non-Domestic Water ................................................................. 24
8. Wastewater .................................................................................. 25
9. Storm Drainage ........................................................................... 26
10. Water Quality ............................................................................. 28
11. Trails and Bikeways Concept ...................................................... 29
12. Agricultural and Other Existing & On-Going Uses Map ............... 30

ATTACHMENTS

1. Planning Areas 3 and 4 Development Boundaries
   CONDITIONALLY APPROVED
   Approved By: Planning Commission
   Approval Date: 2/25/2015
   Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Planning Areas 3 and 4 Master Area Plan

Introduction

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

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

1. BACKGROUND:

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

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

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

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

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

**Annexation:** In 2009 a 132-acre area was sold to the City of San Juan Capistrano and
annexed into the City as recreational open space. This change in status of a portion
of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan
Planned Community Development Map and Ranch Plan Statistical Table. The balance
of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or
approximately 74.57 percent), was identified for open space uses with 5,768 acres set
aside for future development uses.

**2. LOCATION AND EXISTING USES**

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

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

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

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

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

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

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

3.1 PC Development Map and PC Statistical Table Amendment:

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

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

![County of Orange - OC Public Works
OC Development Services
CONDITIONALLY APPROVED
Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans](image)
**Planning Area 3 & 4**

### Coverage Area
- **RANCH-WIDE**
  - General Plan
  - Planned Community Zoning
  - Development Agreement

- **PLANNING AREA**
  - Master Area Plan

- **SUB-PLANNING AREA**
  - “A” Tentative Tract & Rough Grading

- **DEVELOPMENT PROJECT**
  - “B” Tentative Tract and/or Site Development Permit & Precise Grading

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

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

### Regulatory Compliance
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements
- Service Provider Agreement Requirements
  - Infrastructure Permits/Agreements Requirements
  - Orange County Standard Conditions
  - Special Planning Conditions

### Monitoring Programs
- Monitoring Reports, Regulatory Compliance Matrix, Development Receipts and Other Programs

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**COUNTIONALLY APPROVED**

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
## Planning Area 3 & 4

### Development Use

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Revised July 26, 2006, per Planning Commission Resolution No. 06-05
Revised February 23, 2011, per Planning Commission PA110003-PA110006
Revised March 27, 2013, per Planning Commission PA130001-PA130006
Revised February 25, 2015, per Planning Commission PA140072-PA140081

**CONDITIONALLY APPROVED**

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
3.2 Land Use Plan and Master Area Plan Development Table:

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

The Planning Areas 3 and 4 Master Area Plan include residential, Urban Activity Center (UAC), Business Park, Neighborhood Center and open space uses as well as public facilities and public parklands, and open space. Table 2 provides statistical information for Planning Areas 3 and 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan, depicts the 30-foot grading contours and identifies the land uses within Planning Areas 3 and 4. In summary, 2,416-gross acres of residential use allowing 7,500 total dwelling units, 270 gross acres and 3,400,000 square feet of non-residential uses (201 acres of Urban Activity Center, 19 acres of Neighborhood Center and 50 acres of Business Park) are proposed within the 2,686-gross acre development area portion of Planning Areas 3 and 4. 2,171-acres of the 2,186-gross acre PA3 is development area, with 15 acres of open space to be determined at the time of subdivision approvals. The non-development area portion of the 1,127 Planning Area 4 (612-gross acres) will be dedicated as permanent open space reserve. The provision of open space dedications associated with Planning Areas 3 and 4 is discussed further in Section 4.1.D.

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

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

Subarea 3.1

The 257-gross-acre Subarea 3.1 is located in the southwesterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. Gobernadora Canyon is located westerly of Subarea 3.1. The following land uses are proposed:

- 254 gross acres of residential development area, allowing a total of 962 dwelling units, including 390 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 3-gross-acres, in compliance with the Affordable Housing Implement Agreement (AHIA).
  - Up to 12 acres of community facility uses (including, but not limited to a potential K-8 school and a day care center).
## Planning Area 3 & 4

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<th>Open Space Use</th>
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• A potential Home Based Business Enclave (HBBE).
• Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 5 acres of public parkland
• Up to 3 acres and up to 15,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.2
The 269-gross-acre Subarea 3.2 is located in the middle-westerly portion of Planning Area 3. “C” Street would traverse the westerly portion of the subarea and “K” Street would traverse the easterly boundary of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly of Subarea 3.2. The following land uses are proposed:

• 266 gross acres of residential development area, allowing a total of up to 1,154 dwelling units, including approximately 468 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE).
  • Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
  • Up to 5 acres of public parkland
• Up to 3 acres and up to 15,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.3
The 252-gross-acre Subarea 3.3 is located in the north-central portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea and “K” Street would traverse the middle of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly and Caspers Wilderness Park is located easterly of Subarea 3.3. The following land uses are proposed:

• 249 gross acres of residential area, allowing a total of up to 1,001 dwelling units, including approximately 406 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE).
• Up to 2 acres of community facility use (including, but not limited to a potential fire station and a day care center).
• Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 5 acres of public parkland
• Up to 3 acres and up to 15,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.4
The 252-gross-acre Subarea 3.4 is located in the northerly portion of Planning Area 3. "K" Street would traverse the southwesterly portion of the subarea, in a generally east-west direction. Gobernadora Canyon is located westerly, Gobernadora Basin is located northwesterly, Coto de Caza is located northerly and Caspers Wilderness Park is located easterly of Subarea 3.4. The following land uses are proposed:

• 242 gross acres of residential area, allowing a total of up to 881 dwelling units, including approximately 357 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 3-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE).
  • Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 5 acres of public parkland
• Up to 10 acres and up to 100,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.5
The 178-gross-acre Subarea 3.5 is located in the central portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction, and "K" Street would traverse the easterly boundary of the subarea in a generally north-south direction. Subarea 3.5 is surrounded by Subarea 3.1 to the west, Subarea 3.2 to the northwest, Subarea 3.7 to the northeast, Subarea 3.6 to the east and Subarea 3.8 to the south. The following land uses are proposed:

• 128 gross acres of residential area, allowing a total of up to 700 dwelling units, including approximately 284 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE).
• Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 20 acres of community facilities (including, but not limited to potential community center, church, fire station and library)
• Up to 5 acres of public parkland

• Up to 50 acres and up to 305,000 square-feet of uses allowed by Section III.E.1.a (Business Park – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.6

The 335-gross-acre Subarea 3.6 is located in the southeasterly portion of Planning Area 3. Cow Camp Road would traverse the middle of the subarea in a generally east-west direction. San Juan Creek and Planning Area 4 located easterly of Subarea 3.6. The following land uses are proposed:

• 282 gross acres of residential area, allowing a total of up to 1,171 dwelling units, including approximately 515 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE)
  • Up to 17 acres of community facility use (including, but not limited to a potential K-8 school site, a fire station and a day care center).
  • Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
  • Up to 20 acres of public parkland

• Up to 53 acres and up to 750,000 square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 3.7

The 319-gross-acre Subarea 3.7 is located in the east-central portion of Planning Area 3. "K" Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Wilderness Park is located easterly of Subarea 3.7. The following land uses are proposed:

• 319 gross acres of residential area, allowing a total of up to 1,131 dwelling units, including approximately 499 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • Up to 3-acres of community facility use (including, but not limited to a potential church).
  • A potential affordable housing site of up to 6-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
• A potential Home Based Business Enclave (HBBE).
• Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 5 acres of public parkland.

Subarea 3.8
The 309-gross-acre Subarea 3.8 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.8. The following land uses are proposed:

• 274 gross acres of development area generally zoned residential, which may include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • Up to 50 acres of proposed sports park uses.
  • Approximately 80 acres of detention basins and water quality basins, as allowed by Section III.F.1.1.1)b) (Community Facilities) of the Ranch Plan Planned Community Program Text.
  • Approximately 75 acres of uses allowed by Ranch Plan Planned Community Text Section III.H: Agricultural and Other Existing and On-Going Uses (including but not limited to Item III.H.2.d: “Ranching facilities also used periodically for recreational purposes (including “Cow Camp” at 31471 Ortega Highway.”)
• Up to 35 acres and up to 500,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

Subarea 4.1
Subarea 4.1 is the only Subarea proposed within Planning Area 4. The 1,127-gross acre Planning Area 4 includes the 515-gross acre Subarea 4.1 boundary that is coterminous with the Development Area portion of Planning Area 4. Ortega Highway would traverse the westerly portion of the subarea in a generally east-west direction. San Juan Creek is located northwesterly of Subarea 4.1. The following land uses are proposed:

• 402 gross acres of residential area, allowing a total of up to 500 dwelling units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  • A potential affordable housing site of up to 3-gross-acres in compliance with the Affordable Housing Implementation Agreement (AHIA).
  • A potential Home Based Business Enclave (HBBE).
  • Private recreational uses, including but not limited to clubhouses, swimming pools, sports fields, sports courts, tot lots, and pedestrian and bike trails.
• Up to 113 acres and up to 1,700,000 square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.
• The remaining undeveloped 612-acres of Subarea 4.1 would be open space, with other potential uses including but not limited to a future reservoir and Agricultural and Other Existing and On-Going Uses allowed by Ranch Plan Planned Community Text Section III.H.2.d.

The Planning Areas 3 and 4 Master Area Plan Development Table (Table 2) incorporates the PC Statistical Table use acreages and detailed acreages for proposed land use within each Subarea Plan, as required by Ranch Plan PC Program Text Section II.B.3.a. 2, 3, 4 and 6. Specifically, Table 2 denotes the proposed gross and net acreage in the Residential, Urban Activity Center, Neighborhood Center and Business Park categories.

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

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

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

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

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

Permits: PA140072-81 Master & Subarea Plans
3.4 Infrastructure:
It is important to note that development phasing, including residential, non-residential and infrastructure, is not specified in this Master Area Plan, nor in the Subarea Plans for Subareas 3.1 through 4.1. The project must satisfy all infrastructure requirements as each phase is implemented, but the order of implementation of each Subarea is yet to be determined. Infrastructure components for Planning Areas 3 and 4 are addressed by the text below, and on Exhibits 5 through 11.

Roadways: Exhibit 5 identifies new arterial locations per the Orange County Transportation Agency’s Master Plan of Arterial Highways, including the following:

- **Cow Camp Road (Segment 2).** Cow Camp Road is proposed as an east-west major arterial highway with up to a 60 mile per hour design speed that will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of the Rancho Mission Viejo Planned Community and Caspers Wilderness Park. A portion of Cow Camp Road, known as Segment 1, is located within Planning Areas 1 and 2. The segment adjacent to and within Planning Area 3 is known as Segment 2 and would include four signalized intersections and a bridge at Cañada Gobernadora (Gobernadora Bridge) and over San Juan Creek to Planning Area 4. To adhere to existing hillside contours, construction phasing, habitat preservation, and provide enhanced wildlife crossings the eastbound and westbound lanes across Cañada Gobernadora would be built as two separate bridge structures. A similar design would also be used for the bridge across San Juan Creek. The typical cross-section for Cow Camp Road 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) lanes west of “C” Street and 4 general purpose lanes east of “C” Street to Ortega Highway. The roadway would have 8-foot-wide shoulders, 6-foot-wide sidewalks with a raised curbed median 20 feet wide on the western reach and would transition to a collector roadway of two lanes (one lane in each direction). Cow Camp Road was addressed in FEIR 589 as New Ortega Highway. Cow Camp Road is designated as a Scenic Highway Landscape Corridor by the General Plan. In compliance, a 25-foot scenic highway easement from curb-line will be clear of structures and signage.

- **“K” Street.** “K” Street is proposed as an east-west secondary arterial highway or collector street with a 50 miles per hour minimum design speed. It will extend from the proposed partial interchange at “F” Street in Planning Area 2, cross Cañada Gobernadora and traverse Planning Area 3 along a southeasterly alignment and connects to Cow Camp Road. Based on the current PA3 and 4 Addendum Traffic TrafficAnalyses, daily trips on “K” Street would not meet the threshold of classification as a secondary arterial highway. Exhibit 5 depicts “K” Street as an arterial consistent with the County of Orange Standard Plans for a secondary arterial (four-lane undivided roadway); however, the cross-section for a collector road (two-lane undivided roadway) may be sufficient for the bridge crossing Cañada Gobernadora.
Planning Area 3 & 4

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- Proposed Neighborhood Access
- 30' Interval Grading

Exhibit: 5

PA-3 & 4 Master Area Plan

February 25, 2015

Permits: PA140072-81 Master & Subarea Plans
• **“C” Street.** “C” Street is proposed as a north-south two-lane secondary arterial located on the western edge of Planning Area 3 that will intersect with Cow Camp Road in the south-west corner of the Planning Area.

• **Gibby Road.** Gibby Road is an existing ranch road that provides access to industrial uses in Planning Area 3. The roadway will be improved to County standards and a bridge structure will replace the existing Arizona crossing of San Juan Creek. The bridge will be two lanes wide and connect to the existing traffic signal on Ortega Highway at Gibby Road.

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

• **PA 4:** Roadways within Planning Area 4 will provide two-lane access from Ortega Highway into the adjacent residential and commercial use areas within Planning Area 4.

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 County General Plan Circulation Element Scenic Highway Plan designates Cow Camp Road (from Antonio Parkway east to Ortega Highway) as a landscape corridor. Project compliance with the Scenic Highway Plan along this arterial roadway shall be consistent with Orange County General Plan Transportation Element Figure IV-15 on Page IV-39.

Intersection geometrics may be revised in conjunction with each subsequent applicable Subarea Plan, if consistent with the traffic study. More detailed infrastructure facility locations will be located as part of each applicable Subarea Plan.
Water & Wastewater Conveyance Facilities:

Exhibits 6 and 7 depict the location of proposed facilities for domestic and non-domestic water, respectively, which would include four domestic water reservoirs, three non-domestic water reservoirs and the installation of water mains for both domestic and non-domestic water located predominately within future. One of the domestic water reservoir sites is located easterly of the development area boundary within the open space (Habitat Reserve) area, as previously addressed by FEIR 589. All other reservoirs and water conveyance facilities would be located within the development areas, with no impacts beyond those identified for the development areas.

Exhibit 8 depicts the location of proposed wastewater facilities, which would include distribution and collection lines internal to the Planning Areas and two sewer lift stations is anticipated, one in the southwesterly portion of Planning Area 3 and the other in the westerly portion of Planning Area 4. Impacts associated with these main facilities have been previously analyzed in FEIR 589 and an Addendum to FEIR 589 and EIR 584 for Chiquita Canyon Water facilities.

Storm Drain Facilities and Outfalls:

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

- 11 outfalls to San Juan Creek.
- 1 outfall to Gobernadora Canyon

The PA-3 & 4 Master Area Plan/Subarea Plans approval relies on the April 2013, County approved Comprehensive Regional Stormwater Plan, Ranch Plan Planned Community, Runoff Management Plan (CRSP ROMP) San Juan Creek Watershed. Due to the magnitude of the project area, phasing of development ROMP and drainage for PA3 and 4 will be identified after approval of the Master Area Plan with the submittal of more detailed plans, as County policy deferral of Master Area Plan approval by Planning Commission. As a result, subsequent and more detailed ROMP studies will be developed at the level of Tentative Map approvals prior to Rough Grade Plan approvals. This would address refinements for defining specific land use, grading, and phasing of both development for PA3 and 4, together with updated phasing to existing condition of Regional ROMP document.

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

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Existing Sewer Main
- Proposed Sewer Main
- Proposed Sewer Force Main
- Proposed SMWD Lift Station

PA-2
Subarea 3.2
Residential, Neighborhood Center
Subarea 3.1
Residential, Neighborhood Center
Subarea 3.4
Residential, Neighborhood Center
Subarea 3.3
Residential, Neighborhood Center
Subarea 3.7
Residential
Subarea 3.6
Residential, Urban Activity Commercial
Subarea 3.8
Residential, Urban Activity Center
Subarea 4.1
Residential, Urban Activity Center

City of Orange - OC Public Works
OC Development Services
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Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM
Ranch Plan Planned Community

Exhibit: 8
3.5 Master Trail and Bikeway Implementation Plan:
Final Program EIR 589, Mitigation Measure 4.12-1, requires that:
“In conjunction with approval of the first Master Area Plan, the applicant shall
develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan
that would establish viable routes for trails and bikeways to provide connectivity
to community trails and bikeways in adjacent developments and with existing and
proposed recreational facilities. The Master Trail and Bikeways Implementation
Plan shall meet with the approval by the [Director, OC Planning] in consultation
with the [Manager, OC Parks].”
In satisfaction of this mitigation measure, a Master Trail and Bikeways Plan was
approved by the County in 2011. The location of Master Trail and Bikeway facilities will
be per the approved September 2011 Master Trail and Bikeways Implementation Plan
(Implementation Plan). Within Planning Areas 3 and 4 (see Exhibit 11), the following
facilities are to be provided as specified in the Implementation Plan:
• San Juan Creek Class I Bikeway proposed along the northern side of San Juan Creek.
• Community Trail “X”, which provides linkage as a designated regional riding and hiking
trail, constructed with PA3, but only after County constructs the portion of trail westerly of
Trail “X” known as Wagon Wheel Trail connecting with General Thomas F. Riley
Wilderness Park.
• Community Trail “Z” is to be implemented with PA3, but only after County constructs the
portion of trail westerly of Trail “X” known as Wagon Wheel Trail connecting with General
Thomas F. Riley Wilderness Park.

3.6 Agricultural And Other Existing And On-Going Uses:
PC Program Text General Regulation 16 and Section III.H address how existing ranch
infrastructure facilities may be maintained in place and/or relocated. Exhibit 12
identifies the existing location of all current agricultural and other existing and on-going
uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5.
Agricultural and other existing and on-going uses within PA3-4 are limited to grazing,
cropland and citrus trees.

3.7 Compatibility with Caspers Wilderness Park:
PC Program Text General Regulation 21 and 22 generally relate to the compatibility of
development with Caspers Wilderness Park. General Regulation 21 requires that
exterior lighting adjacent to Caspers be designed and located to confine direct rays to
the premises, and parking lots and lighting within PA4 and the eastern edge of PA3
shall minimized refractive light into surrounding neighborhoods and into the night sky.
This compatibility will be met through each project’s compliance with County Standard
Condition LG01 (Light and Glare), as specified by the December 13, 2013 PC Program
Text Guidance Document.
Ortega Highway

"K"Street

"C"Street

Cow Camp Road

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Proposed Water Quality Basin
- Water Quality Basin Per ROMP May Be Used Pending Additional Studies

MASTER AREA PLAN
PRELIMINARY WATER QUALITY SYSTEM
Ranch Plan Planned Community

PA-3 & 4 Master Area Plan
February 25, 2015

County of Orange, OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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Permits: PA140072-81 Master & Subarea Plans

Exhibit: 10
General Regulation 22 requires a broad color palette be provided for the exterior walls and roofing materials of future homes and businesses with a specific emphasis on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings. This compatibility will be ensured when Rancho Mission Viejo builders submit their Site Development Permits and/or construction plans to the County or Orange for approval.

4. MASTER AREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

A. NCCP / HCP Planning Guidelines, Condition of Approval No. 3 (Section I.C, page 7)

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

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

B. Fire Protection Program, Condition of Approval No. 8 (Section I.C, page 8)

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

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

C. Runoff Management Plan (except PA-1) & Master Plan of Drainage, Condition of Approval No. 4 (Section I.C, page 7) and Final Program EIR 589 Mitigation Measures No. 4.5-1 and 4.5-2

4. Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:

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

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

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

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

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

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

PC Program Text Section II. Implementation Procedures

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

1) Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea.
   See Attachment 1, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

2) The general location, acreage and type of land use for each Planning Subarea.
   See Section 3.2 above and refer to Exhibit 4 and Table 2.

3) Proposed maximum number of dwelling units for each Planning Subarea.
   See Section 3.2 above and refer to Exhibit 4 and Table 2.

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

5) A listing of agricultural and other existing and on-going uses, per Section III.H. [PC Program Text], and consistent with [PC Program Text] General Regulation 16.
   See Section 3.2 & 3.6 above and refer to Exhibit 12.

6) Estimated acres of park, recreation and other open space uses will be provided in accordance with [PC Program Text] General Regulation No. 18, and the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area.
   See Section 3.2 above and refer to Exhibit 4 and Table 2. The acreage of public parkland proposed in Planning Areas 3 and 4 far exceeds the 29 acres of projected by the July 7, 2014 Ranch Plan Local Park Implementation Plan. When an applicant exceeds the LPIP acreages, it does not require an amendment to the document. However, the LPIP is to be updated by RMV and approved by the Subdivision Committee periodically to accurately reflect as-built acreages.

7) Identification of applicable project site features, mitigation measures and Development Agreement stipulations unique to the Planning Area.
   See Section 3.2 above and refer to Exhibit 4 and the Regulation Compliance Matrix.

8) Other relevant programs, policies and guidelines contained in the Ranch Plan PC, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.
Refer to the Planning Areas 3 and 4 Regulation Compliance Matrix (separate submittal) for all applicable requirements and provisions.

9) A Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004) shall be submitted for review (per Mitigation Measure 4.6-2) and approval by the Director, PDS. The traffic analysis shall include:
   a) An evaluation of how any proposed refinements to [the Ranch Plan] circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Final Program EIR 589 mitigation measures.
   b) Average Daily Trips generated by uses proposed within the Planning Area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.

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

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

   See Section 3.4 above and refer to Exhibits 5 through 10.

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

   See Section 3.7 above.


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


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

14) Preliminary conceptual grading at 30-foot contours.

   See Section 3.2 above and refer to Exhibit 4.
i. The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Master Area Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.

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

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

See Section 3.7 above.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

Two service stations are anticipated within Planning Areas 3 and 4, both along Cow Camp Road, consistent with Ranch Plan Planned Community

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Development Map (PC Program Text, Exhibit 6). Neighborhood Electrical Vehicle (NEV) charging stations are anticipated in Planning Areas 3 and 4.

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

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

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

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

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

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

Subareas:
3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8

2,185.8 Acres

Parcel numbers are per Certificate of Compliance CC2011-01, unless otherwise noted

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Permits: PA140072-81 Master & Subarea Plans
PLANNING AREA 3 – DEVELOPMENT BOUNDARY

Parcel name: PA3

North: 113776.9657  East: 130505.5117
Line  Course: N 04-54-40 W  Length: 2962.22
North: 116728.3105  East: 130251.9157
Curve  Length: 1356.50  Radius: 900.00
  Delta: 86-21-28  Tangent: 844.53
  Chord: 1231.70  Course: N 38-16-04 E
Course In: N 85-05-20 E  Course Out: N 08-33-12 W
RP North: 116805.3596  East: 131148.6115
End North: 117695.3497  East: 131014.7545
Curve  Length: 2311.34  Radius: 9000.00
  Delta: 14-42-52  Tangent: 1162.06
  Chord: 2304.99  Course: N 88-48-14 E
Course In: S 08-33-12 E  Course Out: N 06-09-40 E
RP North: 108795.4491  East: 132353.3242
End North: 117743.4654  East: 133319.2453
Curve  Length: 814.53  Radius: 1600.00
  Delta: 29-10-05  Tangent: 416.29
  Chord: 805.76  Course: S 69-15-17 E
Course In: S 06-09-40 W  Course Out: N 35-19-45 E
RP North: 116152.7069  East: 133147.5260
End North: 117458.0563  East: 134072.7628
Curve  Length: 425.53  Radius: 600.00
  Delta: 40-38-05  Tangent: 222.15
  Chord: 416.66  Course: S 34-21-13 E
Course In: S 35-19-45 W  Course Out: N 75-57-50 E
RP North: 116968.5503  East: 133725.7990
End North: 117114.0703  East: 134307.8848
Line  Course: S 14-02-10 E  Length: 312.58
North: 116810.8233  East: 134564.3959
Line  Course: S 31-29-59 E  Length: 345.93
North: 116513.8213  East: 134565.6964
Line  Course: S 23-14-21 W  Length: 503.07
North: 116051.5700  East: 134367.1955
Line  Course: S 03-31-52 E  Length: 1339.54
North: 114714.5752  East: 133972.9502
Line  Course: S 24-57-21 E  Length: 509.58
North: 114252.5710  East: 134664.7002

County of Orange  OC Public Works
OC Development Services
CONDITIONALLY APPROVED
Approved By: Planning Commission
Approval Date: 2.25.2015
Permits: PA140072-81 Master & Subarea Plans
  North: 104382.8305  East: 130452.2120
Line Course: N 53-48-32 W Length: 405.18
  North: 104622.0814  East: 130125.2107
Line Course: N 65-50-02 W Length: 547.76
  North: 104846.3253  East: 129625.4551
Curve Length: 33.15  Radius: 25.00
  Delta: 75-58-46  Tangent: 19.52
  Chord: 30.78  Course: N 27-50-39 W
  Course In: N 24-09-58 E  Course Out: N 79-51-16 W
RP  North: 104869.1344  East: 129635.6897
  End North: 104873.5381  East: 129611.0806
Line Course: N 10-08-44 E Length: 6.40
  North: 104879.8380  East: 129612.2079
Line Course: N 48-53-38 W Length: 208.63
  North: 105017.0030  East: 129455.0066
Line Course: N 30-07-10 W Length: 321.28
  North: 105294.9041  East: 129293.7869
Line Course: N 43-57-30 W Length: 116.87
  North: 105379.0324  East: 129212.6634
Curve Length: 178.03  Radius: 500.00
  Delta: 20-24-02  Tangent: 89.97
  Chord: 177.09  Course: N 54-09-31 W
  Course In: S 46-02-30 W  Course Out: N 25-38-28 E
RP  North: 105031.9649  East: 128852.7410
  End North: 105482.7260  East: 129069.1074
Line Course: N 64-21-32 W Length: 31.27
  North: 105496.2575  East: 129040.9168
Line Course: N 58-28-54 W Length: 262.18
  North: 105633.3177  East: 128817.4154
Line Course: N 60-37-10 W Length: 106.35
  North: 105685.4939  East: 128724.7441
Line Course: N 68-01-32 W Length: 44.43
  North: 105700.9967  East: 128686.3240
Line Course: N 44-27-52 W Length: 30.62
  North: 105722.8498  East: 128608.4457
Line Course: N 25-29-51 W Length: 187.65
  North: 105892.2234  East: 128584.0977
Line Course: N 08-15-34 W Length: 129.26
  North: 106075.5619  East: 128557.4840
Line Course: N 17-28-29 E Length: 167.40
  North: 106235.2363  East: 128607.7517

County of Orange - OC Public Works
OC Development Services
CONDITIONALLY APPROVED
Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Chord: 860.76  
Course: N 28-04-17 E
Course In: S 82-56-45 E  
Course Out: N 40-54-40 W
RP North: 110502.2710  
East: 131163.6982
End North: 111409.1428  
East: 130377.8333
Line Course: N 49-05-20 E  
Length: 41.60
North: 111436.3861  
East: 130409.2715
Line Course: N 10-53-20 E  
Length: 749.28
North: 112172.1756  
East: 130550.8143
Line Course: N 09-33-53 W  
Length: 435.91
North: 112602.0258  
East: 130478.3827
Line Course: N 66-48-41 E  
Length: 34.47
North: 112615.5987  
East: 130510.0680
Line Course: N 00-13-30 W  
Length: 1161.38
North: 113776.9697  
East: 130505.5073
Line Course: N 85-11-22 E  
Length: 0.00
North: 113776.9697  
East: 130505.5073

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

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

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
PLANNING AREA 4
Subarea 4.1
515.0 Acres

Parcel numbers are per Certificate of Compliance CC2011-01

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Parcel name: PA4

North: 109309.2614   East: 144701.7551
Line Course: S 43-30-07 W Length: 485.79
  North: 108956.8931   East: 144367.3474
  Line Course: S 18-12-59 E Length: 103.47
  North: 108858.6088   East: 144399.6928
  Line Course: S 36-36-24 E Length: 349.29
  North: 108578.2169   East: 144607.9808
  Line Course: S 21-25-38 W Length: 279.92
  North: 108317.6443   East: 144505.7207
  Line Course: S 30-20-35 E Length: 875.79
  North: 107561.8234   East: 144948.1490
  Line Course: S 53-40-08 W Length: 669.87
  North: 107164.9584   East: 144408.4973
  Line Course: S 49-50-20 W Length: 672.82
  North: 106731.0305   East: 143894.3054
  Line Course: S 21-40-13 W Length: 428.66
  North: 106332.6663   East: 143736.0164
  Line Course: S 47-14-34 W Length: 613.74
  North: 105916.0024   East: 143285.3858
  Line Course: S 22-34-23 W Length: 894.13
  North: 105090.3709   East: 142942.1640
  Line Course: S 72-58-00 W Length: 522.08
  North: 104937.4391   East: 142442.9853
  Line Course: S 04-23-03 E Length: 397.73
  North: 104540.8729   East: 142473.3892
  Line Course: S 86-55-50 W Length: 1023.18
  North: 104486.0854   East: 141451.6771
Curve Length: 490.37
  Radius: 1860.26
  Tangent: 248.71
  Course: N 00-11-41 W
RP North: 104736.5710
End North: 104974.9832
Curve Length: 382.15
  Delta: 54-44-22
  Chord: 367.78

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Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Course In: N 63-46-23 E  Course Out: N 71-54-58 W
RP North: 106468.5944  East: 139389.9279
End North: 106553.9569  East: 139128.5121
Line Course: N 18-05-02 E Length: 708.01
North: 107226.9934  East: 139348.2848
Curve Length: 156.36  Radius: 1000.00
Delta: 8-57-32  Tangent: 78.34
Chord: 156.20  Course: N 13-36-16 E
Course In: N 71-54-58 W  Course Out: S 80-52-30 E
RP North: 107537.4026  East: 138397.6818
End North: 107378.8137  East: 139385.0265
Curve Length: 382.90  Radius: 1000.00
Delta: 21-56-19  Tangent: 193.82
Chord: 380.56  Course: N 20-05-40 E
Course In: S 80-52-30 E  Course Out: N 58-56-11 W
RP North: 107220.2248  East: 140372.3712
End North: 107736.2142  East: 139515.7762
Curve Length: 801.92  Radius: 5500.00
Delta: 8-21-14  Tangent: 401.68
Chord: 801.22  Course: N 35-14-26 E
Course In: S 58-56-11 E  Course Out: N 50-34-57 W
RP North: 104898.2724  East: 144227.0485
End North: 108390.5882  East: 139978.0803
Curve Length: 737.44  Radius: 5500.00
Delta: 7-40-56  Tangent: 369.28
Chord: 736.90  Course: N 35-34-35 E
RP North: 111882.9040  East: 135729.1122
End North: 108989.9292  East: 140406.7929
Curve Length: 215.28  Radius: 2000.00
Delta: 6-10-02  Tangent: 107.74
Chord: 215.17  Course: N 34-49-08 E
RP North: 107937.9381  East: 142107.7677
End North: 109166.5777  East: 140529.6532
Curve Length: 330.78  Tangent: 166.06
Delta: 12-38-05  Course: N 31-35-07 E
Chord: 330.10  East: 139346.0672
RP North: 110088.0571  East: 140702.5514
End North: 109447.7831  East: 140529.6532
Curve Length: 480.75  Radius: 450.00

Permits: PA140072-81 Master & Subarea Plans

County of Orange - OC Public Works
OC Development Services

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Approved By: Planning Commission
Approval Date: 2/25/2015
Delta: 61-12-39  Tangent: 266.19
Chord: 458.21  Course: N 55-52-24 E
Course In: S 64-43-56 E  Course Out: N 03-31-17 W
RP North: 109255.7009  East: 141109.4966
End North: 109704.8512  East: 141081.8571
Curve Length: 17.32  Radius: 200.00
Delta: 4-57-41  Tangent: 8.66
Chord: 17.31  Course: N 83-59-52 E
Course In: N 03-31-17 W  Course Out: S 08-28-58 E
RP North: 109904.4736  East: 141069.5728
End North: 109706.6616  East: 141099.0753
Line Course: N 81-31-02 E  Length: 183.99
North: 109733.8023  East: 141281.0525
Curve Length: 62.17  Radius: 300.00
Delta: 11-52-24  Tangent: 31.20
Chord: 62.06  Course: N 87-27-14 E
Course In: S 08-28-58 E  Course Out: N 03-23-26 E
RP North: 109437.0843  East: 141325.3061
End North: 109736.5591  East: 141343.0486
Curve Length: 500.42  Radius: 1800.00
Delta: 15-55-44  Tangent: 251.83
Chord: 498.81  Course: S 78-38-42 E
Course In: S 03-23-26 W  Course Out: N 19-19-10 E
RP North: 107939.7099  East: 141236.5934
End North: 109638.3496  East: 141832.0958
Curve Length: 32.19  Radius: 100.00
Chord: 32.06  Course: S 61-27-27 E
Course In: S 19-19-10 W  Course Out: N 37-45-56 E
RP North: 109543.9807  East: 141799.0123
End North: 109623.0331  East: 141860.2555
Curve Length: 95.72  Radius: 3000.00
Delta: 1-49-41  Tangent: 47.00
Chord: 95.71  Course: S 35-35-15 W
Course In: N 37-45-56 E  Course Out: S 35-36-15 W
RP North: 111994.6030  East: 141569.593
End North: 109565.6300  East: 141936.8441
Line Course: N 76-32-55 E  Length: 27.73
North: 109572.0805  East: 141966.075
Curve Length: 80.89  Radius: 95.00
Delta: 48-47-04  Tangent: 43.08
Chord: 78.47  Course: S 79-03-33 E
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.1
Ranch Plan Planned Community
Subarea Area Plan 3.1

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>1. Background</td>
<td>2</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>2</td>
</tr>
<tr>
<td>3. Subarea Plan Proposal</td>
<td>5</td>
</tr>
<tr>
<td>3.1 Land Use Plan and Subarea Development Table</td>
<td>5</td>
</tr>
<tr>
<td>3.2 Conceptual Grading</td>
<td>10</td>
</tr>
<tr>
<td>3.3 Circulation and Infrastructure</td>
<td>10</td>
</tr>
<tr>
<td>3.4 Agricultural And Other Existing And On-Going Uses</td>
<td>11</td>
</tr>
<tr>
<td>4. Subarea Plan Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>16</td>
</tr>
</tbody>
</table>

LIST OF TABLES

1. Subarea Development Table                                           8

LIST OF EXHIBITS

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

ATTACHMENTS

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

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.1

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

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

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

2. LOCATION AND EXISTING USES
As shown on the Regional Location Map (Exhibit 1) the 257-gross-acre Subarea 3.1 is located in the southwesterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of Subarea 3.1 in a generally east-west direction. Gobernadora Canyon is located easterly of Subarea 3.1.
Planning Area 3 & 4

Subarea Plan 3.1

Local Vicinity Map

Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Exhibit: 2

Subarea Plan 3.1

February 25, 2015
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.1 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 257 gross acres of development land uses within a terraced and hillside setting, which may include:

- 254 gross acres of residential development area, allowing a total of 962 dwelling units, including 390 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 3-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - Up to 12 acres of community facility uses (including, but not limited to a potential K-8 school and a day care center).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.

- Up to 5 acres of public parkland

- Up to 3 acres and up to 15,000 square feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

Coverage Area
- RANCH-WIDE
  - General Plan
  - Planned Community Zoning
- PLANNING AREA
  - Master Area Plan
- SUB AREA PLANNING AREA
  - Subarea Plan
  - "A" Tentative Tract & Rough Grading
- DEVELOPMENT PROJECT
  - "B" Tentative Tract and/or Site Development Permit & Precise Grading

Entitlement Plan Approval
- Development Agreement
- Final Program EIR 589
- Additional Documentation, As Required
  - Development Agreement Requirements
  - PC Zoning Regulations/Conditions
  - South County Roadway Improvement Program (SCRIIP)
  - Final Program EIR 589 Mitigations/Design Measures
  - HCP/MSAA Permit Requirements
  - Litigation Settlements

CEQA
- Regulatory Compliance
  - Service Provider Agreement Requirements
  - Infrastructure Permits Agreement Requirements
  - Application of County Standard Conditions
  - Permanent Monitoring Conditions

Monitoring Programs
- Monitoring Reports, Regulatory Compliance Monitoring, Maintenance, and Other Programs
  - Conditionally Approved

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Planning Area 3 & 4

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ
- AQ (Age Qualified)
- HBBE
- Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing

Subarea 3.1
Residential, Neighborhood Center
AQ
HBBE

Subarea 3.2
Residential, Neighborhood Center
AQ
HBBE

Subarea 3.3
Residential, Neighborhood Center
AQ
HBBE

Subarea 3.4
Residential, Neighborhood Center
AQ
HBBE

Subarea 3.5
Residential, Urban Activity Commercial
AQ
HBBE

Subarea 3.6
Residential, Urban Activity Commercial
AQ
HBBE

Subarea 3.7
Residential
AQ
HBBE

Subarea 3.8
Residential, Urban Activity Center
AQ
HBBE

Subarea 4.1
Residential, Urban Activity Center

Subarea Plan 3.1
Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 4

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

February 25, 2015
Page 7 of 16
## Planning Area 3 & 4

### Development Table

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Planning Areas 3 &amp; 4</th>
<th>Subarea 3.1</th>
<th>Subarea 3.2</th>
<th>Subarea 3.3</th>
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<th>Subarea 3.5</th>
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### County of Orange - OC Public Works OC Development Services

**CONDITIONALLY APPROVED**

**Approved By: Planning Commission**  
**Approval Date: 2/25/2015**
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

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

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.1. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.1 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.1 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.1 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

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

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


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

Permits: PA140072-81 Master & Subarea Plans
3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

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

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

Exhibit: 5

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

   1) Compatibility with existing, adjacent land uses.

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

   2) Scenic highway treatments.

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

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

   No proposed land uses within Subarea 3.1 are located adjacent to significant biological resources or geological features that may be affected.

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.1 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

---

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
PC Program Text Section II. Implementation Procedures (continued):

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

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

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

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

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

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Planning Areas 3 and 4

Subarea Plan 3.2
Ranch Plan Planned Community
Subarea Area Plan 3.2

TABLE OF CONTENTS

Introduction ...................................................... 2
1. Background ............................................. 2
2. Location And Existing Uses ............................... 2
3. Subarea Plan Proposal ...................................... 5
   3.1 Land Use Plan and Subarea Development Table .... 5
   3.2 Conceptual Grading .................................. 10
   3.3 Circulation and Infrastructure ....................... 10
   3.4 Agricultural And Other Existing And On-Going Uses 11
4. Subarea Plan Requirements ............................... 13
   4.1 Ranch Plan PC Program Text Requirements .......... 13
   4.2 Other Regulatory Compliance Requirements ........ 16

LIST OF TABLES

1. Subarea Development Table ................................. 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.2

Introduction

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

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 269 gross-acre Subarea 3.2 is located in the middle-westerly portion of Planning Area 3. “C” Street would traverse the westerly portion of the subarea and “K” Street would traverse the easterly boundary of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly of Subarea 3.2.
Planning Area 3 & 4

Exhibit: 1

Regional Location Map

Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

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

3. SUBAREA PLAN 3.2 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.2 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 269-gross acres of development land uses within a terraced and hillside setting, which may include:

- 266 gross acres of residential development area, allowing a total of up to 1,154 dwelling units, including approximately 468 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.
- Up to 5 acres of public parkland
- Up to 3 acres and up to 15,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

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

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Planning Area 3 & 4

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

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

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

Regulatory Compliance
- Development Agreement Requirements
- PC Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIIP)
- Final Program EIR 589 Mitigations/Design Measures
- HCP/MSAA Permit Requirements
- Litigation Settlements

Monitoring Programs
- Monitoring Reports, Regulatory Compliance Management Document Mainteinance and Other Programs

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Conditionally Approved

County of Orange - OC Public Works
OC Development Services

Exhibit: 3
### DEVELOPMENT TABLE

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**County of Orange - OC Public Works OC Development Services**

**CONITIONALLY APPROVED**

**Approved By: Planning Commission**

**Approval Date: 2/25/2015**

**Permits: PA140072-81 Master & Subarea Plans**
3.1 Land Use Plan and Subarea Plan 3.2 Development Table (continued):

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

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

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

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

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


Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.
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Exhibit 4 (Land Use Plan) provides the Subarea 3.2 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.2 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

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

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

Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.
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       1) Compatibility with existing, adjacent land uses.

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

       2) Scenic highway treatments.

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

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

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

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

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

   Subarea Plan 3.2 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

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

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

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

10) Specify community facility locations, including schools.

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

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

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

(Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.)
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.3

February 25, 2015

County of Orange - OC Public Works
OC Development Services

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Area Plan 3.3

TABLE OF CONTENTS
Introduction ................................................................. 2
1. Background ............................................................. 2
2. Location And Existing Uses ........................................ 2
3. Subarea Plan Proposal .................................................. 5
   3.1 Land Use Plan and Subarea Development Table .......... 5
   3.2 Conceptual Grading ............................................... 10
   3.3 Circulation and Infrastructure ................................. 10
   3.4 Agricultural And Other Existing And On-Going Uses .. 11
4. Subarea Plan Requirements ........................................... 13
   4.1 Ranch Plan PC Program Text Requirements ............... 13
   4.2 Other Regulatory Compliance Requirements ............... 16

LIST OF TABLES
1. Subarea Development Table .......................................... 8

LIST OF EXHIBITS
1. Regional Location Map .............................................. 3
2. Subarea Local Vicinity Map ......................................... 4
3. Ranch Plan Planning Process ....................................... 6
4. Land Use Plan ......................................................... 7
5. Agricultural and Other Existing & On-Going Uses Map ....... 12

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

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.3
February 25, 2015
Page 1 of 16
Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 252 gross-acre Subarea 3.3 is located in the north-central portion of Planning Area 3. “C” Street would traverse the westerly boundary of the subarea and “K” Street would traverse the middle of the subarea, both in a generally north-south direction. Gobernadora Canyon is located westerly and Caspers Wilderness Park is located easterly of Subarea 3.3.
Planning Area 3 & 4

Exhibit: 1

REGIONAL LOCATION MAP

Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.3
February 25, 2015
Page 3 of 16
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.3 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.3 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 252 gross acres of development land uses within a terraced and hillside setting, which may include:

- 249 gross acres of residential area, allowing a total of up to 1,001 dwelling units, including approximately 406 age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - Up to 2 acres of community facility use (including, but not limited to a potential fire station and a day care center).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.

- Up to 5 acres of public parkland

- Up to 3 acres and up to 15,000 square-feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

### Development Table

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<th>Residential</th>
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**County of Orange - OC Public Works**

**DC Development Services**

**CONDITIONALLY APPROVED**

Approved By: Planning Commission

Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

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

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.3. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

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

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

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

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


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

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

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

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Planning Area 3 & 4

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission

Approval Date: 2/25/2015

Conditional Approval

County of Orange - OC Public Works
OC Development Services

Subarea Plan 3.3

February 25, 2015

Page 12 of 16
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

   1) Compatibility with existing, adjacent land uses.

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

   2) Scenic highway treatments.

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

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

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

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

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

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

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

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

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PC Program Text Section II. Implementation Procedures (continued):

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

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

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

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

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

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

- Development Agreement requirements
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- South County Roadway Improvement Program (SCRIP) requirements
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- Service Provider Agreement requirements

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

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

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

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

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Area Plan 3.4

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>1. Background</td>
<td>2</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>2</td>
</tr>
<tr>
<td>3. Subarea Plan Proposal</td>
<td>5</td>
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<tr>
<td>3.2 Conceptual Grading</td>
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</tr>
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<td>11</td>
</tr>
<tr>
<td>4. Subarea Plan Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>16</td>
</tr>
</tbody>
</table>

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission
Approval Date: 2/25/2015
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.4

Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 252-gross-acre Subarea 3.4 is located in the northerly portion of Planning Area 3. "K" Street would traverse the southwesterly portion of the subarea in a generally east-west direction. Gobernadora Canyon is located westerly, Gobernadora Basin is located northwesterly, Coto de Caza is located northerly and Caspers Wilderness Park is located easterly of Subarea 3.4.

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission
Approval Date: 2/25/2015

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY, APPROVES
Planning Area 3 & 4

Subarea Plan 3.4

February 25, 2015

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

3. SUBAREA PLAN 3.4 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.4 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 252 gross acres of development land uses within a terraced and hillside setting, which may include:

- 242 gross acres of residential area, allowing a total of up to 881 dwelling units, including approximately 357 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 3-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.

- Up to 5 acres of public parkland

- Up to 10 acres and up to 100,000 square feet of uses allowed by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

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

#### LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ (Age Qualified)
- AQ (Age Qualified)
- Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing

#### Subarea Plan 3.4
**Exhibit: 4**

**Approved By:** Planning Commission

**Approval Date:** 2/25/2015

**Permits:** PA140072-81 Master & Subarea Plans

**COUNTY OF ORANGE - OC PUBLIC WORKS**

**OC DEVELOPMENT SERVICES**

**CONDITIONALLY APPROVED**

**Subarea Plan 3.4**

February 25, 2015
## Subarea Plan 3.4

### Development Table

The following table summarizes the development plans for Planning Areas 3 & 4, as detailed in Table 1 from Subarea Plan 3.4.

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

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

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

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

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

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

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


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

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

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

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

Exhibit: 5

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Planning Commission

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission

Approval Date: 2/25/2015

County of Orange - OC Public Works

OC Development Services

CONDITIONALLY APPROVED

Not To Scale
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

   1) Compatibility with existing, adjacent land uses.

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

   2) Scenic highway treatments.

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

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

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

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

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

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

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

10) Specify community facility locations, including schools.

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

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

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.5

February 25, 2015

County of Orange - OC Public Works
OC Development Services

RMV Community Development, LLC

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Area Plan 3.5

TABLE OF CONTENTS

Introduction ................................................................. 2
1. Background .............................................................. 2
2. Location And Existing Uses ........................................... 2
3. Subarea Plan Proposal .................................................. 5
   3.1 Land Use Plan and Subarea Development Table ................ 5
   3.2 Conceptual Grading .................................................. 10
   3.3 Circulation and Infrastructure .................................... 10
   3.4 Agricultural And Other Existing And On-Going Uses .......... 11
4. Subarea Plan Requirements ............................................ 13
   4.1 Ranch Plan PC Program Text Requirements .................... 13
   4.2 Other Regulatory Compliance Requirements .................... 16

LIST OF TABLES

1. Subarea Development Table ............................................ 8

LIST OF EXHIBITS

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

ATTACHMENTS

1. Planning Area 3 and 4 Regulation Compliance Matrix (Conditions of Approval)
   (under separate cover)
   Approved By: Planning Commission
   Approval Date: 2/25/2015
   Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.5

Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 178-gross-acre Subarea 3.5 is located in the central portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction, and “K” Street would traverse the easterly boundary of the subarea in a generally north-south direction. Subarea 3.5 is surrounded by Subarea 3.1 to the west, Subarea 3.2 to the northwest, Subarea 3.7 to the northeast, Subarea 3.6 to the east and Subarea 3.8 to the south.
Planning Area 3 & 4

Coto de Caza

Planning Area 4

Exhibit: 2
SUBAREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Subarea 3.1
Residential, Neighborhood Center

Subarea 3.2
Residential, Neighborhood Center

Subarea 3.3
Residential, Neighborhood Center

Subarea 3.4
Residential, Neighborhood Center

Subarea 3.5
Residential, Business Park

Subarea 3.6
Residential, Urban Activity Commercial

Subarea 3.7
Residential

Subarea 3.8
Residential, Urban Activity Center

Subarea 4.1
Residential, Urban Activity Center

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission
Approval Date: 2/25/2015

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

February 25, 2015
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.5 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.5 Development Table:

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

The Land Use Plan (Exhibit 4 on Page 8) depicts 178 gross acres of development land uses within a terraced and hillside setting, which may include:

- 128 gross acres of residential area, allowing a total of up to 700 dwelling units, including approximately 284 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.
  - Up to 20 acres of community facilities (including, but not limited to potential community center, church, fire station and library)
  - Up to 5 acres of public parkland
  - Up to 50 acres and up to 305,000 square feet of uses allowed by Section III.E.1.a (Business Park – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
## Planning Area 3 & 4

### Development Use Table

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

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

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

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

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

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

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

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


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

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

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

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

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

   1) Compatibility with existing, adjacent land uses.

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

   2) Scenic highway treatments.

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

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

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

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

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

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

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

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

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

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

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

Planning Areas 3 and 4

Subarea Plan 3.6
Ranch Plan Planned Community
Subarea Area Plan 3.6

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>1. Background</td>
<td>2</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>2</td>
</tr>
<tr>
<td>3. Subarea Plan Proposal</td>
<td>5</td>
</tr>
<tr>
<td>3.1 Land Use Plan and Subarea Development Table</td>
<td>5</td>
</tr>
<tr>
<td>3.2 Conceptual Grading</td>
<td>10</td>
</tr>
<tr>
<td>3.3 Circulation and Infrastructure</td>
<td>10</td>
</tr>
<tr>
<td>3.4 Agricultural And Other Existing And On-Going Uses</td>
<td>11</td>
</tr>
<tr>
<td>4. Subarea Plan Requirements</td>
<td>13</td>
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<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>16</td>
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</tbody>
</table>

LIST OF TABLES

1. Subarea Development Table                                             8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Permits: PA140072-81 Master & Subarea Plans

Approved By: Planning Commission
Approval Date: 2/25/2015

CONDITIONALLY APPROVED

OC Development Services
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.6

Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

3. SUBAREA PLAN 3.6 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.6 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 335 gross acres of development land uses within a terraced and hillside setting, which may include:

- 282 gross acres of residential area, allowing a total of up to 1,171 dwelling units, including approximately 515 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - Up to 17 acres of community facility use (including, but not limited to a potential K-8 school site, a fire station and a day care center).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.
  - Up to 20 acres of public parkland.
  - Up to 53 acres and up to 750,000 square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Planning Area 3 & 4

Subarea Plan 3.6

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.6

February 25, 2015

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015
## Table 1

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

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

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

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

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

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

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


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

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

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

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

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

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

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

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

2) **Scenic highway treatments.**

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

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

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PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

8) Concept grading plan at 10 foot contours.

   See Section 3.2 above and refer to Exhibit 4.

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
9) Conceptual stormwater drainage, water and wastewater system locations.

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

10) Specify community facility locations, including schools.

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

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

Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

Planning Areas 3 and 4

Subarea Plan 3.7

February 25, 2015

County of Orange - OC Public Works
OC Development Services

approved by: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
TABLE OF CONTENTS

Introduction ................................................................. 2
1. Background .......................................................... 2
2. Location And Existing Uses .............................................. 2
3. Subarea Plan Proposal ................................................... 5
   3.1 Land Use Plan and Subarea Development Table ............... 5
   3.2 Conceptual Grading ................................................ 10
   3.3 Circulation and Infrastructure .................................. 10
   3.4 Agricultural And Other Existing And On-Going Uses .......... 11
4. Subarea Plan Requirements ............................................. 13
   4.1 Ranch Plan PC Program Text Requirements ................ 13
   4.2 Other Regulatory Compliance Requirements ................. 16

LIST OF TABLES

1. Subarea Development Table ......................................... 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

   CONDITIONALLY APPROVED

   Approved By: Planning Commission
   Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community  
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.7

Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

3. SUBAREA PLAN 3.7 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.7 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 319 gross acres of development land uses within a terraced and hillside setting, which may include:

- 319 gross acres of residential area, allowing a total of up to 1,131 dwelling units, including approximately 499 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 6-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Up to 3-acres of community facility use (including, but not limited to a potential church).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.
  - Up to 5 acres of public parkland.

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

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

LEGEND
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ (Age Qualified)
- HBBE (Home Based Business Enclave)
- Park
- Community Facility
- Affordable Housing

SUBAREA 3.7
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4
Permits: PA140072-81 Master & Subarea Plans

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015
## Subarea Plan 3.7

### Development Table

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Note: Maximum Square Footage of Non-Residential Uses (000)

**Count of Orange - DC Public Works**

**DC Development Services**

**CONDITIONALLY APPROVED**

Approved By: Planning Commission

Approval Date: 2/25/2015
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

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

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

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

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

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

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


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

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

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

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

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

      1) Compatibility with existing, adjacent land uses.

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

      2) Scenic highway treatments.

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

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

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

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

1) **Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.**
   
   Subarea Plan 3.7 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

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

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

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

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

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

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

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

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

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

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

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

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Planning Areas 3 and 4

Subarea Plan 3.8
Ranch Plan Planned Community
Subarea Area Plan 3.8

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>1. Background</td>
<td>2</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>2</td>
</tr>
<tr>
<td>3. Subarea Plan Proposal</td>
<td>5</td>
</tr>
<tr>
<td>3.1 Land Use Plan and Subarea Development Table</td>
<td>5</td>
</tr>
<tr>
<td>3.2 Conceptual Grading</td>
<td>10</td>
</tr>
<tr>
<td>3.3 Circulation and Infrastructure</td>
<td>10</td>
</tr>
<tr>
<td>3.4 Agricultural And Other Existing And On-Going Uses</td>
<td>11</td>
</tr>
<tr>
<td>4. Subarea Plan Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>16</td>
</tr>
</tbody>
</table>

LIST OF TABLES

1. Subarea Development Table                                           8

LIST OF EXHIBITS

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

ATTACHMENTS

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

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.8
February 25, 2015
Ranch Plan Planned Community
Subarea Plan • Planning Areas 3 and 4 • Subarea 3.8

Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

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

3. SUBAREA PLAN 3.8 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.8 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 309 gross acres of development land uses within a terraced and hillside setting, which may include:

- 274 gross acres of development area generally zoned residential, which may include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Up to 50 acres of proposed sports park uses.
  - Approximately 80 acres of detention basins and water quality basins, as allowed by Section III.F.1.1.1)b) (Community Facilities) of the Ranch Plan Planned Community Program Text.
  - Approximately 75 acres of uses allowed by Ranch Plan Planned Community Text Section III.H: Agricultural and Other Existing and On-Going Uses (including but not limited to Item III.H.2.d: “Ranching facilities also used periodically for recreational purposes (including “Cow Camp” at 31471 Ortega Highway.”
  - Up to 35 acres and up to 500,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

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

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

Planning Process

Coverage Area
- Ranch-Wide
- Planning Area
- Planning Area
- Subarea Plan

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

CEQA
- Final Program EIR 589
- Additional Documentation, As Required
  - Development Agreement Requirements
  - PC Zoning Regulations/Conditions
  - South County Roadway Improvement Program (SCRIP)
    - Final Program EIR 589 Mitigations/Design Measures
    - HCP/MSAA Permit Requirements
    - Litigation Settlements

Regulatory Compliance
- Service Provider Agreement Requirements
- Infrastructure Permits Agreement's Requirements
- Application of County Standard Conditions
- Specific Grading Conditions

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

Subarea Plan Planning Process
Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 3
**Planning Area 3 & 4**

**LEGEND**
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ (Age Qualified)
- HBBE (Home Based Business Enclave)
- Park

**SUBAREA 3.8**
**LAND USE PLAN**
Ranch Plan Planned Community

**Exhibit: 4**

**Conditionally Approved**
Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

**Permits:** PA140072-81 Master & Subarea Plans

**Ortega Highway**

**K Street**

**C Street**

**Cow Camp Road**
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3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

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

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

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

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

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

[Approval stamp]

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.8
February 25, 2015
Page 9 of 16
3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.
- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was originally approved July 18, 2006 by the Director, OC Planning and the Director OC Parks, and modified per the approval of the Manager OC Planned Communities on September 11, 2011.)
- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

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

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

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

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

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

       1) Compatibility with existing, adjacent land uses.

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

       2) Scenic highway treatments.

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

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

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

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

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

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

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

   No residential land uses are proposed within Subarea 3.8.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.8.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

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

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

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

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

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

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

    Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

These requirements are addressed as part of the Fire Protection Program (condition as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007. Approved By: Planning Commission Approval Date: 2/25/2015 Permits: PA140072-81 Master & Subarea Plans
Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 4.1
Ranch Plan Planned Community
Subarea Area Plan 4.1

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Introduction</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Background</td>
<td>2</td>
</tr>
<tr>
<td>2. Location And Existing Uses</td>
<td>2</td>
</tr>
<tr>
<td>3. Subarea Plan Proposal</td>
<td>5</td>
</tr>
<tr>
<td>3.1 Land Use Plan and Subarea Development Table</td>
<td>5</td>
</tr>
<tr>
<td>3.2 Conceptual Grading</td>
<td>10</td>
</tr>
<tr>
<td>3.3 Circulation and Infrastructure</td>
<td>10</td>
</tr>
<tr>
<td>3.4 Agricultural And Other Existing And On-Going Uses</td>
<td>11</td>
</tr>
<tr>
<td>4. Subarea Plan Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.1 Ranch Plan PC Program Text Requirements</td>
<td>13</td>
</tr>
<tr>
<td>4.2 Other Regulatory Compliance Requirements</td>
<td>16</td>
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</tbody>
</table>

LIST OF TABLES

1. Subarea Development Table                      8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans
Introduction

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

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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1), Subarea 4.1 is the only Subarea proposed within Planning Area 4. The 1,127-gross acre Planning Area 4 includes the 515-gross acre Subarea 4.1 boundary that is coterminous with the Development Area portion of Planning Area 4. Ortega Highway would traverse the westerly portion of the subarea in a generally east-west direction. San Juan Creek is located northwesterly of Subarea 4.1.
Planning Area 3 & 4

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 4.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 4.1 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 515 gross acres of development land uses within a terraced and hillside setting, which may include:

- 402 gross acres of residential area, allowing a total of up to 500 dwelling units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - A potential affordable housing site of up to 3-gross-acres, in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - A potential Home Based Business Enclave (HBBE).
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol and construction of a 60-foot tall, 30-foot wide by 30-foot wide architectural feature that may also include wireless facilities.

- Up to 113 acres and up to 1,700,000 square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

- The remaining undeveloped 612-acres of Subarea 4.1 would be open space, with other potential uses including but not limited to a future reservoir and Agricultural and Other Existing and On-Going Uses allowed by Ranch Plan Planned Community Text Section III.H.2.d.

The Subarea 4.1 Development (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of requirements for inclusion in the Subarea Plan:
Planning Area 3 & 4

LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 10' Interval Grading
- AQ (Age Qualified)
- HBBE (Home Based Business Enclave)
- Community Facility
- Affordable Housing

Exhibit: 4

Subarea 4.1 Land Use Plan
Ranch Plan Planned Community

Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED
### Subarea Plan 4.1

#### Development Table

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**Conditional Approval:**

- **Approved By:** Planning Commission
- **Approval Date:** 2/25/2015
- **Permits:** PA140072-81 Master & Subarea Plans

**County of Orange - OC Public Works - OC Development Services**

February 25, 2015
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

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

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 4.1. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 4.1 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 4.1 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 4.1 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 4.1 are submitted, they must be consistent with two aspects of the Subarea 4.1 Development Table (Table 1):

1. The Subarea 4.1 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.


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

Exhibit 4 (Land Use Plan) provides the Subarea 4.1 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 4.1 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 4.1 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

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

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

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 4.1.
Agricultural and Other Existing On-Going Uses

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

Approved By: Planning Commission
Approval Date: 2/25/2015
Permits: PA140072-81 Master & Subarea Plans
4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 4.1 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

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

   1) Compatibility with existing, adjacent land uses.

   No proposed land uses within Subarea 4.1 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

   2) Scenic highway treatments.

   Subarea 4.1 is located adjacent to an arterial designated as a Scenic Highway.

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

   No proposed land uses within Subarea 4.1 are located adjacent to significant biological resources or geological features that may be affected.
PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 4.1 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

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

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

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

10) Specify community facility locations, including schools.

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

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

   Not applicable.
4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Approved By: Planning Commission
Approval Date: 2/25/2015

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