

ATTACHMENT 2

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

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)



County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED
February 25, 2015

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

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



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



Ranch Plan Planned Community

Planning Areas 3 and 4 Master Area Plan

Introduction

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

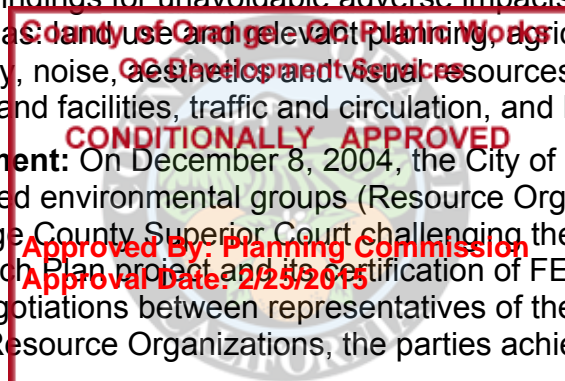
A Master Area Plan consists of a map, a set of statistics and other information that describe the general location and type of proposed uses; A Master Area Plan is a process for the refinement of development and open space boundaries and statistical information on an individual and overall Planning Area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

1. BACKGROUND:

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

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

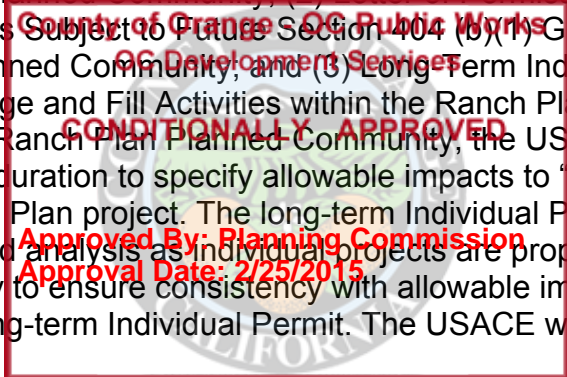
Settlement Agreement: On December 8, 2004, the City of Mission Viejo (City) and a coalition of concerned environmental groups (Resource Organizations) filed separate actions in the Orange County Superior Court challenging the Board of Supervisors' approval of the Ranch Plan project and its certification of FEIR 589. Following a series of meetings and negotiations between representatives of the County, the City, the applicant, and the Resource Organizations, the parties achieved full settlement of the



outstanding issues on June 9, 2005 (City) and August 16, 2005 (Resource Organizations), with dismissal of the individual lawsuits following thereafter. The terms of the individual settlements were memorialized in separate settlement agreements executed by and between the parties on the identified dates. Notably, the provisions of the August 16, 2005, settlement agreement (Resource Organizations) resulted in certain refinements to the Ranch Plan project that, in effect, increased the amount of open space that will be permanently protected and managed (i.e., from approximately 15,132 gross acres to 16,942 gross acres) and reduced the acreage available for development activities (i.e., from approximately 7,683 acres to 5,873 acres).

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

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



activities under the Letter of Permission procedures for the geographic area covered by the Individual Permit as each activity is proposed for implementation.

Annexation: In 2009 a 132-acre area was sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 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.

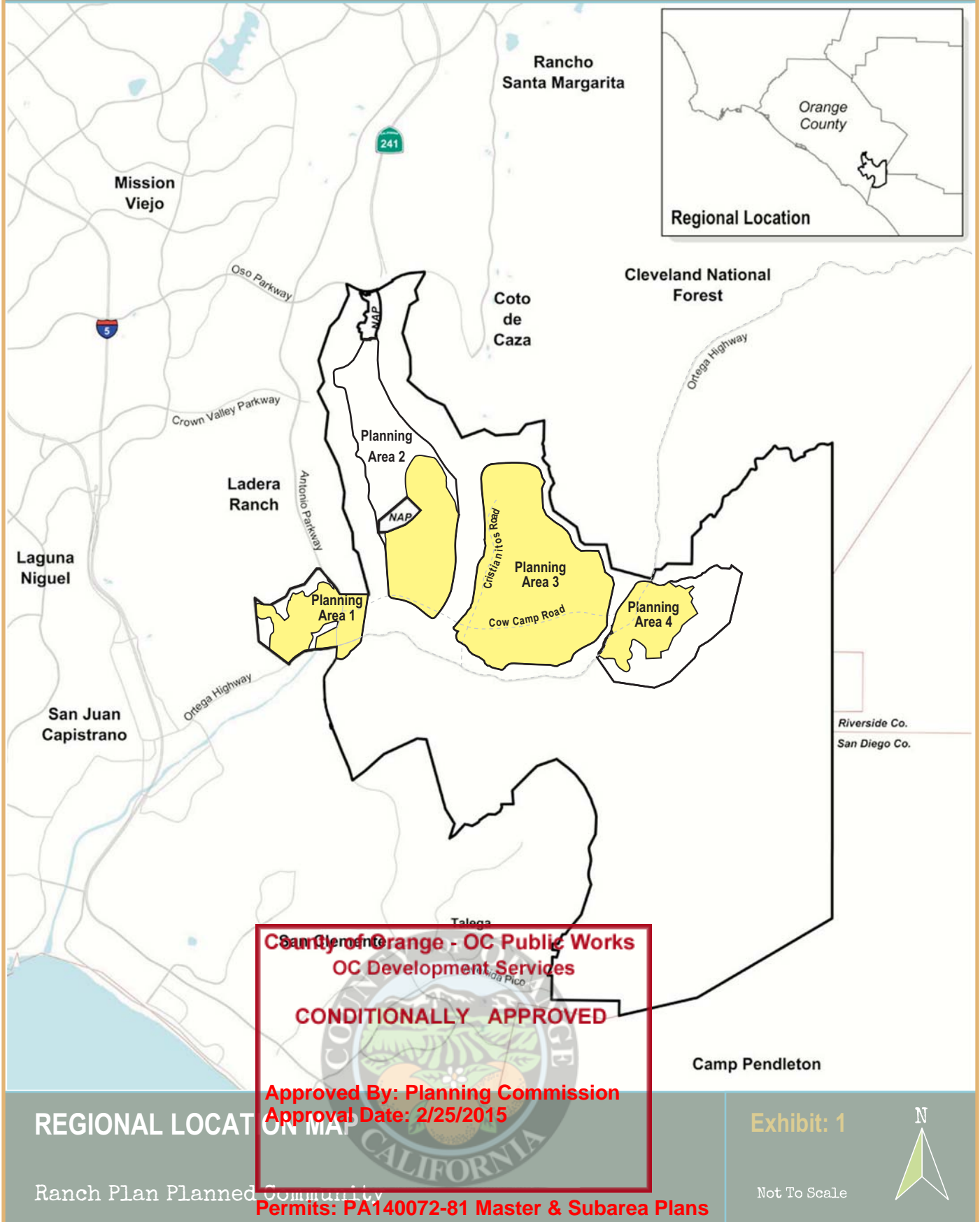
The Planning Area 4 development use area is located south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, the Ranch Plan village of Sendero, Planning Area 3 and south of Caspers Regional Park. Planning Area 4 is located in Central San Juan Creek Canyon. San Juan Creek, 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.

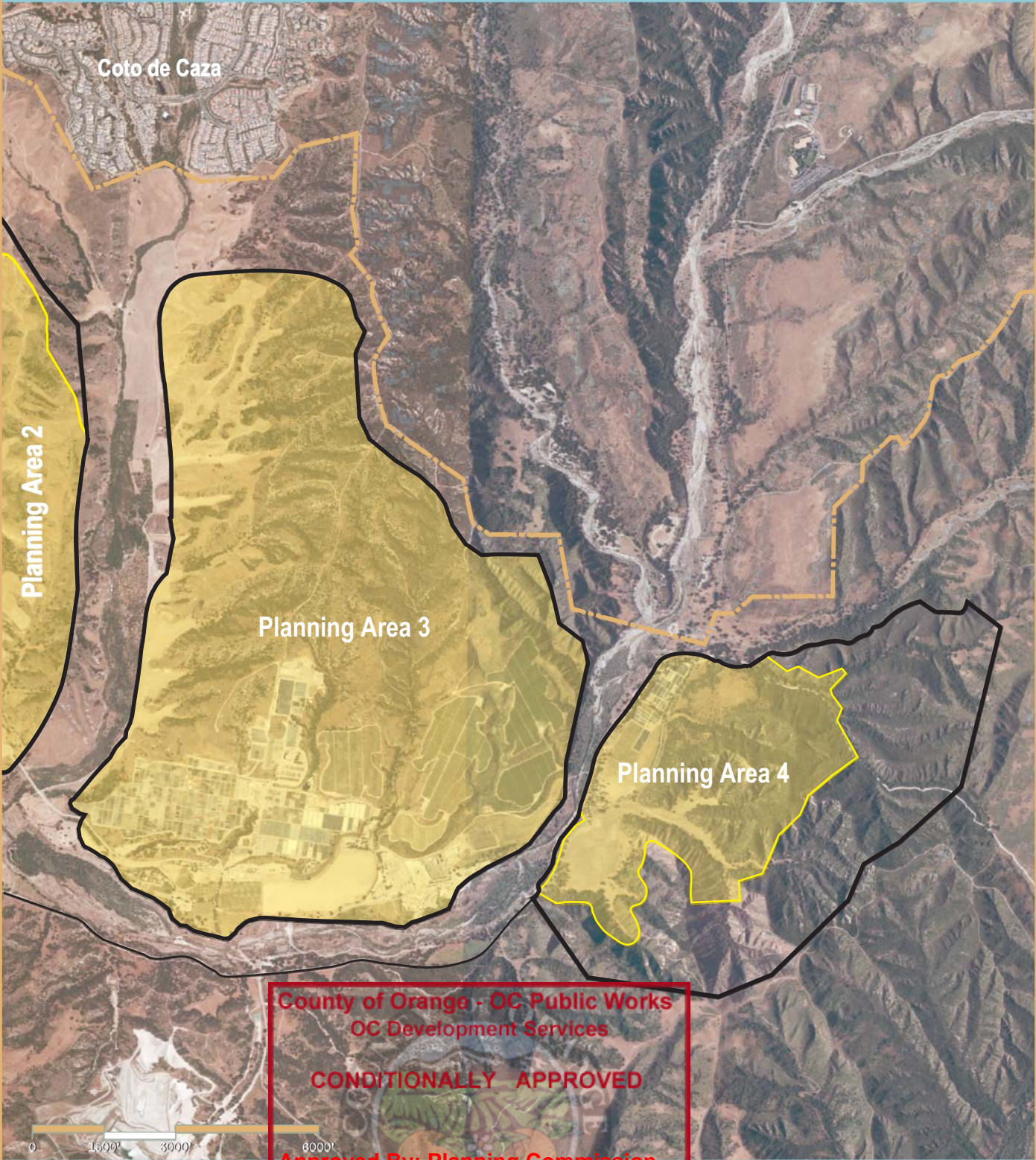
Portions of Planning Area 3 have been used for agricultural, nursery and other lease uses for the past 120 years. Existing non-residential agricultural land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and 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 unimproved parcels 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.

Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



Planning Area 3 & 4



County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

MASTER AREA PLAN
LOCAL VICINITY MAP

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 2



3. MASTER AREA PLAN PROPOSAL

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

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

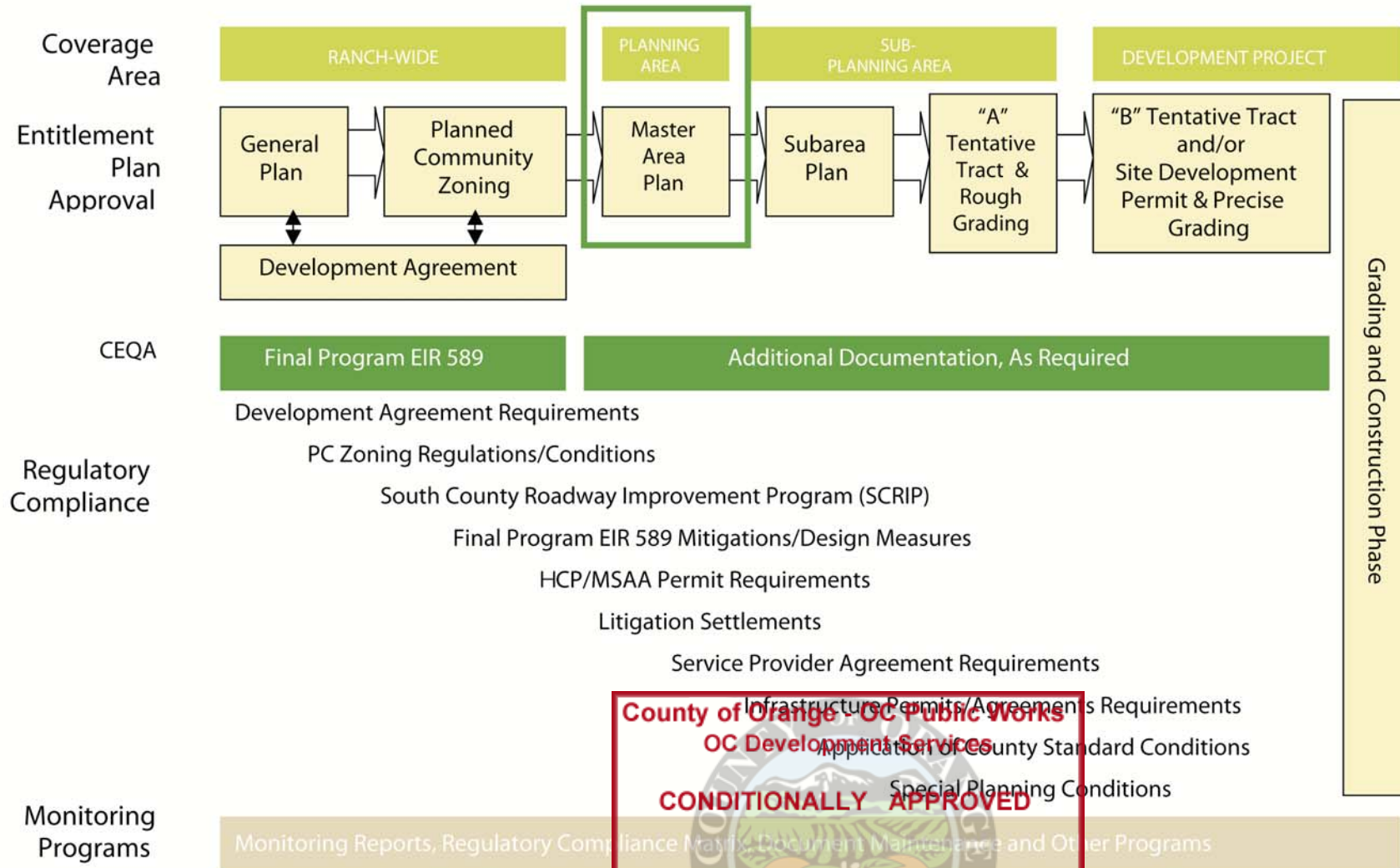
3.1 PC Development Map and PC Statistical Table Amendment:

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

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



Planning Area 3 & 4



MASTER AREA PLAN PLANNING PROCESS

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 3

Planning Area 3 & 4

Planning Area	Development Use									Open Space Use	Planning Area Totals	
	Residential		Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort			
	Gross Acres	Maximum Dwelling Units	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Gross Acres		Open Space Acres
Planning Area 1	446	1,287	5	30	13	95				464	240	704
Planning Area 2	795	2,700	45	500	5	25				845	835	1,680
Planning Areas 3 & 4	2,416	7,500	201	2,950	19	145	50	305		2,686	627	3,313
Planning Areas 5 & 8	1,705	2,513			13	235	30	915	25	1,773	3,010	4,783
Planning Area 10											12,203	12,203
Subtotal	5,362	14,000	251	3,480	50	500	80	1,220	25	5,768	16,915	22,683
Total												

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

PC STATISTICAL TABLE REVISION (Per Ranch Plan Planned Community Program Text Section II.A.4.b.)

Ranch Plan Planned Community

PA-3 & 4 MASTER AREA PLAN
Table 1

Permits: PA140072-81 Master & Subarea Plans February 25, 2015

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.

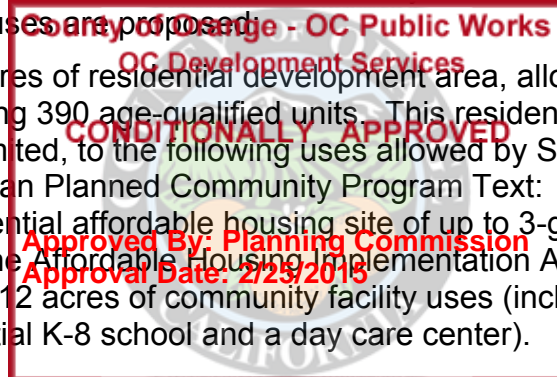
The Planning Area 4 Master Area Plan would include Urban Activity Center uses, residential uses, and open space. Table 2 provides statistical information for Planning Area 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan, depicts the 30-foot grading contours and identifies the land uses within Planning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

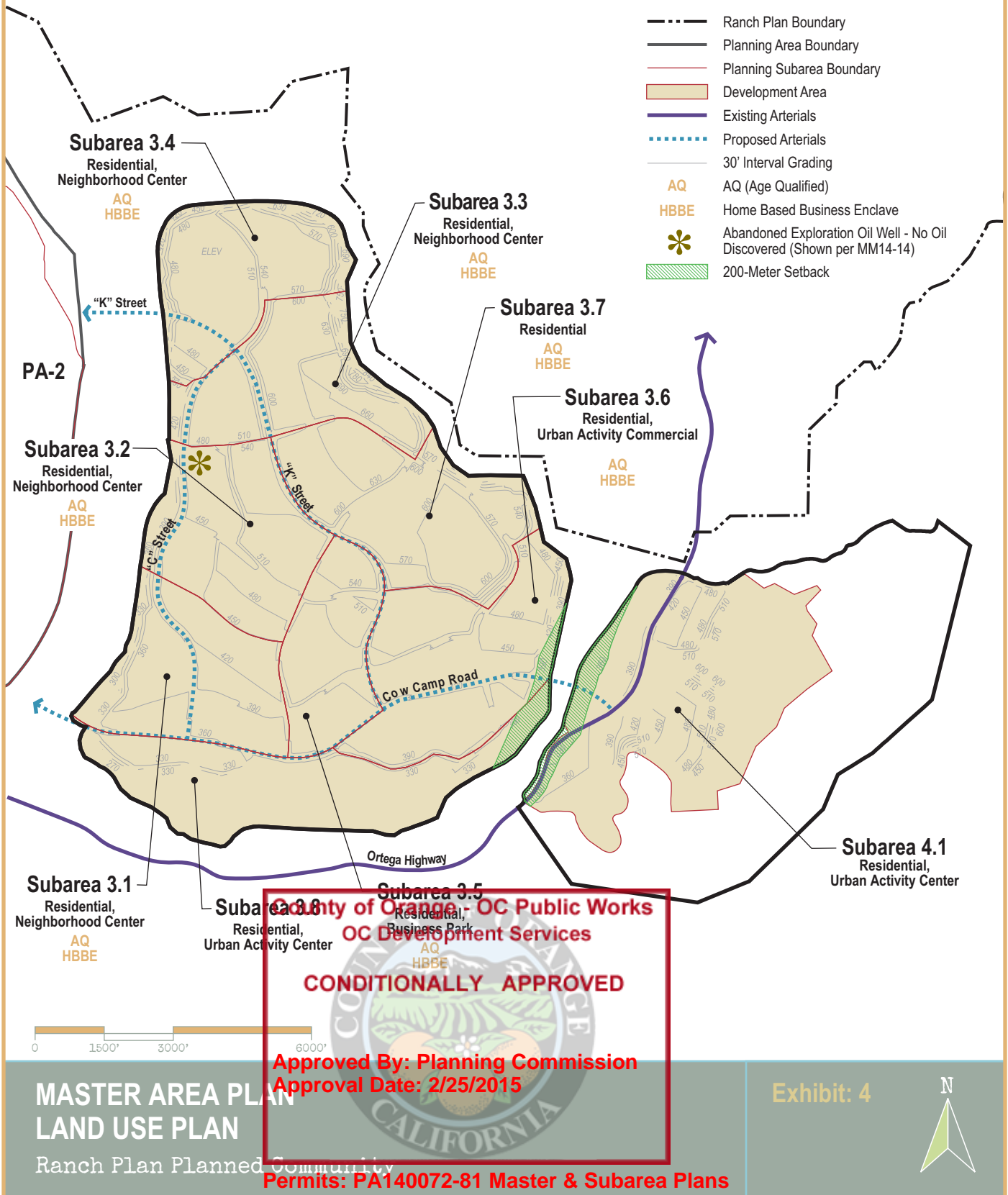
- 254 gross acres of residential development area, allowing a total of 962 dwelling units, including 390 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
 - A potential affordable housing site of up to 3-gross-acres, in compliance with the Affordable Housing 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).



Planning Area 3 & 4

LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- AQ (Age Qualified)
- HBBE (Home Based Business Enclave)
- Abandoned Exploration Oil Well - No Oil Discovered (Shown per MM14-14)
- 200-Meter Setback



Planning Area 3 & 4

Planning Area	Development Use												Open Space Use	Planning Area	
	Residential					Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage			
	Gross Acres	Net Acres	Maximum Dwelling Units	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres		
Planning Areas 3 & 4	2,416	1,450	7,500	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	390	5			3	15				257		
Subarea 3.2	266	172	1,154	468	5			3	15				269		
Subarea 3.3	249	143	1,001	406	5			3	15				252		
Subarea 3.4	242	150	881	357	5			10	100				252		
Subarea 3.5	128	67	700	284	5					50	305		178		
Subarea 3.6	282	154	1,171	515	20	65	1,750						335		
Subarea 3.7	319	207	1,131	499	5								319		
Subarea 3.8	274				50	35	500						309		
Subarea 4.1	402	392	500			113	1,700						515		

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

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

PA-3 & 4 MASTER AREA PLAN
Table 2

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

February 25, 2015

- 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).

Permits: PA140072-81 Master & Subarea Plans

- 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 3.3 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).

Permits: PA140072-81 Master & Subarea Plans

- 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 490 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-gross-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).

Permits: PA140072-81 Master & Subarea Plans

- 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

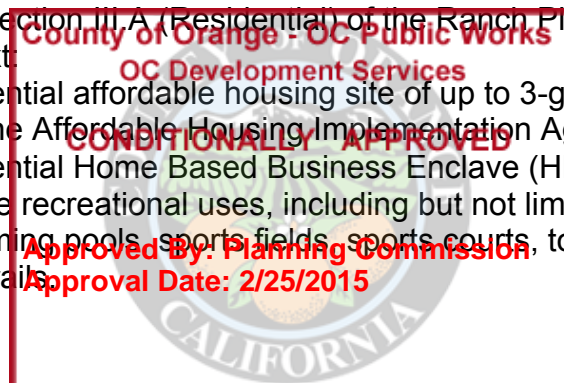
The 309-gross-acre Subarea 3.8 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.8. The following land uses are proposed:

- 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.



Permits: PA140072-81 Master & Subarea Plans

- 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.11. 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.

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

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.

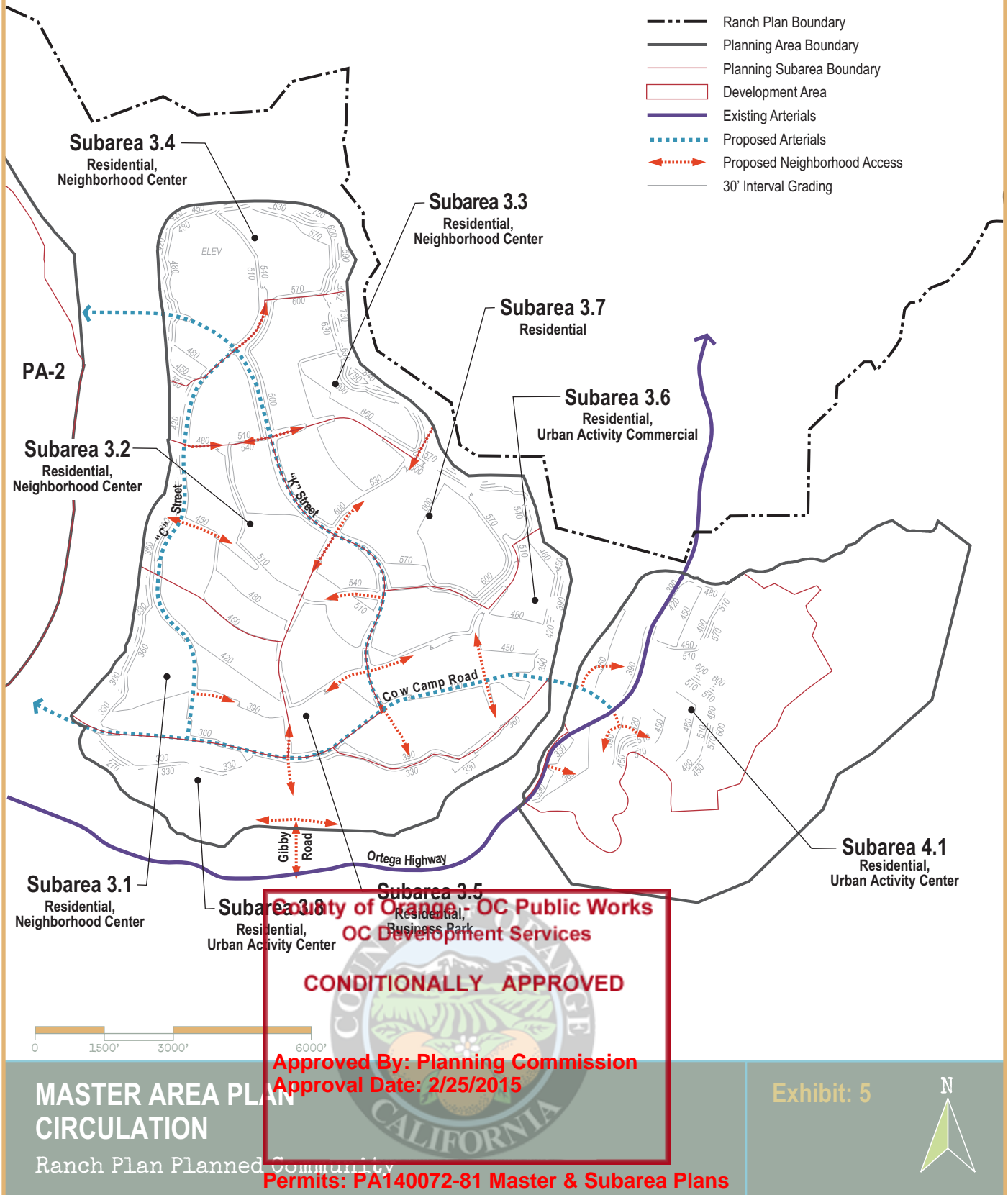
Roadways: Exhibit 5 identifies new arterial locations per the Orange County Transportation Agency's Master Plan of Arterial Highways, including the following:

- **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 traverses Planning Area 3 along a southeasterly alignment and connects to Cow Camp Road. Based on the current PA3 and 4 Addendum Traffic Study, anticipated average 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 highway (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



- **“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.



Permits: PA140072-81 Master & Subarea Plans

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.

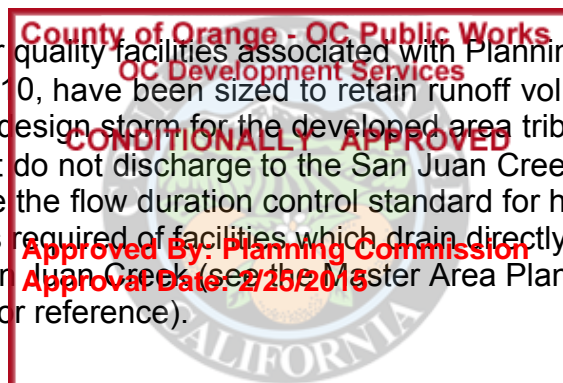
Storm Drain Facilities and Outfalls:

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 2012 Master Area Plan Water Quality Management Plan for reference).

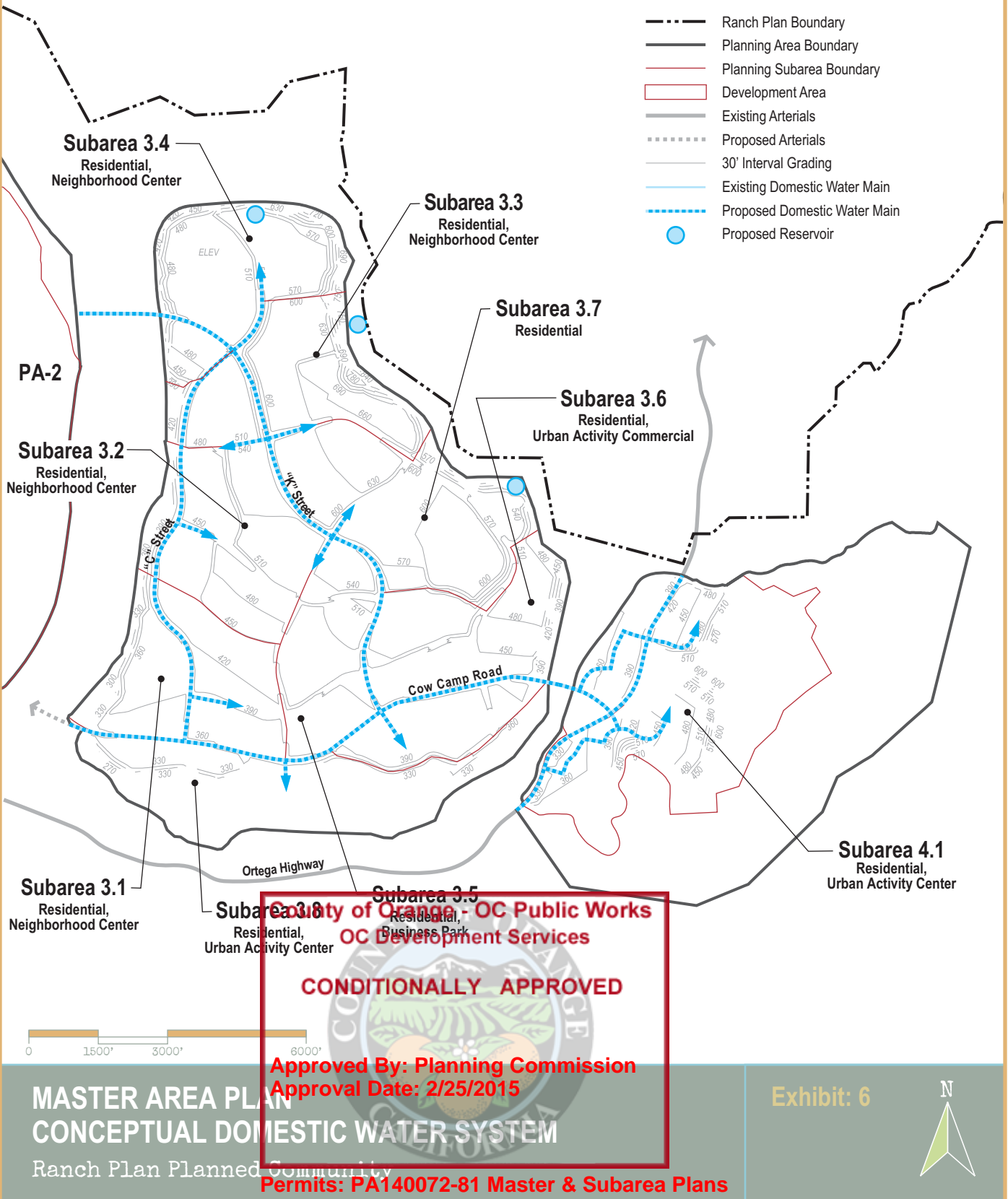


Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4

LEGEND

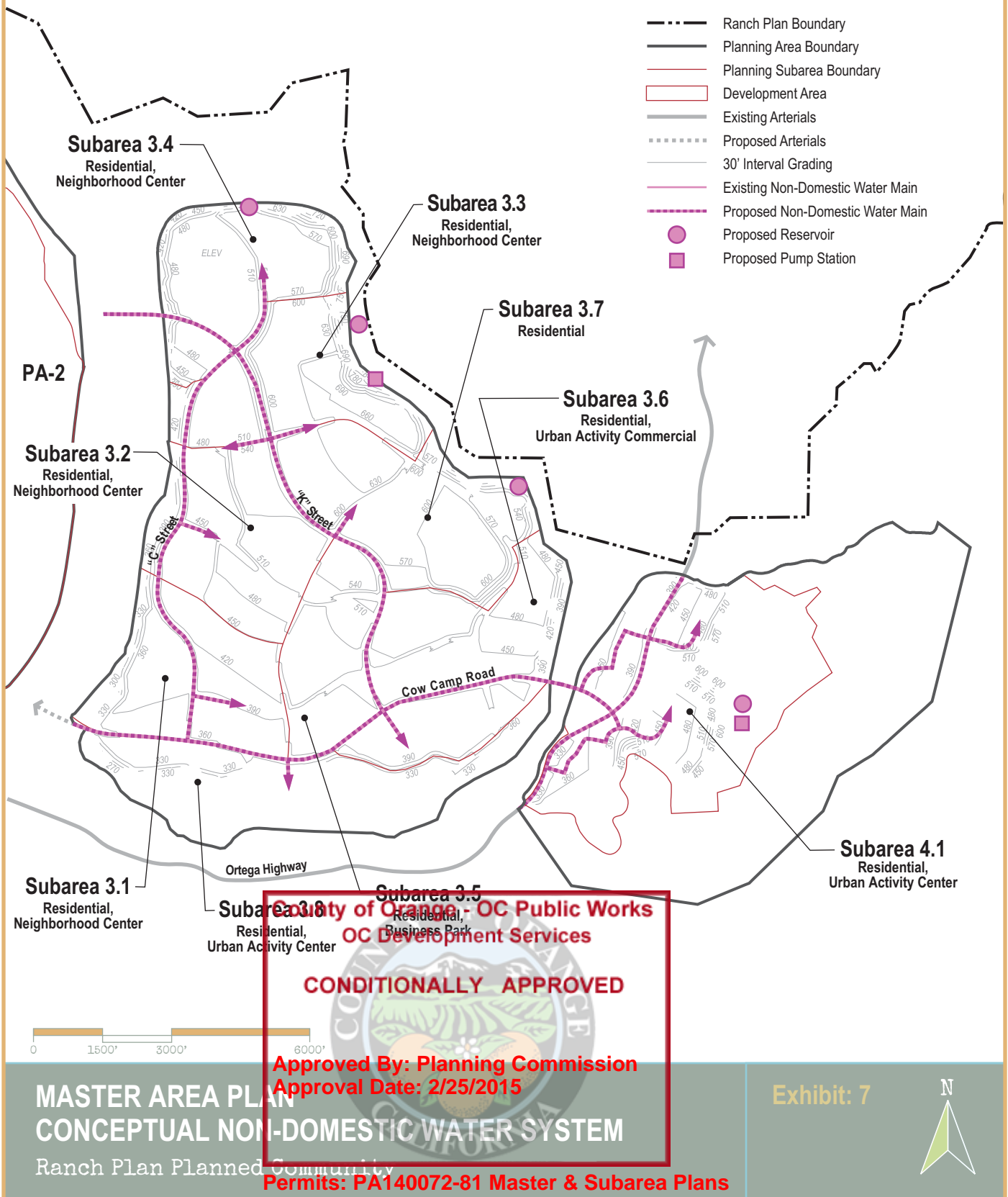
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Existing Domestic Water Main
- Proposed Domestic Water Main
- Proposed Reservoir



Planning Area 3 & 4

LEGEND

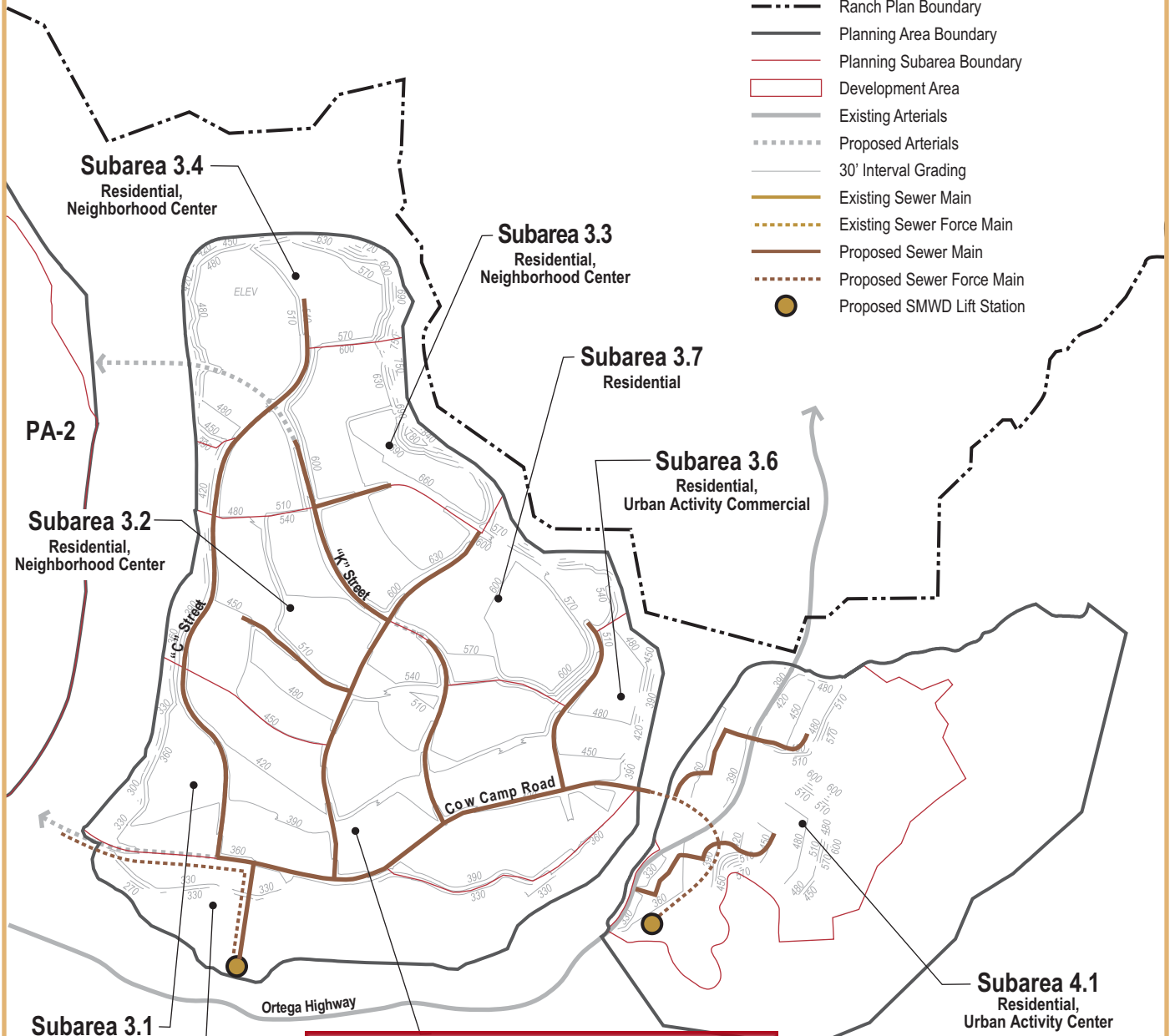
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Existing Non-Domestic Water Main
- Proposed Non-Domestic Water Main
- Proposed Reservoir
- Proposed Pump Station



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
- Existing Sewer Force Main
- Proposed Sewer Main
- Proposed Sewer Force Main
- Proposed SMWD Lift Station



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

0 1500' 3000' 6000'

MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

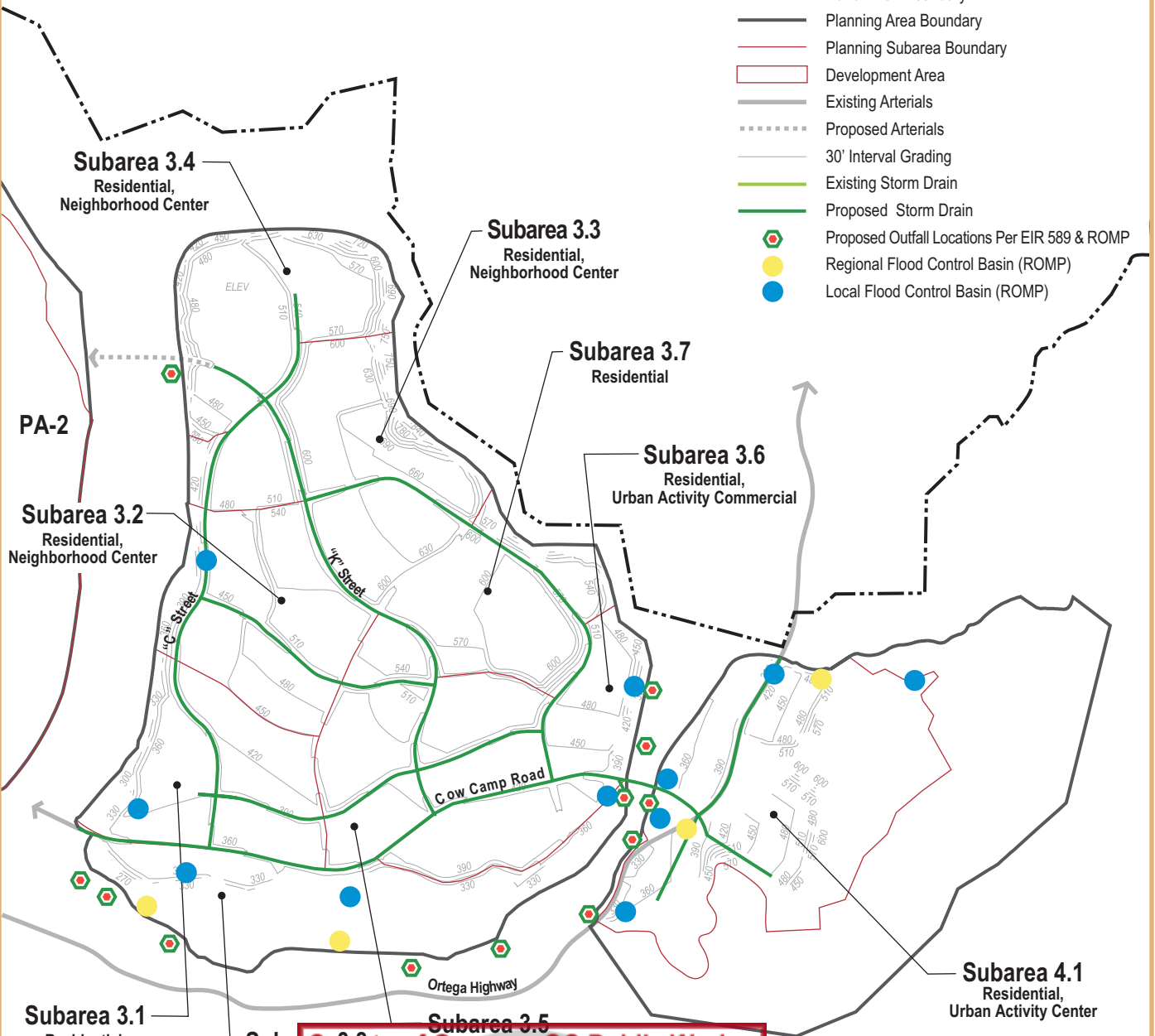
Exhibit: 8



Planning Area 3 & 4

LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Existing Storm Drain
- Proposed Storm Drain
- ⬢ Proposed Outfall Locations Per EIR 589 & ROMP
- Regional Flood Control Basin (ROMP)
- Local Flood Control Basin (ROMP)



County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

**MASTER AREA PLAN
PRELIMINARY STORM DRAINAGE SYSTEM**

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 9



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.

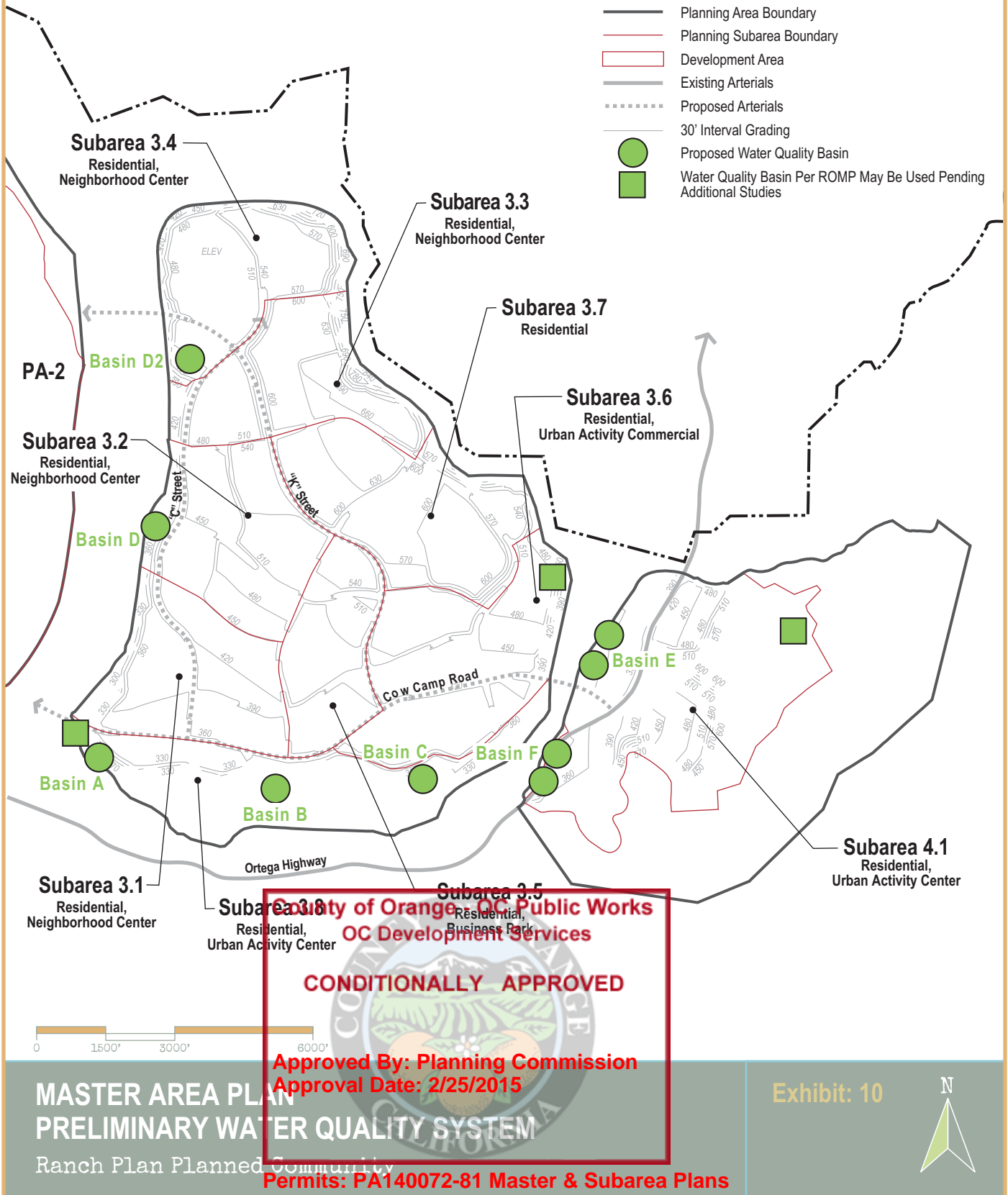
Approved By: Planning Commission
Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4

LEGEND

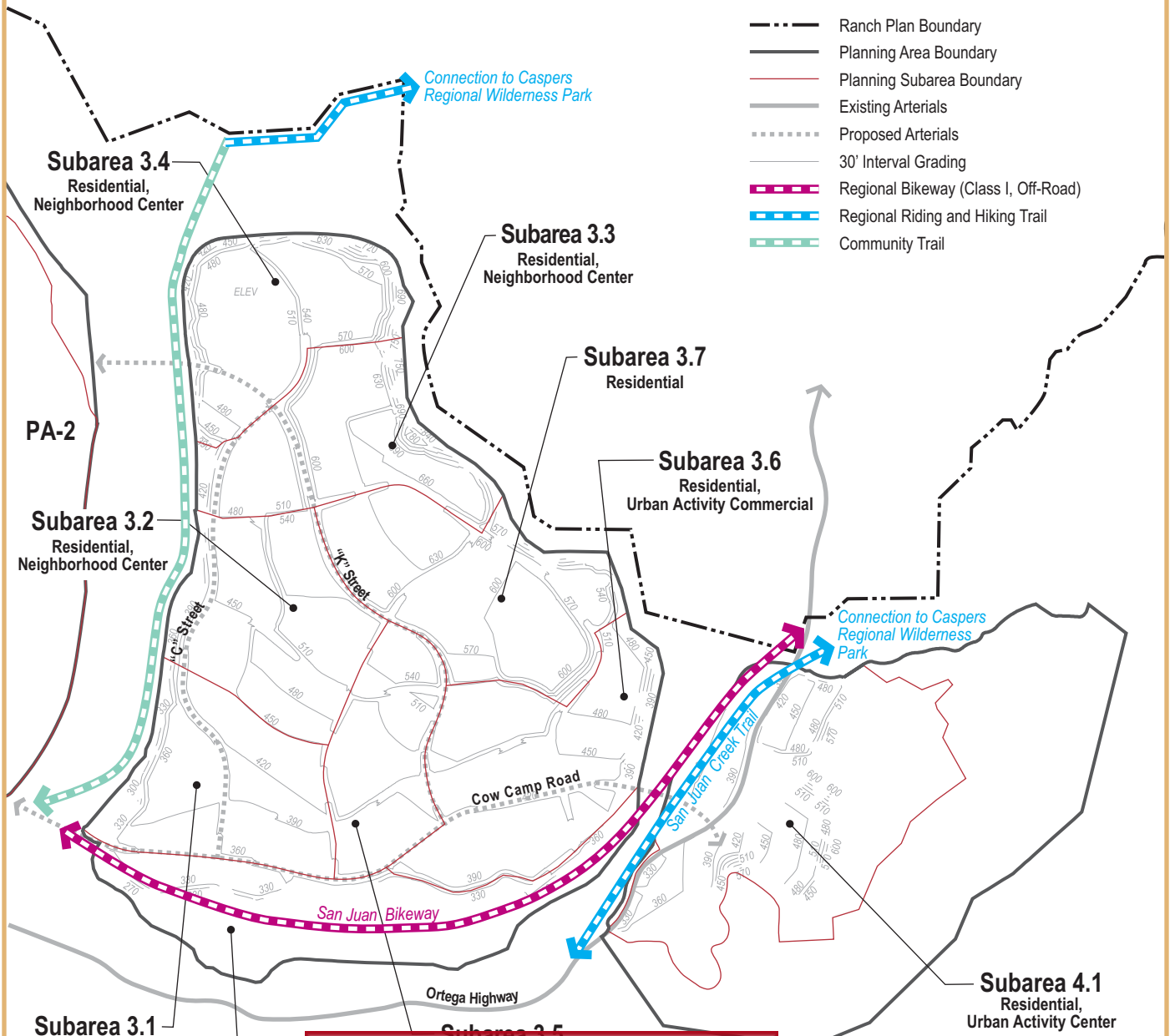
- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Proposed Water Quality Basin
- Water Quality Basin Per ROMP May Be Used Pending Additional Studies



Planning Area 3 & 4

LEGEND

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- Regional Bikeway (Class I, Off-Road)
- Regional Riding and Hiking Trail
- Community Trail



County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

Planning Area 3 & 4
TRAILS AND BIKEWAYS CONCEPT

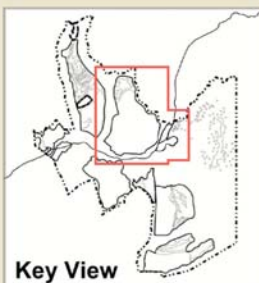
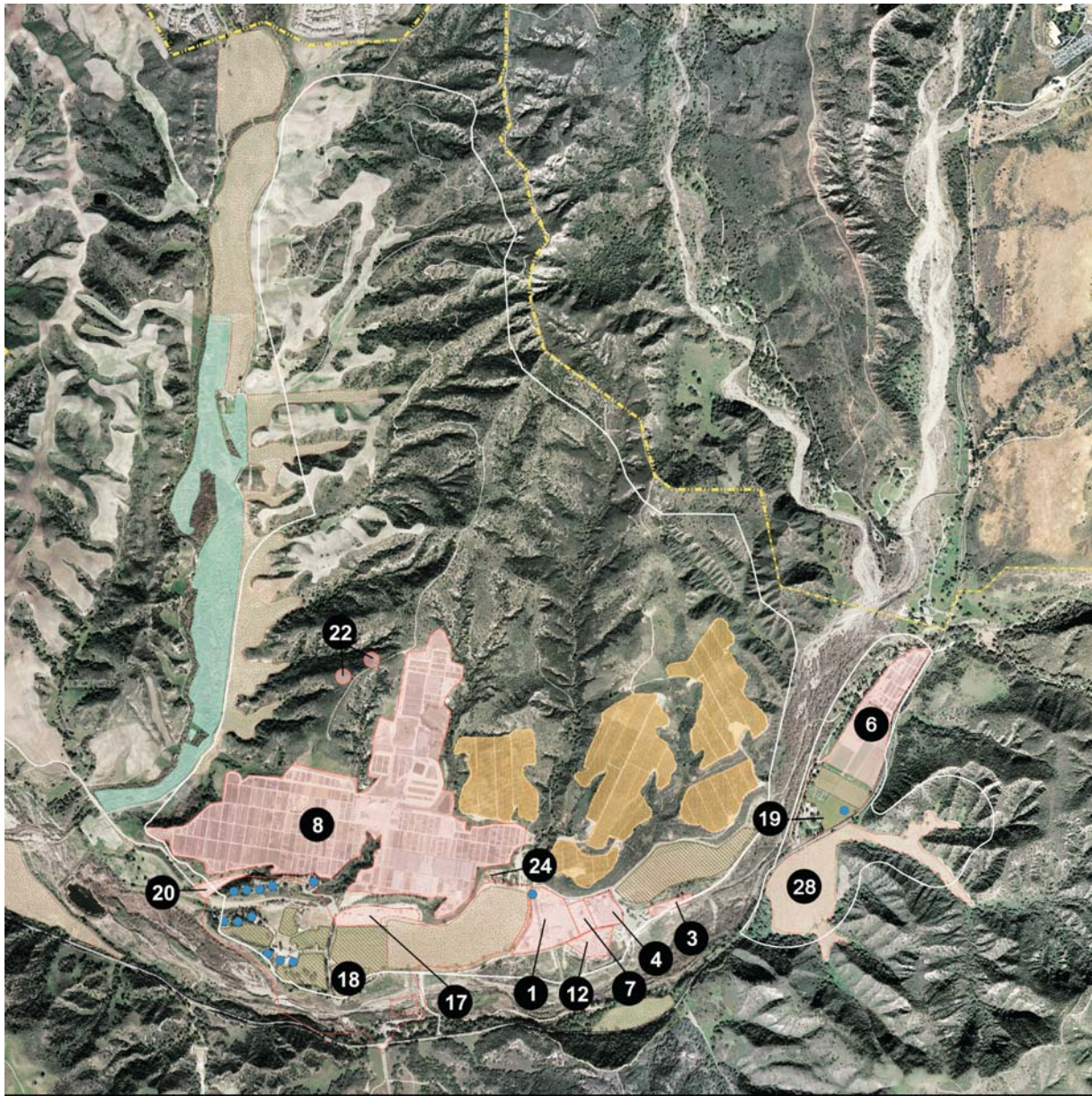
Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 11



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Right Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp
RMV Maintenance Camp | |
| 19 RJO Horse Ranch | |
| 20 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 12

Not To Scale



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) and Final Program EIR 589 Mitigation Measure Nos. 4.5.1 and 4.5.2

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

County of Orange - OC Public Works

OC Open Space & Recreation

CONDITIONALLY APPROVED

Approved By: Planning Commission

Approval Date: 2/25/2015

Permits: PA140072-81 Master & Subarea Plans

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

Permits: PA140072-81 Master & Subarea Plans

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.

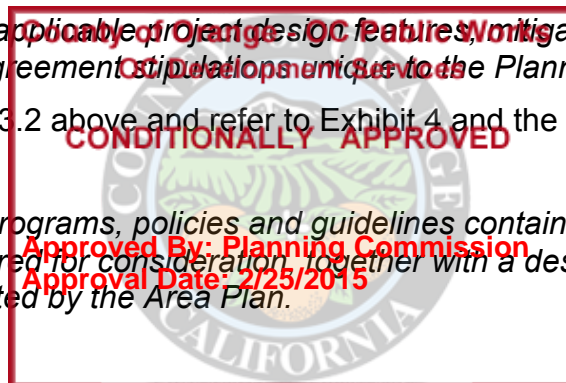
- 6) *Estimated acres of park, recreation and other open space uses will be provided in accordance with [PC Program Text] General Regulation No. 18, and the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area.*

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 design features, mitigation measures and Development Agreement stipulations unique to the Planning Area.*

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

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



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

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

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

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

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

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

See Section 3.7 above.

- 12) *Demonstrate compliance with OCFA Ranch Plan Fire Protection Program, including an updated Preliminary Fuel Modification Plan, per [PC Program Text] Condition of Approval 8. (also required by Final EIR 589, Mitigation Measures 4.15-1 and 4.15-3).*

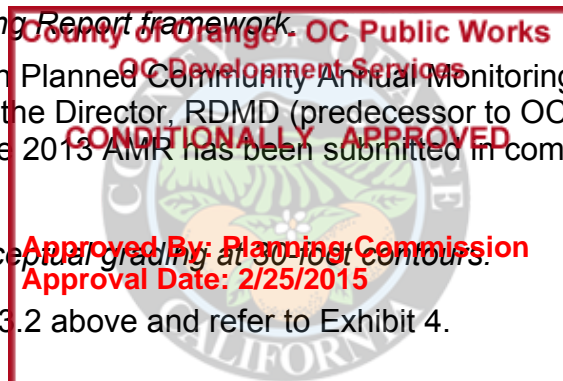
See Section 4.1.B. above and refer to Ranch Plan Fire Protection Program

- 13) *Annual Monitoring Report framework.*

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.



Permits: PA140072-81 Master & Subarea Plans

- 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

Permits: PA140072-81 Master & Subarea Plans

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.





0 750 1,500 3,000 Feet

Development Boundary

Planning Area 3

PLANNING AREA 3

2,185.8 Acres

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

ORTEGA

HIGHWAY

Date: 1/20/2015

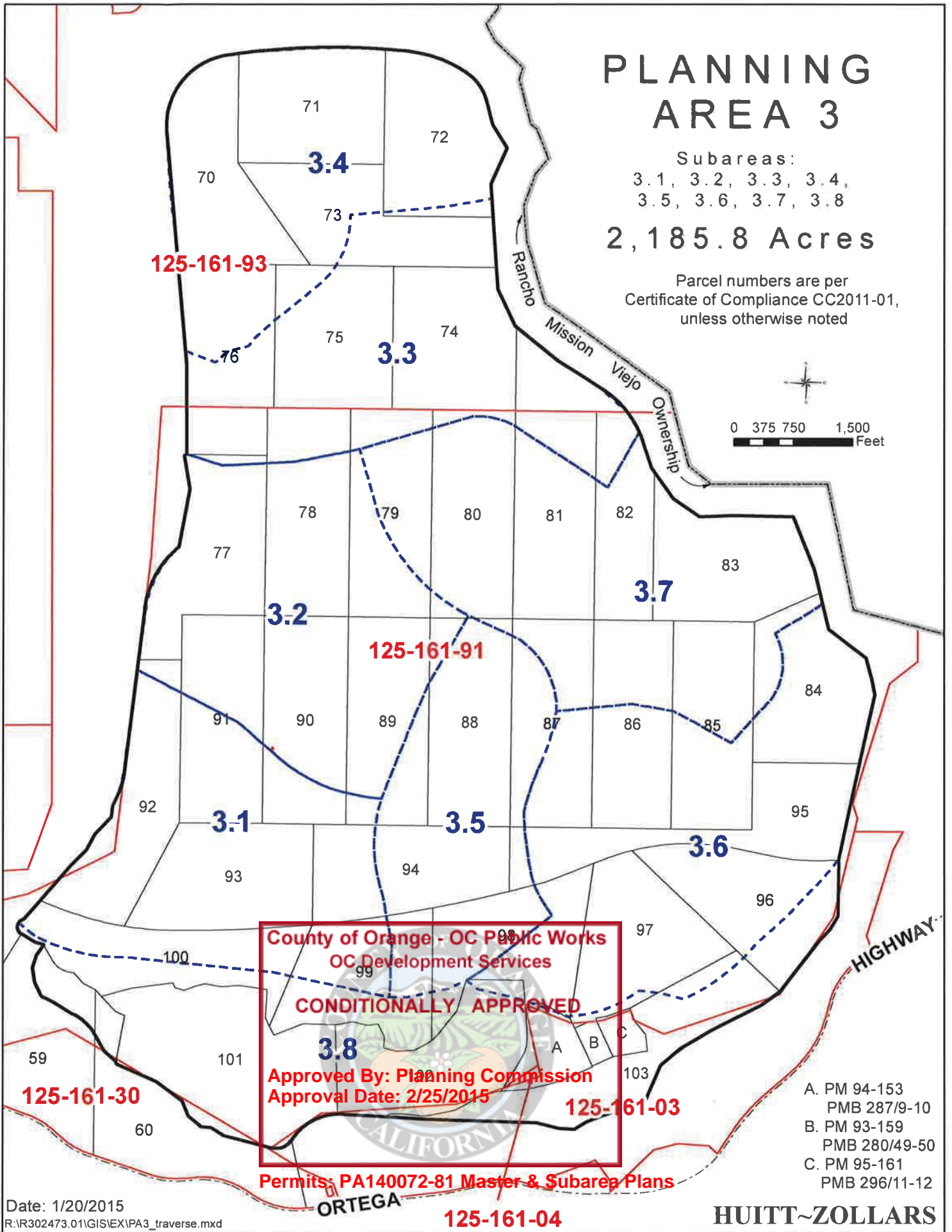
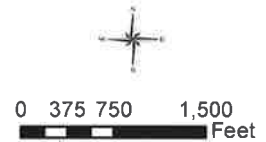
R:\R302473.01\GIS\EX\PA3_traverse exhibit.mxd

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



Date: 1/20/2015
R:\R302473.01\GIS\EX\PA3_traverse.mxd

PLANNING AREA 3 – DEVELOPMENT BOUNDARY

Parcel name: PA3

North: 113776.9657 East : 130505.5117
 Line Course: N 04-54-40 W Length: 2962.22
 North: 116728.3105 East : 130251.9157
 Curve Length: 1356.50 Radius: 900.00
 Delta: 86-21-28 Tangent: 844.53
 Chord: 1231.70 Course: N 38-16-04 E
 Course In: N 85-05-20 E Course Out: N 08-33-12 W
 RP North: 116805.3596 East : 131148.6115
 End North: 117695.3497 East : 131014.7545
 Curve Length: 2311.34 Radius: 9000.00
 Delta: 14-42-52 Tangent: 1162.06
 Chord: 2304.99 Course: N 88-48-14 E
 Course In: S 08-33-12 E Course Out: N 06-09-40 E
 RP North: 108795.4491 East : 132353.3242
 End North: 117743.4654 East : 133319.2453
 Curve Length: 814.53 Radius: 1600.00
 Delta: 29-10-05 Tangent: 416.29
 Chord: 805.76 Course: S 69-15-17 E
 Course In: S 06-09-40 W Course Out: N 35-19-45 E
 RP North: 116152.7069 East : 133147.5260
 End North: 117458.0563 East : 134072.7628
 Curve Length: 425.53 Radius: 600.00
 Delta: 40-38-05 Tangent: 222.15
 Chord: 416.66 Course: S 34-21-13 E
 Course In: S 35-19-45 W Course Out: N 75-57-50 E
 RP North: 116968.5503 East : 133725.7990
 End North: 117114.0703 East : 134307.8848
 Line Course: S 14-02-10 E Length: 312.58
 North: 116810.8230 East : 134388.6955
 Line Course: S 31-29-59 E Length: 348.33
 North: 116513.8219 East : 134565.6964
 Line Course: S 23-14-23 W Length: 503.07
 North: 116051.5700 East : 134367.1955
 Line Course: S 03-31-52 E Length: 1339.54
 North: 114714.5732 East : 134442.0895
 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: 2/26/2015

Permits: PA140072-81 Master & Subarea Plans



Line Course: S 50-26-18 E Length: 706.93
 North: 113802.3213 East : 135209.7005
 Line Course: S 57-33-15 E Length: 647.16
 North: 113455.1187 East : 135755.8382
 Curve Length: 887.59 Radius: 1300.00
 Delta: 39-07-09 Tangent: 461.88
 Chord: 870.45 Course: S 37-59-40 E
 Course In: S 32-26-45 W Course Out: N 71-33-54 E
 RP North: 112358.0500 East : 135058.3855
 End North: 112769.1472 East : 136291.6735
 Line Course: S 18-26-06 E Length: 338.44
 North: 112448.0749 East : 136398.6979
 Line Course: S 35-20-32 E Length: 485.77
 North: 112051.8267 East : 136679.6959
 Line Course: S 55-02-55 E Length: 403.23
 North: 111820.8238 East : 137010.1986
 Line Course: N 87-52-53 E Length: 446.31
 North: 111837.3231 East : 137456.2036
 Line Course: S 88-48-21 E Length: 743.66
 North: 111821.8248 East : 138199.7020
 Line Course: S 21-18-39 E Length: 726.42
 North: 111145.0755 East : 138463.7030
 Line Course: S 13-28-48 E Length: 780.76
 North: 110385.8244 East : 138645.7027
 Line Course: S 52-59-54 E Length: 608.55
 North: 110019.5757 East : 139131.7017
 Line Course: S 15-16-37 E Length: 288.44
 North: 109741.3282 East : 139207.7013
 Line Course: S 10-02-31 E Length: 194.99
 North: 109549.3254 East : 139241.7015
 Line Course: S 12-25-16 W Length: 2133.95
 North: 107465.3245 East : 138782.6992
 Line Course: S 01-29-02 W Length: 733.75
 North: 106731.8206 East : 138763.8981
 Line Course: S 30-57-49 W Length: 201.17
 North: 106559.3185 East : 138660.1974
 Line Course: S 44-15-11 W Length: 176.26
 North: 106433.0697 East : 138537.1982
 Line Course: S 37-24-02 W Length: 831.44
 North: 105772.5665 East : 138032.1952
 Line Course: S 53-40-49 W Length: 291.66
 North: 105599.8190 East : 137797.1976

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

Line Course: S 63-24-01 W Length: 740.92
 North: 105268.0686 East : 137134.6992
 Line Course: S 58-31-57 W Length: 429.11
 North: 105044.0668 East : 136768.6957
 Line Course: S 49-47-02 W Length: 330.66
 North: 104830.5687 East : 136516.1989
 Line Course: S 23-42-54 W Length: 469.93
 North: 104400.3209 East : 136327.1990
 Line Course: S 69-32-00 W Length: 825.08
 North: 104111.8214 East : 135554.2015
 Line Course: S 58-02-40 W Length: 183.27
 North: 104014.8237 East : 135398.7044
 Line Course: N 87-03-09 W Length: 184.74
 North: 104024.3232 East : 135214.2088
 Line Course: N 74-35-10 W Length: 292.52
 North: 104102.0720 East : 134932.2105
 Line Course: N 88-18-44 W Length: 1366.59
 North: 104142.3222 East : 133566.2133
 Line Course: N 86-39-12 W Length: 933.59
 North: 104196.8226 East : 132634.2155
 Line Course: N 86-13-24 W Length: 159.91
 North: 104207.3554 East : 132474.6528
 Curve Length: 759.51 Radius: 700.00
 Delta: 62-10-00 Tangent: 421.99
 Chord: 722.80 Course: S 62-41-36 W
 Course In: S 03-46-36 W Course Out: N 58-23-24 W
 RP North: 103508.8756 East : 132428.5455
 End North: 103875.7698 East : 131832.4006
 Curve Length: 286.24 Radius: 225.00
 Delta: 72-53-25 Tangent: 166.16
 Chord: 267.32 Course: S 68-03-18 W
 Course In: N 58-23-24 W Course Out: S 14-30-01 W
 RP North: 103993.7000 East : 131640.7827
 End North: 103775.8671 East : 131584.4461
 Line Course: N 75-29-59 W Length: 631.86
 North: 103934.0752 East : 130972.7131
 Line Course: N 56-27-29 W Length: 187.77
 North: 104037.8270 East : 130816.2103
 Line Course: N 84-53-10 W Length: 129.01
 North: 104049.3264 East : 130687.7138
 Line Course: N 49-11-06 W Length: 210.75
 North: 104187.0765 East : 130528.2132

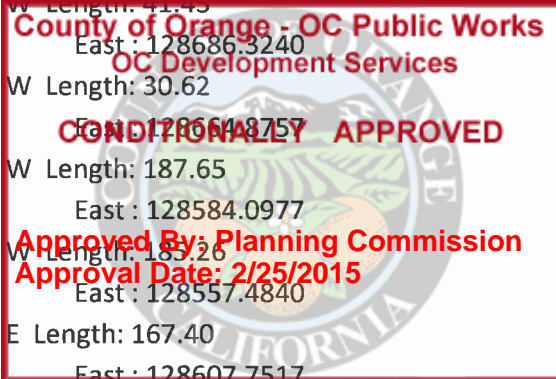
County of Orange - OC Public Works
 OC Development Services

CONDITIONALLY APPROVED

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

Permits: PA140072-81 Master & Subarea Plans

Line Course: N 21-13-07 W Length: 209.99
 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: 41.43
 North: 105700.9967 East : 128686.3240
 Line Course: N 44-27-52 W Length: 30.62
 North: 105722.8498 East : 128664.8757
 Line Course: N 25-29-51 W Length: 187.65
 North: 105892.2234 East : 128584.0977
 Line Course: N 08-15-34 W Length: 189.26
 North: 106075.5619 East : 128557.4840
 Line Course: N 17-28-29 E Length: 167.40
 North: 106235.2363 East : 128607.7517



Permits: PA140072-81 Master & Subarea Plans

Line Course: N 35-11-19 E Length: 157.97
 North: 106364.3387 East : 128698.7851
 Line Course: N 28-36-04 W Length: 8.54
 North: 106371.8366 East : 128694.6969
 Line Course: N 74-27-43 W Length: 111.06
 North: 106401.5872 East : 128587.6958
 Line Course: N 57-37-26 W Length: 191.87
 North: 106504.3287 East : 128425.6518
 Curve Length: 230.36 Radius: 105.00
 Delta: 125-42-00 Tangent: 204.75
 Chord: 186.86 Course: N 05-13-34 E
 Course In: N 32-22-34 E Course Out: N 21-55-26 W
 RP North: 106593.0066 East : 128481.8766
 End North: 106690.4131 East : 128442.6723
 Curve Length: 19.31 Radius: 40.00
 Delta: 27-39-48 Tangent: 9.85
 Chord: 19.13 Course: N 54-14-40 E
 Course In: N 21-55-26 W Course Out: S 49-35-14 E
 RP North: 106727.5203 East : 128427.7373
 End North: 106701.5887 East : 128458.1930
 Line Course: N 40-24-46 E Length: 873.07
 North: 107366.3388 East : 129024.1953
 Line Course: N 44-24-28 E Length: 290.81
 North: 107574.0869 East : 129227.6926
 Line Course: N 28-37-12 E Length: 236.95
 North: 107782.0854 East : 129341.1913
 Line Course: N 43-48-51 E Length: 298.99
 North: 107997.8333 East : 129548.1885
 Line Course: N 06-58-22 E Length: 140.04
 North: 108136.8376 East : 129565.1891
 Line Course: N 25-49-06 E Length: 132.95
 North: 108256.5164 East : 129623.0913
 Curve Length: 327.50 Radius: 1000.00
 Delta: 18-45-51 Tangent: 165.23
 Chord: 326.04 Course: N 16-26-11 E
 Course In: N 64-10-54 W Course Out: S 82-56-45 E
 RP North: 108692.0356 East : 128722.9119
 End North: 108569.2280 East : 129715.3424
 Line Course: N 07-03-15 E Length: 209.28
 North: 110649.6402 East : 129972.7816
 Curve Length: 880.37 Radius: 1200.00
 Delta: 42-02-05 Tangent: 461.05

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

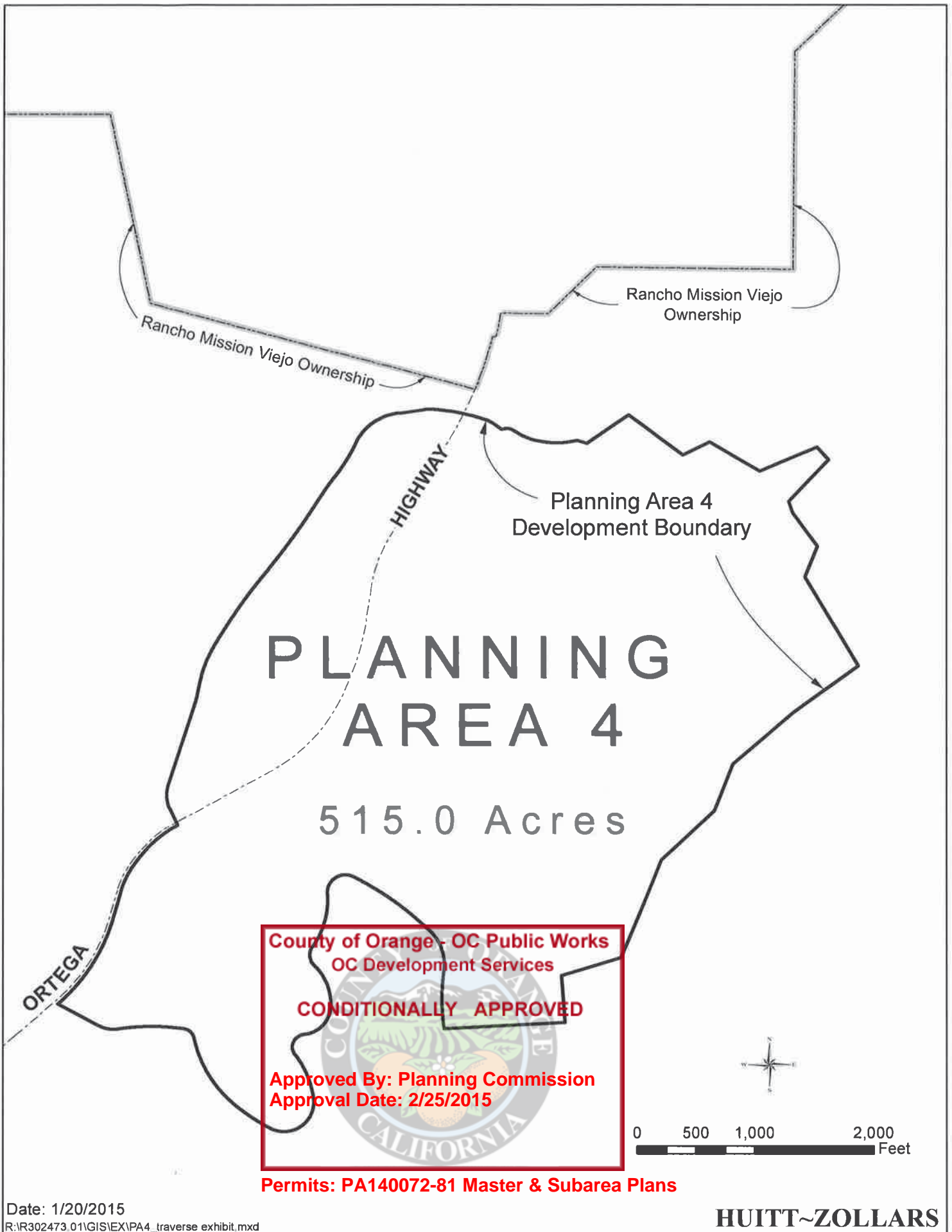


County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

Permits: PA140072-81 Master & Subarea Plans



PLANNING AREA 4

Subarea 4.1

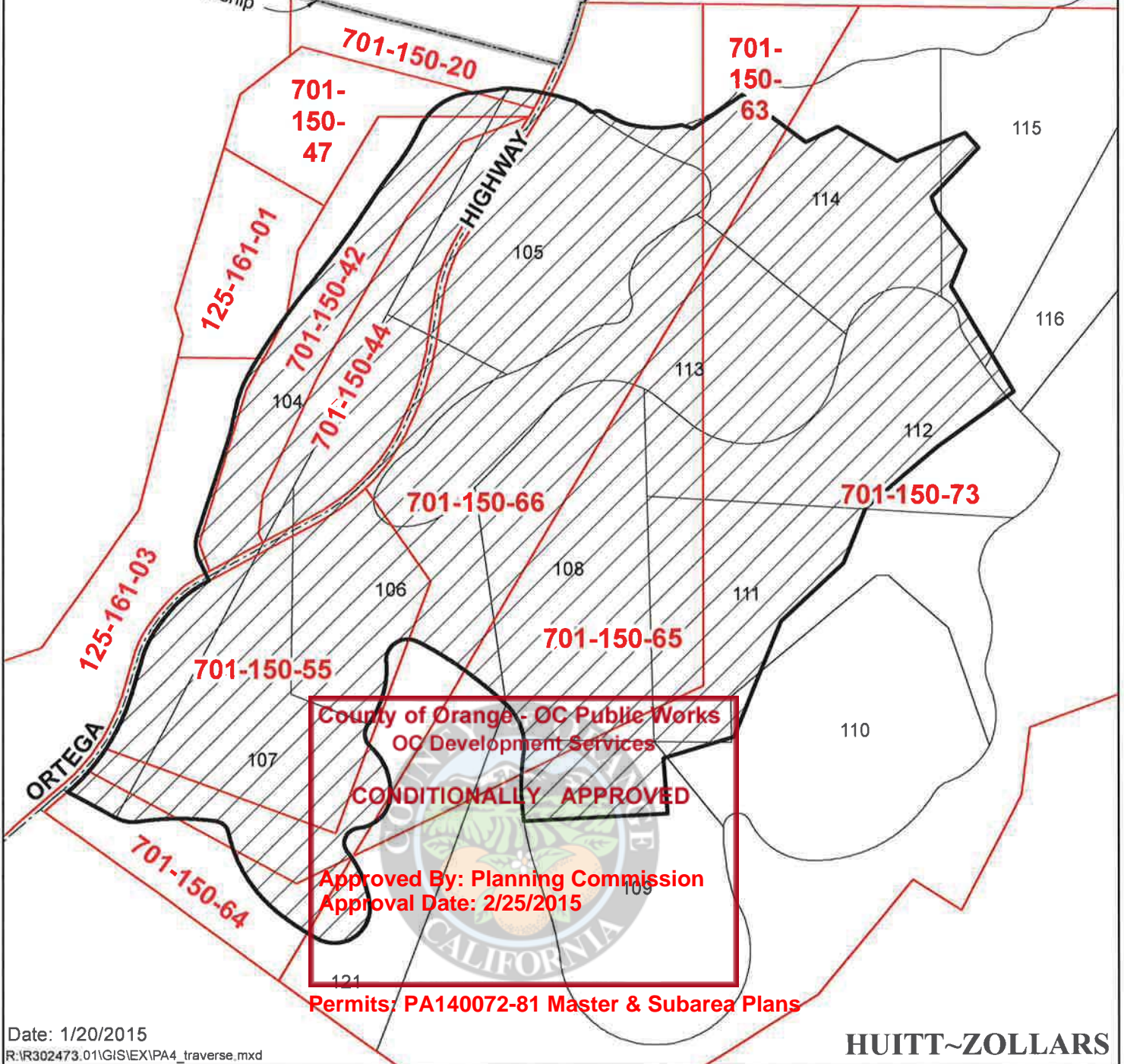
515.0 Acres

Parcel numbers are per
Certificate of Compliance CC2011-01

0 250 500 1,000
Feet

Rancho Mission Viejo
Ownership

Rancho Mission Viejo
Ownership



Date: 1/20/2015

R:\R302473.01\GIS\EX\PA4_traverse.mxd

PLANNING AREA 4 – DEVELOPMENT BOUNDARY

Parcel name: PA4

North: 109309.2614 East : 144701.7551
 Line Course: S 43-30-07 W Length: 485.79
 North: 108956.8931 East : 144367.3474
 Line Course: S 18-12-59 E Length: 103.47
 North: 108858.6088 East : 144399.6928
 Line Course: S 36-36-24 E Length: 349.29
 North: 108578.2169 East : 144607.9808
 Line Course: S 21-25-38 W Length: 279.92
 North: 108317.6443 East : 144505.7207
 Line Course: S 30-20-35 E Length: 875.79
 North: 107561.8234 East : 144948.1490
 Line Course: S 53-40-08 W Length: 669.87
 North: 107164.9584 East : 144408.4973
 Line Course: S 49-50-20 W Length: 672.82
 North: 106731.0305 East : 143894.3054
 Line Course: S 21-40-13 W Length: 428.66
 North: 106332.6663 East : 143736.0164
 Line Course: S 47-14-34 W Length: 613.74
 North: 105916.0024 East : 143285.3858
 Line Course: S 22-34-23 W Length: 894.13
 North: 105090.3709 East : 142942.1640
 Line Course: S 72-58-00 W Length: 522.08
 North: 104937.4391 East : 142442.9853
 Line Course: S 04-23-03 E Length: 397.73
 North: 104540.8729 East : 142473.3892
 Line Course: S 86-55-50 W Length: 1023.18
 North: 104486.0854 East : 141451.6771
 Curve Length: 490.37 Radius: 1800.00
 Delta: 15-36-32 Tangent: 246.71
 Chord: 488.85 Course: N 00-11-41 W
 Course In: N 82-00-03 E Course Out: N 82-23-25 W
 RP North: 104736.5710 East : 143234.1633
 End North: 104974.9353 East : 141450.0157
 Curve Length: 382.15 Radius: 1400.00
 Delta: 54-44-22 Tangent: 207.07
 Chord: 367.78 Course: N 19-45-36 W



Permits: PA140072-81 Master & Subarea Plans

Course In: N 82-23-25 W Course Out: N 42-52-13 E
 RP North: 105027.9051 East : 141053.5385
 End North: 105321.0635 East : 141325.6748
 Curve Length: 783.83 Radius: 3000.00
 Delta: 14-58-12 Tangent: 394.16
 Chord: 781.61 Course: N 54-36-53 W
 Course In: S 42-52-13 W Course Out: N 27-54-01 E
 RP North: 103122.3757 East : 139284.6525
 End North: 105773.6658 East : 140688.4548
 Curve Length: 320.46 Radius: 150.00
 Delta: 122-24-23 Tangent: 272.88
 Chord: 262.90 Course: S 56-41-49 W
 Course In: S 27-54-01 W Course Out: S 85-29-38 W
 RP North: 105641.1013 East : 140618.2647
 End North: 105629.3165 East : 140468.7283
 Curve Length: 473.13 Radius: 680.00
 Delta: 39-51-55 Tangent: 246.59
 Chord: 463.64 Course: S 15-25-36 W
 Course In: S 85-29-38 W Course Out: S 54-38-27 E
 RP North: 105575.8920 East : 139790.8302
 End North: 105182.3759 East : 140345.3977
 Curve Length: 177.28 Radius: 125.00
 Delta: 81-15-39 Tangent: 107.25
 Chord: 162.79 Course: S 05-16-16 E
 Course In: S 54-38-27 E Course Out: S 44-05-54 W
 RP North: 105110.0384 East : 140447.3403
 End North: 105020.2701 East : 140360.3538
 Curve Length: 385.78 Radius: 450.00
 Delta: 49-07-08 Tangent: 205.64
 Chord: 374.07 Course: S 21-20-32 E
 Course In: S 44-05-54 W Course Out: S 86-46-58 E
 RP North: 104697.1041 East : 140047.2024
 End North: 104671.8494 East : 140496.4932
 Curve Length: 356.60 Radius: 250.00
 Delta: 81-43-38 Tangent: 216.28
 Chord: 327.13 Course: S 44-01-51 W
 Course In: N 86-46-58 W Course Out: S 05-03-20 E
 RP North: 104685.8798 East : 140246.8872
 End North: 104436.8524 East : 140266.9176
 Curve Length: 224.23 Radius: 105.00
 Delta: 122-21-29 Tangent: 190.83
 Chord: 183.99 Course: S 23-45-55 W



Permits: PA140072-81 Master & Subarea Plans

Course In: S 05-03-20 E Course Out: S 52-35-11 W
 RP North: 104332.2609 East : 140278.1704
 End North: 104268.4666 East : 140194.7720
 Curve Length: 404.92 Radius: 800.00
 Delta: 29-00-02 Tangent: 206.90
 Chord: 400.61 Course: S 22-54-48 E
 Course In: S 52-35-11 W Course Out: N 81-35-13 E
 RP North: 103782.4149 East : 139559.3558
 End North: 103899.4617 East : 140350.7470
 Curve Length: 556.79 Radius: 250.00
 Delta: 127-36-22 Tangent: 508.14
 Chord: 448.64 Course: S 55-23-24 W
 Course In: S 81-35-13 W Course Out: S 29-11-35 W
 RP North: 103862.8846 East : 140103.4372
 End North: 103644.6393 East : 139981.4988
 Curve Length: 347.90 Radius: 2000.00
 Delta: 9-58-00 Tangent: 174.39
 Chord: 347.46 Course: N 55-49-25 W
 Course In: N 29-11-35 E Course Out: S 39-09-35 W
 RP North: 105390.6017 East : 140957.0065
 End North: 103839.8245 East : 139694.0377
 Curve Length: 673.01 Radius: 1000.00
 Delta: 38-33-39 Tangent: 349.81
 Chord: 660.38 Course: N 31-33-36 W
 Course In: N 39-09-35 E Course Out: S 77-43-14 W
 RP North: 104615.2131 East : 140325.5221
 End North: 104402.5332 East : 139348.4002
 Curve Length: 134.36 Radius: 110.00
 Delta: 69-59-09 Tangent: 77.00
 Chord: 126.16 Course: N 47-16-21 W
 Course In: S 77-43-14 W Course Out: N 07-44-05 E
 RP North: 104379.1385 East : 139240.9167
 End North: 104488.1377 East : 139255.7213
 Curve Length: 556.71 Radius: 2000.00
 Delta: 15-56-55 Tangent: 280.17
 Chord: 554.91 Course: N 89-45-37 W
 Course In: S 07-44-05 W Course Out: N 08-12-50 W
 RP North: 102506.3340 East : 138986.5479
 End North: 104485.8173 East : 138700.0000
 Curve Length: 160.86 Radius: 250.00
 Delta: 36-51-55 Tangent: 83.32
 Chord: 158.09 Course: N 79-46-53 W

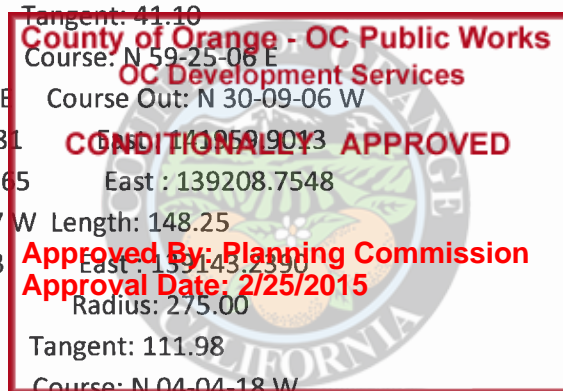
County of Orange - OC Public Works
 OC Development Services

CONDITIONALLY APPROVED

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

Permits: PA140072-81 Master & Subarea Plans

Course In: N 08-12-50 W Course Out: S 28-39-05 W
 RP North: 104733.2527 East : 138665.0929
 End North: 104513.8644 East : 138545.2231
 Line Course: N 61-20-55 W Length: 387.24
 North: 104699.5379 East : 138205.3994
 Curve Length: 869.86 Radius: 1530.00
 Delta: 32-34-29 Tangent: 447.04
 Chord: 858.19 Course: N 32-07-10 E
 Course In: N 41-35-35 W Course Out: S 74-10-04 E
 RP North: 105843.7921 East : 137189.7310
 End North: 105426.3754 East : 138661.6900
 Line Course: N 15-49-56 E Length: 238.09
 North: 105655.4334 East : 138726.6460
 Curve Length: 213.05 Radius: 698.87
 Delta: 17-28-01 Tangent: 107.36
 Chord: 212.23 Course: N 24-33-56 E
 Course In: S 74-10-04 E Course Out: N 56-42-03 W
 RP North: 105464.7667 East : 139399.0042
 End North: 105848.4538 East : 138814.8779
 Curve Length: 173.95 Radius: 1368.71
 Delta: 7-16-54 Tangent: 87.09
 Chord: 173.83 Course: N 36-56-24 E
 Course In: S 56-42-03 E Course Out: N 49-25-09 W
 RP North: 105097.0174 East : 139958.8668
 End North: 105987.3909 East : 138919.3466
 Curve Length: 287.54 Radius: 895.02
 Delta: 18-24-27 Tangent: 145.02
 Chord: 286.31 Course: N 49-47-05 E
 Course In: S 49-25-09 E Course Out: N 31-00-42 W
 RP North: 105405.1623 East : 139599.1044
 End North: 106172.2503 East : 139137.9788
 Curve Length: 82.21 Radius: 5477.20
 Delta: 0-51-36 Tangent: 41.10
 Chord: 82.20 Course: N 59-25-06 E
 Course In: S 31-00-42 E Course Out: N 30-09-06 W
 RP North: 101477.9481 East : 139208.7548
 End North: 106214.0765 East : 139143.2390
 Line Course: N 26-13-37 W Length: 148.25
 North: 106347.0643 East : 139143.2390
 Curve Length: 212.68 Radius: 275.00
 Delta: 44-18-39 Tangent: 111.98
 Chord: 207.42 Course: N 04-04-18 W



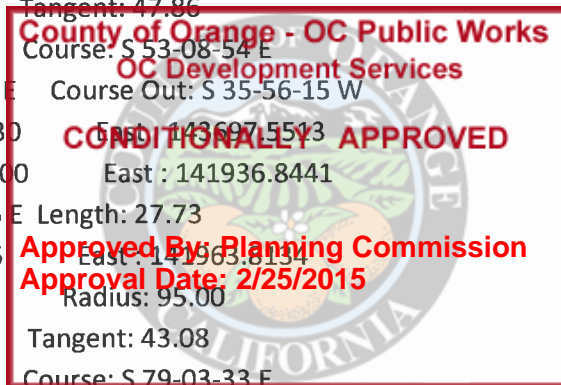
Permits: PA140072-81 Master & Subarea Plans

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
 Course In: N 50-34-57 W Course Out: S 58-15-53 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
 Course In: S 58-15-53 E Course Out: N 52-05-51 W
 RP North: 107937.9384 East : 142107.7677
 End North: 109166.5777 East : 140529.6532
 Curve Length: 330.78 Radius: 1500.00
 Delta: 12-38-05 Tangent: 166.06
 Chord: 330.10 Course: N 31-35-07 E
 Course In: N 52-05-51 W Course Out: S 80-52-30 E
 RP North: 110088.0571 East : 139346.0672
 End North: 109447.7831 East : 140702.5514
 Curve Length: 480.75 Radius: 450.00



Permits: PA140072-81 Master & Subarea Plans

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
 Delta: 18-26-46 Tangent: 16.24
 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: 47.86
 Chord: 95.71 Course: S 53-08-54 E
 Course In: N 37-45-56 E Course Out: S 35-56-15 W
 RP North: 111994.6030 East : 1413697.5513
 End North: 109565.6300 East : 141936.8441
 Line Course: N 76-32-55 E Length: 27.73
 North: 109572.0805 East : 141963.8134
 Curve Length: 80.89 Radius: 95.00
 Delta: 48-47-04 Tangent: 43.08
 Chord: 78.47 Course: S 79-03-33 E



Permits: PA140072-81 Master & Subarea Plans

Course In: S 13-27-05 E Course Out: N 35-19-59 E
 RP North: 109479.6866 East : 141985.9123
 End North: 109557.1880 East : 142040.8535
 Curve Length: 195.33 Radius: 535.00
 Delta: 20-55-09 Tangent: 98.77
 Chord: 194.25 Course: S 65-07-36 E
 Course In: N 35-19-59 E Course Out: S 14-24-50 W
 RP North: 109993.6432 East : 142350.2592
 End North: 109475.4835 East : 142217.0845
 Curve Length: 370.20 Radius: 750.00
 Delta: 28-16-53 Tangent: 188.95
 Chord: 366.46 Course: S 89-43-37 E
 Course In: N 14-24-50 E Course Out: S 13-52-03 E
 RP North: 110201.8756 East : 142403.7780
 End North: 109473.7362 East : 142583.5360
 Line Course: S 72-43-42 E Length: 77.62
 North: 109450.6906 East : 142657.6560
 Line Course: N 55-18-23 E Length: 423.13
 North: 109691.5310 East : 143005.5566
 Line Course: S 53-27-21 E Length: 575.46
 North: 109348.8778 East : 143467.8801
 Line Course: N 63-58-28 E Length: 250.53
 North: 109458.8034 East : 143693.0060
 Line Course: S 60-04-53 E Length: 492.90
 North: 109212.9600 East : 144120.2195
 Line Course: N 67-15-44 E Length: 525.39
 North: 109416.0307 East : 144604.7780
 Line Course: S 42-14-58 E Length: 144.23
 North: 109309.2681 East : 144701.7525

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

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0072

Error North: 0.00668

Precision 1: 3,364,775.00

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



Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.1

February 25, 2015

County of Orange - OC Public Works

OC Development Services

Application # PA14-0073

BMV 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 3.1

TABLE OF CONTENTS

Page No.

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)



Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.1

Introduction

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

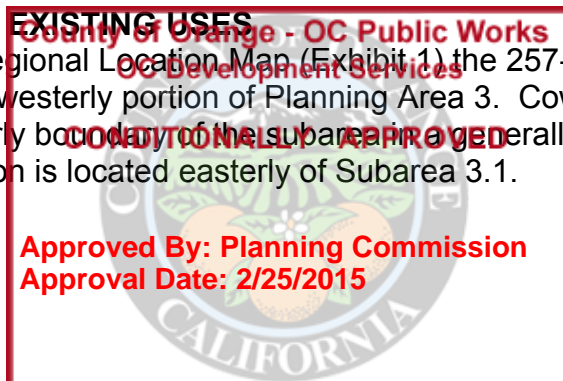
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea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

1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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



Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

Planning Area 3 & 4

Regional Location

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

Exhibit: 1

Not To Scale

Planning Area 3 & 4



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

3. SUBAREA PLAN 3.1 PROPOSAL

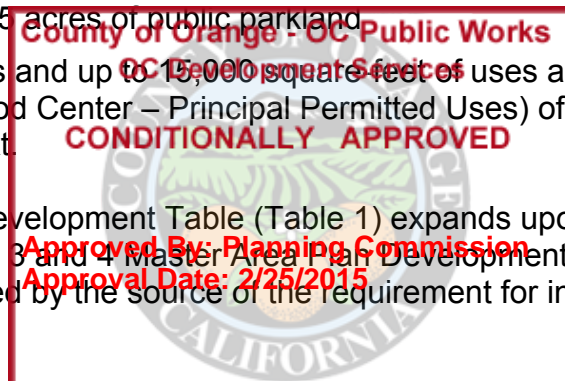
3.1 Land Use Plan and Subarea Plan 3.1 Development Table:

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:

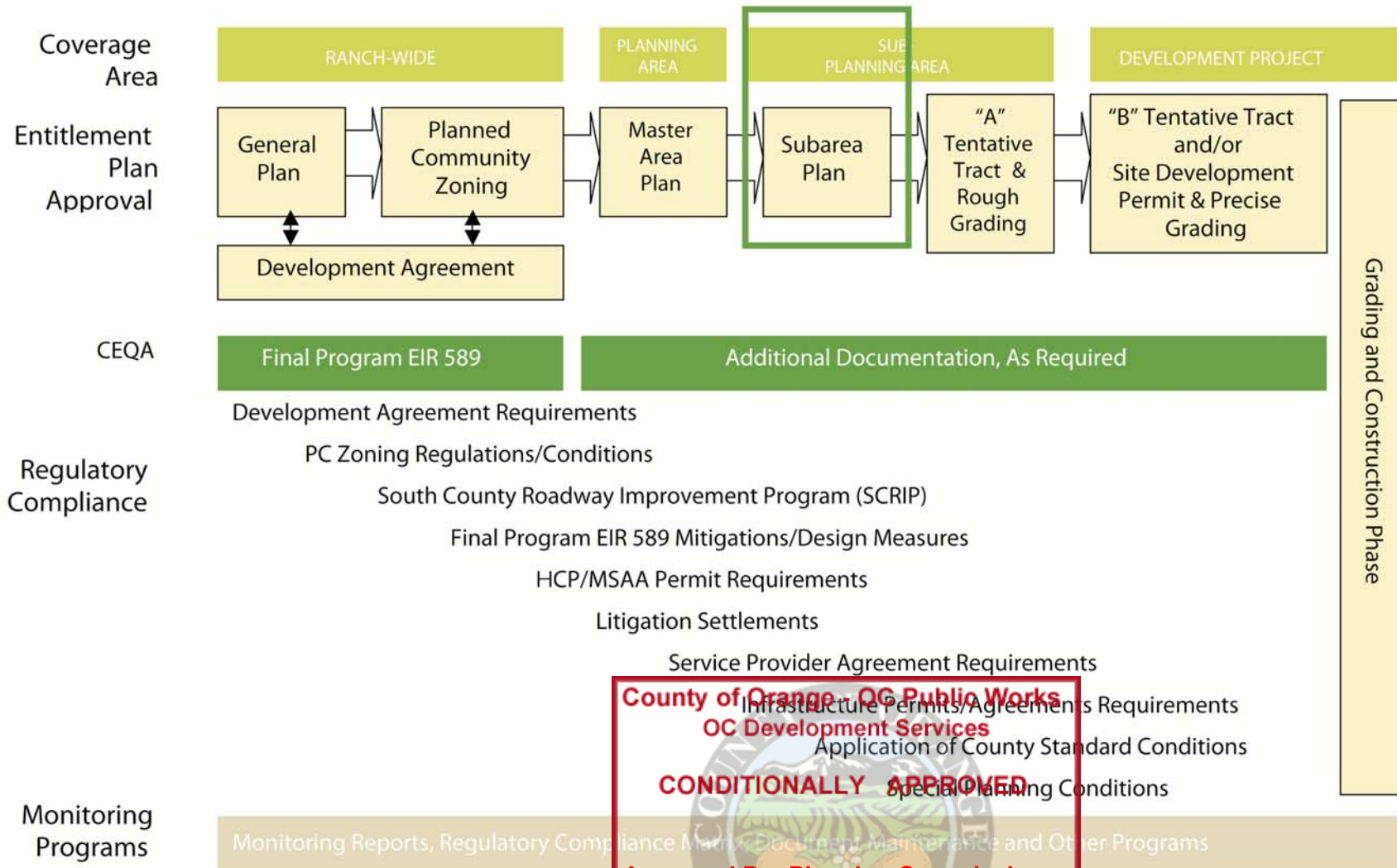
- 254 gross acres of residential development area, allowing a total of 962 dwelling units, including 390 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
 - A 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 of the requirement for inclusion in the Subarea Plan:



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

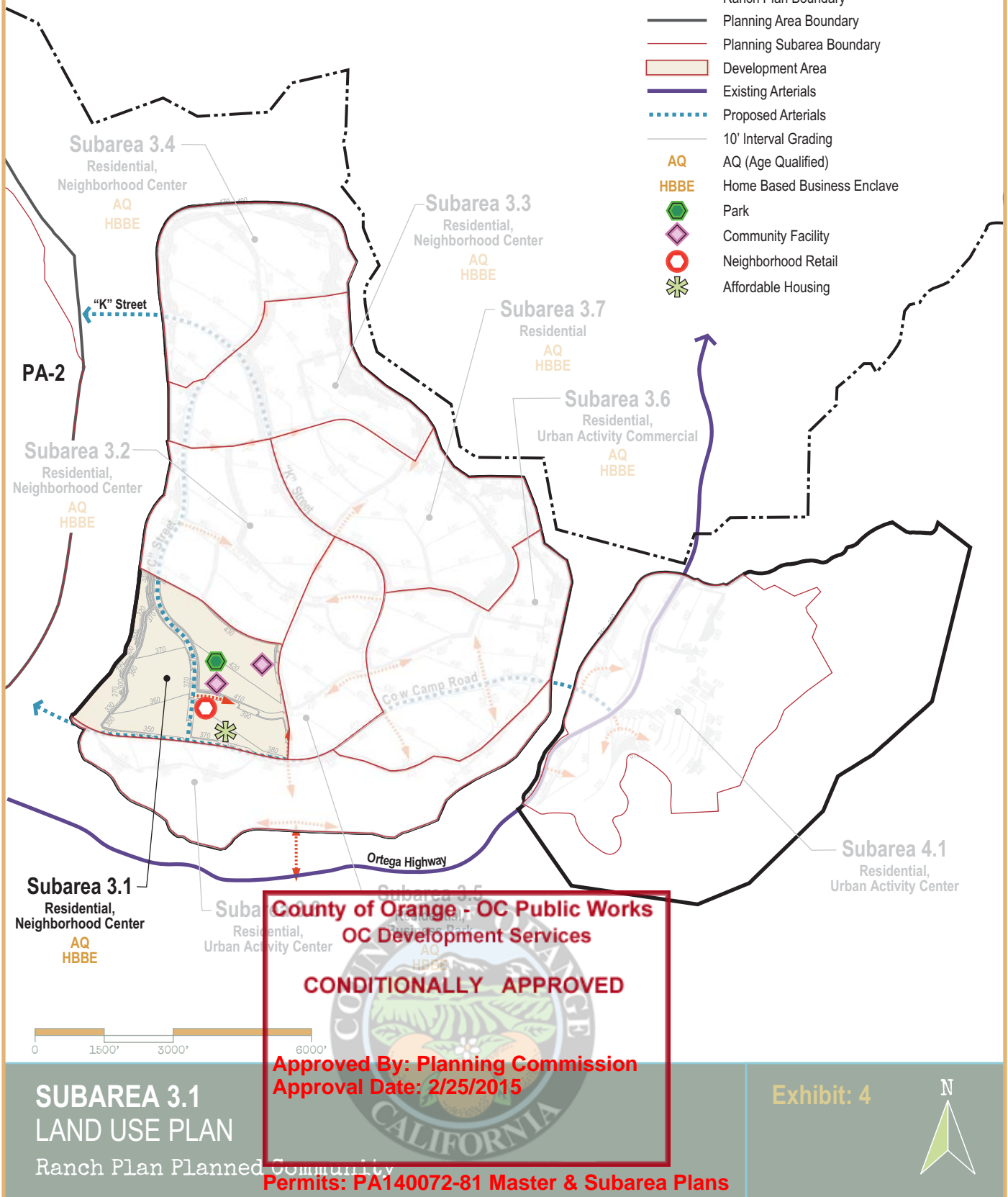
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use																Open Space Use	Planning Area
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres	Open Space Acres	Gross Acres
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274						50	35	500							309		
Subarea 4.1	402	392	500			500		113	1,700							515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.1

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

Ranch Plan Planned Community

Subarea Plan 3.1
Table 1

Permits: PA140072-81 Master & Subarea Plans

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

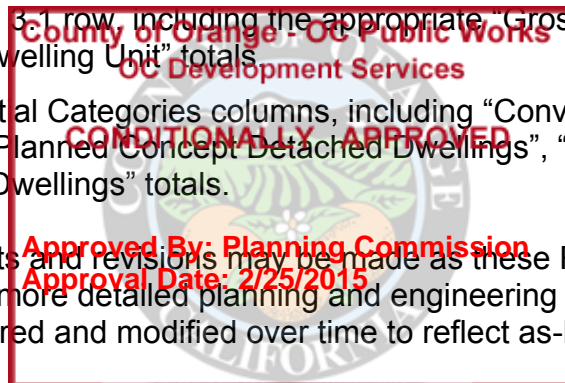
- Residential:

- 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
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" 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.

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

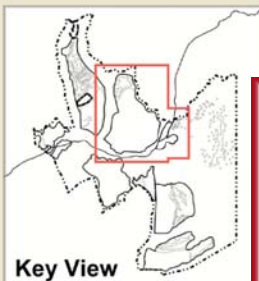
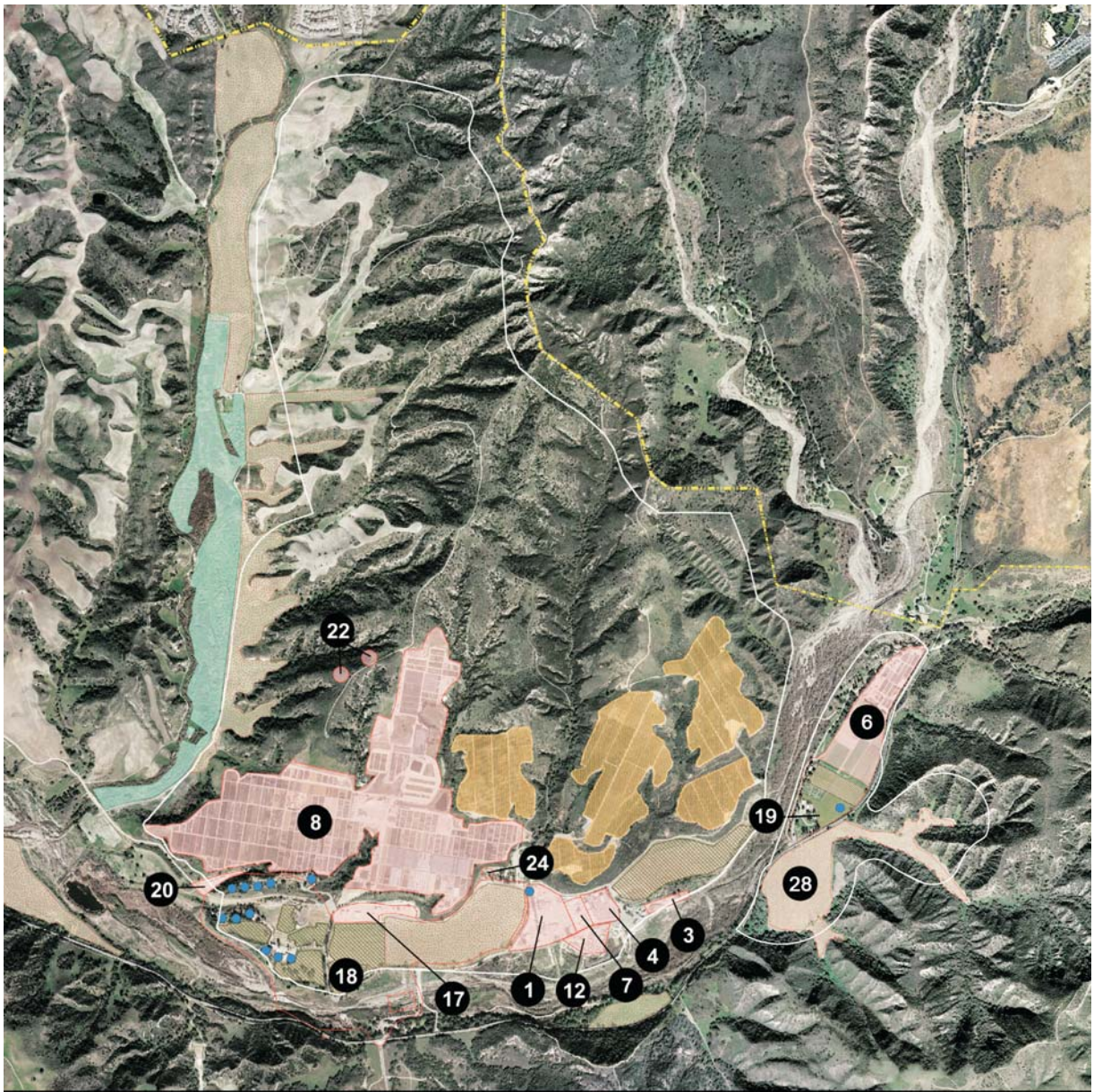
Permits: PA140072-81 Master & Subarea Plans

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



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 RJO Horse Ranch | |
| 19 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

1) Compatibility with existing, adjacent land uses.

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

2) Scenic highway treatments.

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

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

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



PC Program Text Section II. Implementation Procedures

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

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

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

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

See Section 3.1 above and refer to Table 1.

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

See Section 3.1 above and refer to Exhibit 4.

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

See Section 3.1 above and refer to Exhibit 4.

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

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

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

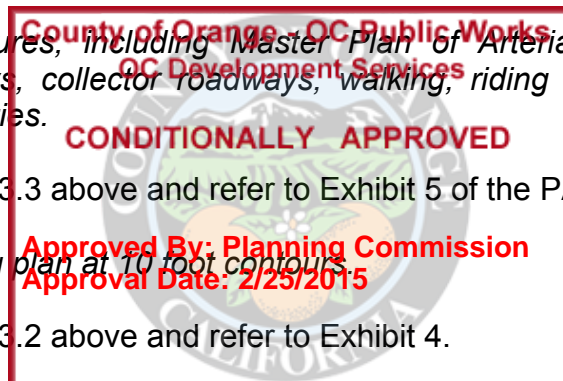
See Section 3.4 above and refer to Exhibit 5.

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.



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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.2

February 25, 2015

County of Orange - OC Public Works

OC Development Services

Application # PA14-0074

CBM 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 3.2

TABLE OF CONTENTS

Page No.

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)



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.

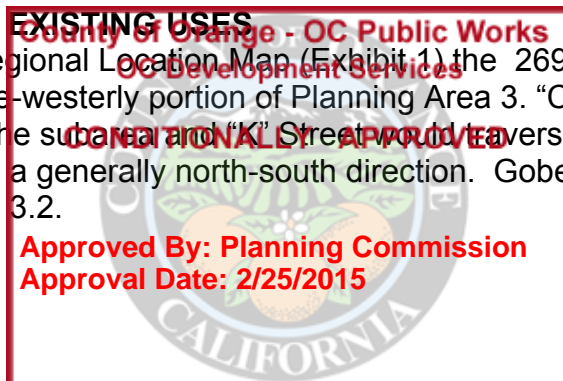
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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:

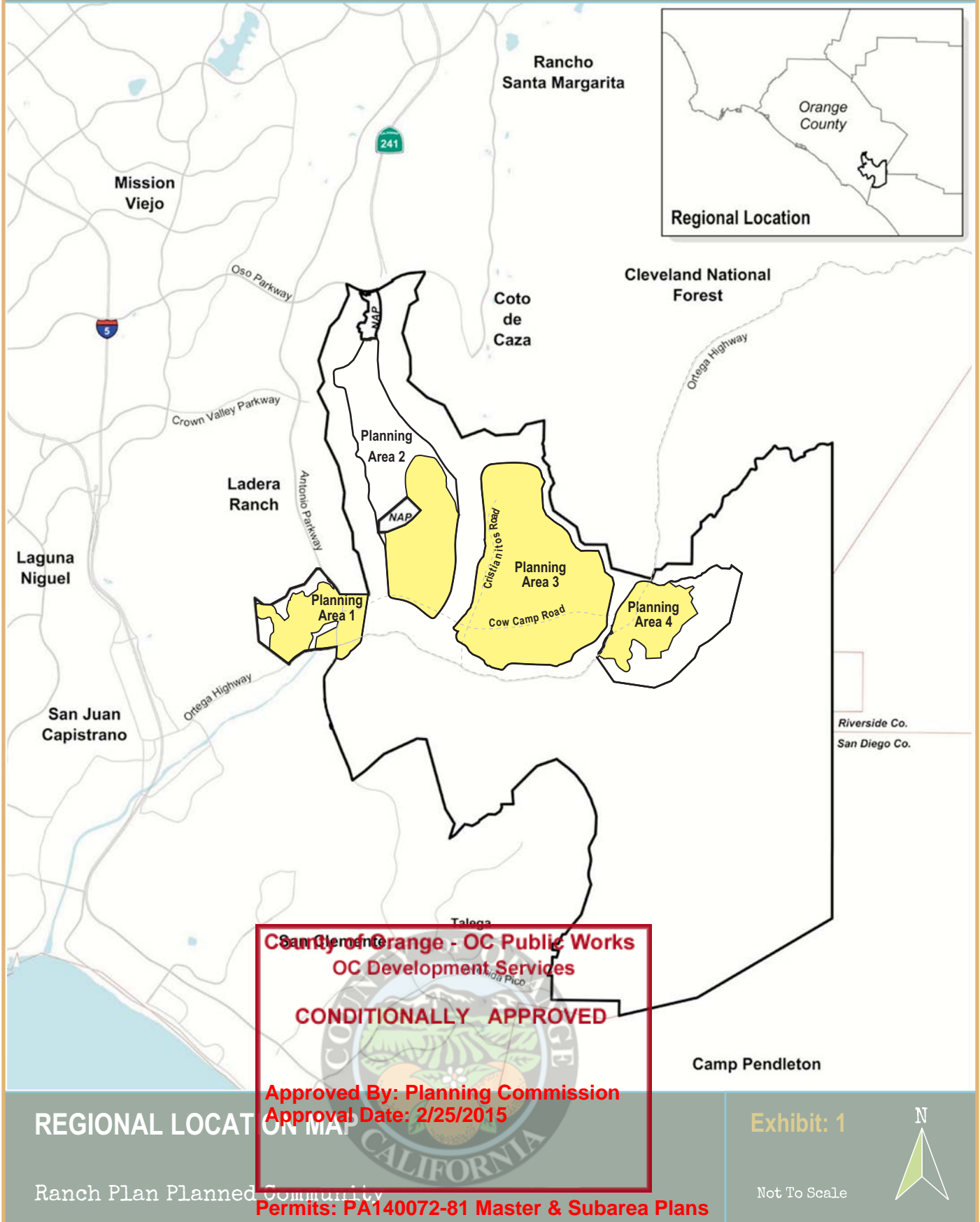
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre 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. "O" 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



Planning Area 3 & 4



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

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.

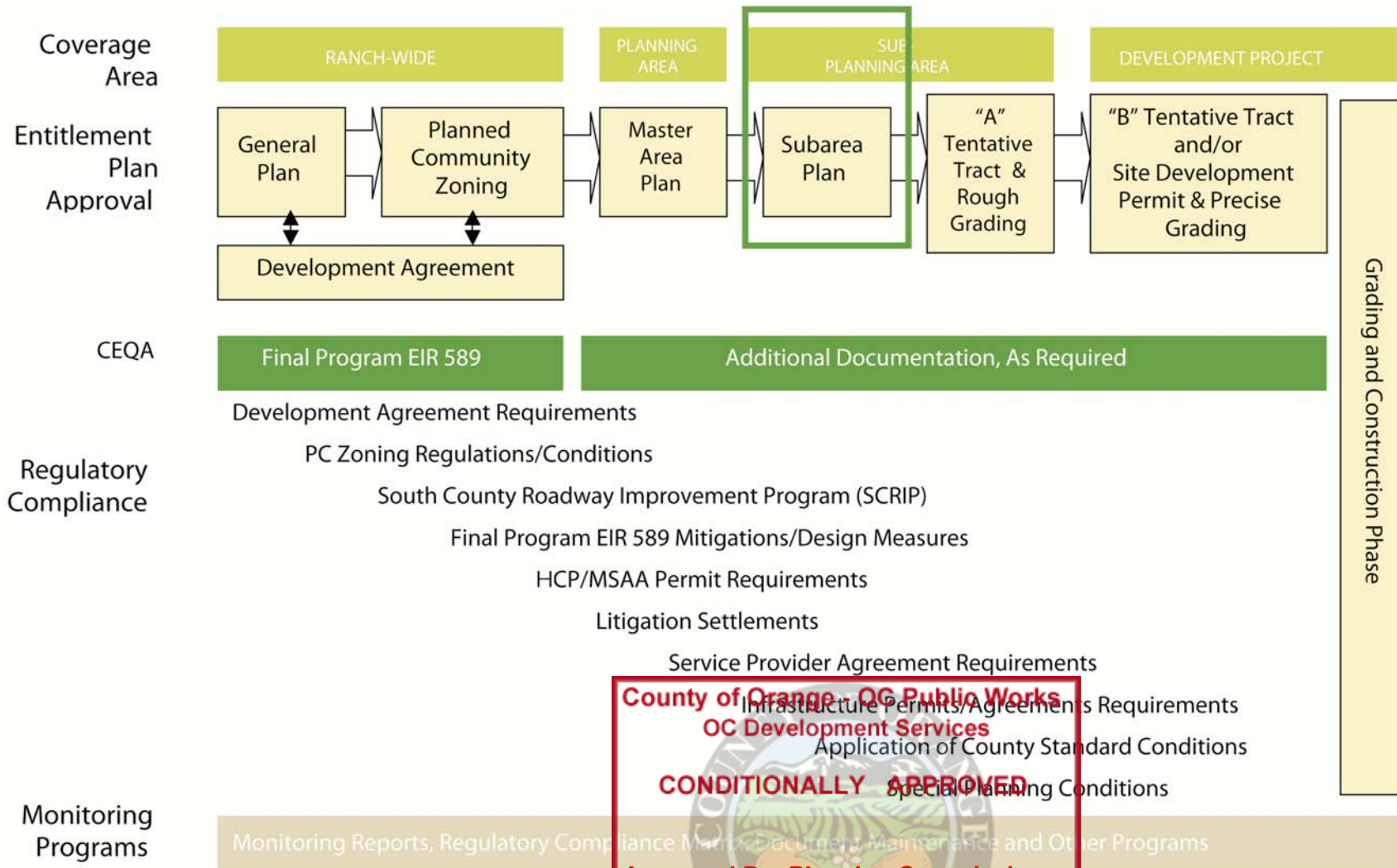
The Land Use Plan (Exhibit 4) depicts 269-gross acres of development land uses within a terraced and hillside setting, which may include:

- 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.

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

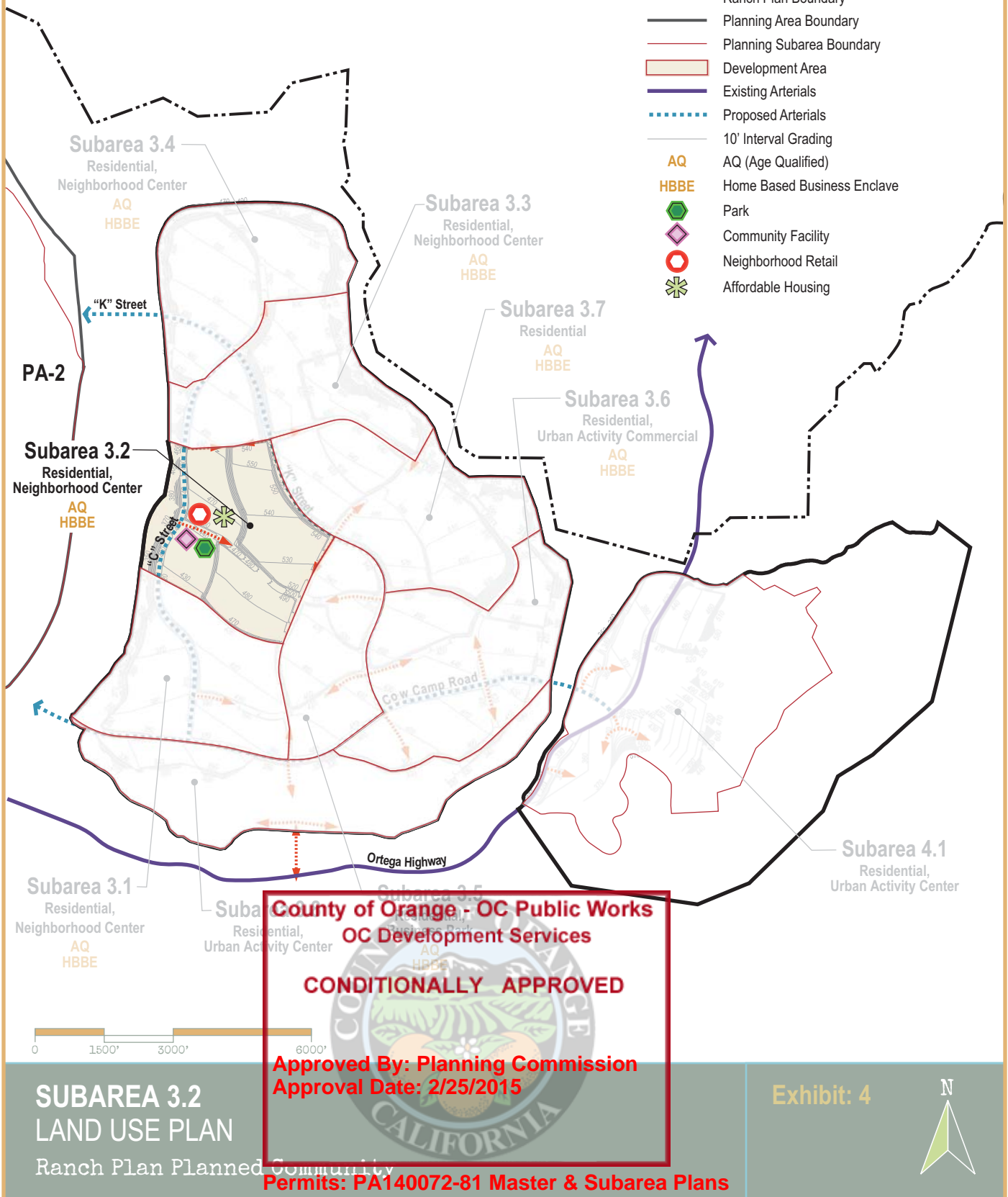
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use																Open Space Use	Planning Area
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274							50	35	500						309		
Subarea 4.1	402	392	500			500		113	1,700							515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.2

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

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Subarea Plan 3.2
Table 1

February 25, 2015

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

- b. Maximum dwelling unit totals are provided for specific residential categories within Planning Areas 3 and 4, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder's tentative tract maps and site development permits.
- c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.2. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.
- d. The Subarea Plan 3.2 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.2 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
- e. Age Qualified Housing: The Subarea 3.2 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

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

1. The Subarea 3.2 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" 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.

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

Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

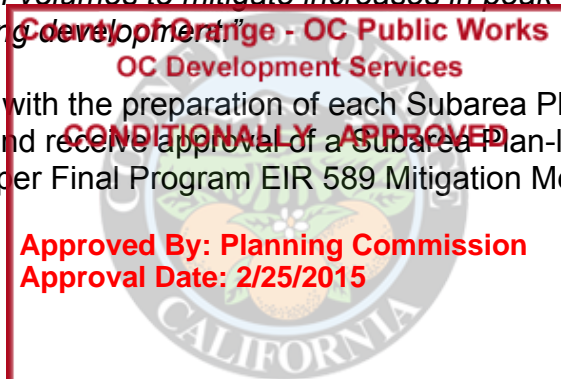
The Circulation and infrastructure plans for Subarea 3.2 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies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

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

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

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

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

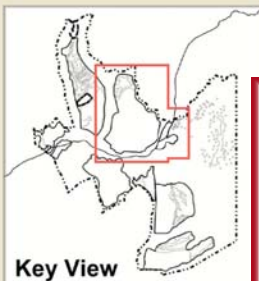
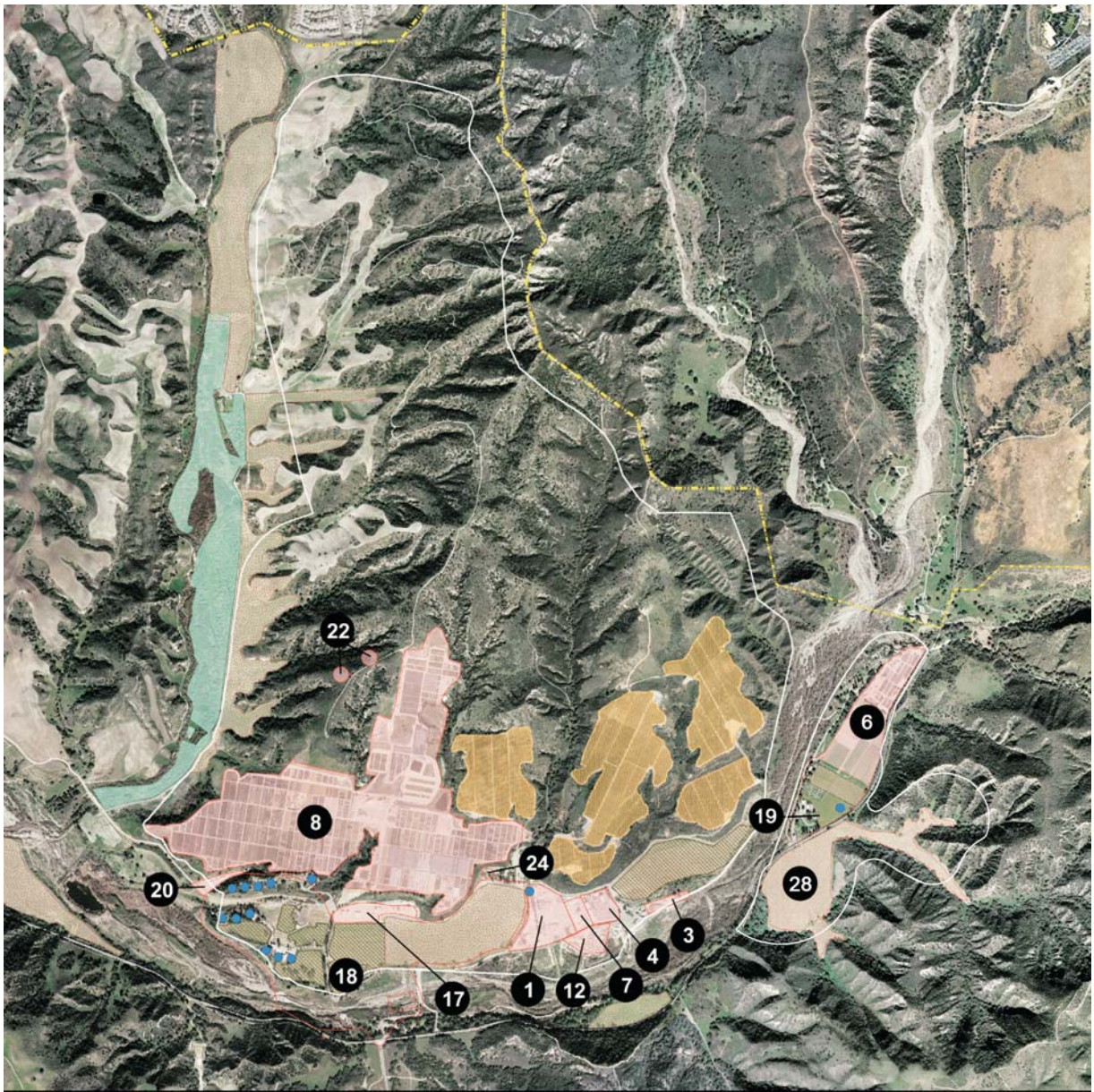


3.4 Agricultural And Other Existing And On-Going Uses:

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



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 RJO Horse Ranch | |
| 19 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

1) Compatibility with existing, adjacent land uses.

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

2) Scenic highway treatments.

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

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

No proposed land uses within Subarea 3.2 are located adjacent to significant biological resources or geological features that may be affected.



PC Program Text Section II. Implementation Procedures

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

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

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

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

See Section 3.1 above and refer to Table 1.

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

See Section 3.1 above and refer to Exhibit 4.

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

See Section 3.1 above and refer to Exhibit 4.

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

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

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

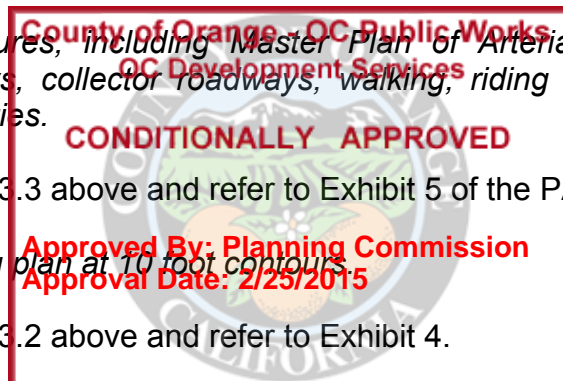
See Section 3.4 above and refer to Exhibit 5.

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

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

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

See Section 3.2 above and refer to Exhibit 4.



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

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

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

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

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

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

Not applicable.



4.2 Other Regulatory Compliance Requirements:

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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

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

Application # PA14-0075

CBM 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 3.3

TABLE OF CONTENTS

Page No.

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)



Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.3

Introduction

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

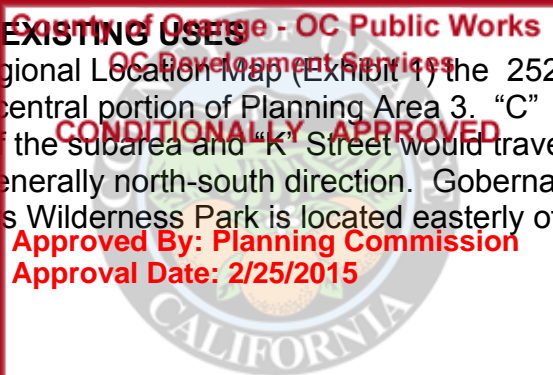
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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.

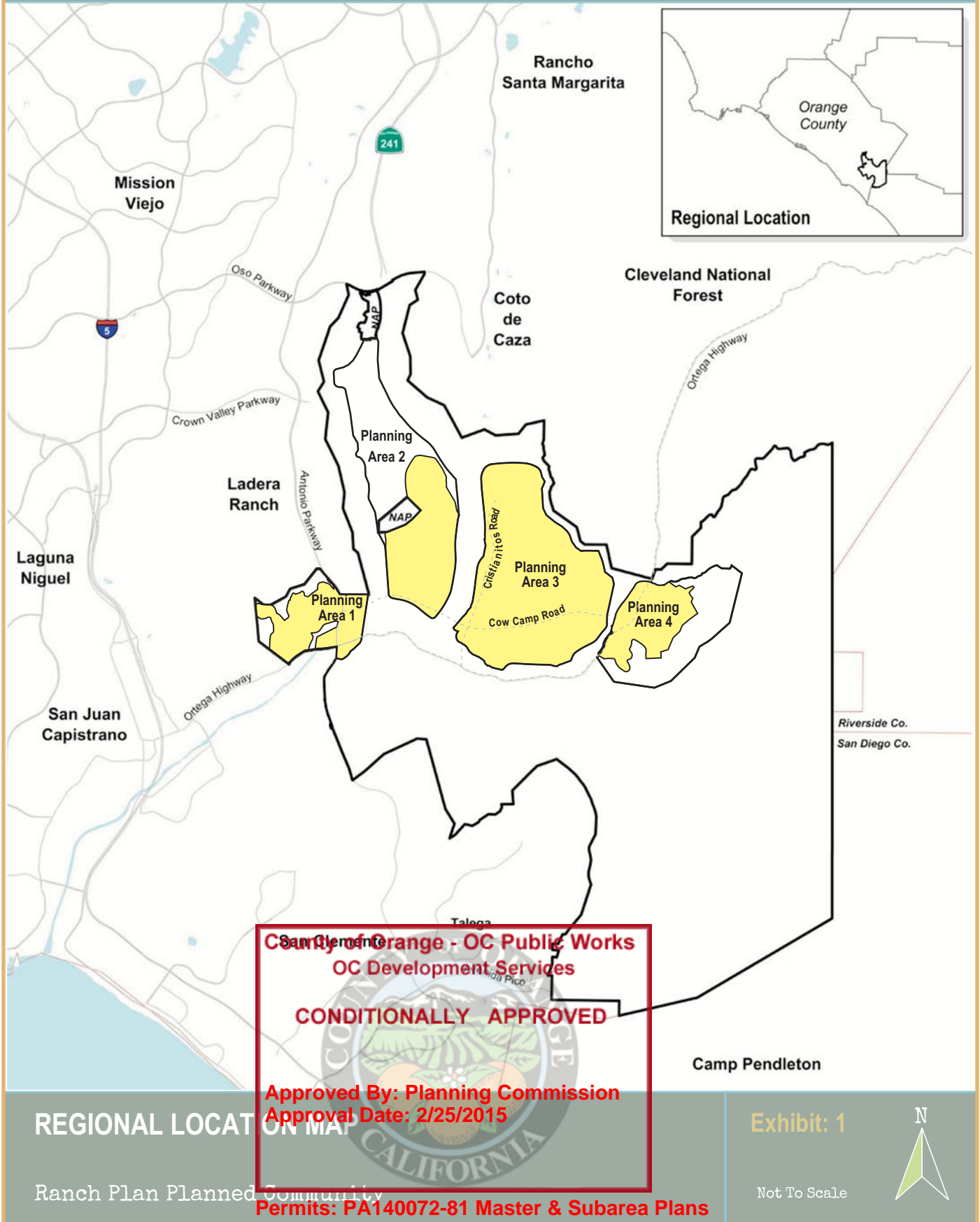
2. LOCATION AND EXISTING USES

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.



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



Planning Area 3 & 4



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

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:

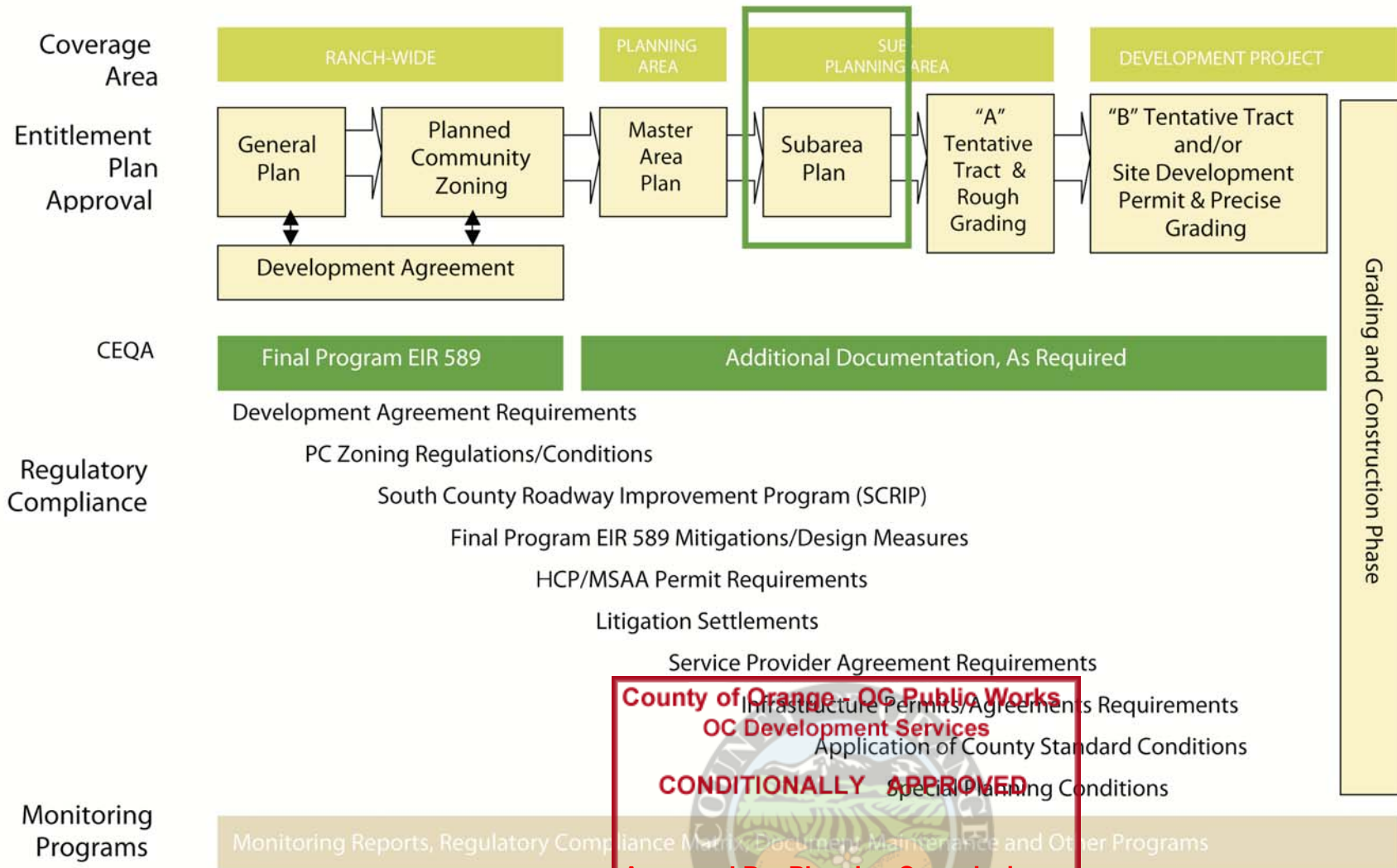
- 249 gross acres of residential area, allowing a total of up to 1,001 dwelling units, including approximately 406 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program 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 C) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

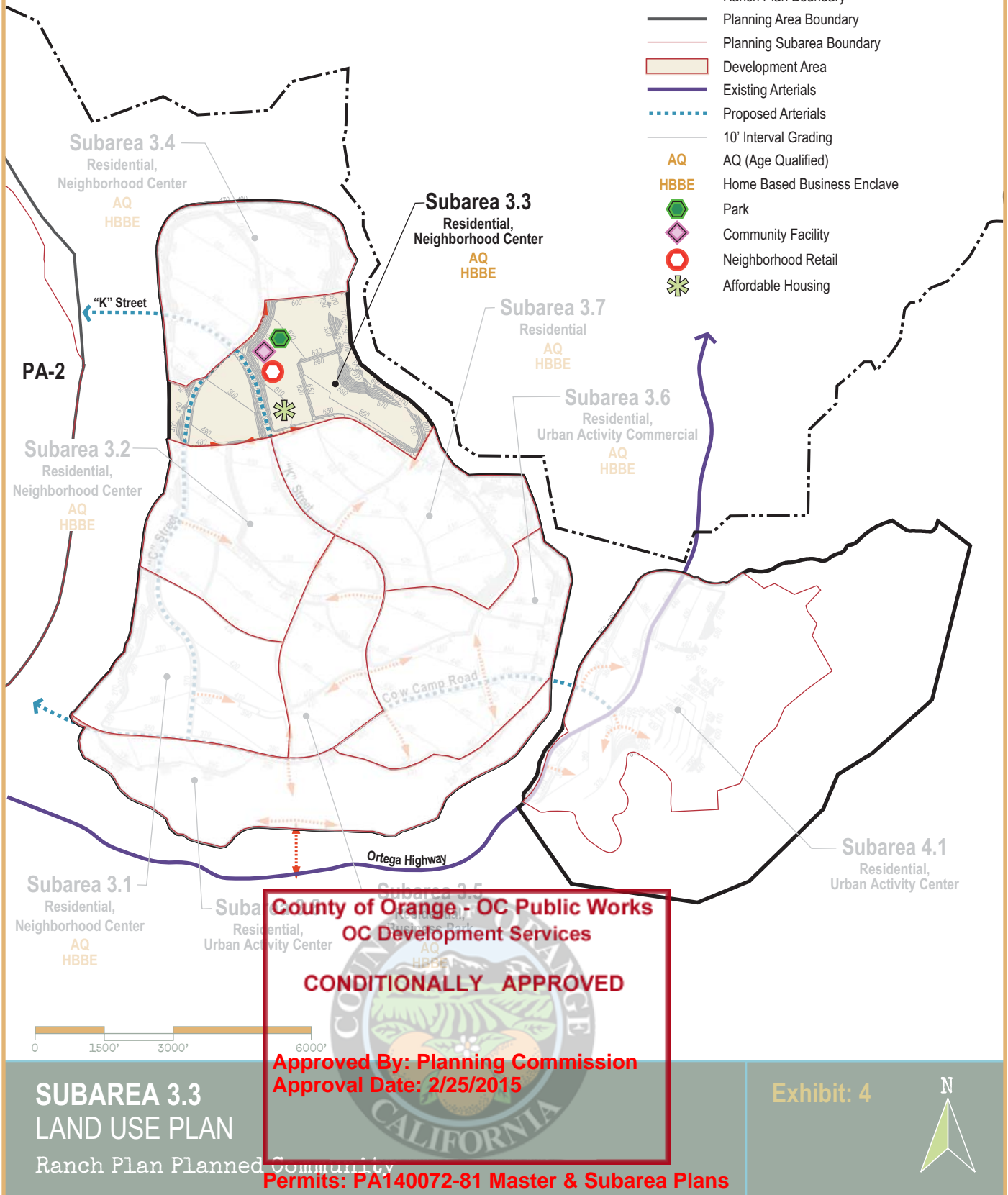
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use															Open Space Use	Planning Area			
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage			Gross Acres	Open Space Acres	Gross Acres
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)						
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313		
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257				
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269				
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252				
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252				
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178				
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335				
Subarea 3.7	319	207	1,131	275	291	565	499	5								319				
Subarea 3.8	274							50	35	500						309				
Subarea 4.1	402	392	500			500			113	1,700						515				

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.3

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

Ranch Plan Planned Community

Subarea Plan 3.3
Table 1

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.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" 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 3.3 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.

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

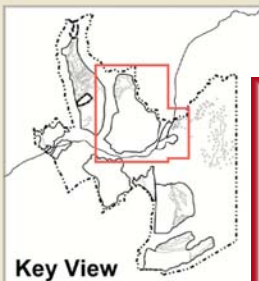
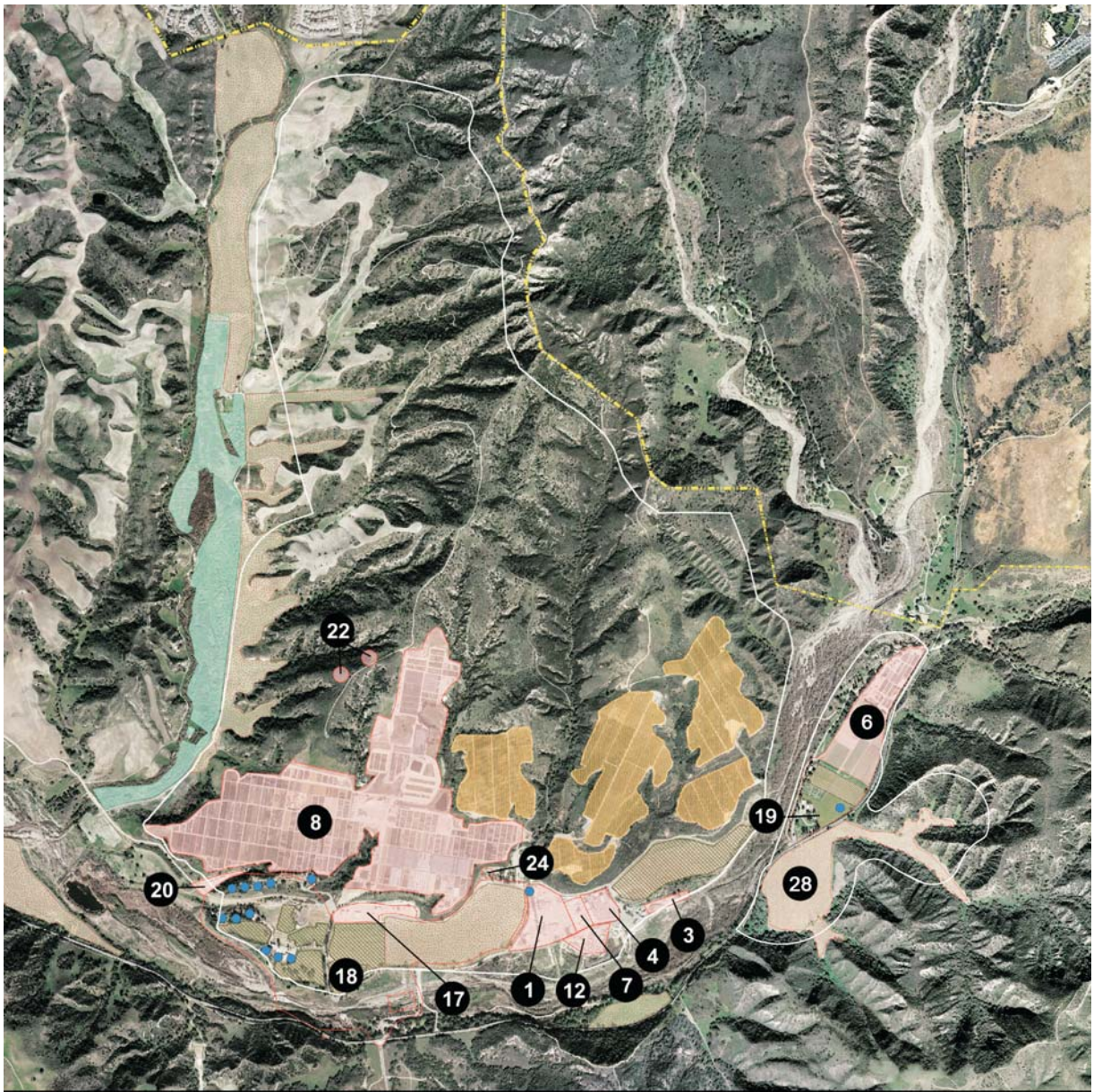
Permits: PA140072-81 Master & Subarea Plans

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.



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 R/O Horse Ranch | |
| 20 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.3 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.



Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

PC Program Text Section II. Implementation Procedures

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

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

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

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

See Section 3.1 above and refer to Table 1.

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

See Section 3.1 above and refer to Exhibit 4.

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

See Section 3.1 above and refer to Exhibit 4.

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

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

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

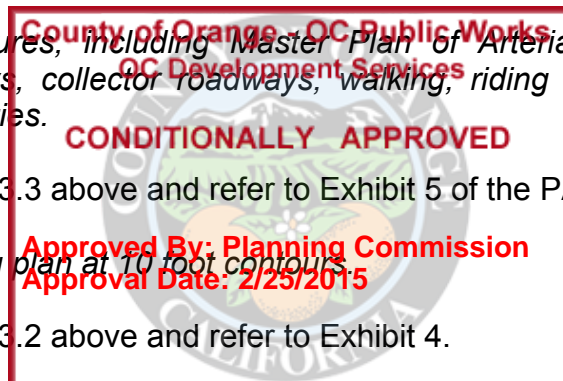
See Section 3.4 above and refer to Exhibit 5.

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

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

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

See Section 3.2 above and refer to Exhibit 4.



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

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

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

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

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

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

Not applicable.



4.2 Other Regulatory Compliance Requirements:

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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.4

February 25, 2015

County of Orange - OC Public Works

OC Development Services

Application # PA14-0076

BMV 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 3.4

TABLE OF CONTENTS

Page No.

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)



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.

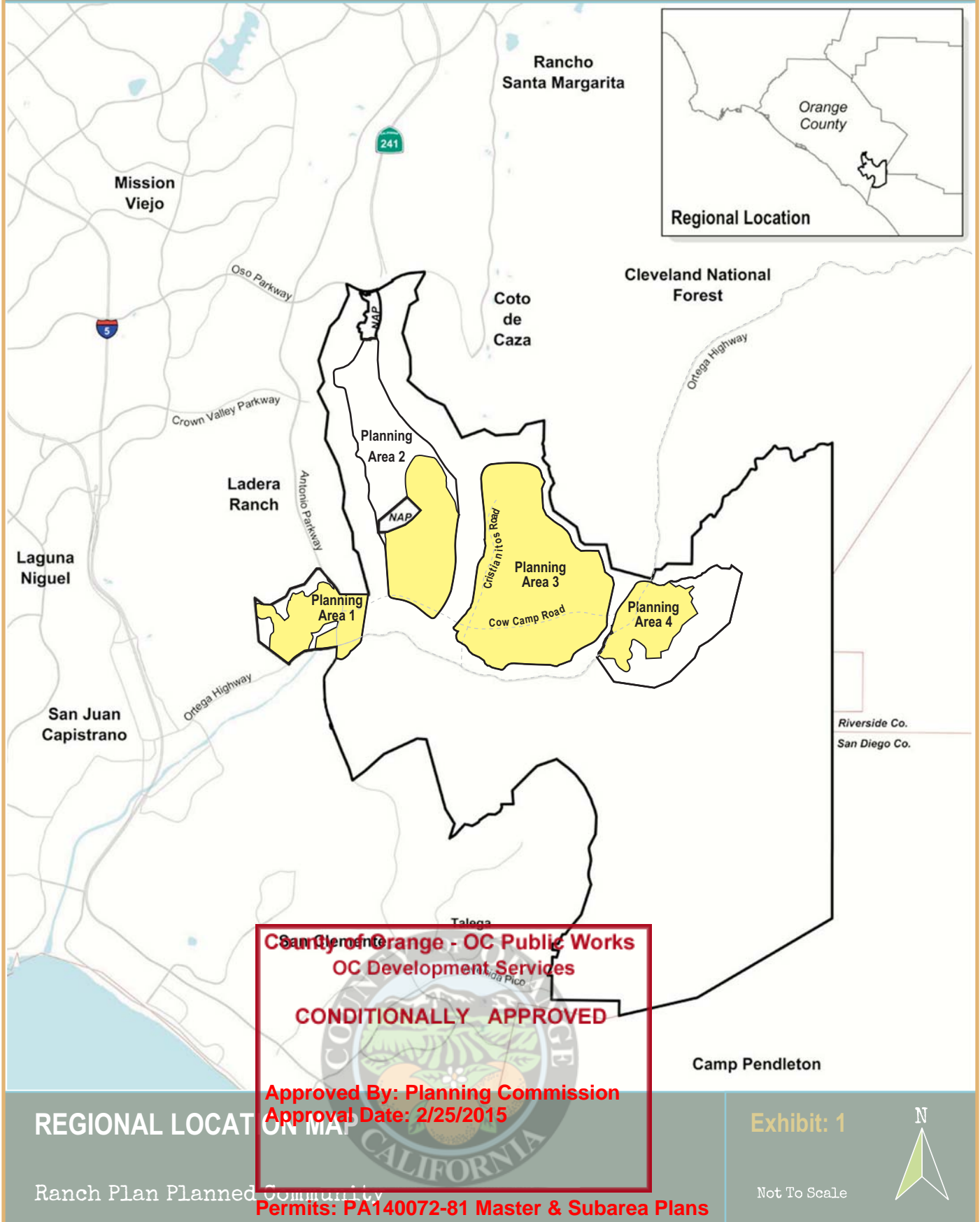
2. LOCATION AND EXISTING USES

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.

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

Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



Planning Area 3 & 4



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

3. SUBAREA PLAN 3.4 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.4 Development Table:

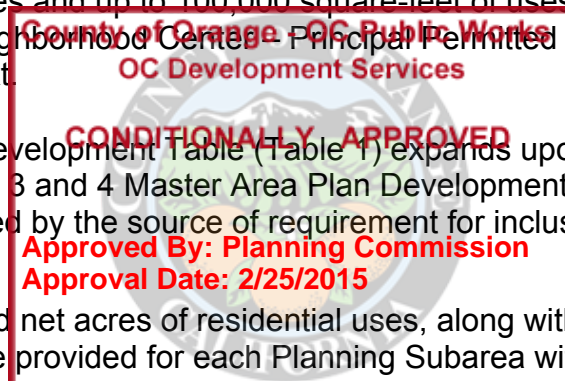
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

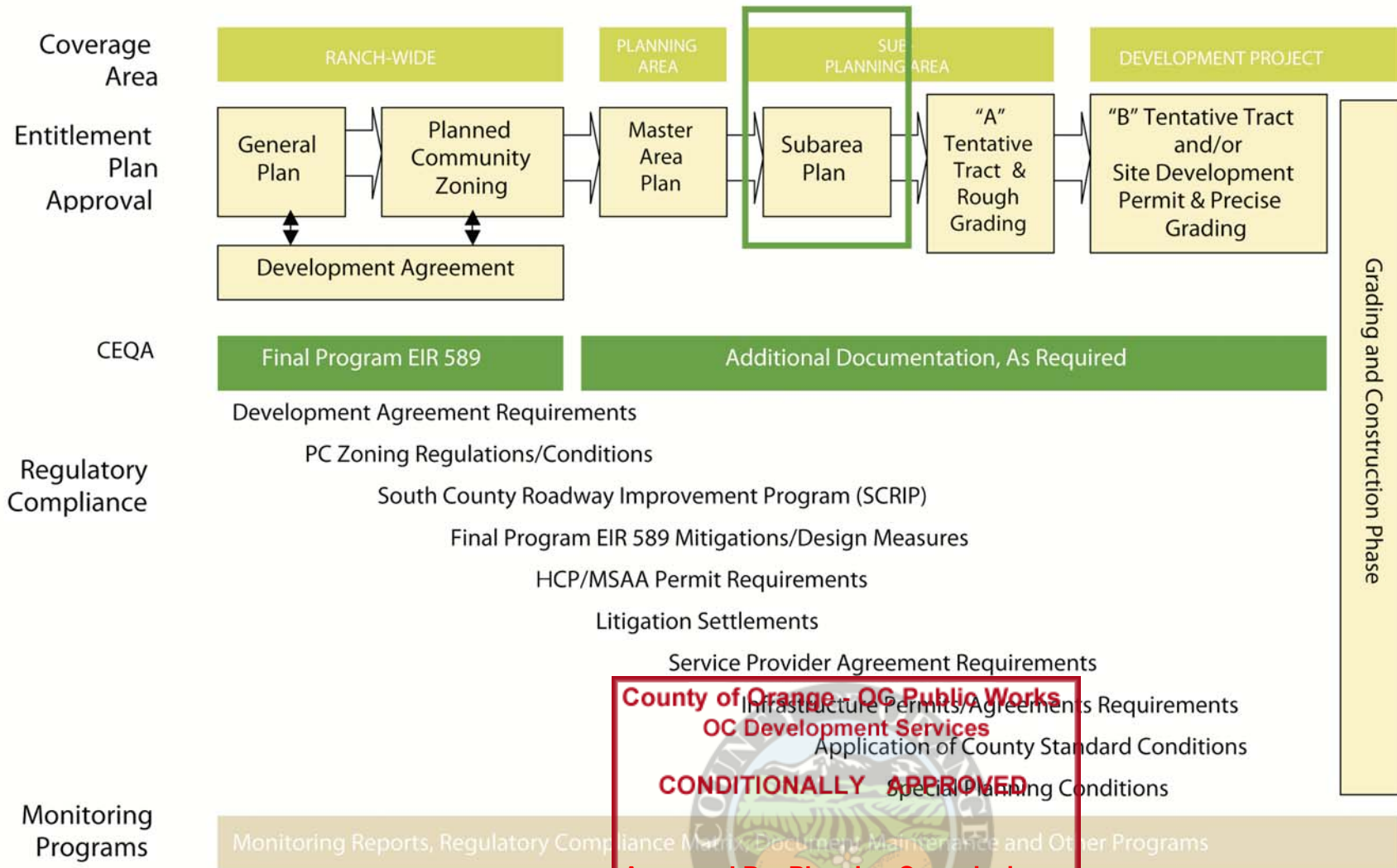
The Subarea 3.4 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of requirement for inclusion in the Subarea Plan:

- Residential:
 - 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.



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

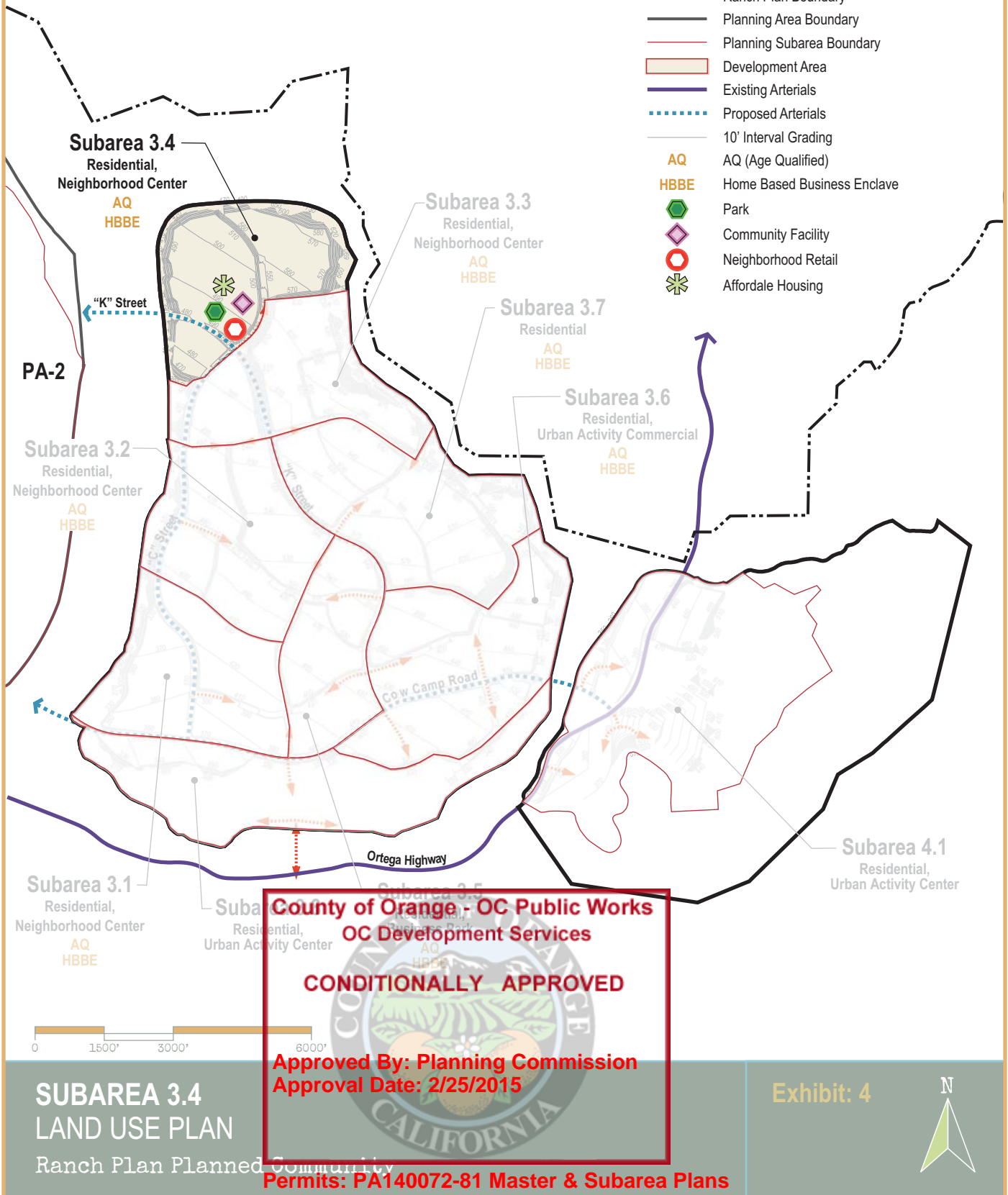
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Neighborhood Retail
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use															Open Space Use	Planning Area	
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage			Gross Acres
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274							50	35	500						309		
Subarea 4.1	402	392	500			500			113	1,700						515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.4

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

Ranch Plan Planned Community

Subarea Plan 3.4
Table 1

Permits: PA140072-81 Master & Subarea Plans

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.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" 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.

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

Permits: PA140072-81 Master & Subarea Plans

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.

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

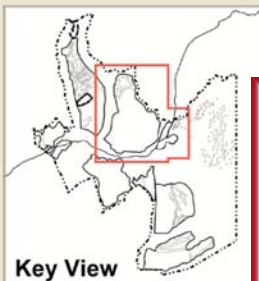
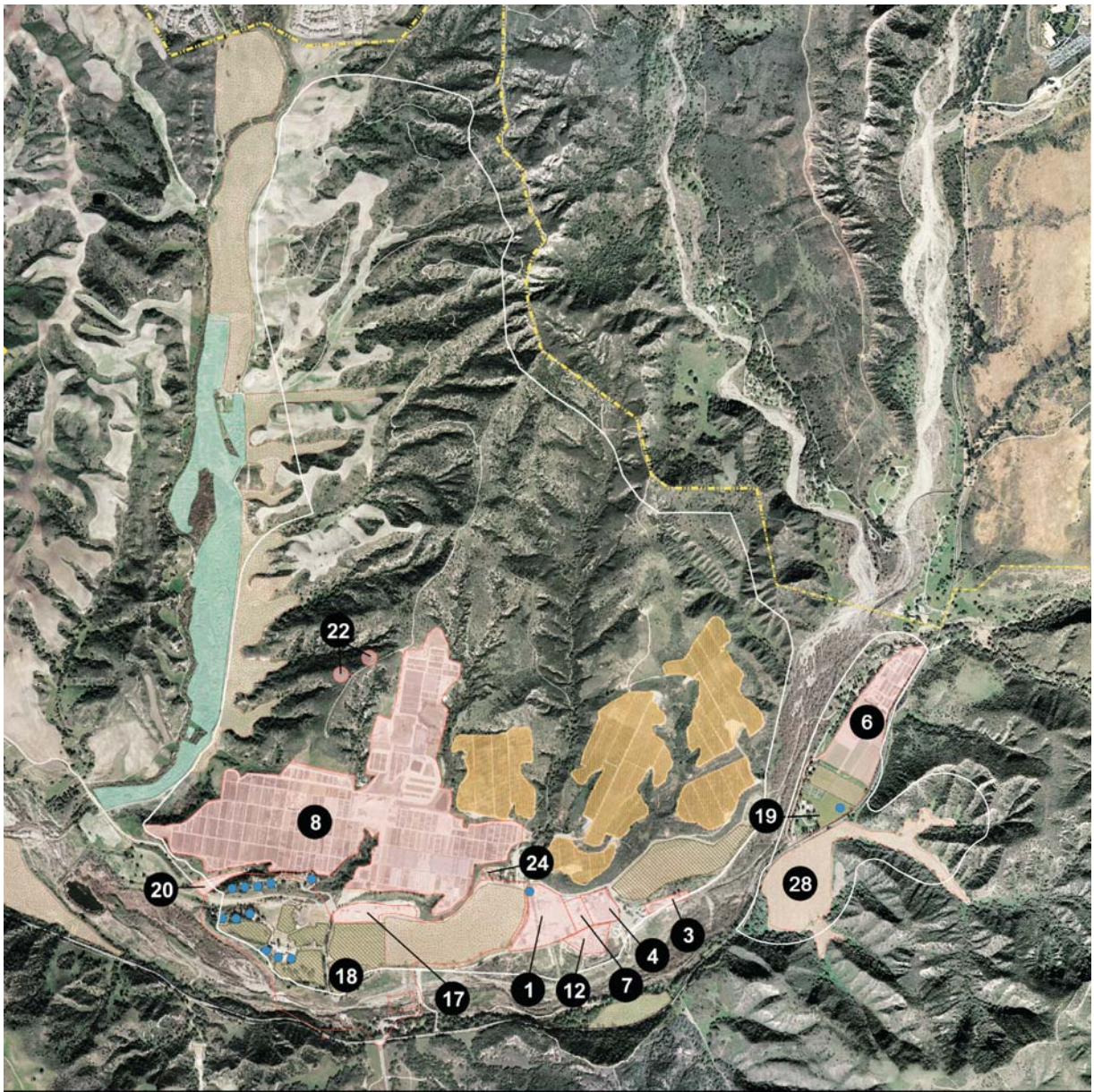
Permits: PA140072-81 Master & Subarea Plans

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



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 RJO Horse Ranch | |
| 20 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.4 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..*

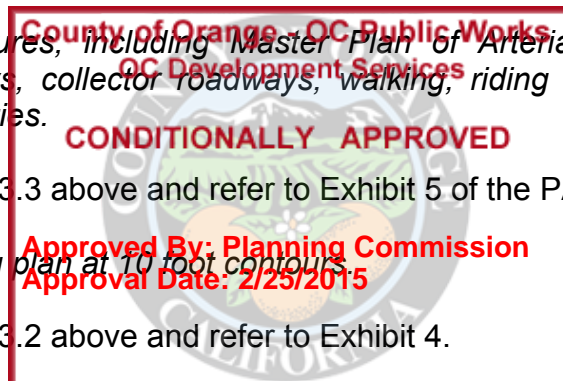
See Section 3.4 above and refer to Exhibit 5.

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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

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

Application # PA14-0077

CBM 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

Page No.

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)



Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

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/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

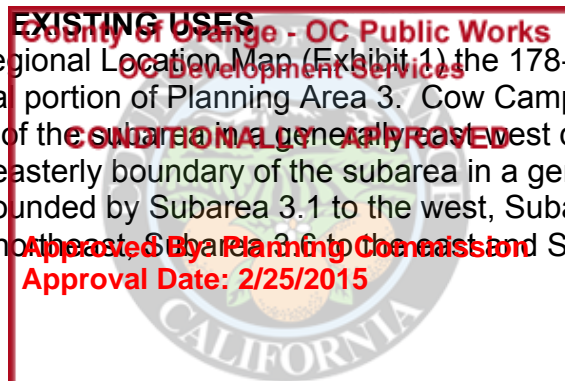
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea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

1. BACKGROUND:

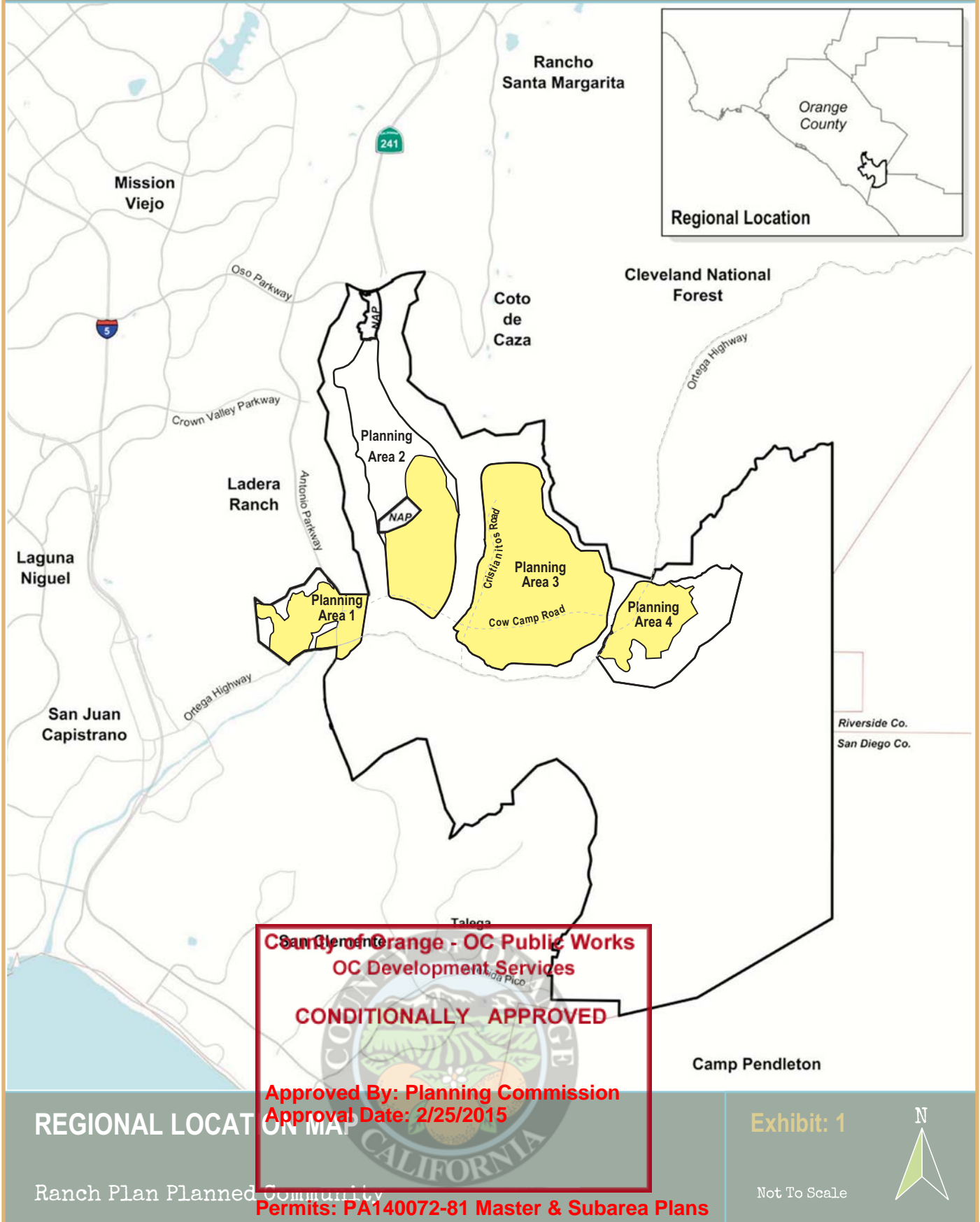
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

2. LOCATION AND EXISTING USES

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



Planning Area 3 & 4



Planning Area 3 & 4



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

3. SUBAREA PLAN 3.5 PROPOSAL

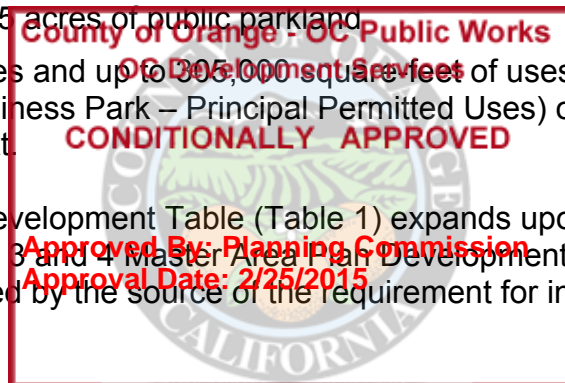
3.1 Land Use Plan and Subarea Plan 3.5 Development Table:

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:

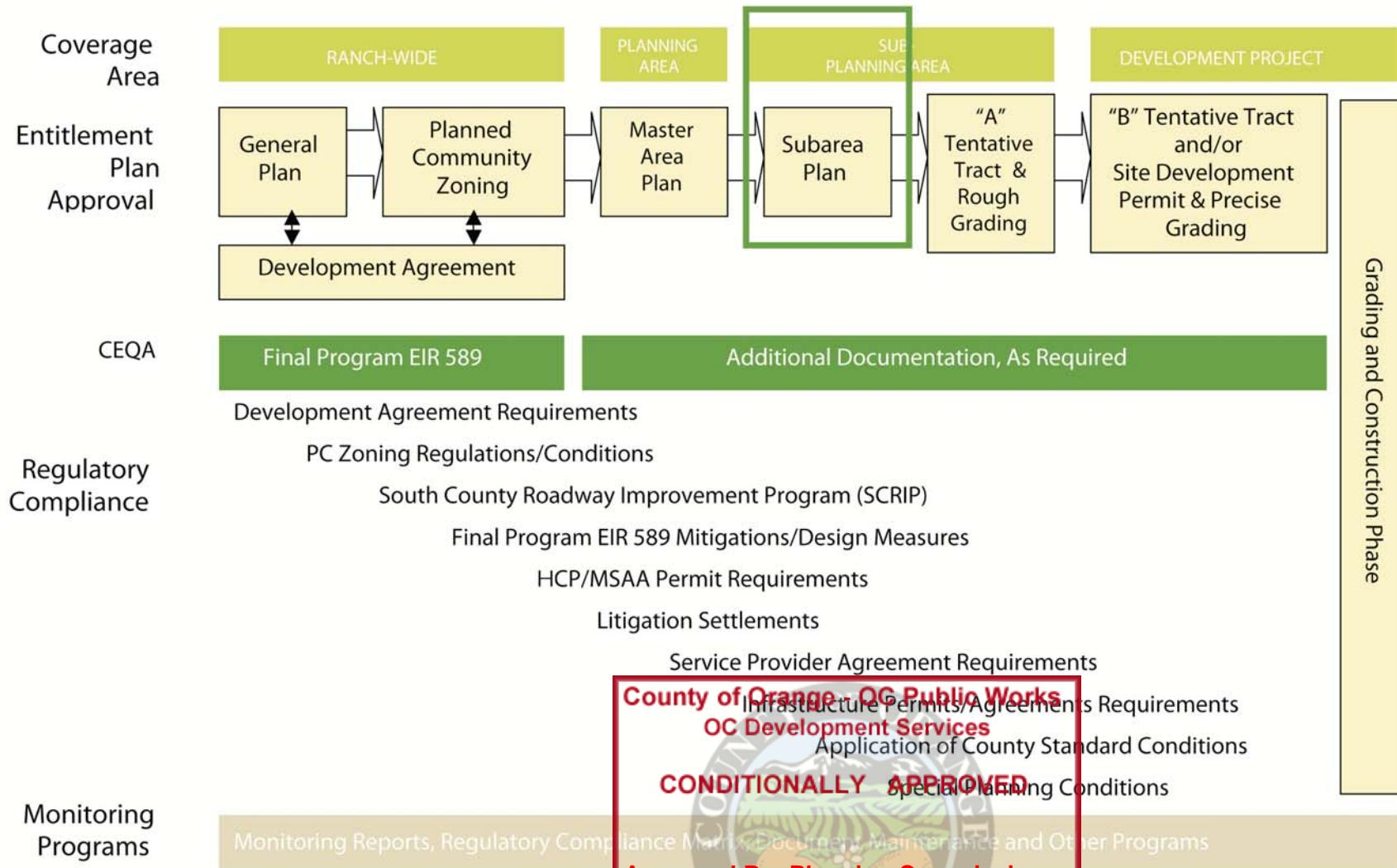
- 128 gross acres of residential area, allowing a total of up to 700 dwelling units, including approximately 284 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
 - 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:



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

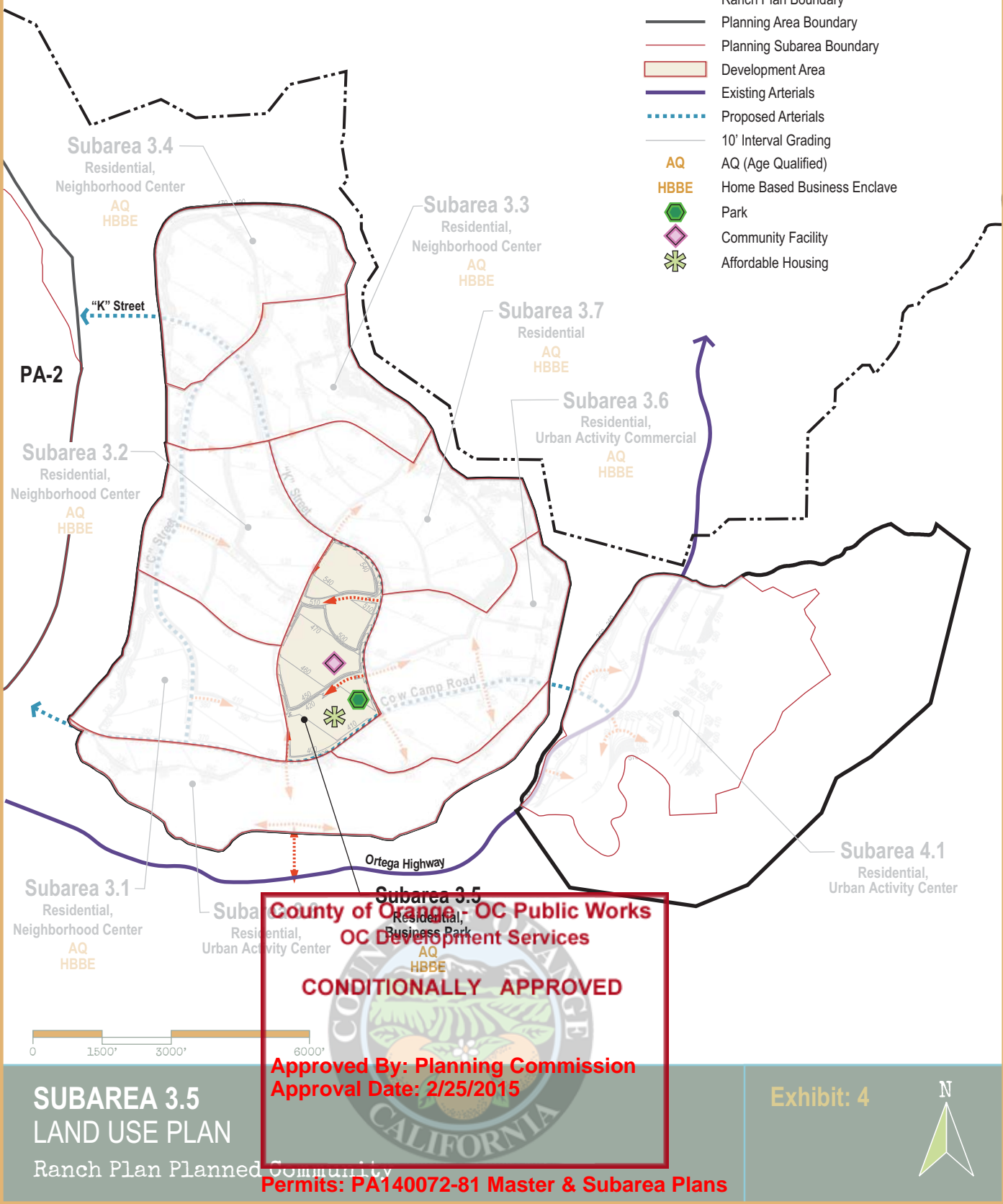
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use																Open Space Use	Planning Area
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274							50	35	500						309		
Subarea 4.1	402	392	500			500			113	1,700						515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.5

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

Ranch Plan Planned Community

Subarea Plan 3.5
Table 1

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 3.5. 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.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" 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 3.5 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.5 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

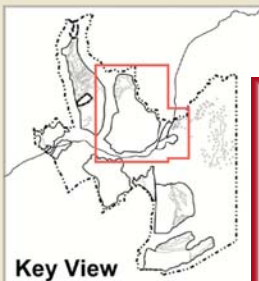
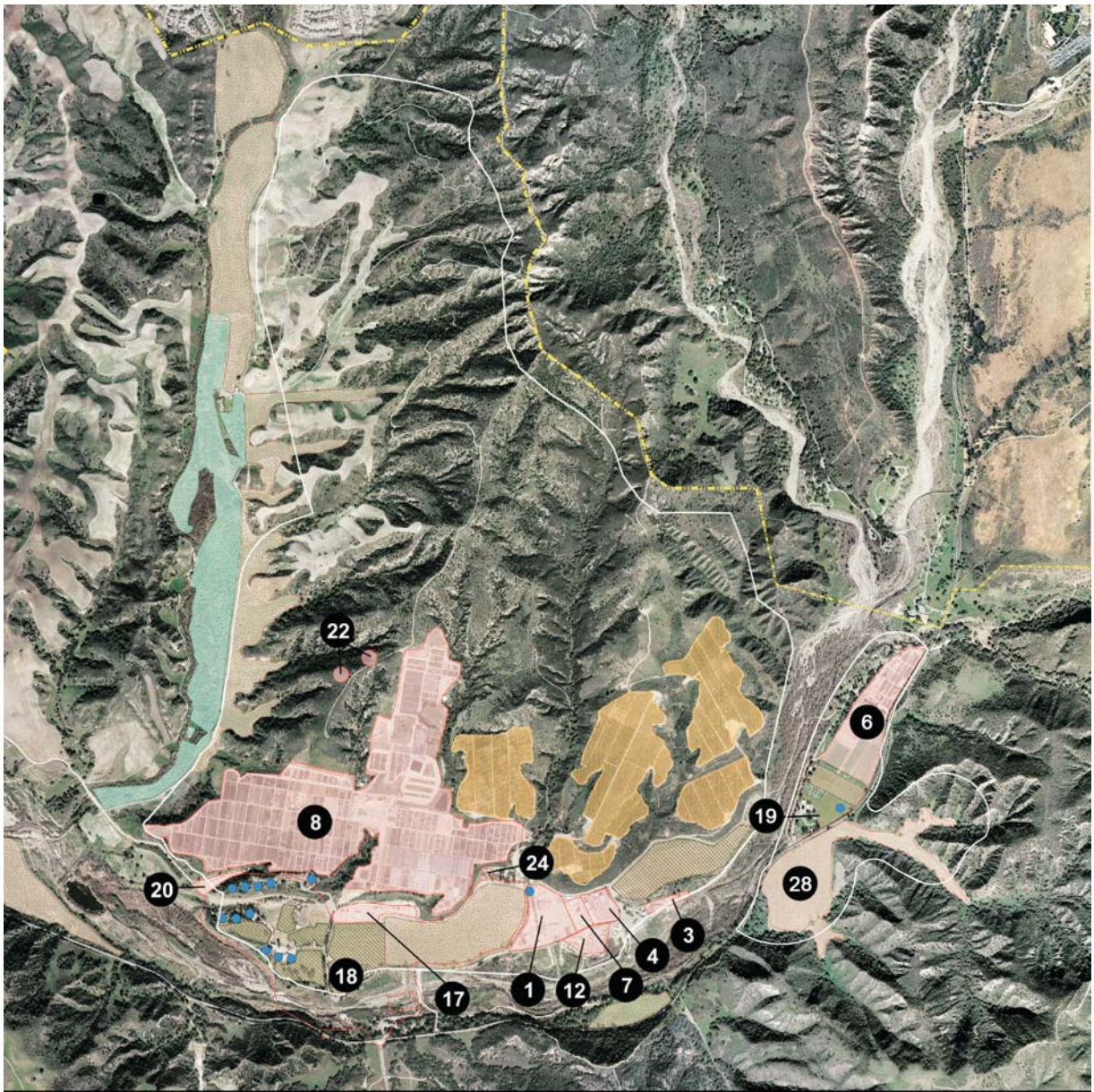
Permits: PA140072-81 Master & Subarea Plans

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.



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 19 RJO Horse Ranch | |
| 20 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.5 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..*

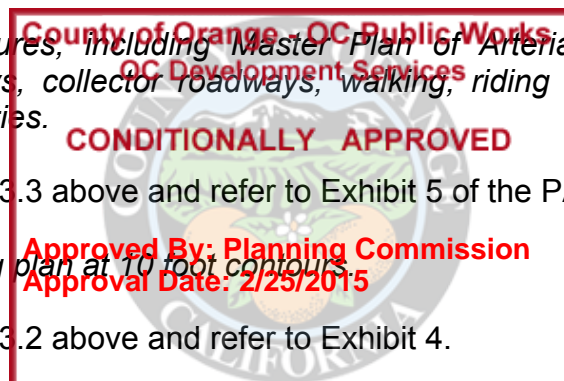
See Section 3.4 above and refer to Exhibit 5.

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.



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 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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.6

February 25, 2015

County of Orange - OC Public Works

OC Development Services

Application # PA14-0078

CBM 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 3.6

TABLE OF CONTENTS

Page No.

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)



Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

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.

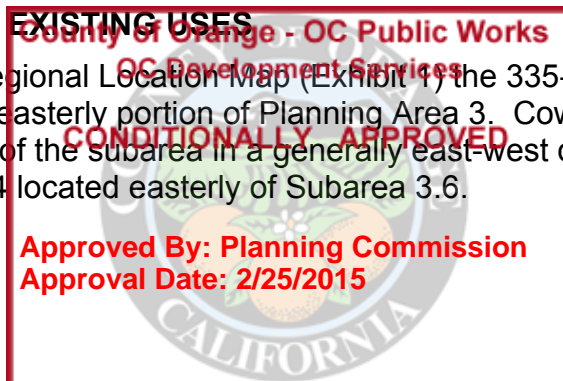
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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:

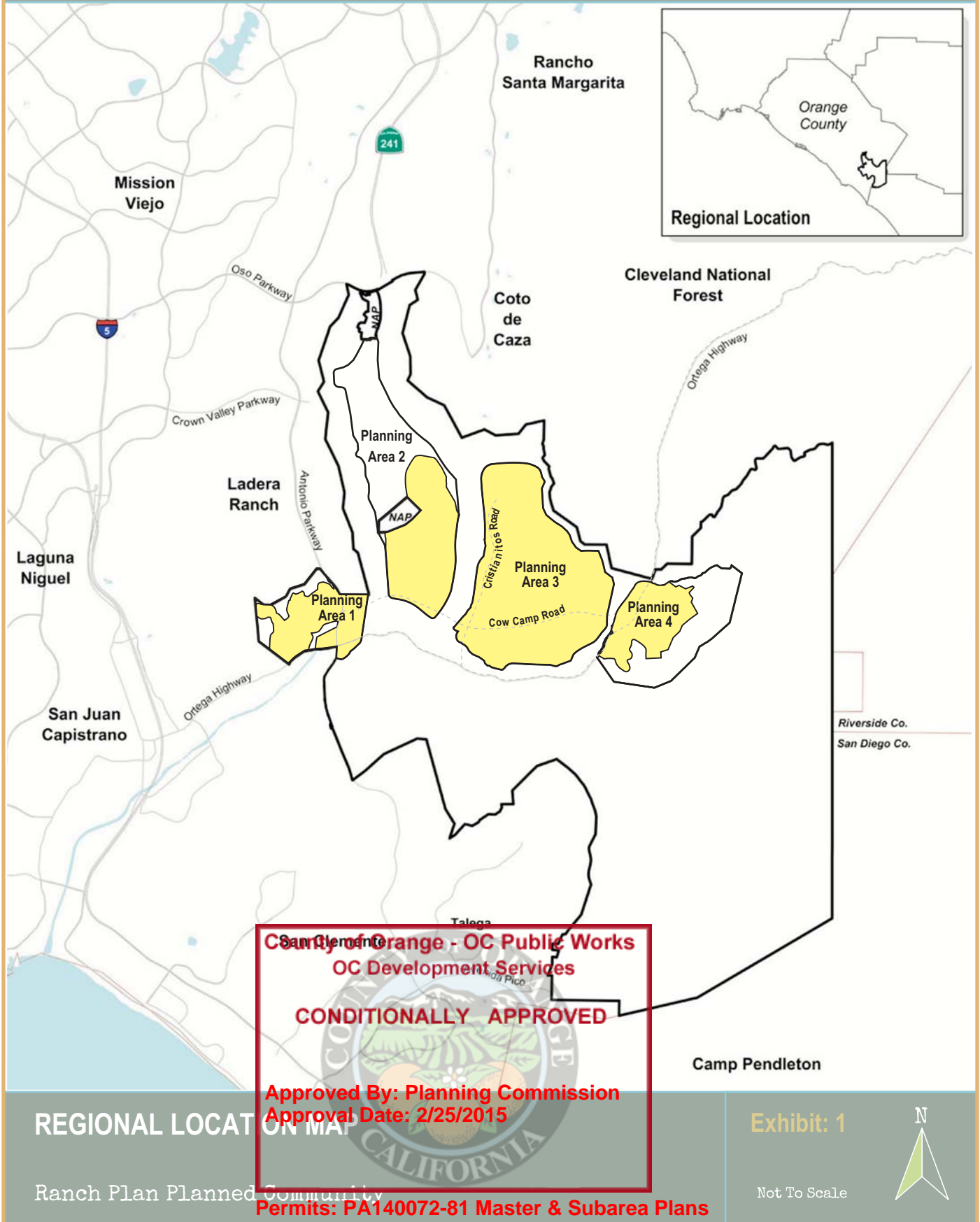
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre 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.



Planning Area 3 & 4



Planning Area 3 & 4



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

3. SUBAREA PLAN 3.6 PROPOSAL

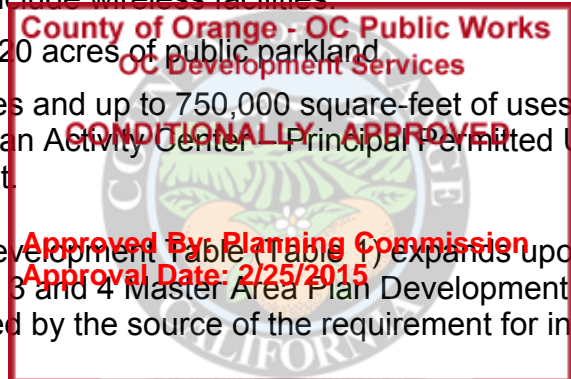
3.1 Land Use Plan and Subarea Plan 3.6 Development Table:

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:

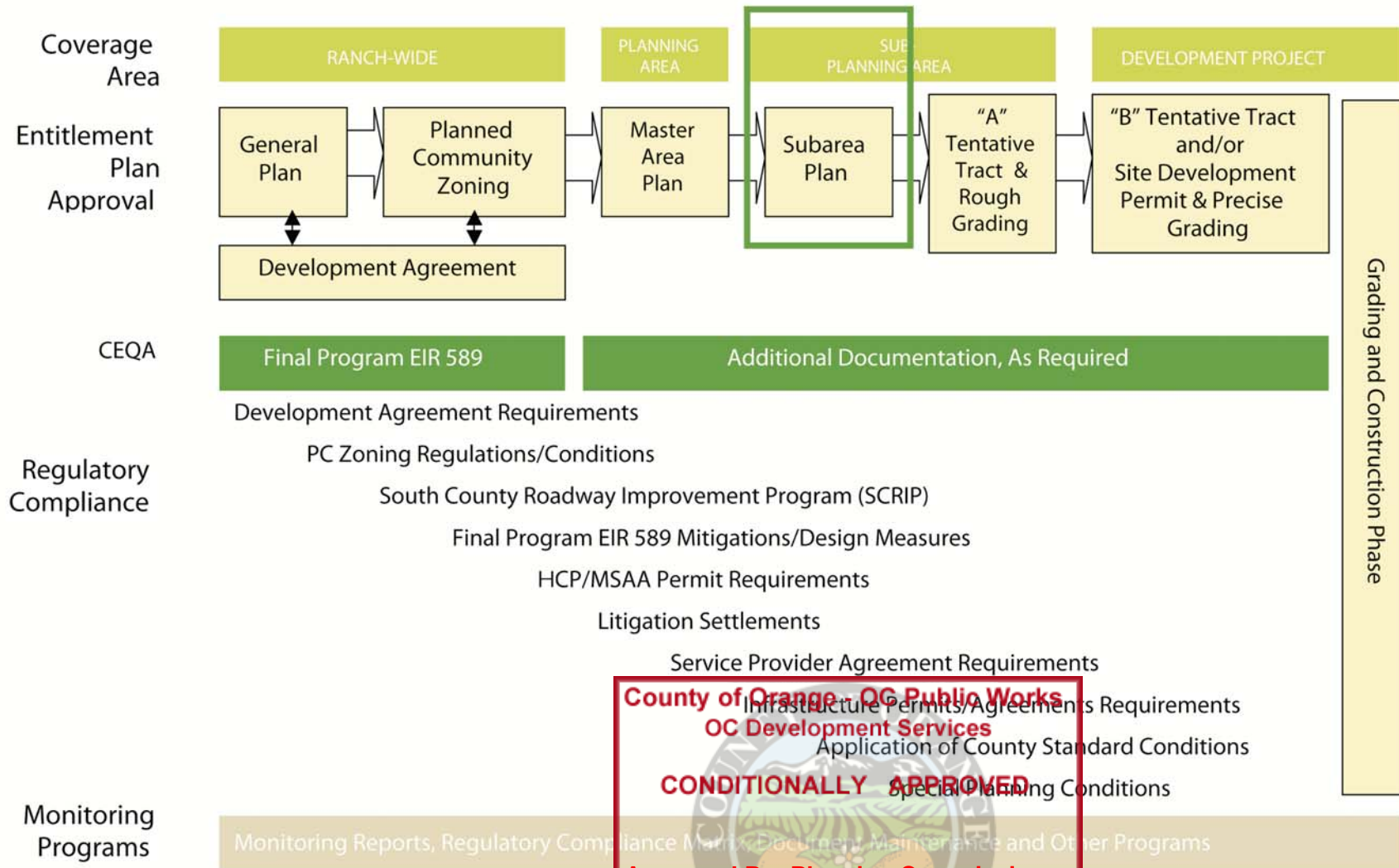
- 282 gross acres of residential area, allowing a total of up to 1,171 dwelling units, including approximately 515 age-qualified units. This residential area may also include, but not be limited, to the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program 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 C) 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:



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



SUBAREA PLAN PLANNING PROCESS

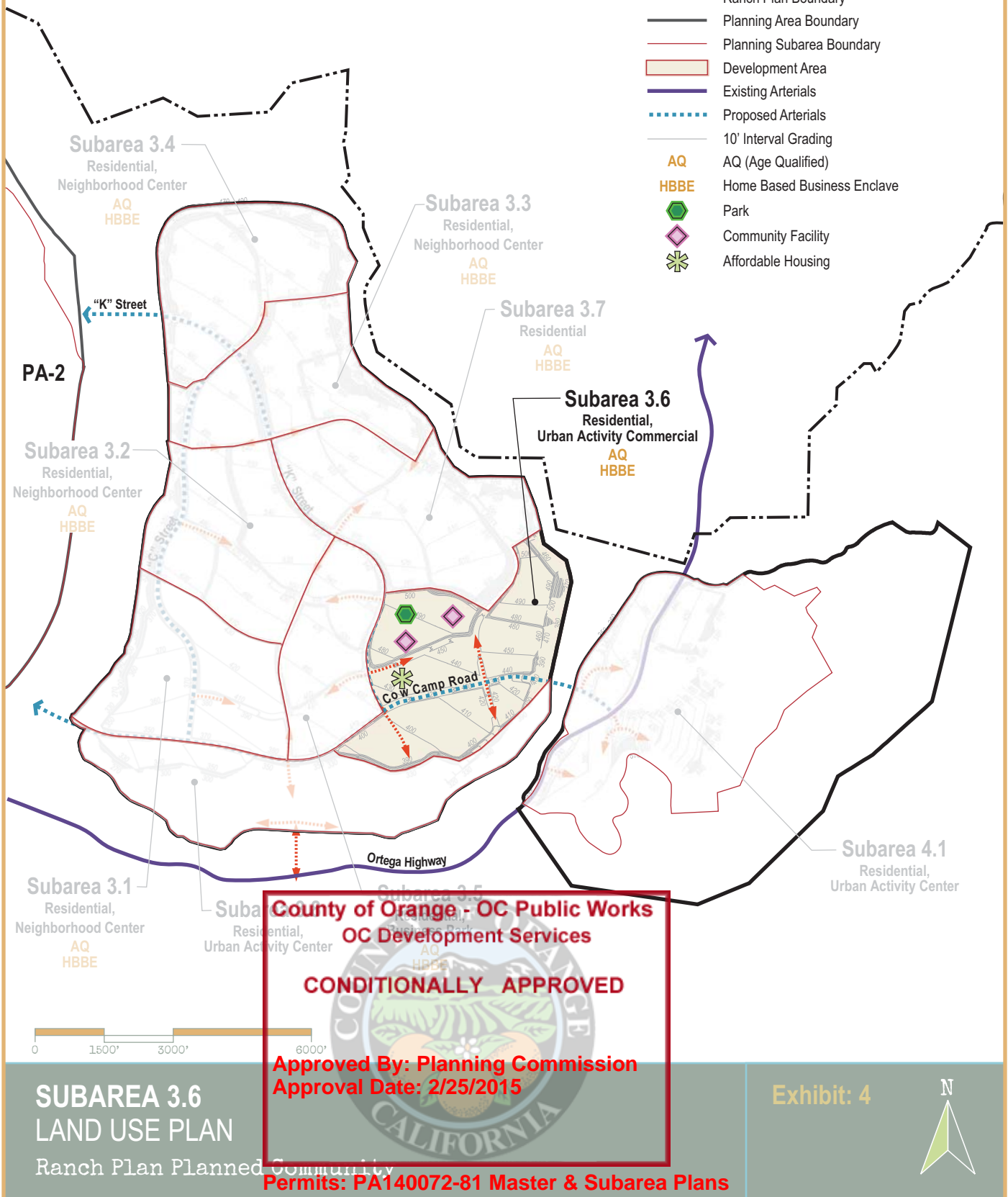
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use															Open Space Use	Planning Area	
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage			Gross Acres
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5	County of Orange - OC Public Works							319		
Subarea 3.8	274						50	35	OC Development Services							309		
Subarea 4.1	402	392	500			500		113	1,700							515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.6

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

Ranch Plan Planned Community

Subarea Plan 3.6
Table 1

Permits: PA140072-81 Master & Subarea Plans

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 3.6. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.
- d. The Subarea Plan 3.6 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.6 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
- e. Age Qualified Housing: The Subarea 3.6 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

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

1. The Subarea 3.6 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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



3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

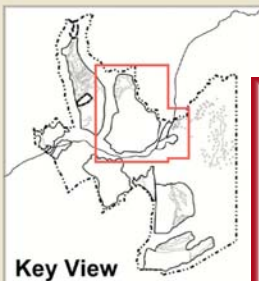
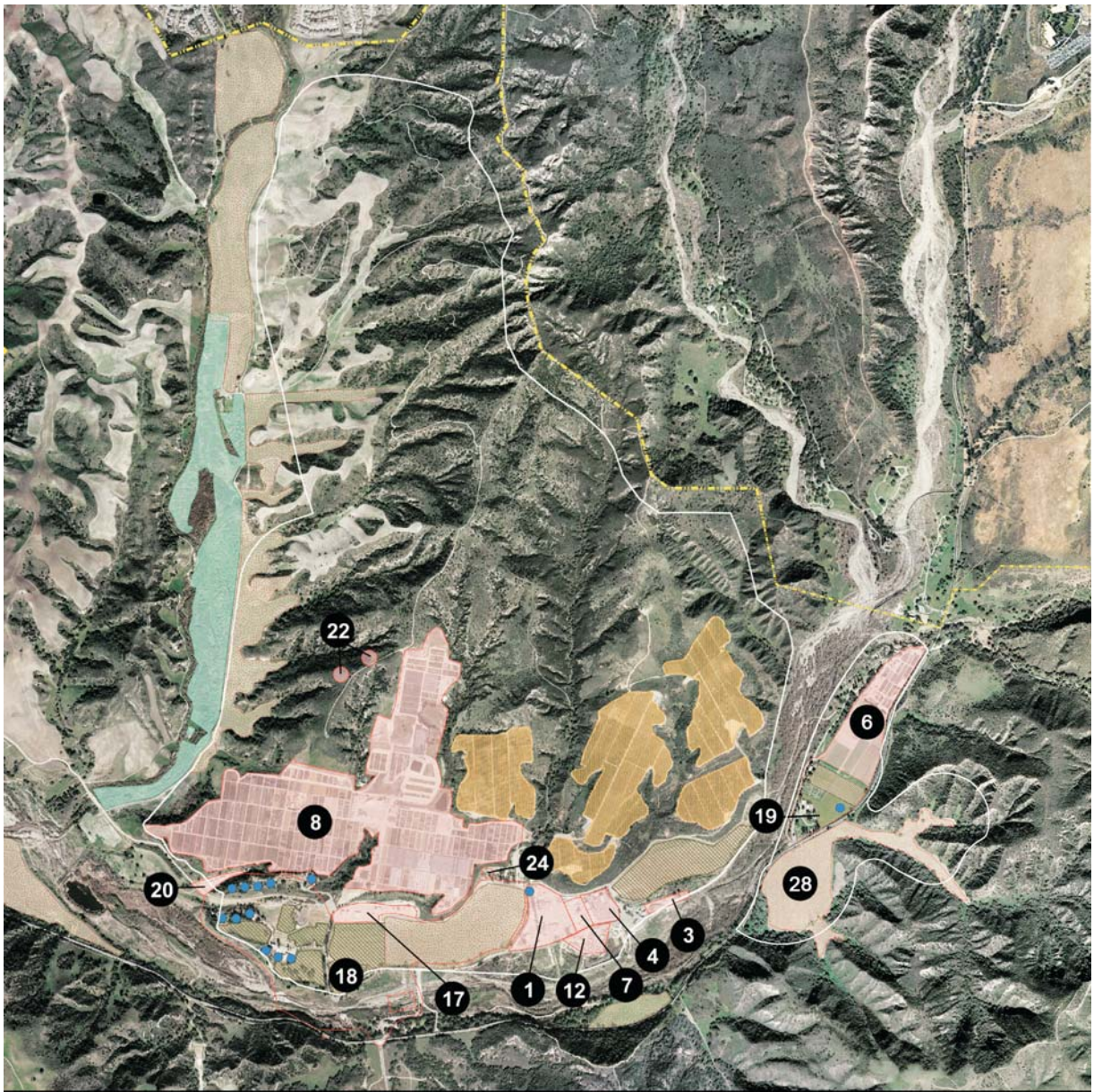
Permits: PA140072-81 Master & Subarea Plans

3.4 Agricultural And Other Existing And On-Going Uses:

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



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 R/O Horse Ranch | |
| 19 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

1) Compatibility with existing, adjacent land uses.

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

2) Scenic highway treatments.

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

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

No proposed land uses within Subarea 3.6 are located adjacent to significant biological resources or geological features that may be affected.



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..*

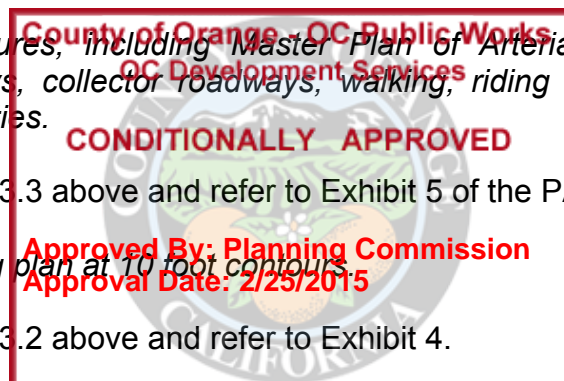
See Section 3.4 above and refer to Exhibit 5.

- 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.



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 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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

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

Application # PA14-0079

CBM 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 3.7

TABLE OF CONTENTS

Page No.

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)



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.

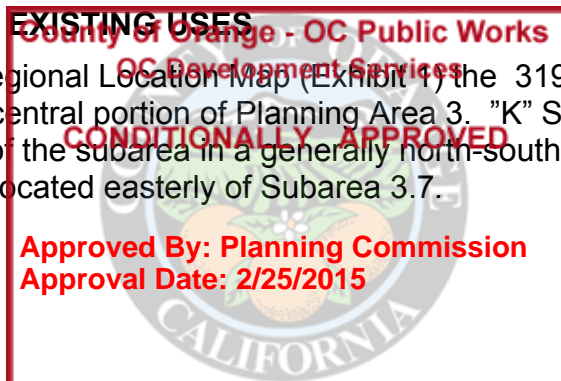
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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:

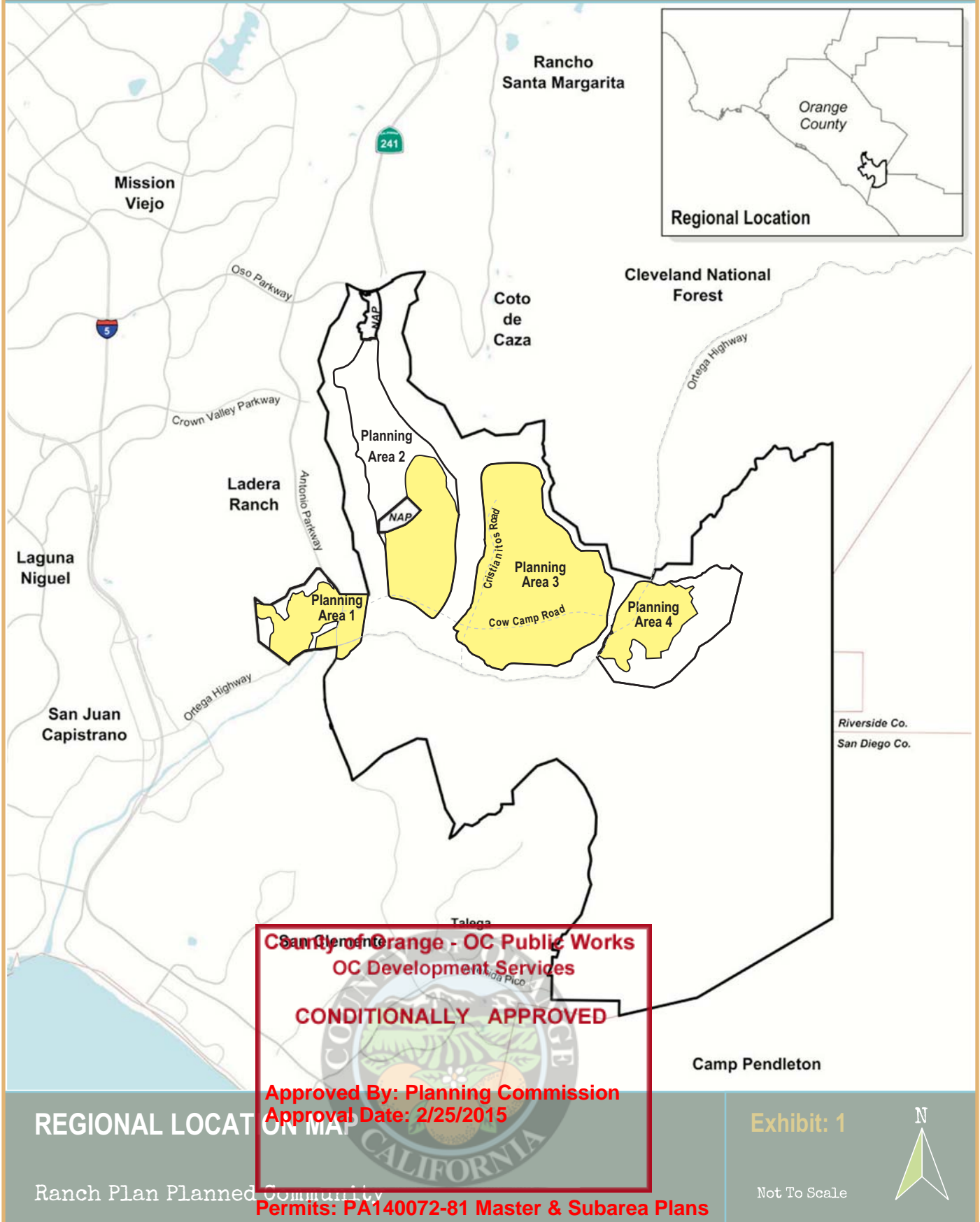
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre 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

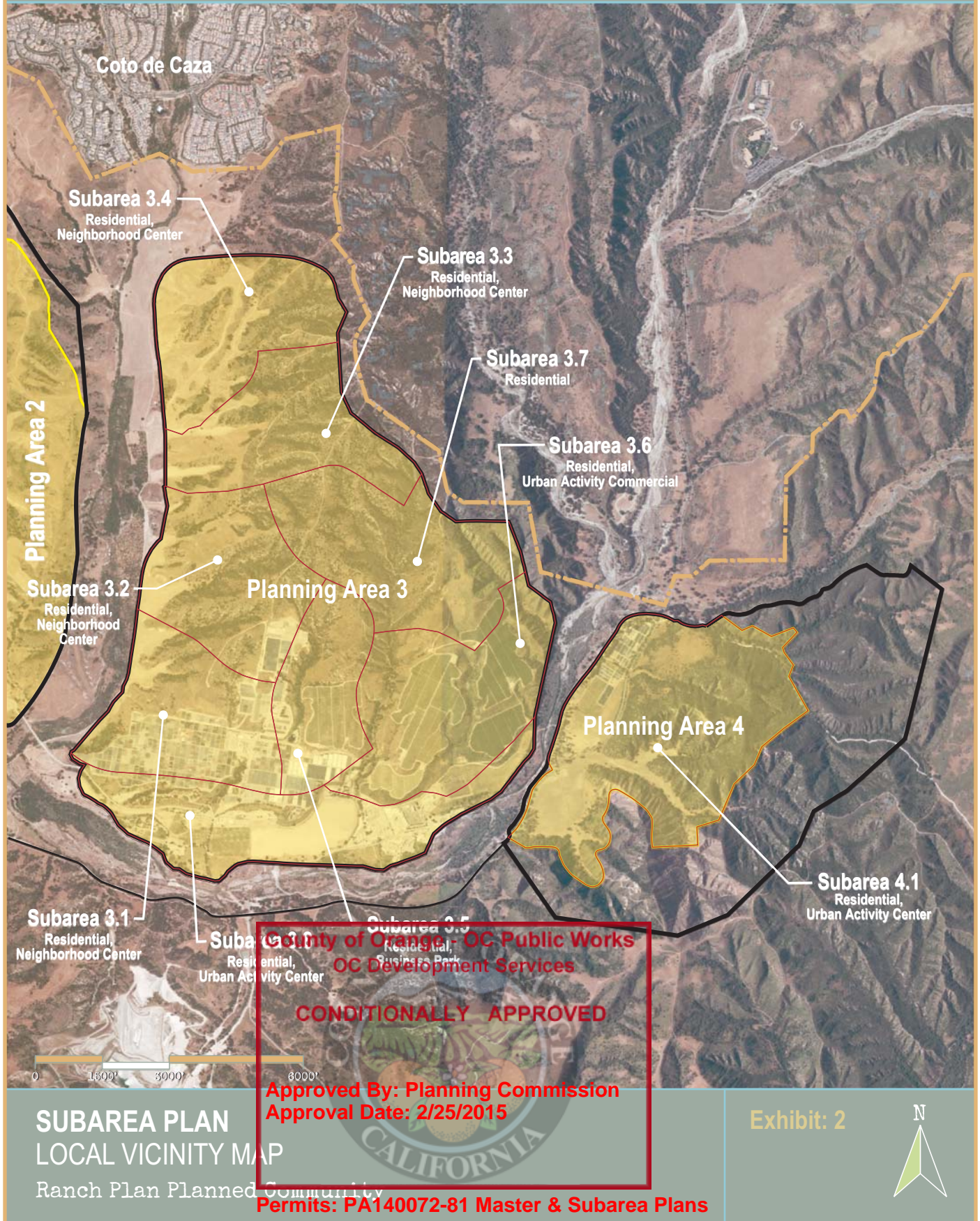
As shown on the Regional Location Map (Exhibit), the 319-gross-acre Subarea 3.7 is located in the east-central portion of Planning Area 3. "K" Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Wilderness Park is located easterly of Subarea 3.7.



Planning Area 3 & 4



Planning Area 3 & 4



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

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.

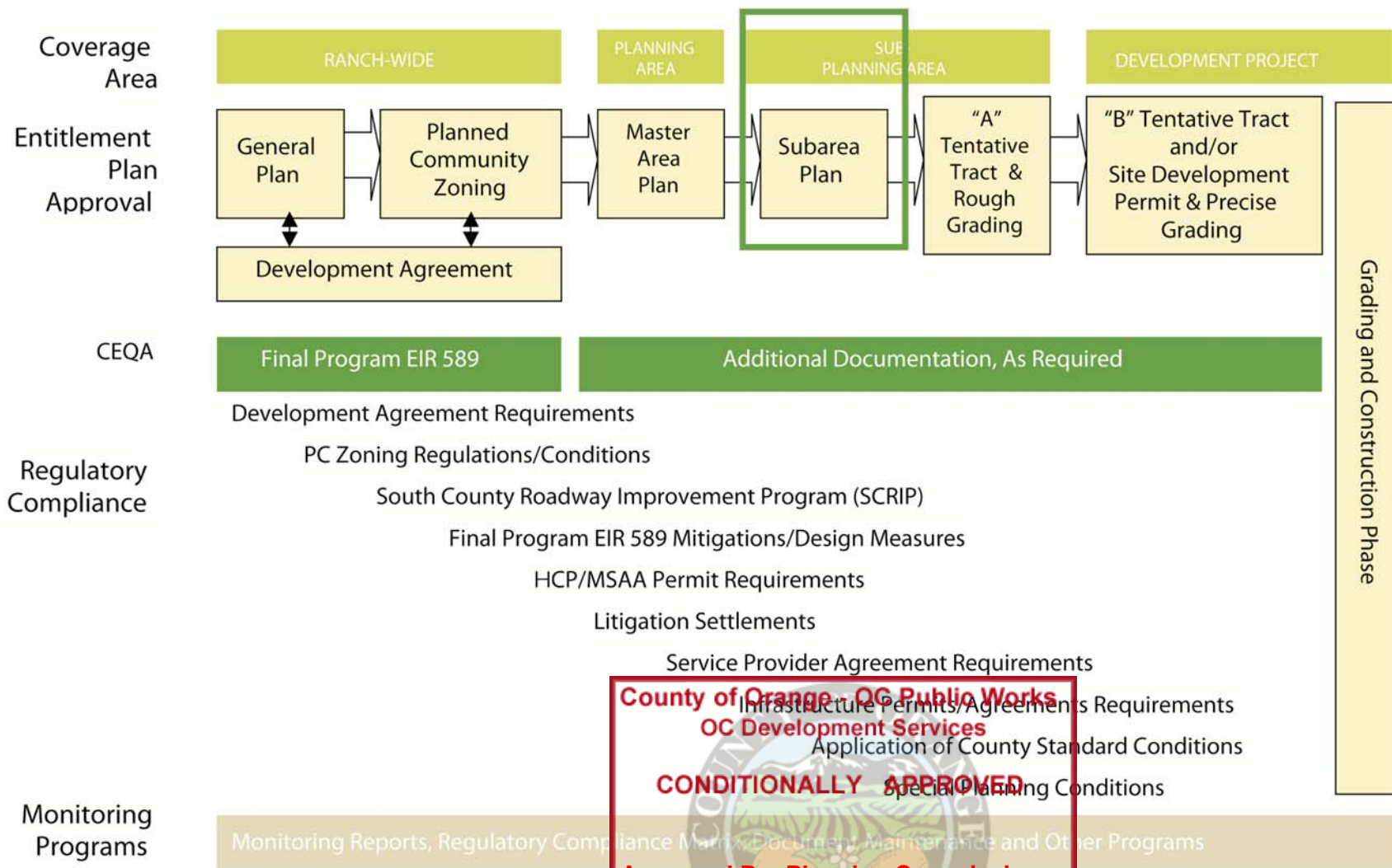
The Land Use Plan (Exhibit 4) depicts 319 gross acres of development land uses within a terraced and hillside setting, which may include:

- 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



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

SUBAREA PLAN PLANNING PROCESS

Ranch Plan Planned Community

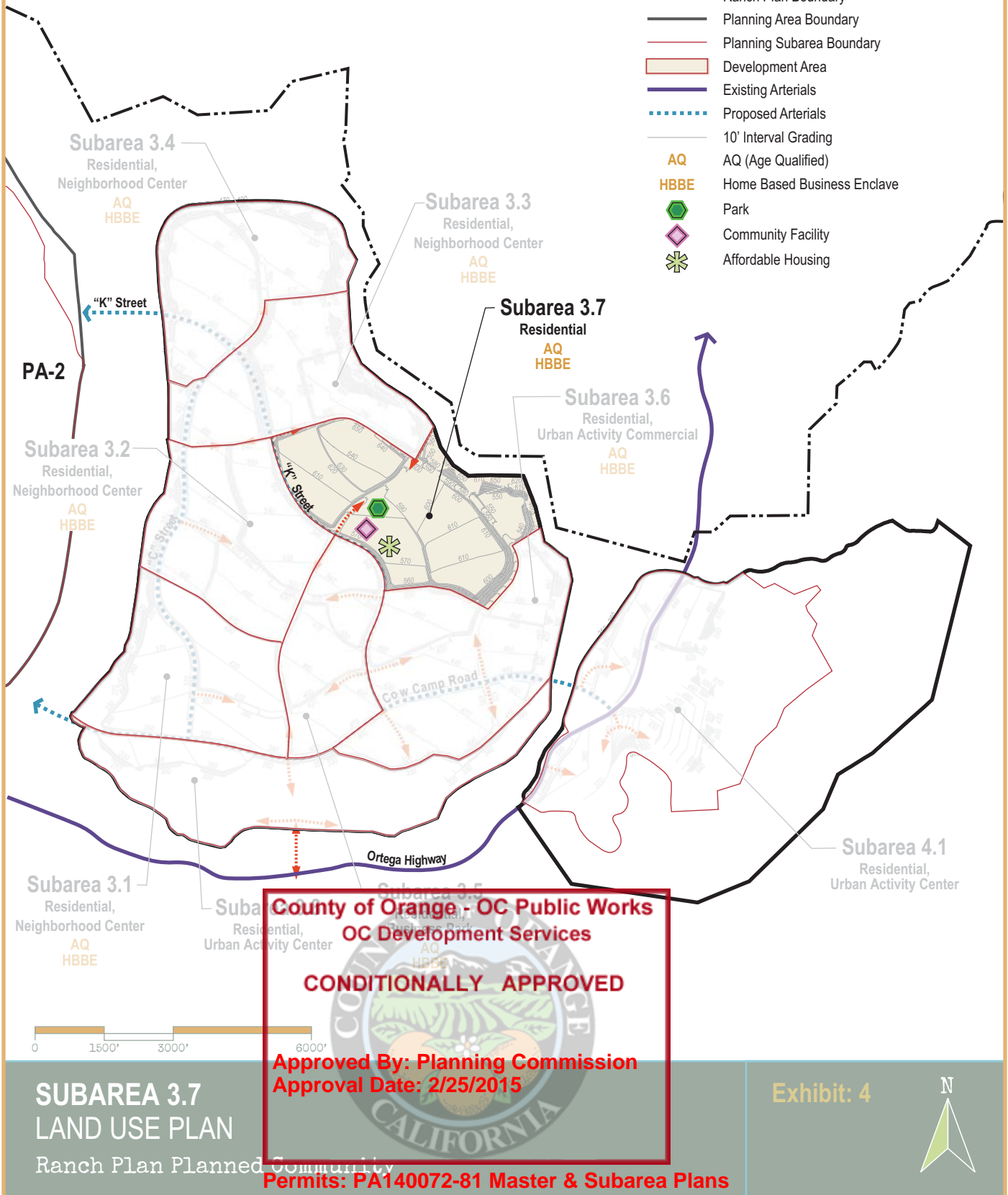
Permits: PA140072-81 Master & Subarea Plans

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Park
- Community Facility
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use															Open Space Use	Planning Area		
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage				
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)					
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313	
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257			
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269			
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252			
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252			
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178			
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335			
Subarea 3.7	319	207	1,131	275	291	565	499	5	County of Orange - OC Public Works								319		
Subarea 3.8	274						50	35	OC Development Services								309		
Subarea 4.1	402	392	500			500		113		1,700						515			

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

Ranch Plan Planned Community

Subarea Plan 3.7
Table 1

Permits: PA140072-81 Master & Subarea Plans

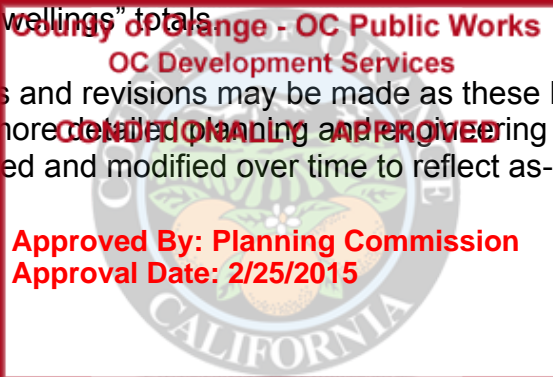
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

- 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.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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



3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

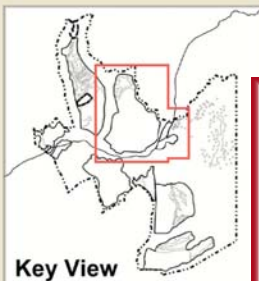
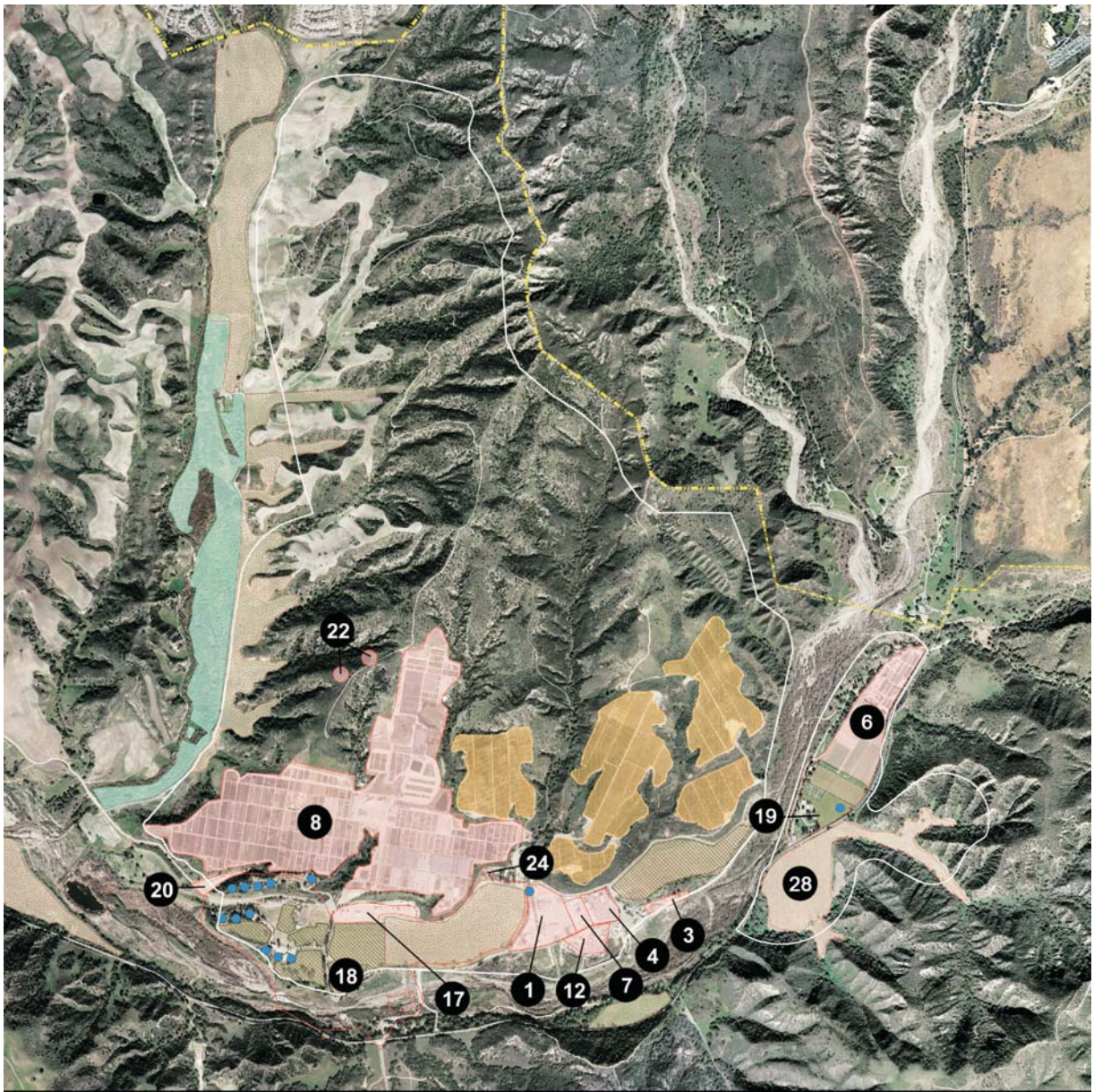
Permits: PA140072-81 Master & Subarea Plans

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.



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 R/O Horse Ranch | |
| 19 St. Augustine's Training Center | |
| 20 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.7 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..*

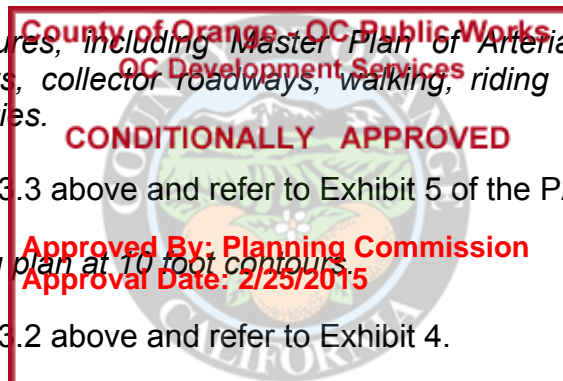
See Section 3.4 above and refer to Exhibit 5.

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.



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 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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.8

February 25, 2015

County of Orange - OC Public Works

OC Development Services

BMV 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 3.8

TABLE OF CONTENTS

Page No.

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)



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.

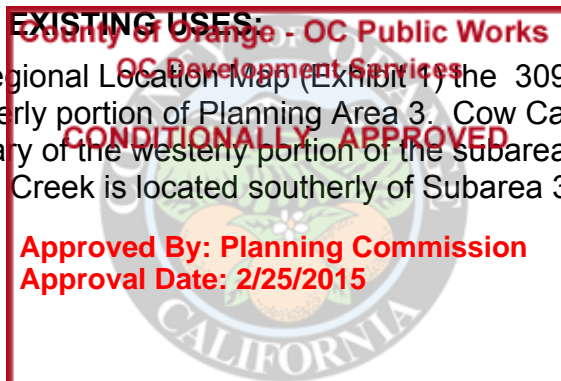
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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.

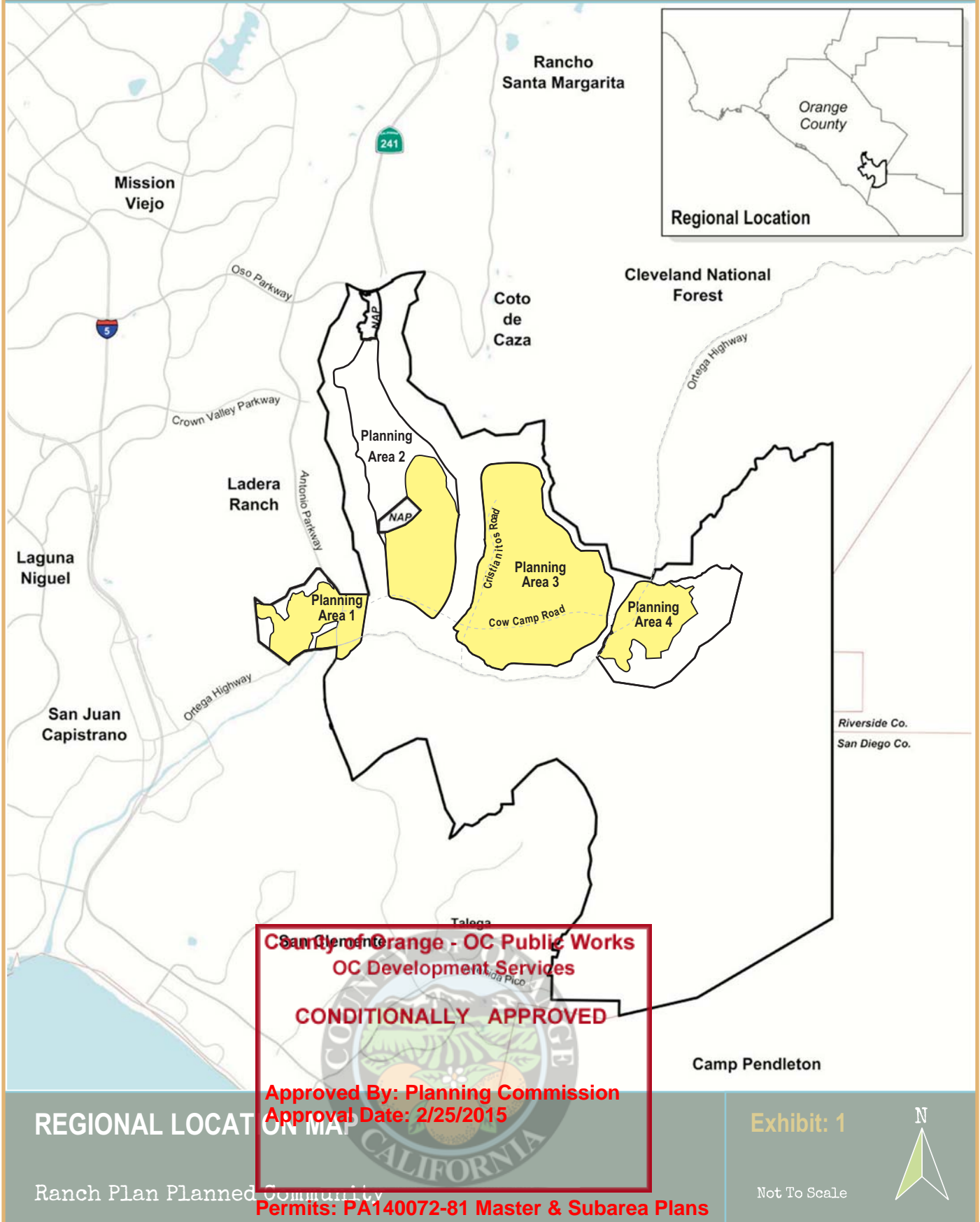
2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit), 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 western portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.8.



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



Planning Area 3 & 4



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

3. SUBAREA PLAN 3.8 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.8 Development Table:

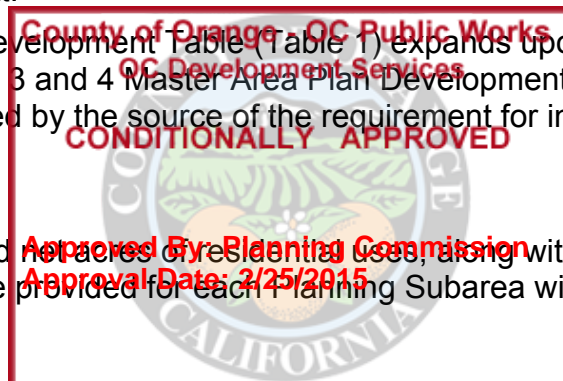
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

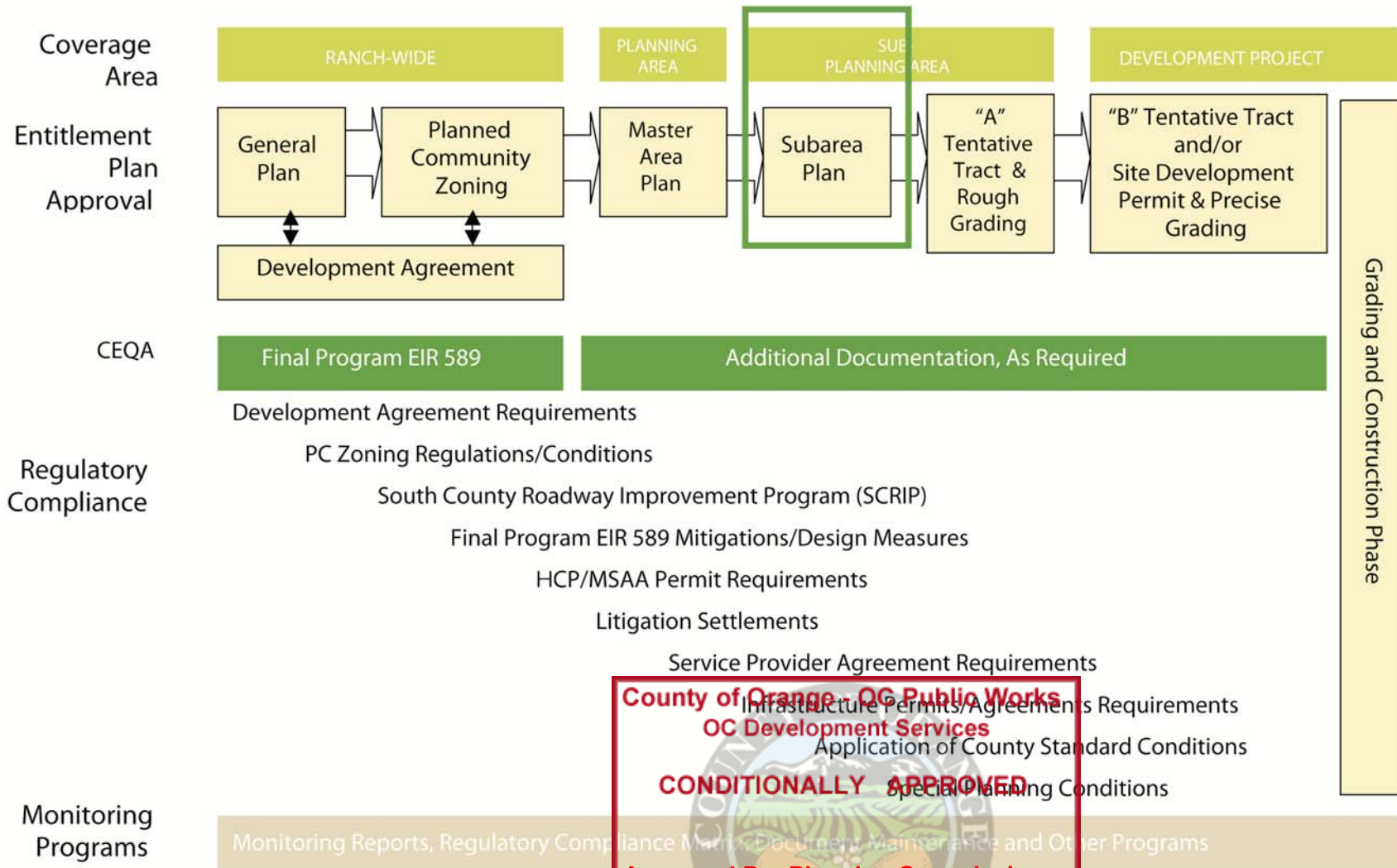
The Subarea 3.8 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Residential:
 - 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.



Permits: PA140072-81 Master & Subarea Plans

Planning Area 3 & 4



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

Exhibit: 3

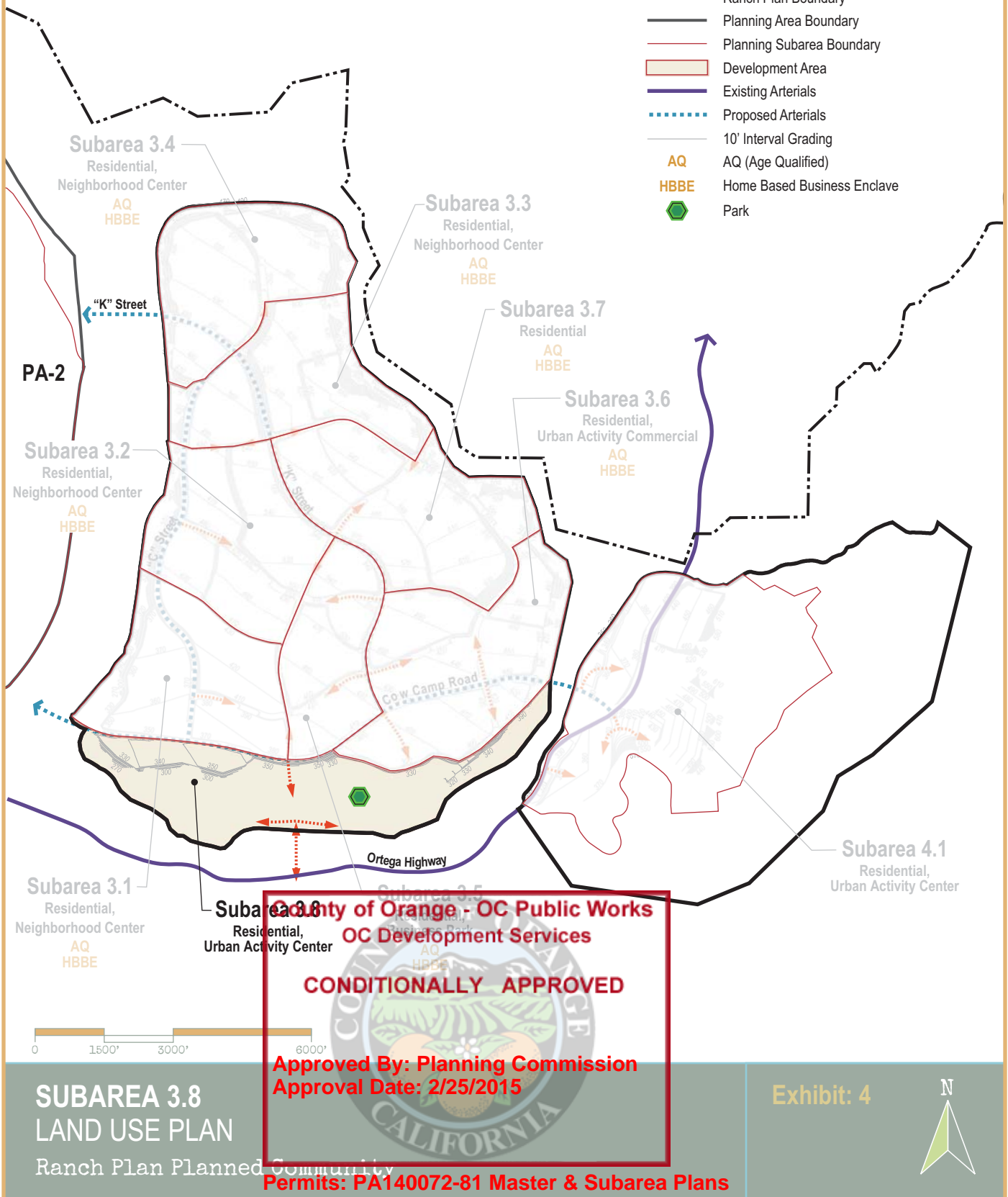
**SUBAREA PLAN
PLANNING PROCESS**

Ranch Plan Planned Community

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



Planning Area 3 & 4

Planning Area	Development Use																Open Space Use	Planning Area
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274							50	35	500						309		
Subarea 4.1	402	392	500			500			113	1,700						515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 3.8

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

Ranch Plan Planned Community

Subarea Plan 3.8
Table 1

Permits: PA140072-81 Master & Subarea Plans

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.



3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

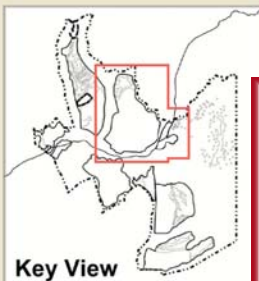
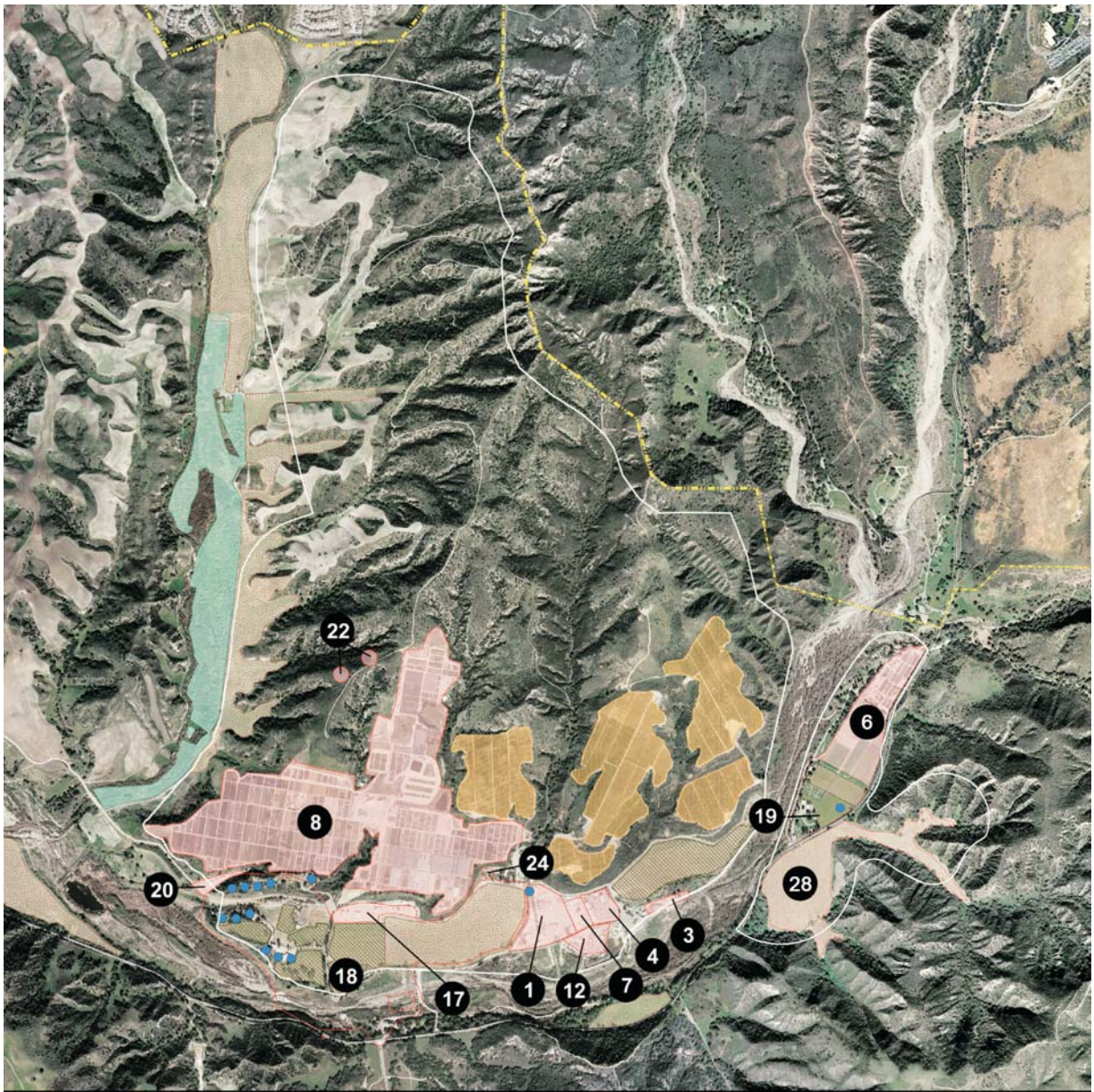
Permits: PA140072-81 Master & Subarea Plans

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.



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 R/O Horse Ranch | |
| 20 St. Augustine's Training Center | |
| 22 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.8 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..*

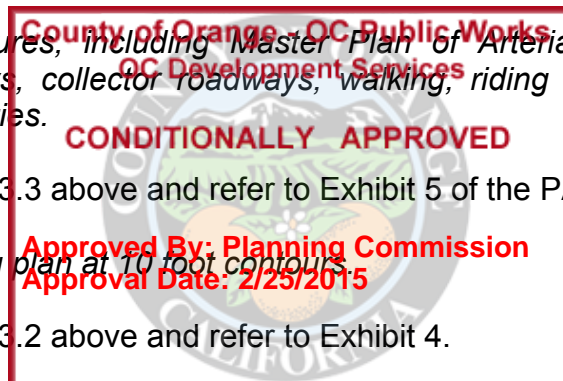
See Section 3.4 above and refer to Exhibit 5.

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.



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 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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 4.1

February 25, 2015

County of Orange - OC Public Works

OC Development Services

Application # PA14-0081

BMV 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 4.1

TABLE OF CONTENTS

Page No.

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)



Permits: PA140072-81 Master & Subarea Plans
February 25, 2015

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 4.1

Introduction

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

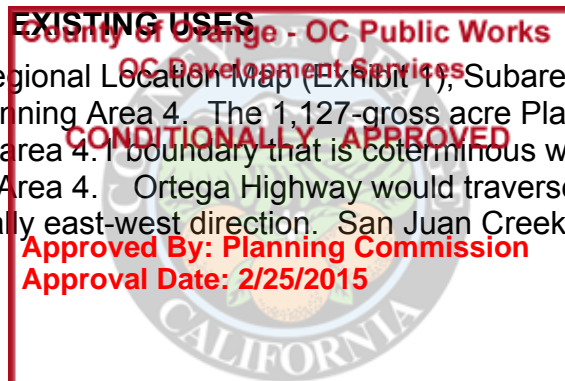
A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea 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:

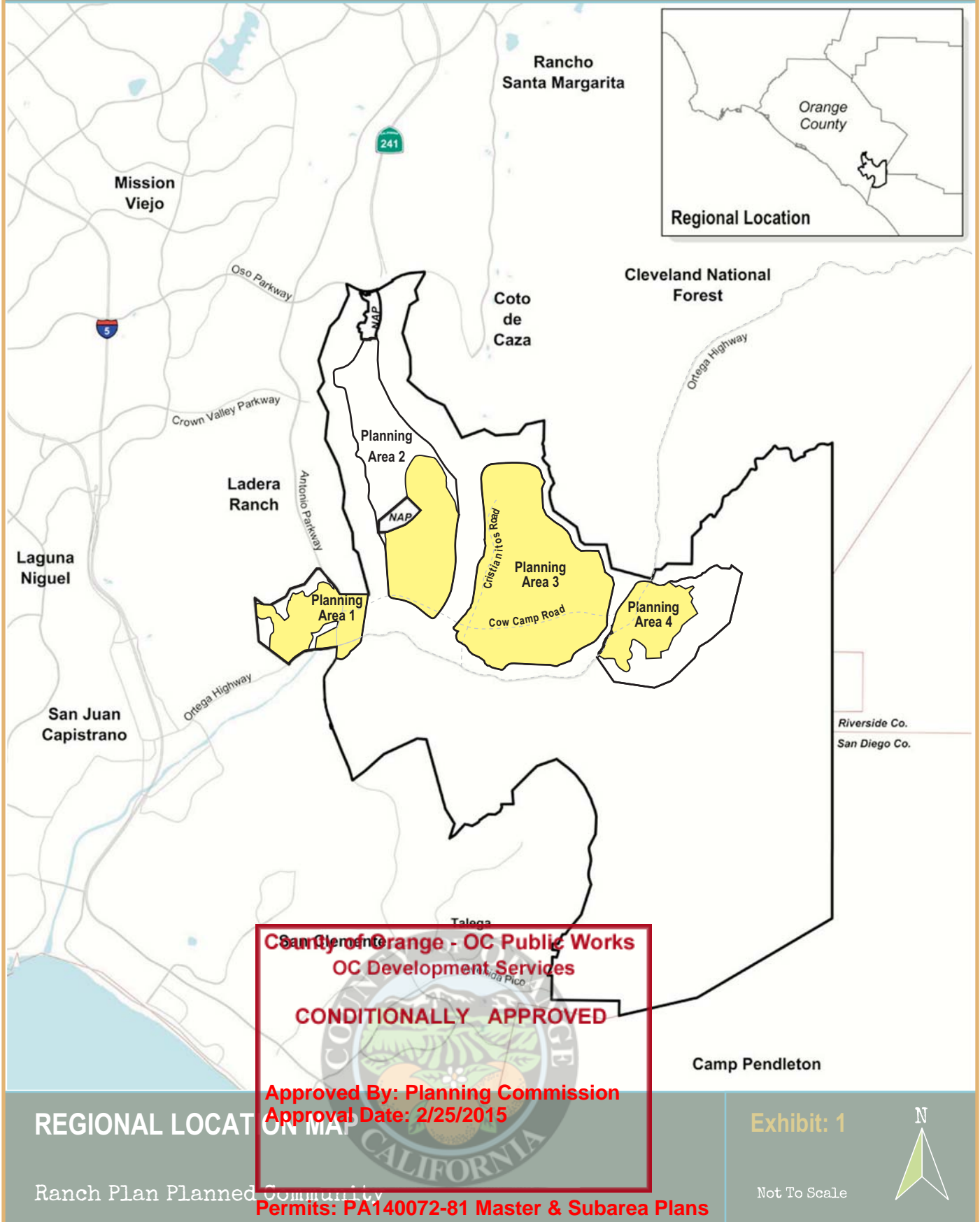
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre 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



Planning Area 3 & 4



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

3. SUBAREA PLAN 4.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 4.1 Development Table:

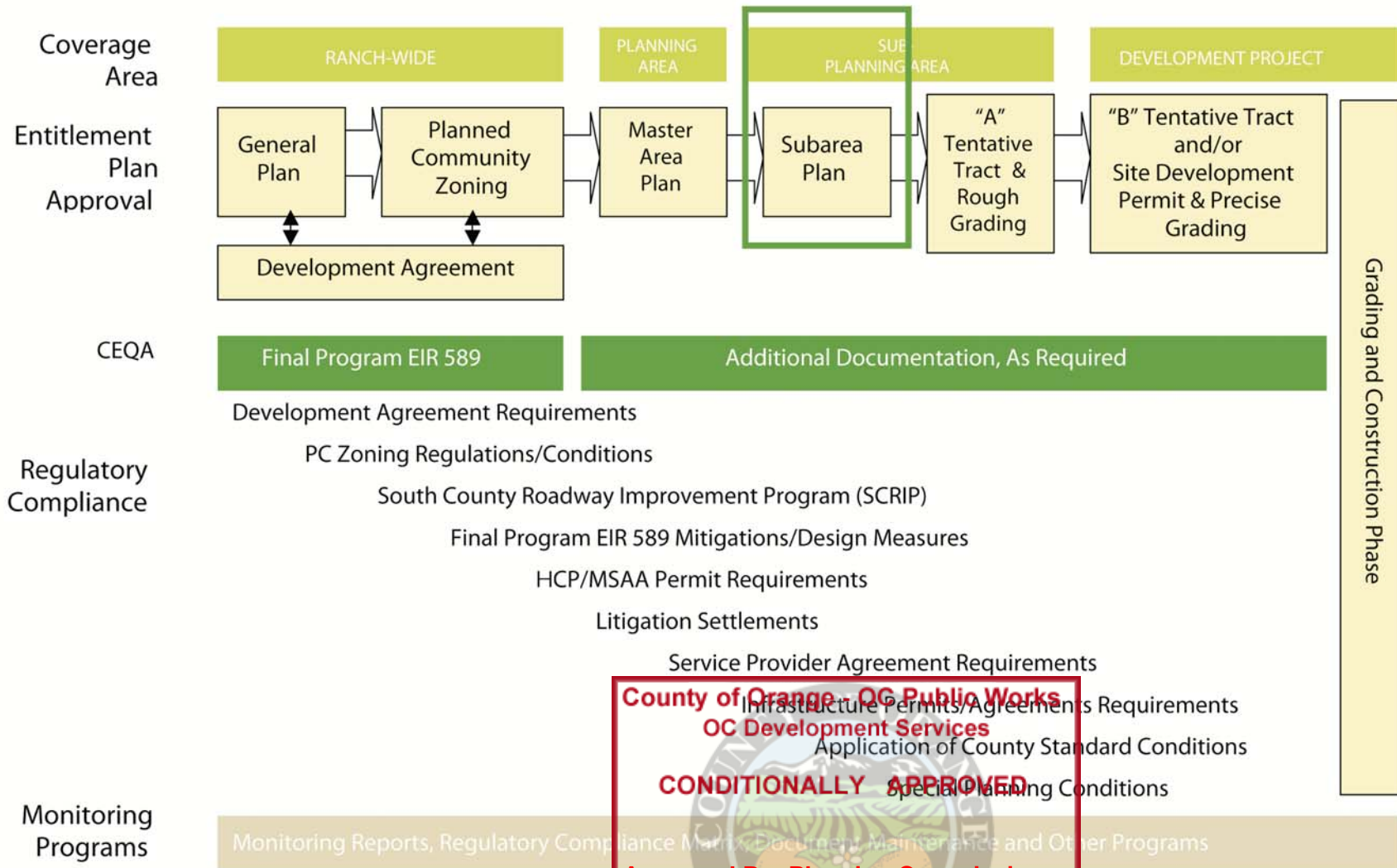
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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



SUBAREA PLAN PLANNING PROCESS

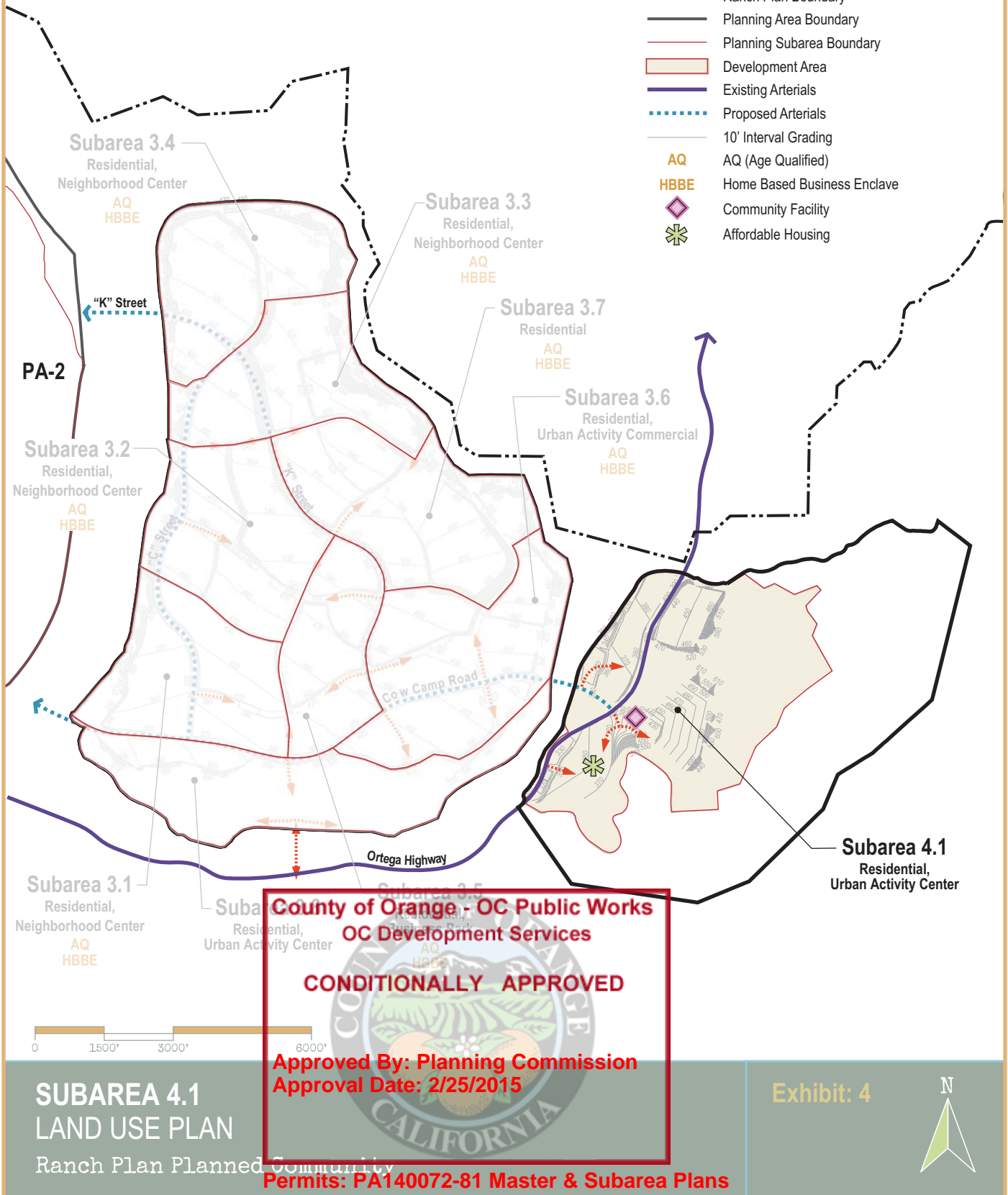
Ranch Plan Planned Community

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 AQ (Age Qualified)
- HBBE Home Based Business Enclave
- Community Facility
- Affordable Housing



Planning Area 3 & 4

Planning Area	Development Use																Open Space Use	Planning Area
	Residential								Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort Gross Acreage	Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Age Qualified Dwelling Units	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)				
Planning Areas 3 & 4	2,416	1,450	7,500	1,817	1,809	3,874	2,919	100	201	2,950	19	145	50	305	0	2,686	627	3,313
Subarea 3.1	254	165	962	256	248	458	390	5			3	15				257		
Subarea 3.2	266	172	1,154	299	285	570	468	5			3	15				269		
Subarea 3.3	249	143	1,001	262	254	485	406	5			3	15				252		
Subarea 3.4	242	150	881	261	253	367	357	5			10	100				252		
Subarea 3.5	128	67	700	183	178	339	284	5					50	305		178		
Subarea 3.6	282	154	1,171	281	300	590	515	20	53	750						335		
Subarea 3.7	319	207	1,131	275	291	565	499	5								319		
Subarea 3.8	274							50	35	500						309		
Subarea 4.1	402	392	500			500			113	1,700						515		

County of Orange - OC Public Works
OC Development Services

CONDITIONALLY APPROVED

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

SUBAREA PLAN 4.1

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

Ranch Plan Planned Community

Subarea Plan 4.1
Table 1

Permits: PA140072-81 Master & Subarea Plans

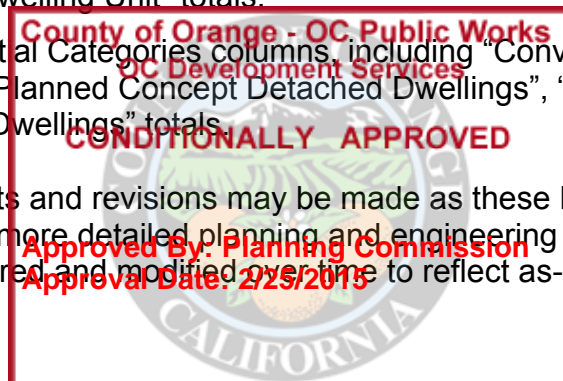
3.1 Land Use Plan and Subarea Plan 3.1 Development Table (continued):

- 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 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.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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



3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

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

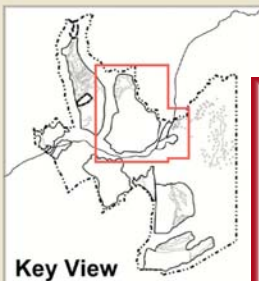
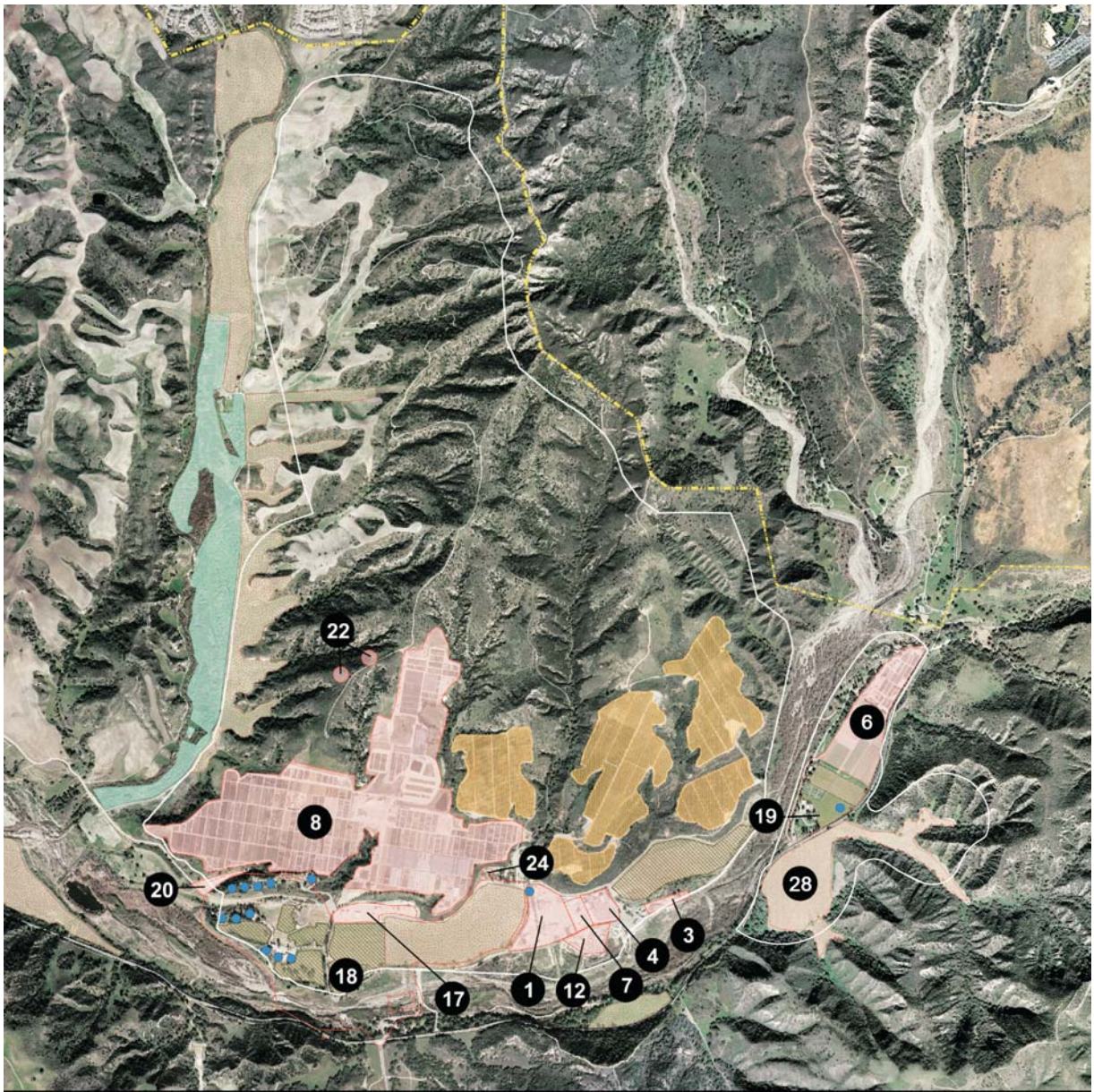
Permits: PA140072-81 Master & Subarea Plans

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.



Planning Area 3 & 4



- | | |
|---|-------------------------------|
| 1 California Portland Cement
aka Catalina Pacific Concrete - North | 24 O'Connell Landscaping Yard |
| 3 John B. Ewles, Inc. aka Ewles Materials | 28 South Forty |
| 4 Solag Disposal, Inc. | |
| 6 Tree of Life Nursery | |
| 7 Transit Mixed Concrete Co. aka City Concrete/Southdown | |
| 8 Color Spot Nursery | |
| 12 Olsen Pavingstones Inc. | |
| 17 RMV Maintenance Shop - Cow Camp | |
| 18 RJO Horse Ranch | |
| 19 St. Augustine's Training Center | |
| 20 Antenna Site (North) Airtouch, Pacbell Wireless | |

- Planning Boundaries**
- Planning Area Boundary
 - Development Boundary
 - Ranch Plan Boundary
- Existing Land Use Legend**
- Existing Uses
 - Lease Areas
 - GERA Mitigation Area
 - RMV Residence
- Existing Agriculture**
- Citrus Trees
 - Irrigated Pasture Land
 - Barley Fields

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

CONDITIONALLY APPROVED

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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Permits: PA140072-81 Master & Subarea Plans

Exhibit: 5

Not To Scale



4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 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..*

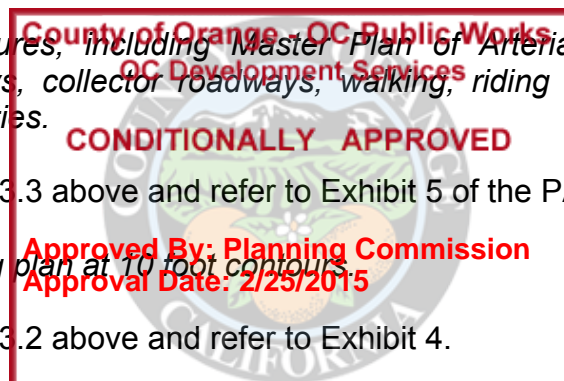
See Section 3.4 above and refer to Exhibit 5.

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 are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning 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
OC Development Services
CONDITIONALLY APPROVED
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 3, 2007.)
Approved By: Planning Commission
Approval Date: 2/25/2015



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