

THE RANCH PLAN
PLANNING AREA 2
MASTER AREA PLAN
SUBAREA PLANS 2.1, 2.2, 2.3, AND 2.4
(PA130001; PA130002; PA130003; PA130004 AND PA130006)



March 27, 2013

Ranch Plan Planned Community

Planning Area 2

Master Area Plan

CONDITIONALLY
APPROVED

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

OC PUBLIC WORKS / OC PLANNING

March 27, 2013

Application # PA13-0006

RMV Community Development, LLC

Ranch Plan Planned Community

Planning Area 2

Master Area Plan

March 27, 2013

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Ranch Plan Planned Community Planning Area 2 Master Area Plan

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Ranch Plan Planned Community

Planning Area 2 Master Area Plan

Introduction

The purpose of this Master Area Plan for Ranch Plan Planned Community (PC) Planning Area 2 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 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/ 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 Planning, 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

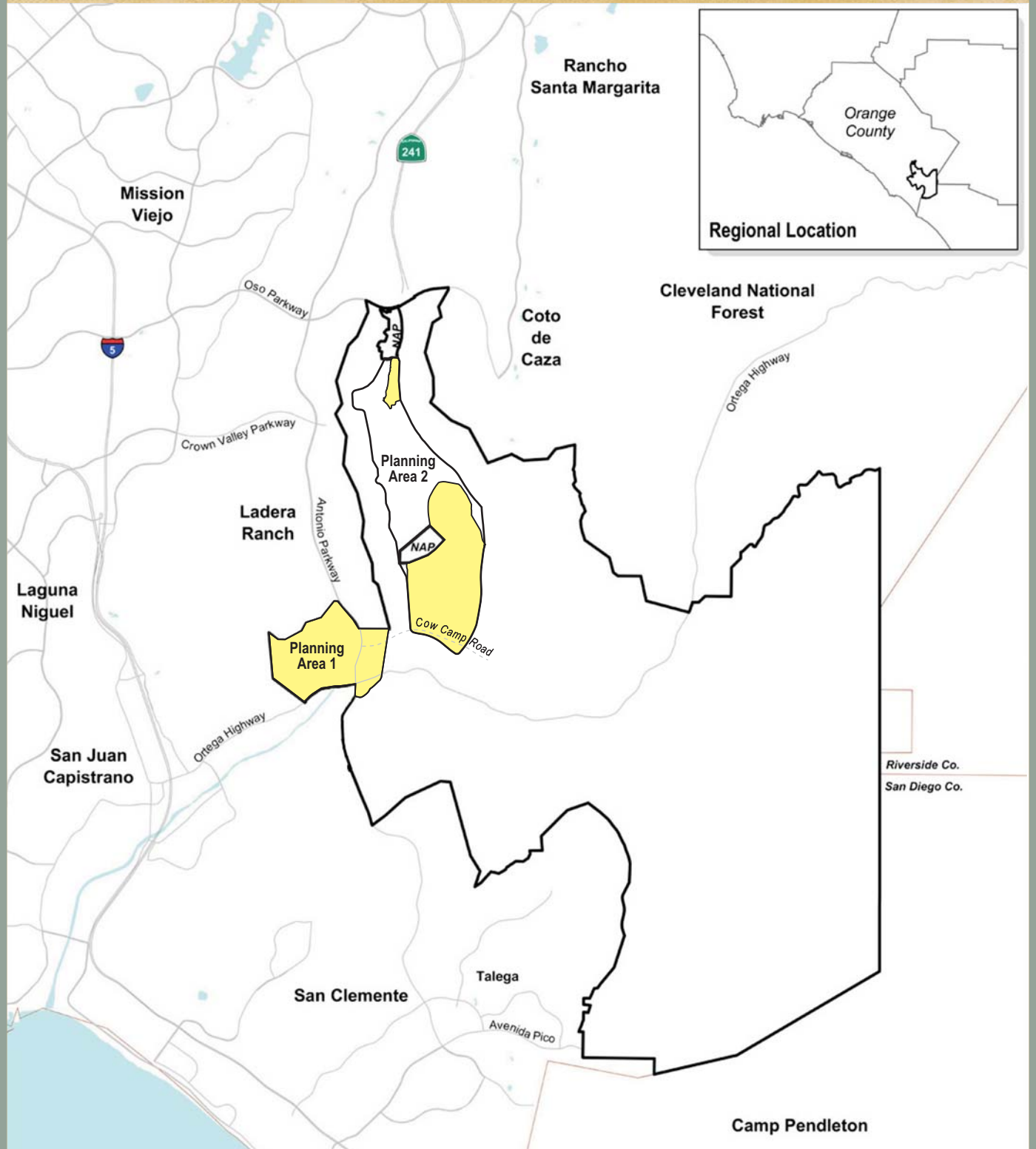
This Master Area Plan addresses Planning Area 2, a 1,680 gross acre portion of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Local Vicinity Map.

The approximately 22,683-acre Ranch Plan project site is located in southeastern Orange County located within unincorporated Orange County. The 1,680-acre Planning Area 2 is located north of Ortega Highway; east of Antonio Parkway, the planned community of Ladera Ranch and a portion of The Reserve at Rancho Mission Viejo (Ladera Open Space); south of Oso Parkway and Tesoro High School; and west of future Planning Area 3 located in Canada Gobernadora. Planning Area 2 is located in Chiquita Canyon. Chiquita Creek flows in a southerly direction along the western portion of the Planning Area to its confluence with San Juan Creek. San Juan Creek, which is a dominant physical feature extending northeast and southwest through the larger Ranch Plan Planned Community is located south of Planning Area 2. Of the 1,680-acre Planning Area, 895 acres are being proposed for development as part of this Planning Area 2 Master Plan. Planning Area 2 is presented in a regional and local context on Exhibits 2 and 3, respectively.

Future “F” Street (and/or the Foothill Transportation Corridor – Tesoro Extension) traverses the planning area in a generally north-south direction. The Santa Margarita Water District Chiquita Wastewater Treatment Plant (CWPT) is not a part of Planning Area 2 or the Ranch Plan Planned Community, but is located just west of PA2.

Existing land uses within Planning Area 2 include a San Diego Gas & Electric substation, and various agricultural production areas (ranching and crops). A more detailed discussion of uses is included in Section 3.6.

Planning Area 2



REGIONAL LOCATION MAP

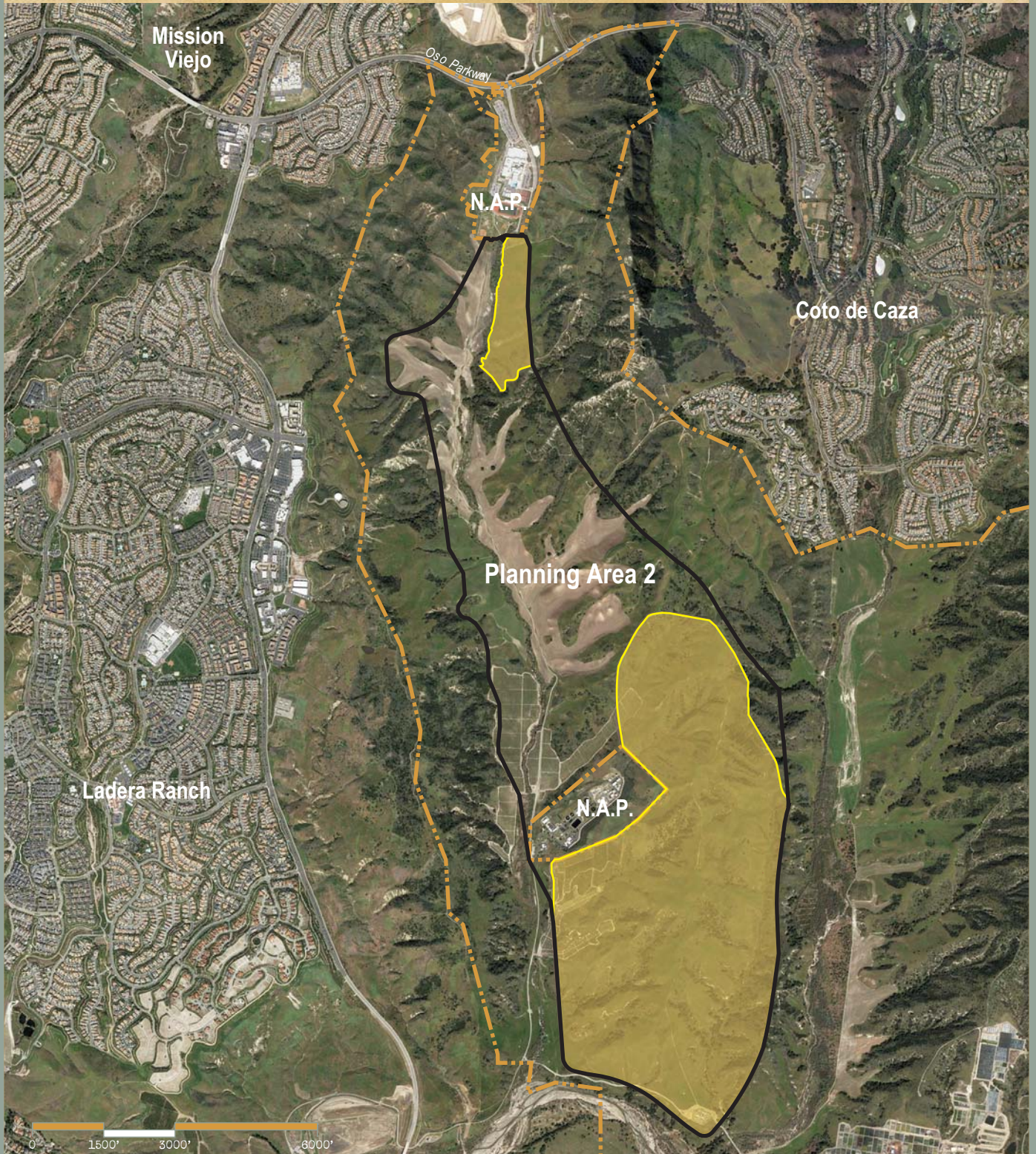
Ranch Plan Planned Community

Exhibit: 1

Not To Scale



Planning Area 2



MASTER AREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

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 Area 2. 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.

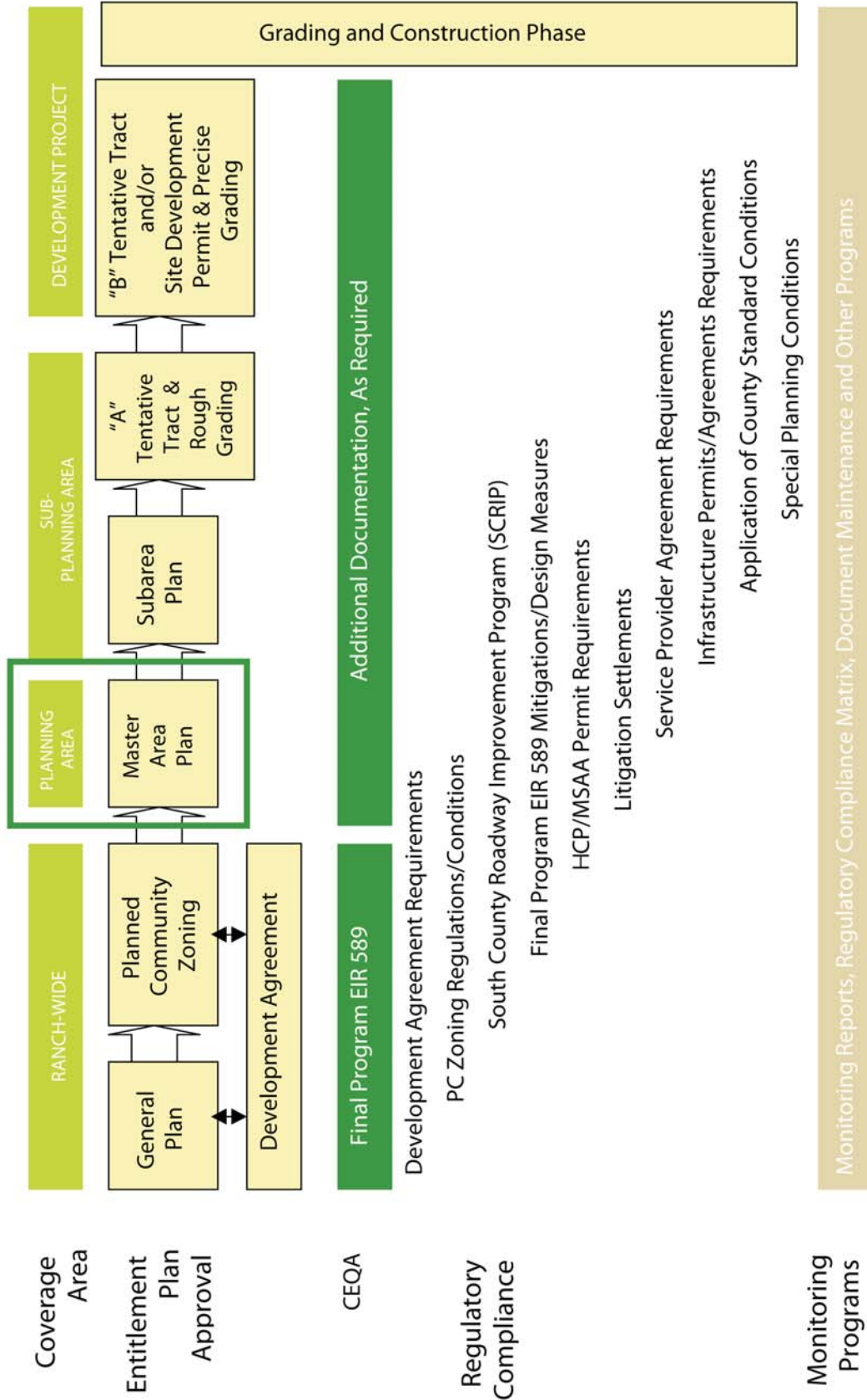
As defined by PC Program Text Section II.B, a Master Area Plan consists of a map, set of statistics, and other information that describes the general location and type of proposed uses and is a process for the refinement of development and open space boundaries and statistical information on an individual 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 Planning Area 2 is composed of a majority of residential uses with urban activity center, neighborhood center, public facilities, recreation and open space. These uses are within the limits of the Ranch Plan-wide zoning, specifically the PC Development Map and PC Statistical Table limits as depicted on Table 1, PC Statistical Table Revision. There are 3,291 dwelling units and 50 gross acres of Urban Activity Center uses, 5 acres of Neighborhood Center uses proposed within the 895 gross acre development use portion of Planning Area 2. The remainder of the 1,680 gross acre PA2 would be 785 acres of permanent open space. The provision of open space dedications associated with Planning Area 2 is discussed further in Section 4.1.D. The Planning Area 2 revisions are reflected in the shaded portion of Table 1, PC Statistical Table Revision.

Planning Area 2



**MASTER AREA PLAN
PLANNING PROCESS**
Ranch Plan Planned Community

Exhibit: 3

Planning Area 2

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	Maximum Non-Residential Square Footage (000)	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Gross Acres	Open Space Acres	Gross Acres
Planning Area 1	449	1,287	300	18	140	0	0				467	237	704
Planning Area 2	840	3,291		50	500	5	25				895	785	1,680
Planning Areas 3-9	4,073	9,422		183	2,540	45	475	80	1,220	25	4,406	3,690	8,096
Planning Area 10												12,203	12,203
Subtotal	5,362	14,000	300	251	3,180	50	500	80	1,220	25	5,768	16,915	22,683
Total													

Revised July 26, 2006, Per Planning Commission Resolution # 06-05.
 Revised February 23, 2011, per PA110003, PA110004, PA110005, and PA110006.
 Revised March XX, 2013, per Planning Commission Resolution # 13-XXX.

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

Ranch Plan Planned Community

PA-2 MASTER AREA PLAN
Table: 1

March 27, 2013

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. Five Subareas have been identified for Planning Area 2. The Land Use Plan (Exhibit 4) depicts the general location of each proposed Subarea Plan within Planning Area 2, 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, PA2 Master Area Plan Development Table. The location of each of the Subareas is also depicted in Exhibit 5 (Land Use Plan). Combined, these areas provide a mix of residential, non-residential, and open space uses as described below:

Subarea 2.1: Located immediately north of future Cow Camp Road, and east of Chiquita Creek, Subarea 2.1 is anticipated to include 10 acres of public parkland and 380 gross acres of residential uses, for a total of 390 gross acres of proposed development uses. The 270 net acres of residential area may include a 4 gross acre affordable housing site, a school site, various private recreational uses, and a total of 850 dwelling units, of which 340 are anticipated to be age qualified dwellings. A maintenance road may also be proposed to serve the SMWD Chiquita Wastewater Treatment Plant (CWPT).

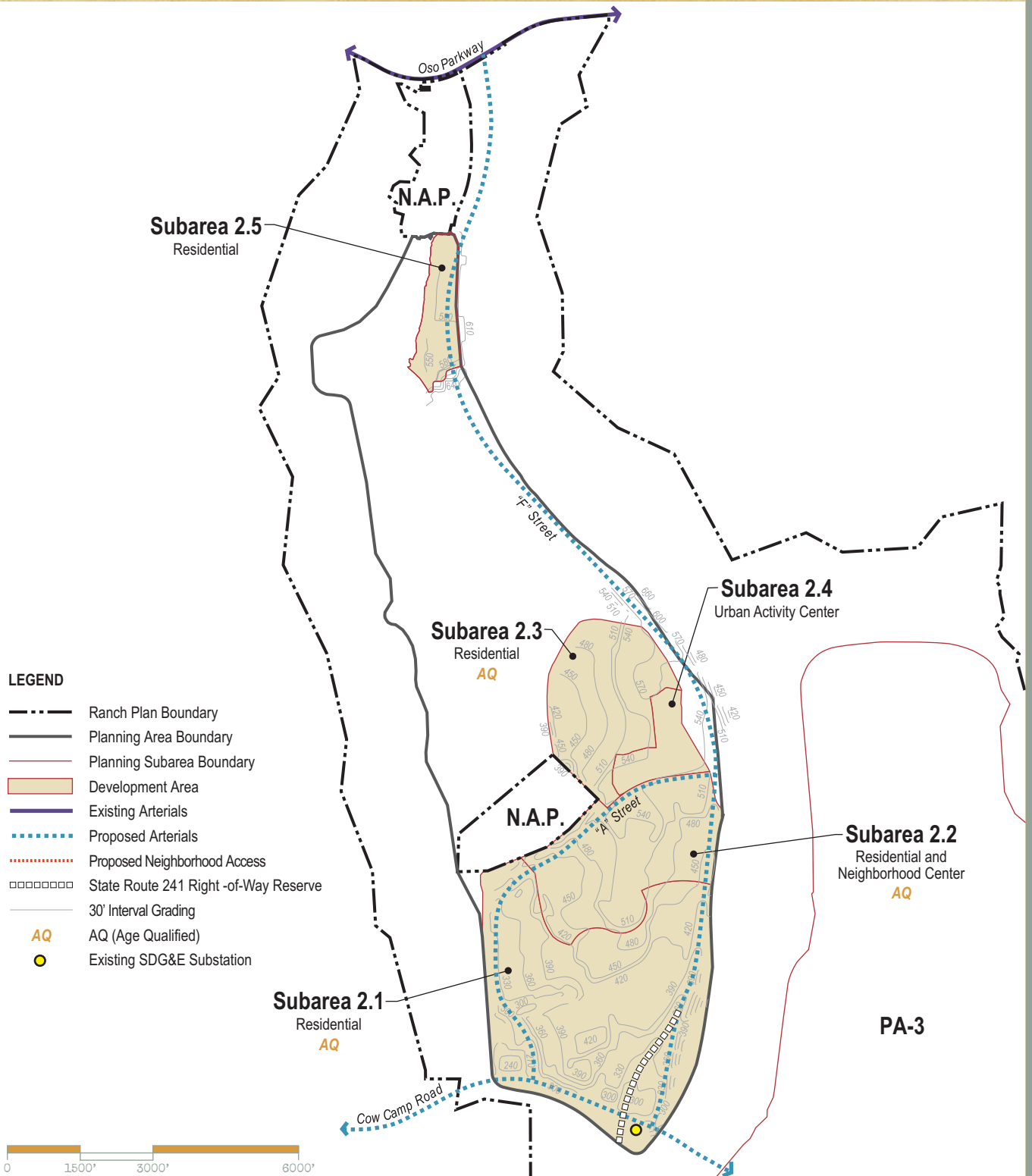
Subarea 2.2: Located north of north of Subarea 2.1, south of future “A” Street, east of Chiquita Creek and south of the CWPT, Subarea 2.2 is anticipated to include 5 acres of Neighborhood Center uses and 220 gross acres of residential uses, for a total of 225 gross acres of proposed development uses. The 170 net acres of residential area may include a 4 gross acres of affordable housing, various private recreational uses, and a total of 900 dwelling units, of which 280 are anticipated to be age qualified dwellings.

Subarea 2.3: Located north of future “A” Street and Subarea 2.2 and east of the CWTP and Chiquita Creek, Subarea 2.3 is anticipated to include 10 acres of public parkland and 170 gross acres of residential uses, for a total of 180 gross acres of proposed development uses. The 120 net acres of residential area may include a 4 gross acres of affordable housing, various private recreational uses, and a total of 1,241 dwelling units, of which 330 are anticipated to be age qualified dwellings.

Subarea 2.4: Located north of future “A” Street and Subarea 2.2, east of Subarea 2.3 and west of future “F” Street, Subarea 2.4 is anticipated to include 50 gross acres of Urban Activity Center uses, including 35 net acres and 500,000 square feet of non-residential uses.

Subarea 2.5: Located in the far northerly portion of PA2, immediately south of Tesoro High School, the 50 gross acre Subarea 2.5 is anticipated to include 300 apartments within 15 net acres of residential area, with the balance of the site including a cemetery and associated infrastructure.

Planning Area 2



MASTER AREA PLAN
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4



Planning Area 2

Planning Area	Development Use														Open Space Use	Planning Area Totals	
	Residential					Parkland Gross Acreage	Urban Activity Center (UAC)			Neighborhood Center		Business Park		Golf Resort Gross Acreage			
	Gross Acres	Net Acres	Maximum Dwelling Units	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)		Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres		
Planning Area 2	820	575	3,291	950		20	50	35	500	5	25				895	785	1,680
Subarea 2.1	375	270	850	340		10									385		
Subarea 2.2	225	170	900	280						5	25				230		
Subarea 2.3	170	120	1,241	330		10									180		
Subarea 2.4							50	35	500						50		
Subarea 2.5	50	15	300												50		

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

Ranch Plan Planned Community

PA-2 MASTER AREA PLAN
Table: 2

March 27, 2013

3.2 Land Use Plan and Master Area Plan Development Table (continued)

The Planning Area 2 Master Area Plan Development Table (Table 2) recognizes 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 and Urban Activity Center 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 PA2 will be within PA1 of the Ranch Plan community, which is being developed prior to and concurrent with the development of PA2. It is the intent of the master development that all Planning Areas within the Ranch Plan be compatible with each other.

The Planning Area 2 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 Area 2 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 PA2 Land Use Plan (Exhibit 4) provides the PA2 preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.a.10. A more detailed Concept Grading Plan, at ten-foot contour intervals, will be provided as part of each applicable Subarea Plan, as required by PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan and all subsequent subdivision and grading permits must be consistent with the preliminary concept grading shown on the proposed PA2 Land Use Plan (Exhibit 4), or an Area Plan amendment will be required.

3.4 Infrastructure Phasing:

Phasing of infrastructure requirements for Planning Area 2 are addressed by Exhibits 5 through 11.

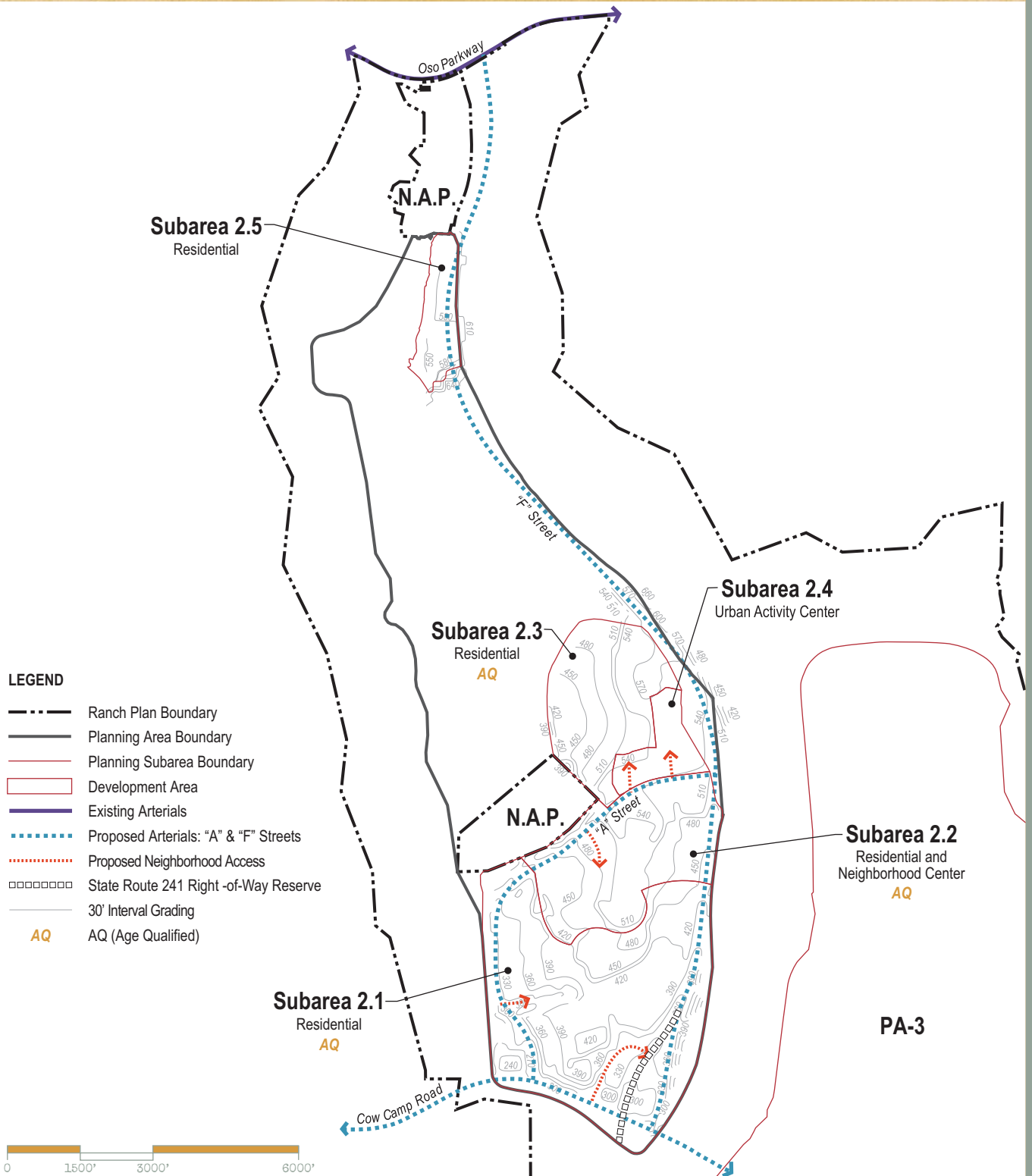
Roadways: Exhibit 5 identifies new arterial locations per the Orange County Transportation Agency's Master Plan of Arterial Highways, including the following:

- **Cow Camp Road:** Proposed as an east-west Major Arterial Highway that will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of Rancho Mission Viejo and Caspers Wilderness Park. A portion of Cow Camp Road is located adjacent to and within PA2, including three "T" signalized intersections and a bridge at Cañada Chiquita (Chiquita Bridge). The typical cross-section for Cow Camp Road would be consistent with the County of Orange Standard Plans for a major arterial highway. The ultimate configuration will be 6 general-purpose lanes (3 westbound and 3 eastbound) lanes, 8-foot-wide shoulders, 6-foot-wide sidewalks with a raised curbed median 20 feet wide.
- **"A" Street:** Proposed as a secondary arterial that will intersect with Cow Camp Road in the southwest corner of Subarea 2.1 and intersect with "F" Street in a "without Tesoro Extension" scenario and to the Tesoro Extension if this section of SR-241 is constructed.
- **"F" Street:** "F" Street is proposed as a 4-lane rural arterial from Oso Parkway to Cow Camp Road along the easterly boundary of PA2. "F" Street is a secondary arterial roadway which runs approximately five miles in length in a general north-south direction, serving local Ranch Plan traffic to and from Oso Parkway at the on and off ramps from the existing SR 241. Extending south, it will run through Subarea 2.5 and connect to Cow Camp Road at the southern boundary of Subarea 2.1. This arterial road will consist of 2 general purpose travel lanes in both directions of travel with a variable width landscaped median (six to fourteen feet). A pedestrian and bicycle trail will be located on the west side of "F" Street to provide for opportunities for alternative non-motorized vehicular transportation modes.
- **State Route 241 Right-of-Way Reserve:** In the future SR 241 may traverse the easterly portion of PA2 in the general location of proposed "F" Street, with the exception of the southeasterly portion of Subarea 2.1; an area that is therefore designated as a right-of-way reserve area.

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.

Planning Area 2



MASTER AREA PLAN
CIRCULATION
Ranch Plan Planned Community

Exhibit: 5



3.4 Infrastructure Phasing (continued)

Water & Wastewater Conveyance Facilities: Exhibits 6 and 7 depict the location of the proposed facilities for domestic and non-domestic water, respectively. With the development of Planning Area 2, water and wastewater facilities will be provided. Facilities would include distribution and collection lines internal to Planning Area 2. A sewer lift station would also be constructed in Planning Area 2. Since these facilities would be located within the development areas, there would be no impacts beyond those identified for the development areas. In addition to water distribution lines providing connection to individual land uses within Planning Area 2, the Planning Area 2 project would include the installation of water mains. These would be for both domestic and non-domestic water. The water mains would be located predominately within the existing ranch road in Chiquita Canyon. Exhibit 8 depicts future wastewater facilities.

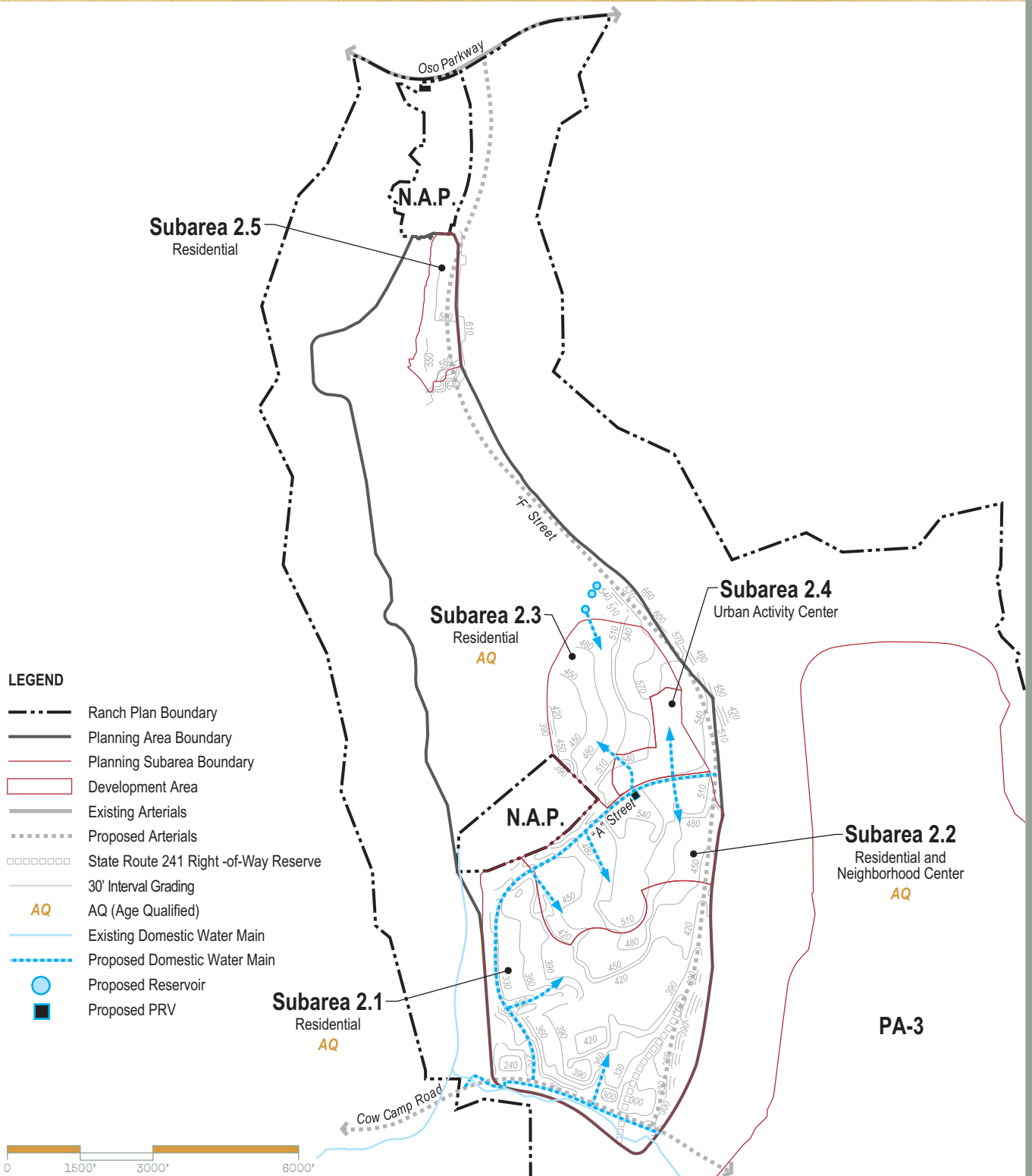
Storm Drain Facilities and Outfalls: Consistent with the Master Plan of Drainage, new storm drains and outfalls would be constructed in conjunction with the development of PA2. The location of these facilities is depicted in Exhibit 9, including:

- Three outfalls to San Juan Creek.
- One new outfall to an unnamed tributary to San Juan Creek.
- One outfall to Chiquita Creek.
- One outfall to Chiquita Canyon.

The local drainage system for PA2 employs a variety of design features that provide (1) stormwater management, (2) flood protection, (3) water quality treatment, and (4) hydrologic mitigation. The runoff from the urbanized development will be collected and intercepted by a network of underground storm drainpipe systems sized to hydraulically convey the 10-year peak discharges from the local tributary sub-watershed areas. All the storm drain systems collect local drainage from street inlets within the development and discharge into water quality basins and hydrologic mitigation basins prior to ultimately discharging to the existing natural canyon floodplains via outfalls. The interior drainage within the development will be designed to ensure that 100-year flood protection is provided to habitable structures for storm events larger than the design storm of the storm drain pipe system (i.e. 10-year storm). Local flood control mitigation basins are proposed within PA2 to provide protection for the San Juan Creek tributaries in order to reduce proposed condition peak storm flow rates to the existing condition level. The basins have been designed as flow-through basins where runoff from the entire upstream area drains through the basin. The basins have been assumed to be separate facilities from the water quality/hydromodification facilities at this time.

The proposed water quality facilities associated with PA2, as depicted on Exhibit 10, have been sized to retain runoff volume from the 85th percentile, 24-hour design storm for the developed area tributary to each proposed outfall. Outfalls that do not discharge to the San Juan Creek floodplain are also designed to achieve the flow duration control standard for hydromodification control. No hydromodification is required of facilities which drain directly into a major drainage channel such as San Juan Creek (see the Master Area Plan Water Quality Management Plan for reference).

Planning Area 2

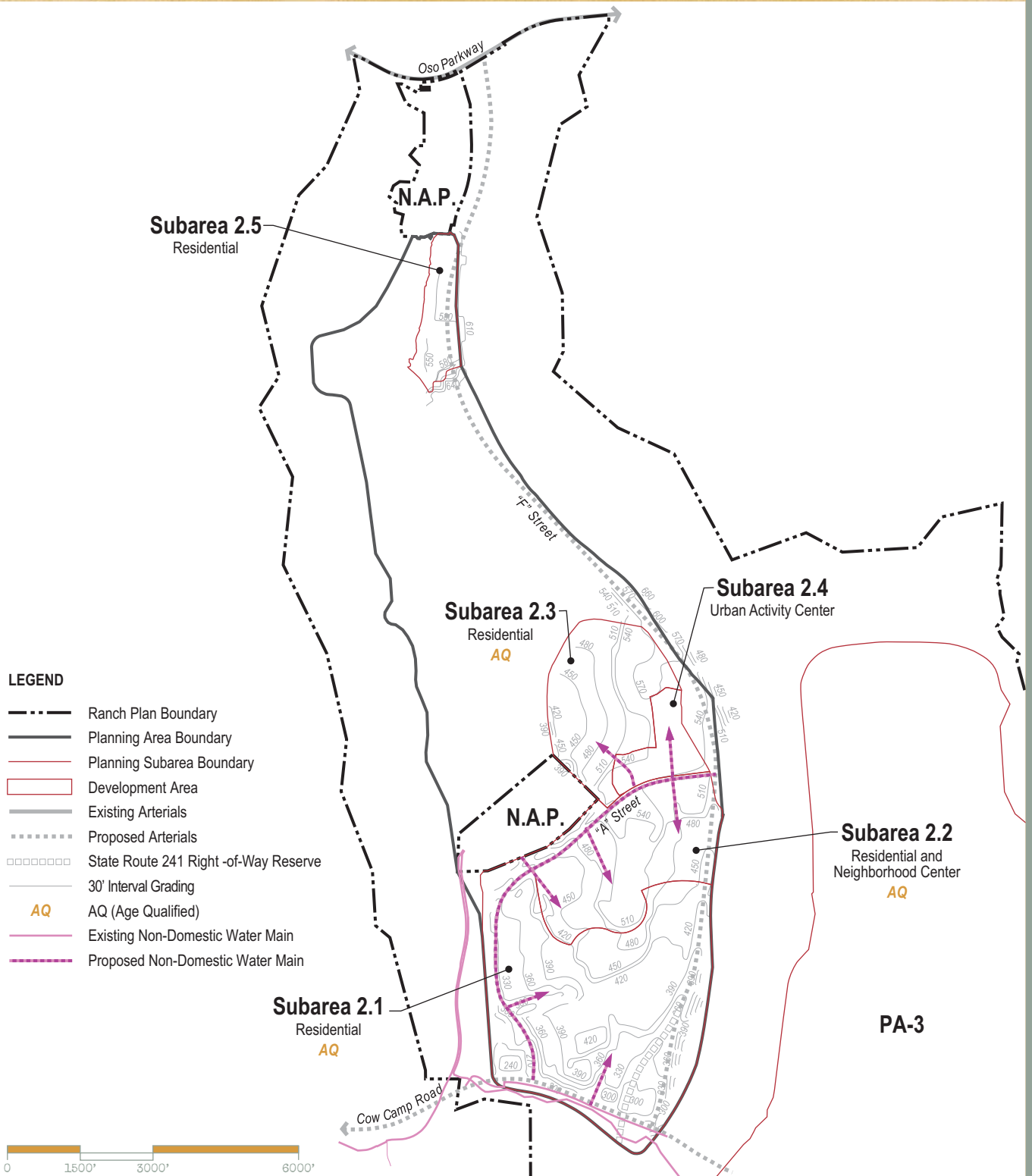


MASTER AREA PLAN
CONCEPTUAL DOMESTIC WATER SYSTEM
 Ranch Plan Planned Community

Exhibit: 6



Planning Area 2

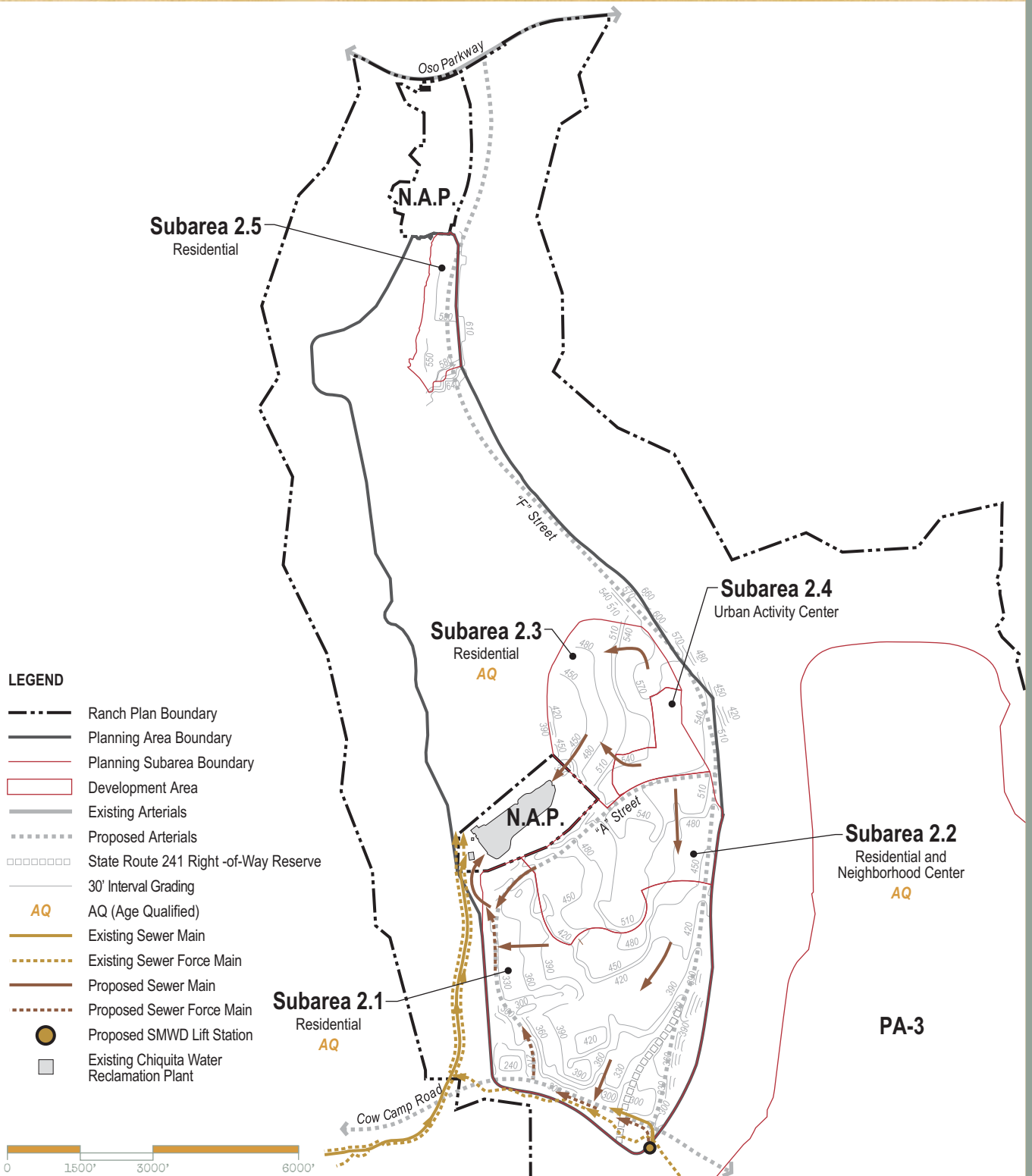


MASTER AREA PLAN
CONCEPTUAL NON-DOMESTIC WATER SYSTEM
 Ranch Plan Planned Community

Exhibit: 7



Planning Area 2

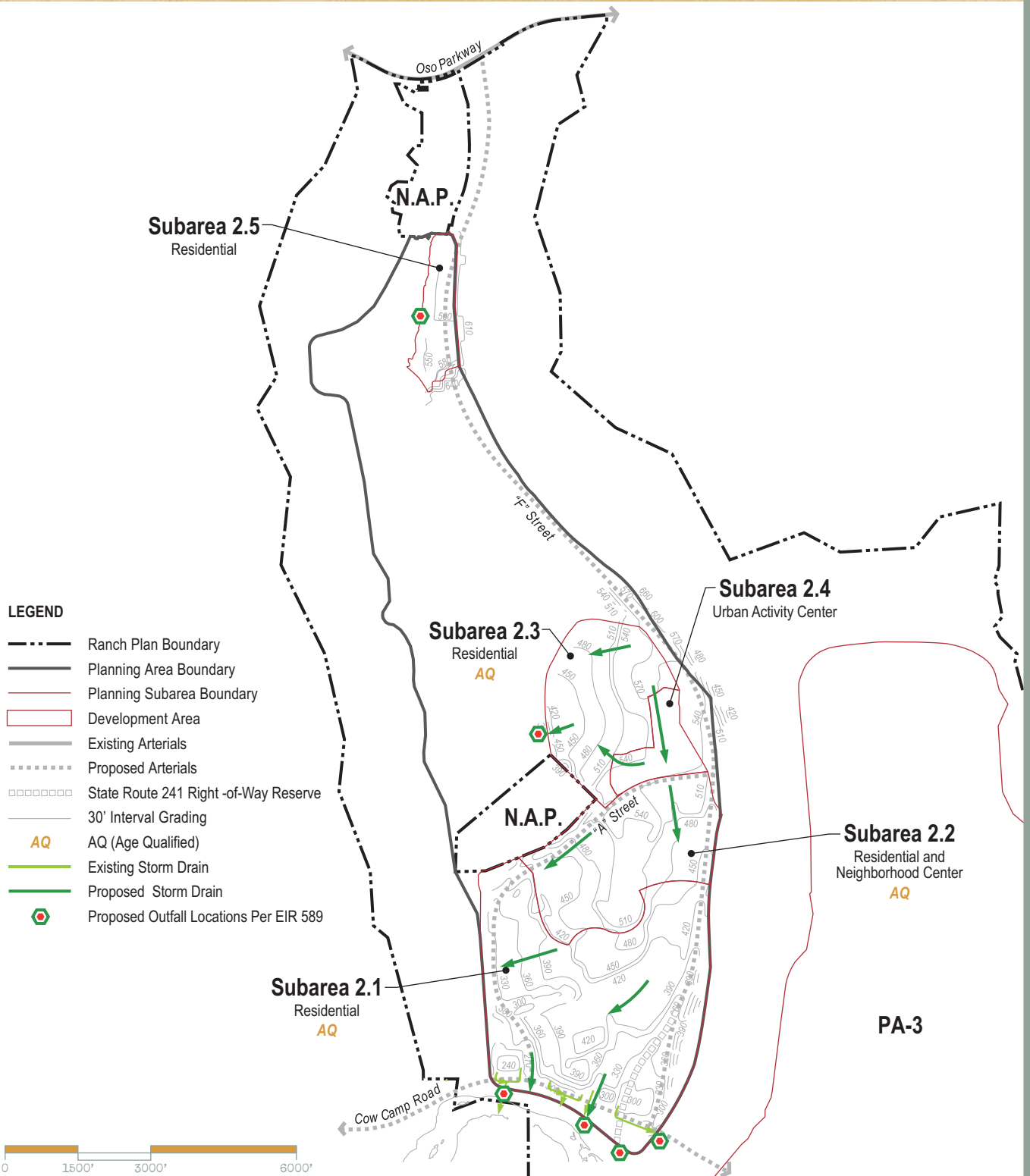


MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM
 Ranch Plan Planned Community

Exhibit: 8



Planning Area 2

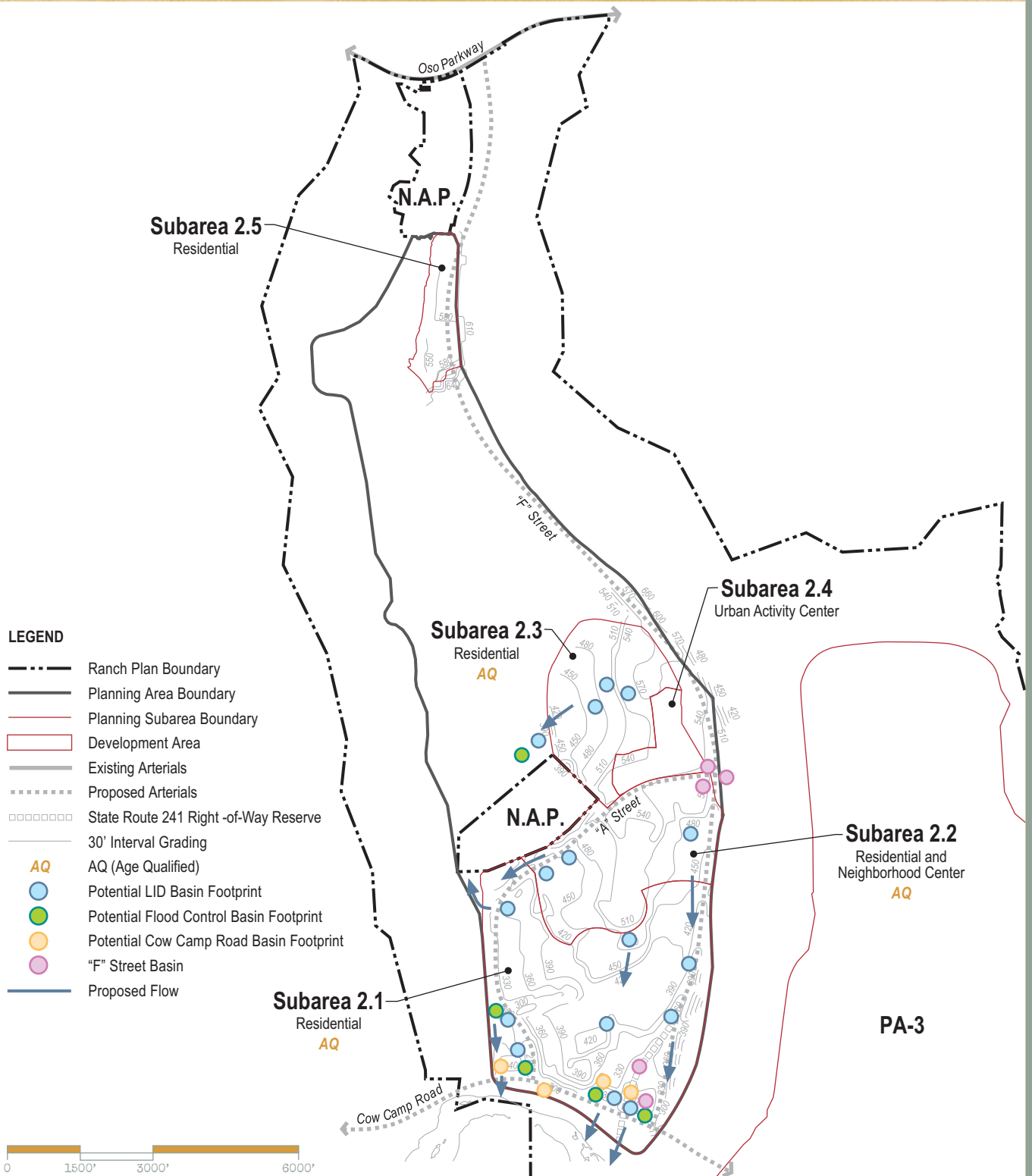


MASTER AREA PLAN
PRELIMINARY STORM DRAINAGE SYSTEM
 Ranch Plan Planned Community

Exhibit: 9



Planning Area 2



MASTER AREA PLAN
PRELIMINARY WATER QUALITY SYSTEM
 Ranch Plan Planned Community

Exhibit: 10



3.5 Master Trail and Bikeway Implementation Plan:

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

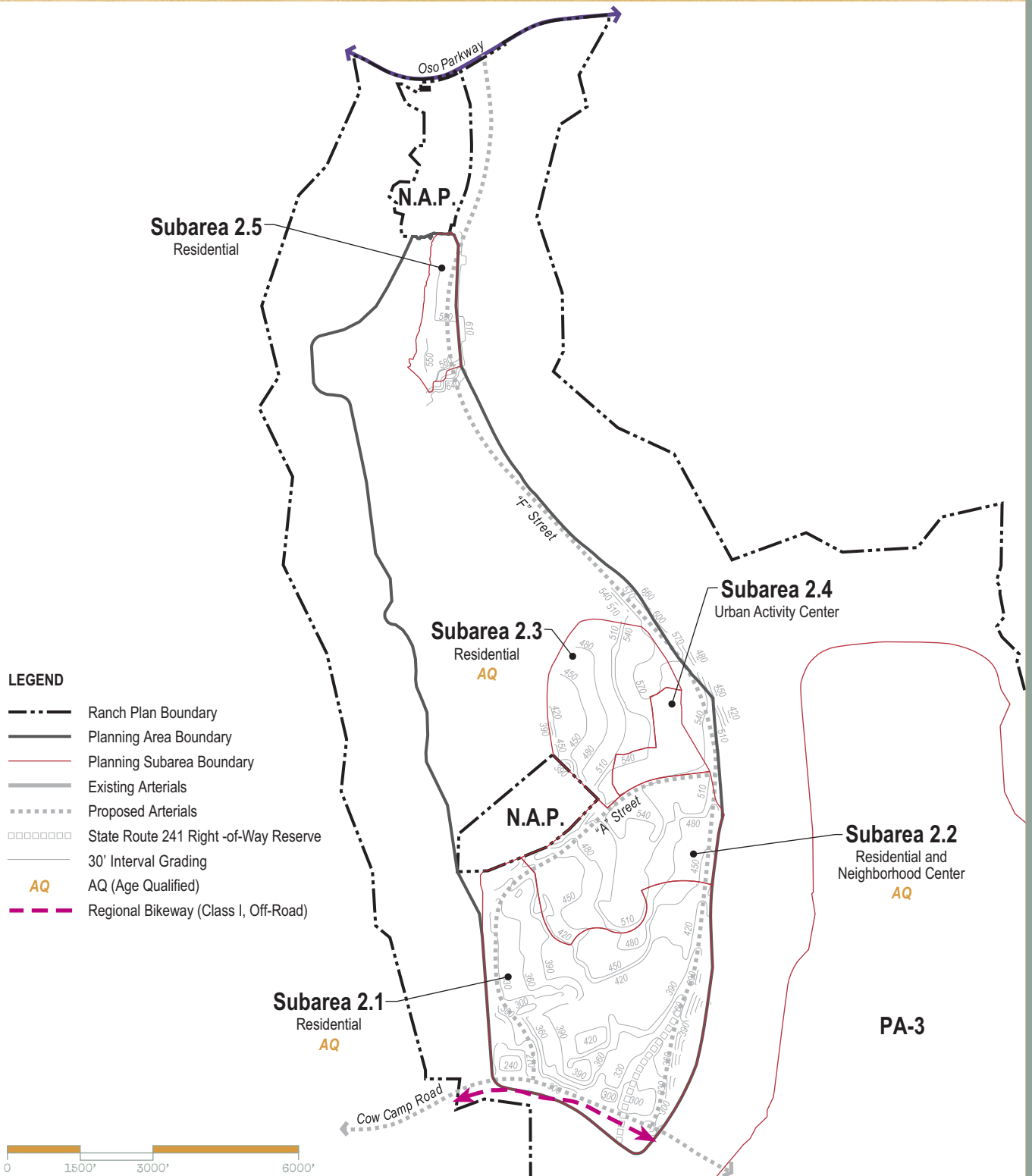
“In conjunction with approval of the first Master Area Plan, the applicant shall develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan that would establish viable routes for trails and bikeways to provide connectivity to community trails and bikeways in adjacent developments and 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].”

The location of Master Trail and Bikeway facilities will be per the approved September 2011 Master Trail and Bikeways Implementation Plan. Within Planning Area 2 (see Exhibit 11), the only required Master Trail and Bikeway facility is the San Juan Creek Class I Bikeway proposed along the northern side of San Juan Creek southerly of Cow Camp Road.

3.6 Agricultural And Other Existing And On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 12 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Area 2, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA2 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 2.1.

Planning Area 2

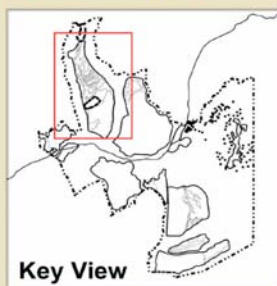
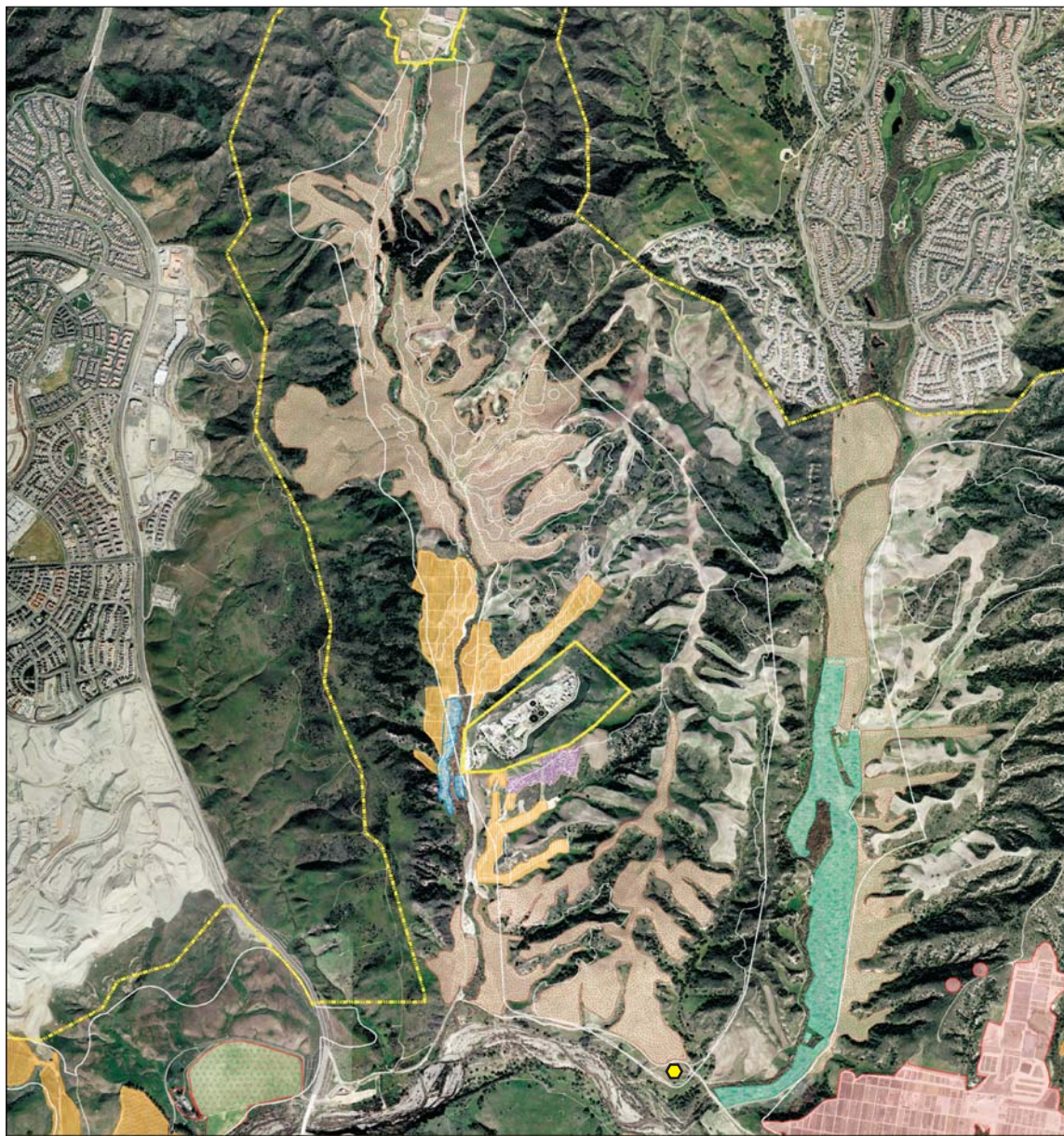


PLANNING AREA 2
TRAILS AND BIKEWAYS CONCEPT
Ranch Plan Planned Community

Exhibit: 11



Planning Area 2



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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 12

Ranch Plan Planned Community

Not To Scale



4. MASTER AREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Planning Area 1 Master Area Plan, and all Ranch Plan Master 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 Area 2) is in compliance with the abovementioned Watershed Planning Principles.

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

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

The Orange County Fire Authority (OCFA) was the approval authority for the July 2007 Ranch Plan Fire Protection Program to satisfy this requirement for the entirety of the Ranch Plan Area. The Conceptual Fuel Modification Plan portion of the Ranch Plan Fire Protection Program has been submitted for approval prior to

approval of the PA2 Master Area Plan, per the Ranch Plan PC Text, Section II.B.3.a.12.

- 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 PA2 MPD have been submitted for approval prior to approval of the PA2 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 Area 2 will include approximately 785 gross acres of internal Planning Area 2 open space and the PA2 portion of the external open space within Planning Area 10. Both internal and external open space will be phased with development of individual Subareas.

PC Program Text Section II. Implementation Procedures

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

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

See Attachment 1, Legal Description of Planning Area Boundary

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

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

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

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

- 4) *Proposed maximum number of gross and net acres for non-residential land uses, including community facilities and service stations to be located within Neighborhood Centers, Urban Activity Centers and/or Business Parks.*

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

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

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

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

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

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

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

- 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 Area 2 Regulation Compliance Matrix (separate submittal) for all applicable requirements and provisions relating to Planning Area 1.

- 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 Area 2 Traffic Analysis (separate submission) for a full evaluation per “a” and “b” above relating to Planning Area 2.

- 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.*

Master Area Plans processed for Planning Areas 3 and 4 will contain additional information to address visible portions of the Ranch Plan area from Caspers Regional Park pursuant to the PC Program Text General Regulations 21 and 22. The issue of color palettes was not intended to be addressed in other Planning Areas.

- 12) *Demonstrate compliance with OCFA Ranch Plan Fire Protection Program, including a Conceptual 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.

- 14) *Preliminary conceptual grading at 30-foot contours.*

See Section 3.2 above and refer to Exhibit 4.

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

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

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

Not applicable to this Planning Area

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 1 (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 are 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.

No service stations are proposed within Planning Area 2. However, potential for Neighborhood Electrical Vehicle (NEV) charging stations are planned within PA1 and anticipated in PA2.

- 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 PA1, 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.

Attachment 1: Legal Description

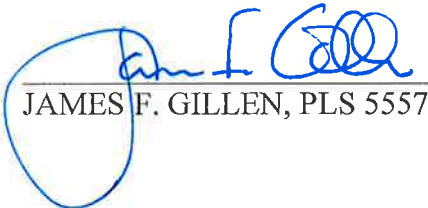
10-1159-34 (D)
03-15-13

EXHIBIT A
LEGAL DESCRIPTION
MASTER AREA PLAN, PLANNING AREA 2

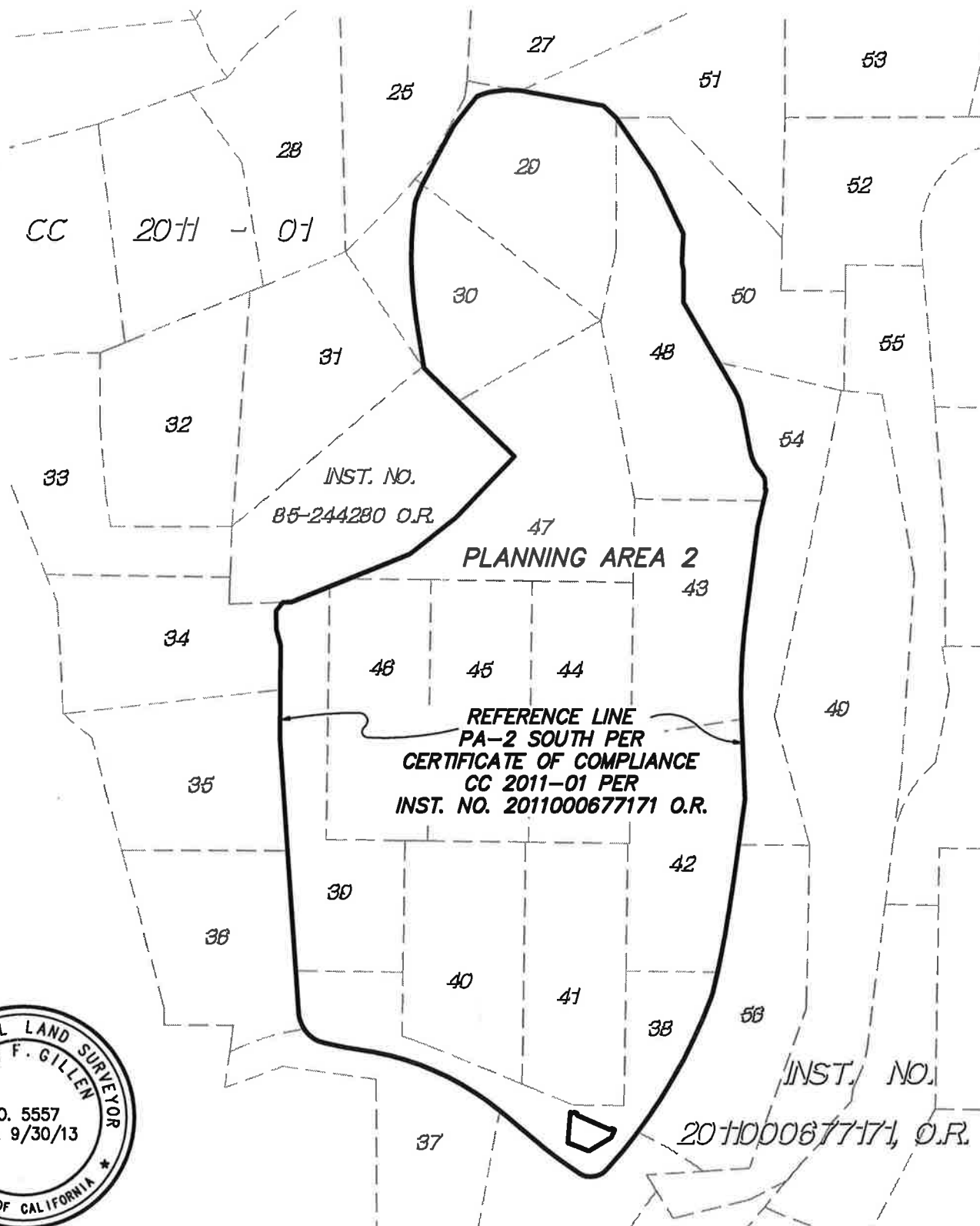
Planning Area 2:

All of Parcels 38 through 48, inclusive, and those portions of Parcels 29 and 30 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, lying within the line described and shown as "Reference Line PA-2 South" on said Certificate of Compliance.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


JAMES F. GILLEN, PLS 5557





HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
PLANNING AREA 2

SCALE NOT TO SCALE

DRAWN BY DWM/PMC

CHECKED BY JFG

DATE 3/15/2013

JOB NO.
10-1159-34

THE RANCH PLAN PLANNED COMMUNITY

Planning Area 2
Subarea Plan 2.1



March 27, 2013

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.1

**CONDITIONALLY
APPROVED**

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

CC PUBLIC WORKS / CC PLAN.

March 27, 2013

Application # PA13-0001

RMV Community Development, LLC

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.1

March 27, 2013

Application # PA13-0001

RMV Community Development, LLC

Ranch Plan Planned Community

Subarea Area Plan 2.1

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary
2. Planning Area 2 Regulation Compliance Matrix (Conditions of Approval)
(under separate cover)

Ranch Plan Planned Community

Subarea Plan • Planning Area 2 • Subarea 2.1

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 2, Subarea 2.1, 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 2.1 and the previously approved Master Area Plan for PA-2.

1. BACKGROUND:

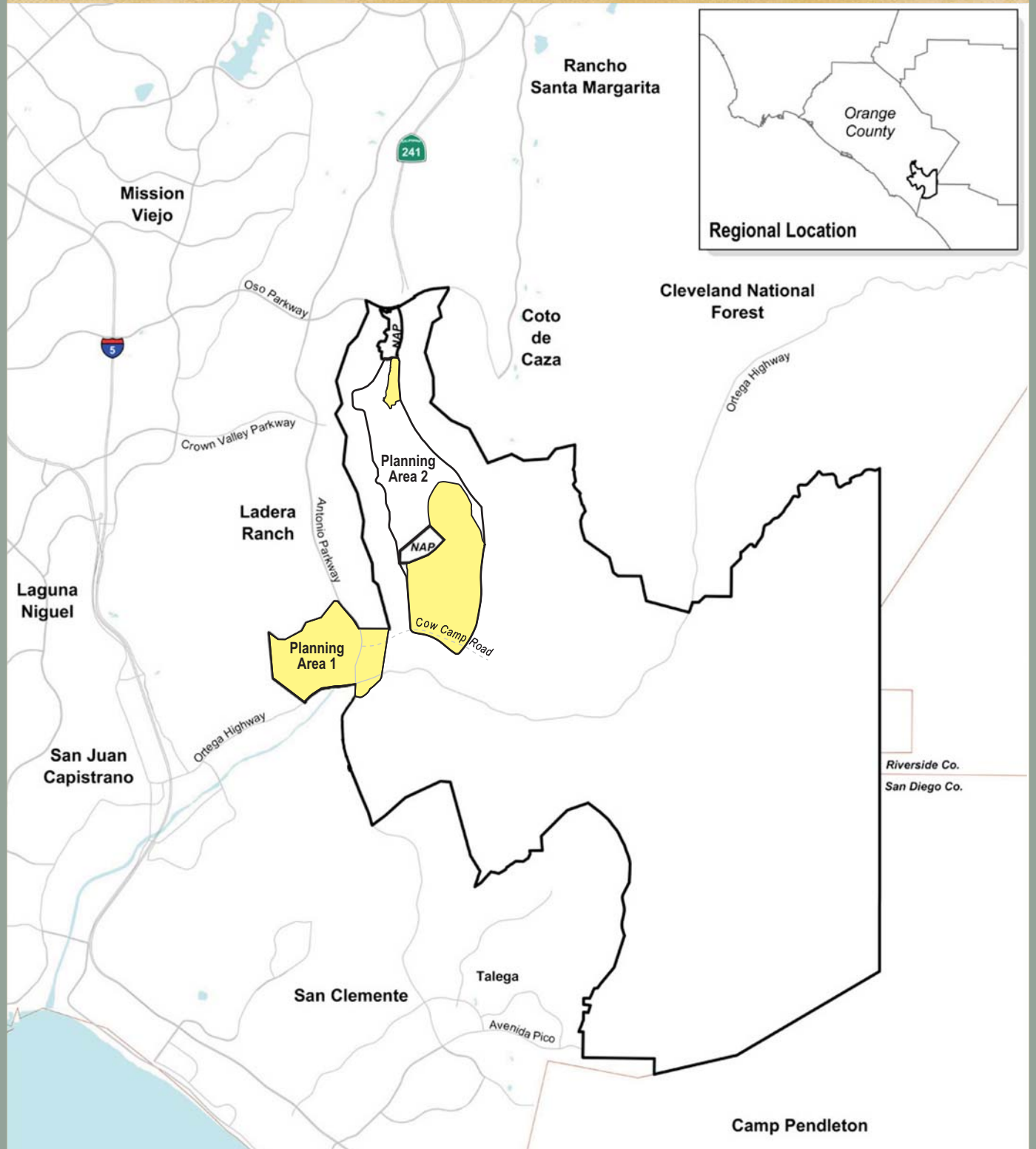
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

The 385 gross acre Planning Subarea 2.1 is located in the southerly portion of PA2. Cow Camp Road traverses the southern portion of the Subarea 2.1 in a west to east direction. Future "F" Street (or the Foothill Transportation Corridor) traverses the easterly boundary of Subarea 2.1 in a generally north-south direction. Subarea 2.1 is dissected by the ridge between Chiquita Canyon and Gobernadora Canyon, which is a dominant physical feature extending north to south through the project site.

Existing land uses within Subarea 2.1 includes a majority of agricultural grazing land, San Diego Gas & Electric substation and various agricultural production areas (citrus and row crops).

Planning Area 2



REGIONAL LOCATION MAP

Ranch Plan Planned Community

Exhibit: 1

Not To Scale



Planning Area 2



SUBAREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2



3. SUBAREA PLAN 2.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 2.1 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 on Page 8) depicts 390 gross acres of development land uses within a terraced and hillside setting, which may include:

- 380 gross acres of residential uses, including 270 net acres of residential area and a total of 850 dwelling units, of which 340 are designated as age qualified dwellings.
- 10 acres of public parkland
- 4 gross acre affordable housing site
- Public school site
- Various private recreation areas, including community buildings that may allow the service of alcohol and construction of one 60-foot tall, 30-foot by 30-foot wide architectural feature that may also include wireless facilities.
- Limited pedestrian-oriented neighborhood retail space – maximum of two acres
- A maintenance road is also proposed serving the SMWD Chiquita Wastewater Treatment Plant.

The Subarea 2.1 Development Table (Table 1 on Page 9) expands upon the PC Statistical Table and Planning Area 2 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 Area 2.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 2, 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 2.1. 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 June 20, 2012.

Planning Area 2

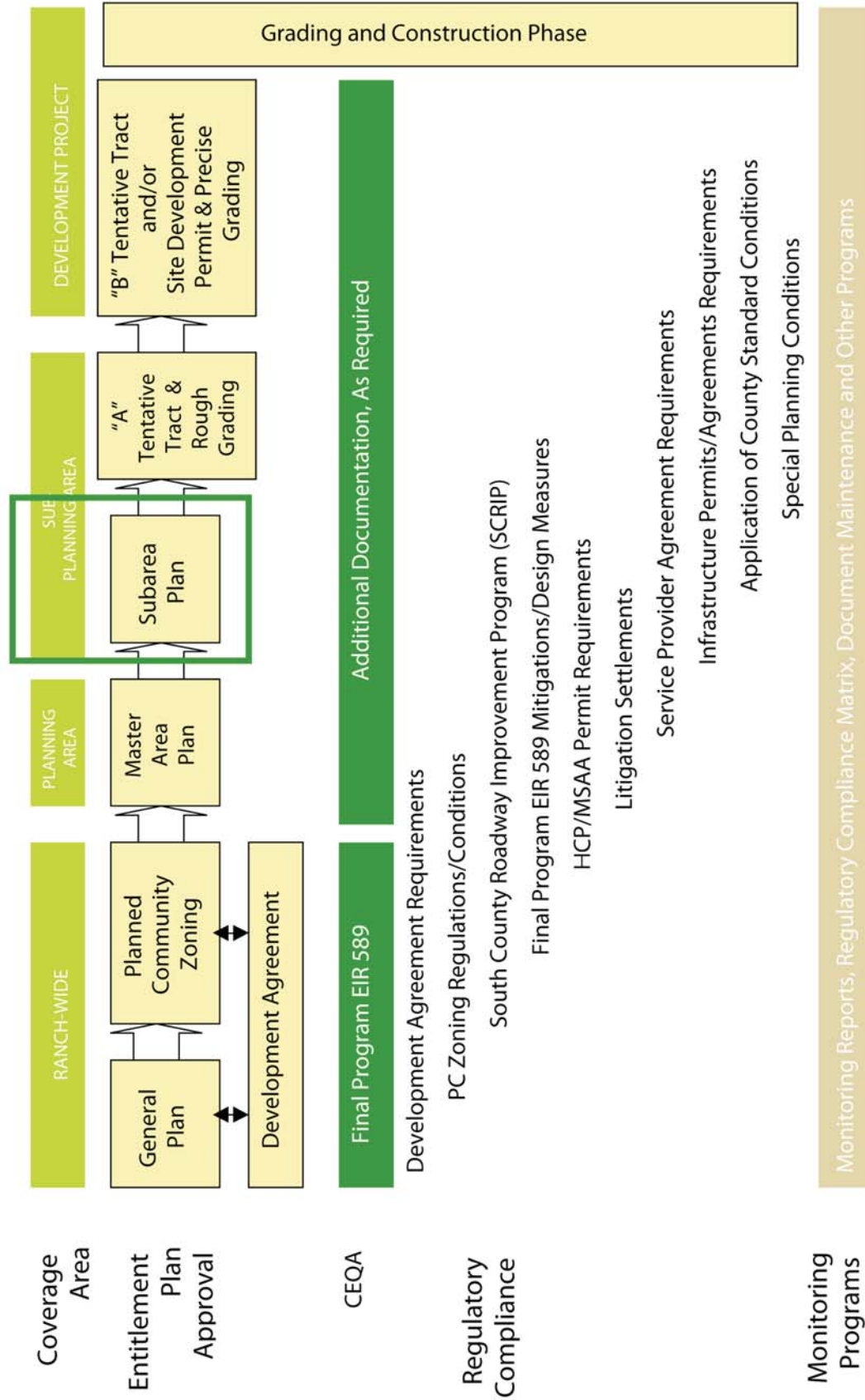


Exhibit: 3

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

3.1 Land Use Plan and Subarea Plan 2.1 Development Table (continued):

- d. The Subarea Plan 2.1 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 2.1 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 2.1 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 2.1 are submitted, they must be consistent with two aspects of the Subarea 2.1 Development Table (Table 1 on Page 10):

1. The Subarea 2.1 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.

Planning Area 2

LEGEND

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

0 1000' 2000' 4000'

SUBAREA 2.1
LAND USE PLAN
 Ranch Plan Planned Community

N.A.P.

Cow Camp Road

Subarea 2.3
Residential
AQ

Subarea 2.4
Urban Activity Center

Subarea 2.2
Residential and
Neighborhood Center
AQ

Subarea 2.1
Residential
AQ

PA-3

Exhibit: 4



Planning Area 2

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

SUBAREA PLAN 2.1
DEVELOPMENT TABLE (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)
 Ranch Plan Planned Community

Table: 1

March 27, 2013

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 2.1 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 Area 2, and all subsequent subdivision and grading permits must be consistent with Subarea 2.1 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 2.1 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 2 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 Area 2 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.”

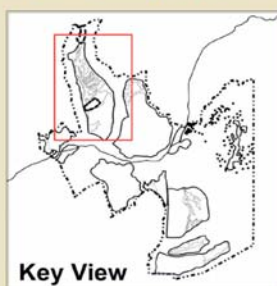
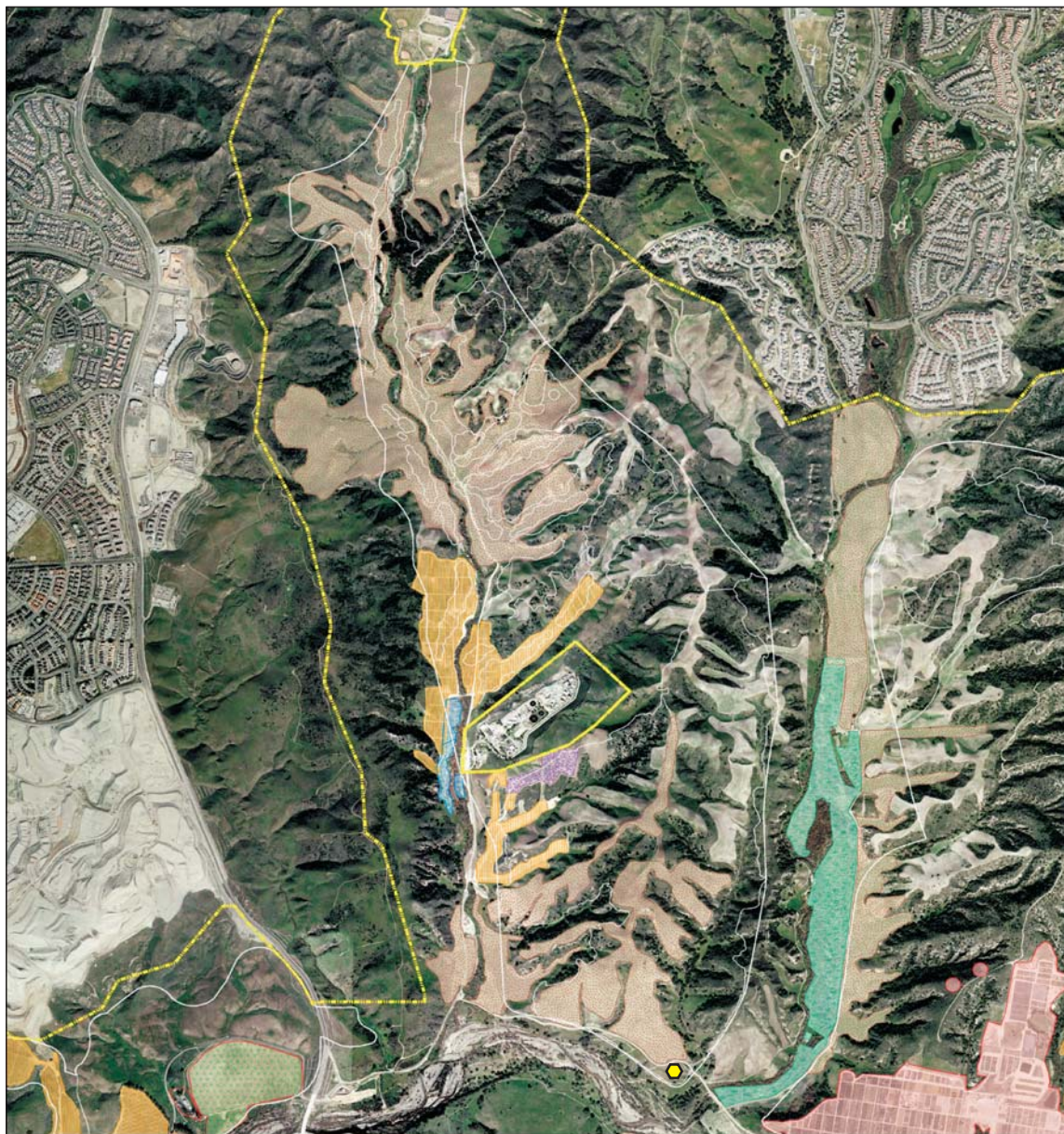
Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

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 Area 2, as required by PC Program Text Section II.B.3.a.5.

Agricultural and other existing and on-going uses within PA2 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 2.1.

Planning Area 2



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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

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 2.1 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 2.1 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

2) Scenic highway treatments.

Cow Camp Road is designated as a Landscape Corridor Scenic Highways. The construction plans being prepared for this arterial adjacent to Subarea 2.1 will incorporate the appropriate 25-foot wide Landscape Corridor Scenic Highway scenic easement.

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

No proposed land uses within Subarea 2.1 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 2.1 has been prepared consistent with all components of the Master Area Plan for Planning Area 2.

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.7 [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, Legal Description of Subarea Development Boundary

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 PA2 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 PA2 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. The Planning Reserve concept was abandoned per the 2005 Resource Organization Settlement Agreement (ROSA).

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 Area 2 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

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

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

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

Attachment 1: Legal Description

10-1159-34 (D)

03-15-13

EXHIBIT A
LEGAL DESCRIPTION
PLANNING AREA 2 SUB AREAS

Sub-Area 2.1:

All of Parcels 38, 40, 41, and 42, and those portions of Parcels 39, 43, 44, 45, and 46 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41"; thence leaving said Easterly line non-tangent North 84°17'17" West 327.27 feet; thence North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East; thence Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet; thence Southwesterly 105.17 feet along said curve through a central angle of 10°57'23"; thence South 37°30'25" West 134.63 feet; thence North 55°10'51" West 96.87 feet; thence North 78°31'08" West 343.13 feet; thence North 55°13'43" West 74.47 feet; thence South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet; thence Southwesterly 54.28 feet along said curve through a central angle of 41°27'48"; thence non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East; thence Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39"; thence North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet; thence Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West; thence Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet; thence Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of

said curve to said point bears South 25°01'29" East; thence Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West; thence Northerly 271.92 feet along said curve through a central angle of 38°00'00"; thence North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet; thence Northeasterly 154.36 feet along said curve through a central angle of 22°06'39"; thence North 08°53'50" West 428.69 feet; thence South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet; thence Southwesterly 520.10 feet along said curve through a central angle of 26°36'25"; thence non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence along said Westerly, the Southerly, and said Easterly lines of said Reference Line, the following courses: South 68°02'10" West 114.02 feet, South 88°09'27" West 83.35 feet, South 39°13'32" West 112.61 feet, South 01°02'30" East 190.58 feet, South 15°30'48" East 168.64 feet, South 00°23'00" West 943.59 feet, South 04°05'18" East 2792.61 feet to the beginning of a curve concave Northeasterly having a radius of 325.00 feet, Southeasterly 419.94 feet along said curve through a central angle of 74°02'00" to the beginning of a reverse curve concave Southerly having a radius of 5000.00 feet, Easterly 135.12 feet along said curve through a central angle of 01°32'54" to the beginning of a reverse curve concave Northerly having a radius of 2400.00 feet, Easterly 243.71 feet along said curve through a central angle of 05°49'05" to the beginning of a reverse curve concave Southwesterly having a radius of 2800.00 feet, Southeasterly 1563.64 feet along said curve through a central angle of 31°59'47", South 50°23'42" East 616.25 feet to the beginning of a curve concave Northeasterly having a radius of 2000.00 feet, Southeasterly 179.21 feet along said curve through a central angle of 05°08'02", South 55°31'44" East 226.69 feet to the beginning of a curve concave Northerly having a radius of 225.00 feet, Easterly 323.86 feet along said curve through a central angle of 82°28'11" to the beginning of a compound curve concave Northwesterly having a radius of 5500.00 feet, Northeasterly 2044.52 feet along said curve through a central angle of 21°17'55" to the beginning of a compound curve concave Westerly having a radius of 500.00 feet, Northerly 62.24 feet along said curve through a central angle of 07°07'55" to the beginning of a compound curve concave Westerly having a radius of 10000.00 feet, Northerly 897.83 feet along said curve through a central angle of 05°08'39", North 08°25'36" East 312.08 feet, and North 07°56'23" East 780.21 feet to the point of beginning.

Sub-Area 2.2:

Those portions of Parcels 39, 43, 44, 45, 46, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41" to the Northerly line of Parcel 2.1 as described herein above, said point also being the TRUE POINT OF BEGINNING; thence leaving said Easterly line and along said Northerly line, the following courses: non-tangent North 84°17'17" West 327.27 feet, North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East, Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet, Southwesterly 105.17 feet along said curve through a central angle of 10°57'23", South 37°30'25" West 134.63 feet, North 55°10'51" West 96.87 feet, North 78°31'08" West 343.13 feet, North 55°13'43" West 74.47 feet, South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet, Southwesterly 54.28 feet along said curve through a central angle of 41°27'48", non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East, Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39", North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet, Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West, Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet, Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of said curve to said point bears South 25°01'29" East, Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West, Northerly 271.92 feet along said curve through a central angle of 38°00'00", North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet, Northeasterly 154.36 feet along said curve through a central angle of 22°06'39", North 08°53'50" West 428.69 feet, South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet, Southwesterly 520.10 feet along said curve through a central angle of 26°36'25", and non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence leaving said Northerly line and along said Westerly line, the following courses: North 68°02'10" East 1190.68 feet, North 51°43'00" East 592.38 feet, and North 43°38'00" East 859.38 feet; thence leaving said Westerly line

South 43°34'39" East 282.12 feet; thence North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet; thence Northeasterly 1133.94 feet along said curve through a central angle of 36°17'46"; thence North 82°43'07" East 968.16 feet to a point on the Easterly line of said Reference Line PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence along said Easterly line, the following courses: Southeasterly 77.57 feet along said curve through a central angle of 06°50'15", South 11°24'06" East 175.97 feet, South 10°35'47" East 253.55 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet, Southeasterly 233.37 feet along said curve through a central angle of 33°25'38" to the beginning of a reverse curve concave Southwesterly having a radius of 175.00 feet, Southeasterly 150.90 feet along said curve through a central angle of 49°24'23", South 05°22'58" West 33.91 feet, South 77°35'54" East 13.49 feet, South 13°38'27" West 379.14 feet, South 07°09'22" West 955.29 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Southerly 151.23 feet along said curve through a central angle of 01°26'39" to the TRUE POINT OF BEGINNING.

Sub-Area 2.3:

Those portions of Parcels 29, 30, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Northerly line of Reference Line PA-2 South, described as having a bearing and distance of "North 47°59'43" West 180.82 feet" on said Certificate of Compliance; thence along said Northerly line and the Westerly line of said Reference Line PA-2 South, the following courses: North 47°59'43" West 180.82 feet, North 79°43'12" West 855.17 feet, North 86°41'53" West 138.32 feet, South 83°05'20" West 145.58 feet to the beginning of a curve concave Southerly having a radius of 500.00 feet, Westerly 158.86 feet along said curve through a central angle of 18°12'13", South 64°53'07" West 7.43 feet, South 40°00'23" West 182.22 feet, South 37°39'56" West 212.27 feet, South 28°25'52" West 593.88 feet, South 26°33'54" West 79.75 feet, South 22°22'48" West 159.79 feet to the beginning of a curve concave Easterly having a radius of 100.00 feet, Southerly 25.53 feet along said curve through a central angle of 14°37'39" to the beginning of a compound curve concave Easterly having a radius of 4000.00 feet, Southerly 1183.55 feet along said curve through a central angle of 16°57'11", South 09°12'02" East 502.75 feet, and South 45°40'50" East 1284.32 feet; thence leaving said Westerly line and along the Northerly line of Parcel 2.2, as described herein above, the following courses: South 43°34'39" East 282.12 feet, North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet, and Northeasterly 172.47 feet along said curve through a central angle of 05°31'14" to the beginning of a

non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 49°58'26" West; thence leaving said Northerly line Northwesterly 367.94 feet along said curve through a central angle of 29°16'46"; thence non-tangent North 13°40'32" East 444.39 feet to the beginning of a curve concave Southerly having a radius of 70.00 feet; thence Northeasterly and Easterly 91.88 feet along said curve through a central angle of 75°12'09" to the beginning of a reverse curve concave Northwesterly having a radius of 925.00 feet; thence Easterly, Northeasterly, and Northerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a compound curve concave Southwesterly having a radius of 2000.00 feet; thence Northwesterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a reverse curve concave Southeasterly having a radius of 45.00 feet; thence Northeasterly 75.01 feet along said curve through a central angle of 95°30'09"; thence North 74°33'02" East 336.96 feet to the Easterly line of said Reference Line PA-2 South; thence along said Easterly line, the following courses: North 25°59'01" West 322.67 feet, North 26°59'45" West 190.20 feet, and North 34°39'22" West 671.42 feet to the point of beginning.

Sub-Area 2.4:

Those portions of Parcels 47 and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

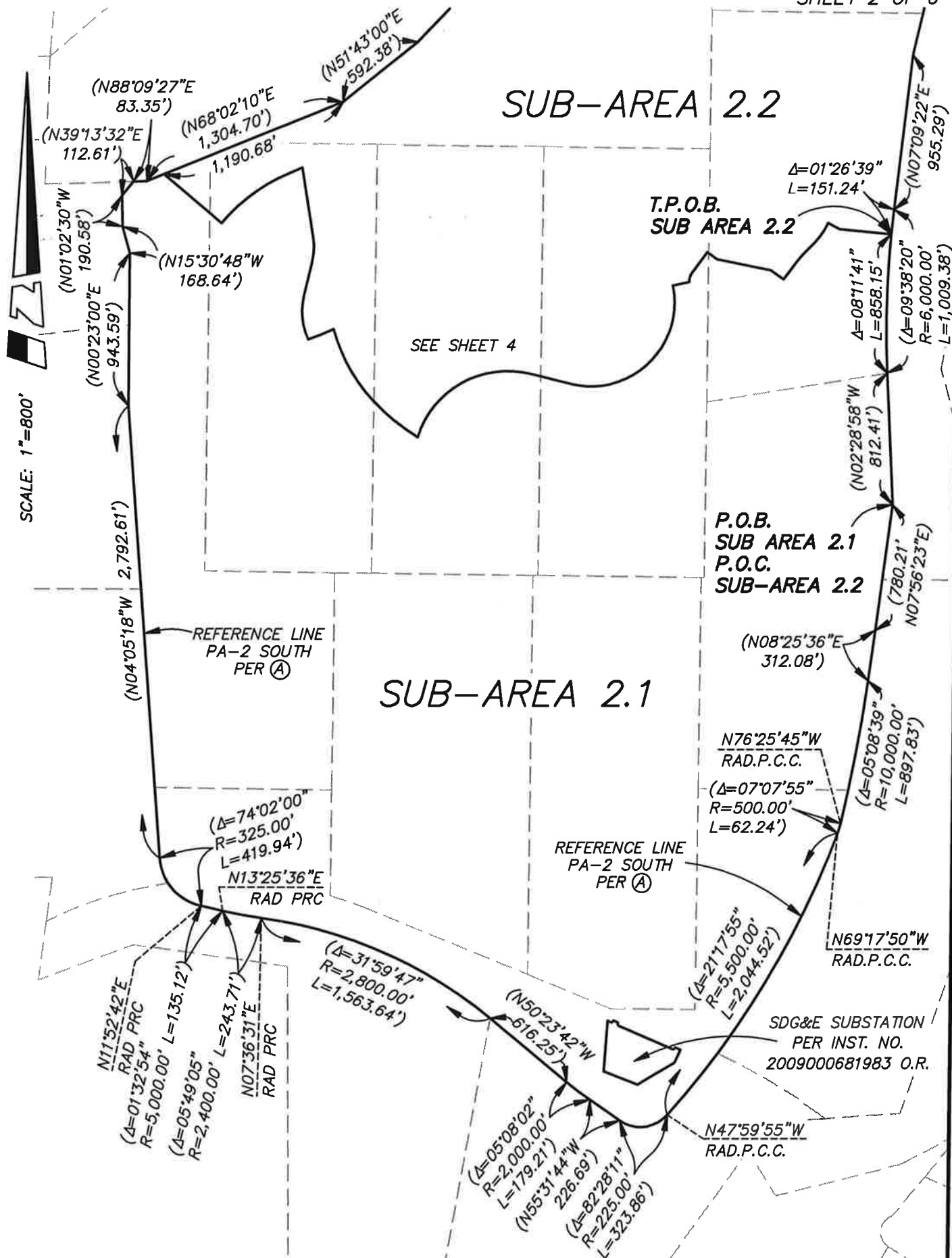
Beginning at the Southeasterly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 25°59'01" West 472.20 feet" on said Certificate of Compliance; thence along said Easterly line North 25°59'01" West 149.53 feet to the Southeasterly line of Parcel 2.3 as described herein above; thence leaving said Easterly line and along said Southeasterly line, the following courses: South 74°33'02" West 336.96 feet to the beginning of a curve concave Southeasterly having a radius of 45.00 feet, Southwesterly and Southerly 75.01 feet along said curve through a central angle of 95°30'09" to the beginning of a reverse curve concave Southwesterly having a radius of 2000.00 feet, Southeasterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a compound curve concave Northwesterly having a radius of 925.00 feet, Southerly, Southwesterly, and Westerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a reverse curve concave Southerly having a radius of 70.00 feet, Westerly and Southwesterly 91.88 feet along said curve through a central angle of 75°12'09", South 13°40'32" West 444.39 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 79°15'12" West, and Southeasterly 367.94 feet along said curve through a central angle of 29°16'46" to the Northerly line of Parcel 2.2 as described herein above, said point being on a non-tangent curve concave Southeasterly having a

radius of 1790.00 feet, a radial line of said curve to said point bears North 38°03'25" West; thence leaving said Southeasterly line and along said Northerly line, the following courses: Northeasterly 961.47 feet along said curve through a central angle of 30°46'32" and North 82°43'07" East 968.16 feet to said Easterly line of said Reference Line of PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence leaving said Northerly line and along said Easterly line, the following courses: Northwesterly 138.82 feet along said curve through a central angle of 12°14'11", North 30°28'32" West 1041.68 feet, North 00°10'10" West 324.64 feet, North 10°35'26" West 76.36 feet, North 00°00'00" East 43.90 feet, North 02°32'41" East 224.63 feet, North 05°26'25" East 22.16 feet, and North 21°19'04" West 32.04 feet to the point of beginning.

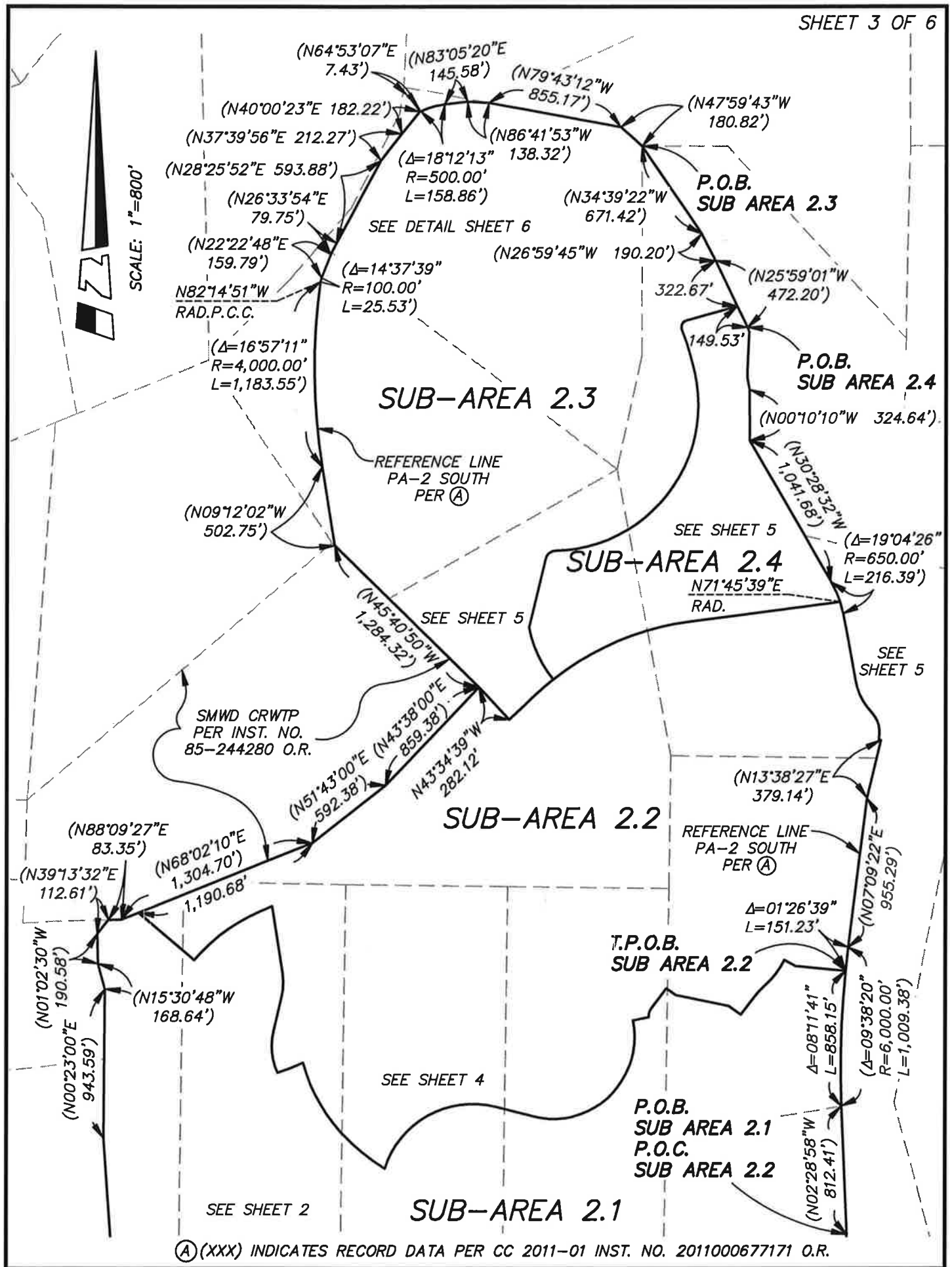
As Sub Areas 2.1, 2.2, 2.3 and 2.4 are more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


JAMES F. GILLEN, PLS 5557





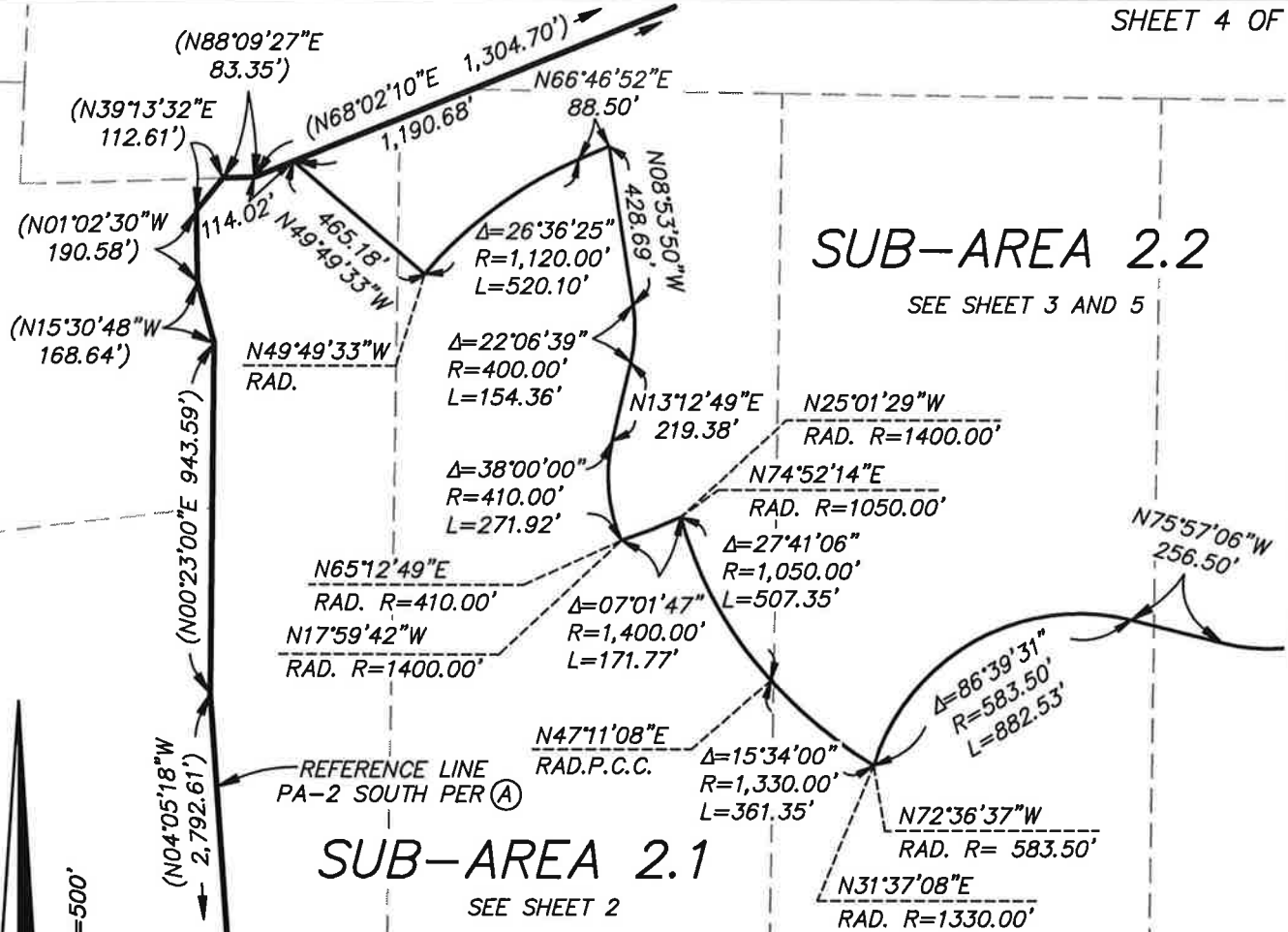
(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



SUB-AREA 2.2

SEE SHEET 3 AND 5

SEE BELOW LEFT

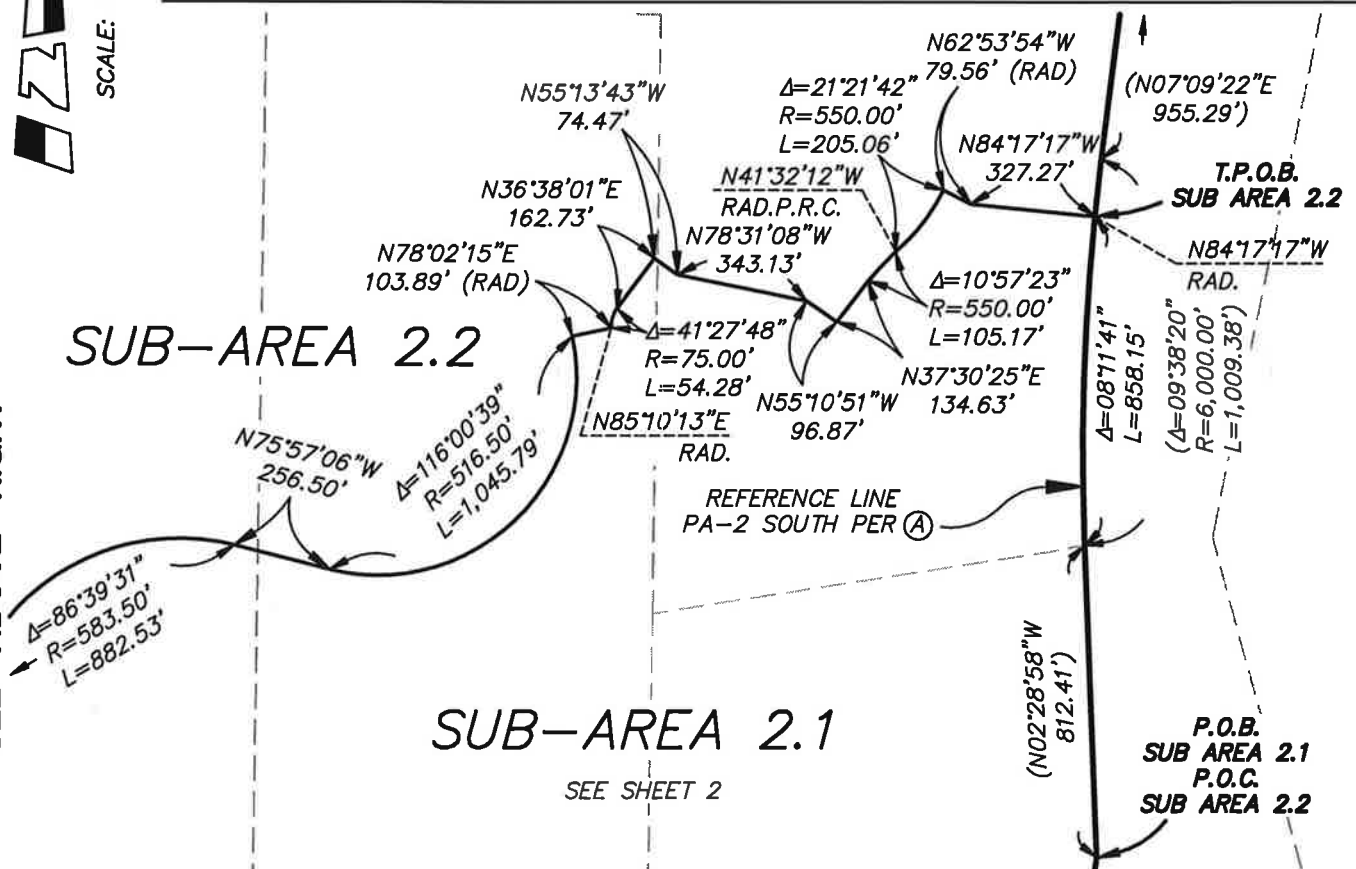


SUB-AREA 2.2

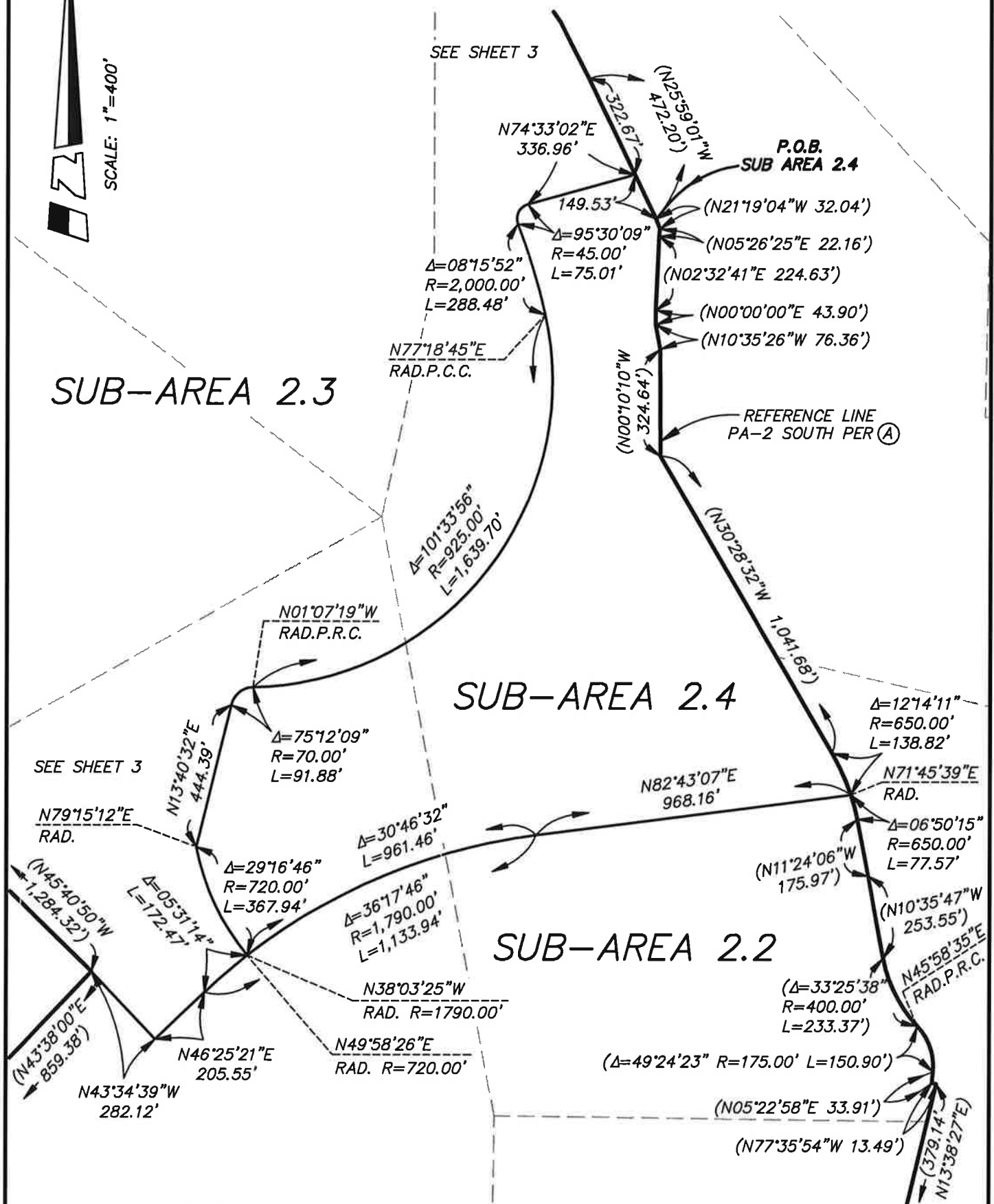
SUB-AREA 2.1

SEE SHEET 2

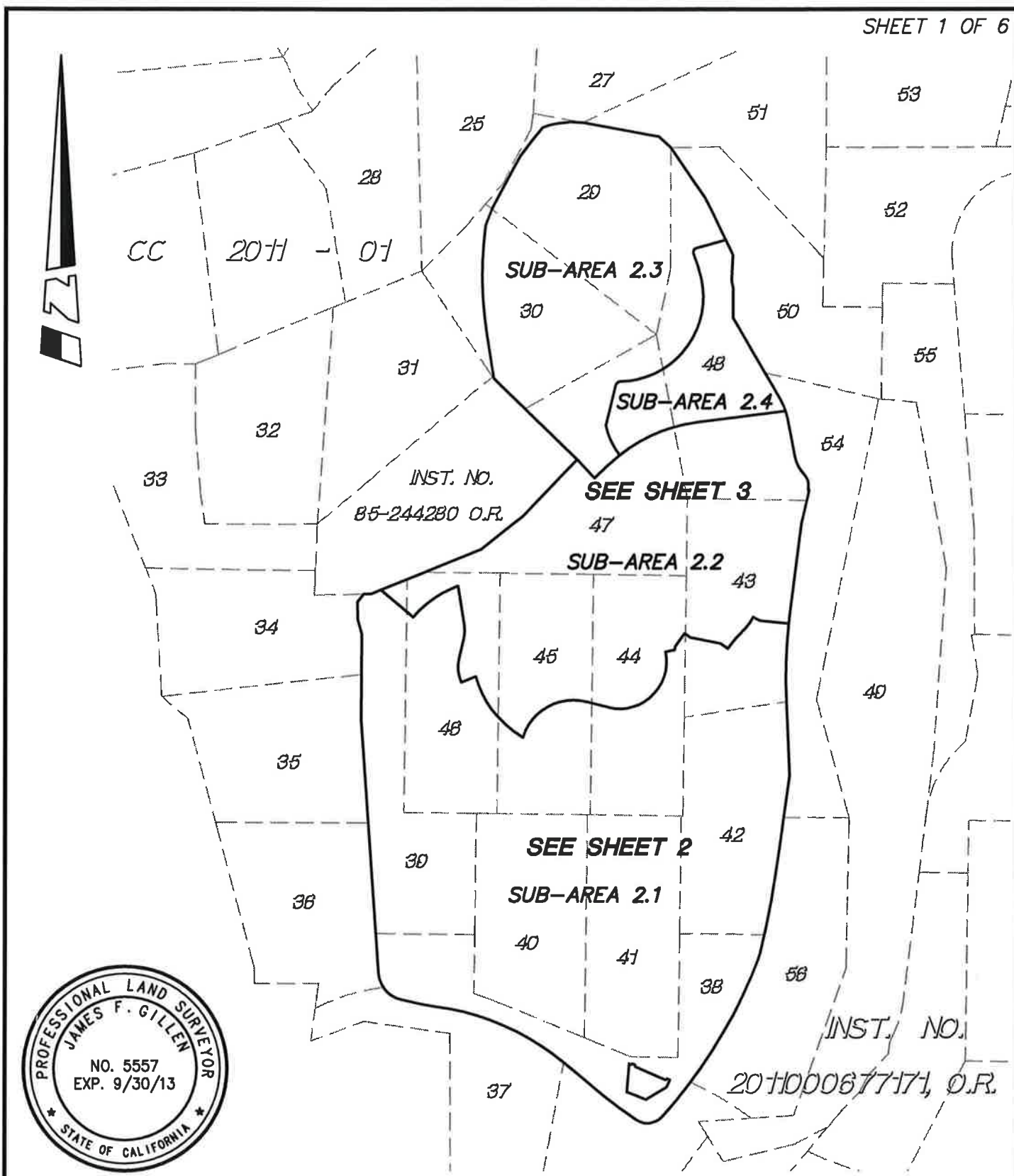
SEE ABOVE RIGHT



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



(A)(XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
 2603 Main Street, Suite 400, Irvine, CA 92614
 Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

3/15/13

SKETCH TO ACCOMPANY
 A LEGAL DESCRIPTION

EXHIBIT 'B' PLANNING AREA 2 SUB AREAS

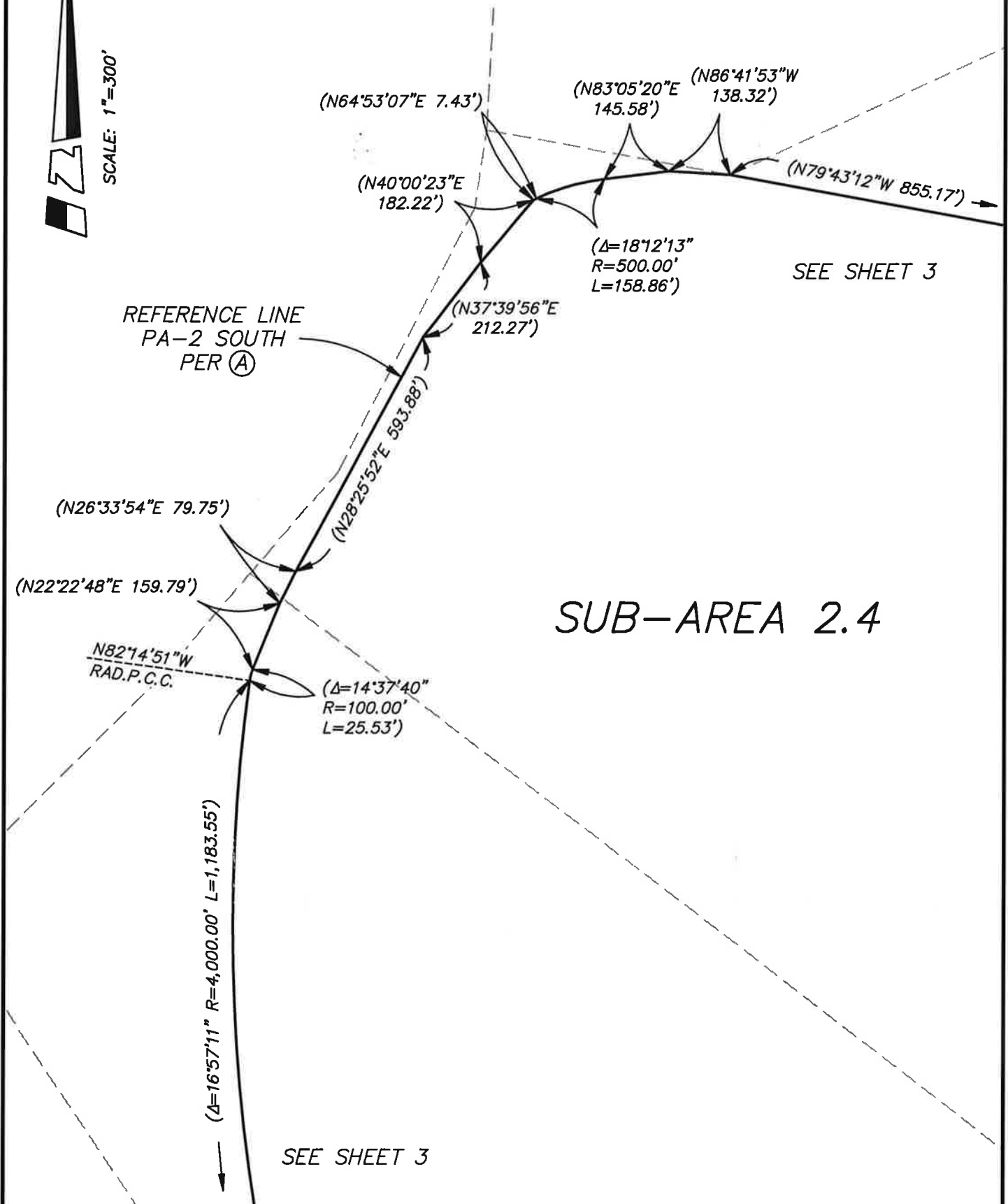
SCALE NOT TO SCALE

DRAWN BY DWM/PMC

CHECKED BY JFG

DATE 3/15/2013

JOB NO. 10-1159-34



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.

THE RANCH PLAN PLANNED COMMUNITY

Planning Area 2
Subarea Plan 2.2



March 27, 2013

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.2

**CONDITIONALLY
APPROVED**

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

OC PUBLIC WORKS / CC PLAN

March 27, 2013

Application # PA13-0002

RMV Community Development, LLC

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.2

March 27, 2013

Application # PA13-0002

RMV Community Development, LLC

Ranch Plan Planned Community

Subarea Area Plan 2.2

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary

Ranch Plan Planned Community

Subarea Plan • Planning Area 2 • Subarea 2.2

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 2, Subarea 2.2, 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 2.2 and the previously approved Master Area Plan for PA-2.

1. BACKGROUND:

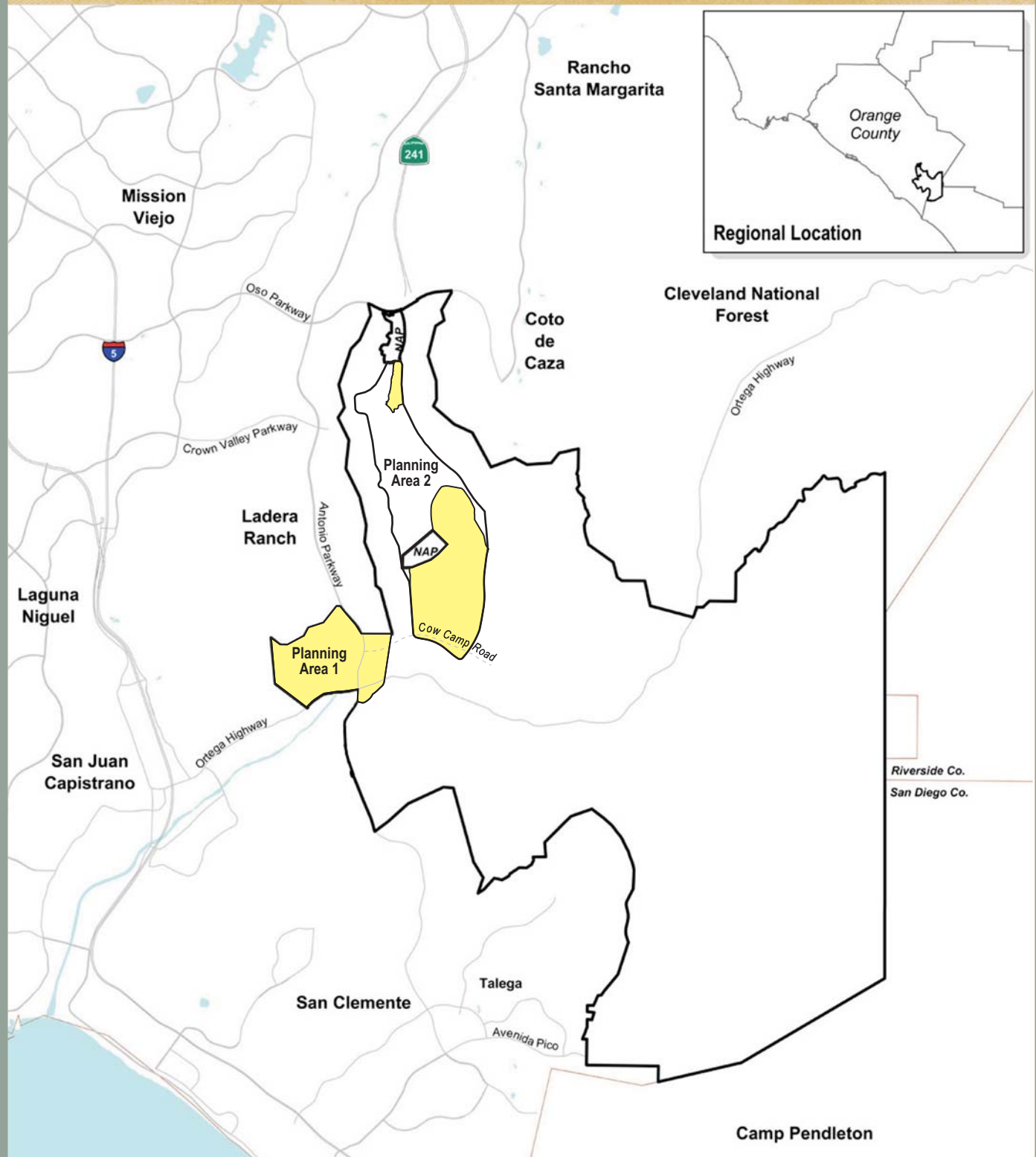
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

The 230 gross acre Planning Subarea 2.2 is located north of Subarea 2.1, south of future Chiquita Canyon Road, east of Chiquita Creek and south of "A" Street and the Santa Margarita Water District Chiquita Wastewater Treatment Plant. Subarea 2.2 is dissected by the ridge between Chiquita Canyon and Gobernadora Canyon, which is a dominant physical feature extending north to south through the project site.

The existing land use within Subarea 2.2 is agricultural, including grazing land and various agricultural production areas (citrus and row crops).

Planning Area 2



REGIONAL LOCATION MAP

Ranch Plan Planned Community

Exhibit: 1

Not To Scale



Planning Area 2



SUBAREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2



3. SUBAREA PLAN 2.2 PROPOSAL

3.1 Land Use Plan and Subarea Plan 2.2 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.

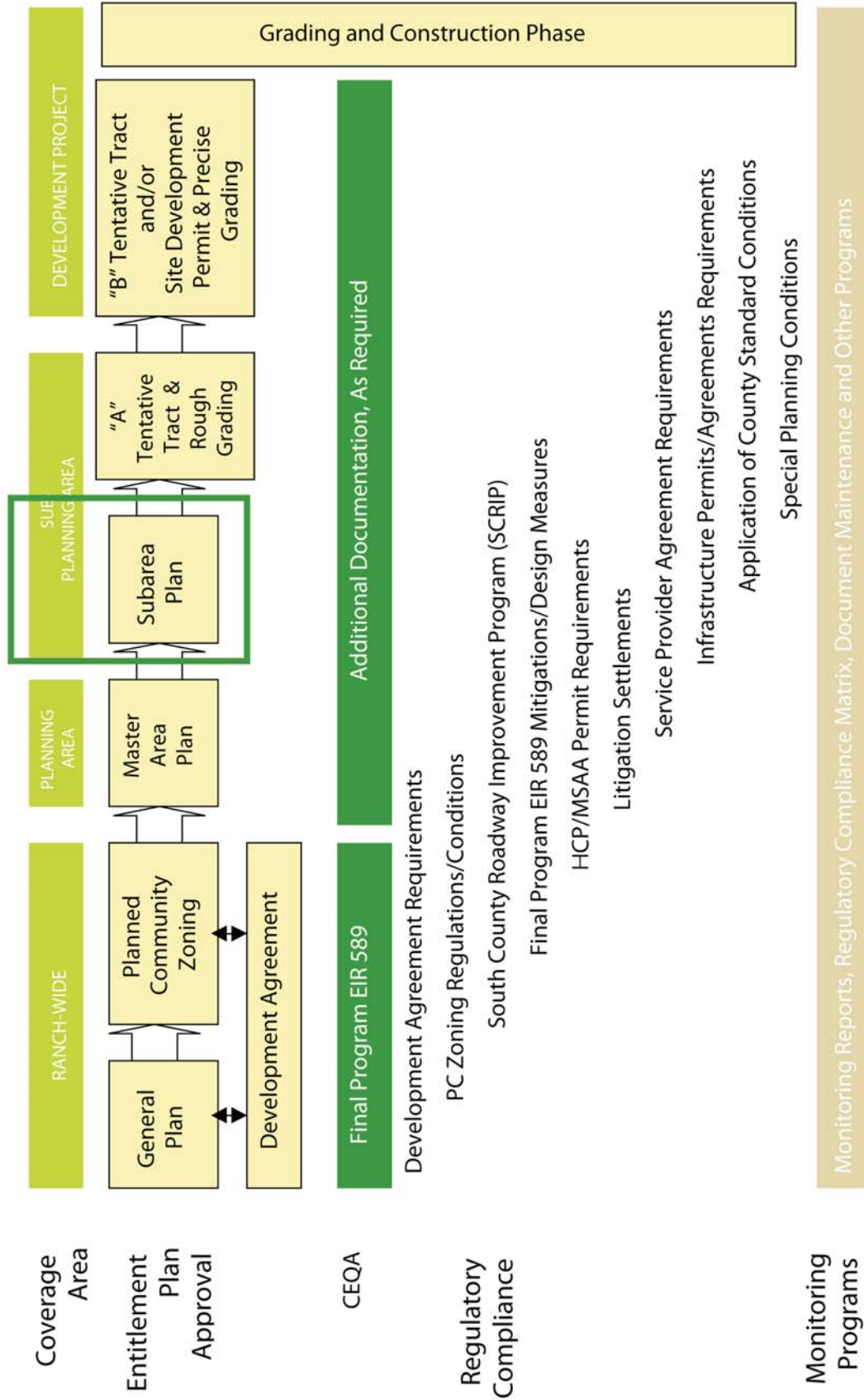
The Land Use Plan (Exhibit 4 on Page 8) depicts 225 gross acres of development land uses within a terraced and hillside setting, which may include:

- 220 gross acres of residential uses, including 170 net acres of residential area and a total of 900 dwelling units, of which 280 are designated as age qualified dwellings.
- 4 gross acre affordable housing site
- Various private recreation areas, including community buildings that may allow the service of alcohol and construction of one 60-foot tall, 30-foot by 30-foot wide architectural feature that may also include wireless facilities.
- 5 acres of Neighborhood Center uses

The Subarea 2.2 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 2 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 Area 2.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 2, 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 2.2. 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 June 20, 2012.

Planning Area 2



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

Exhibit: 3

3.1 Land Use Plan and Subarea Plan 2.2 Development Table (continued):

- d. The Subarea Plan 2.2 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 2.2 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 2.2 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 2.2 are submitted, they must be consistent with two aspects of the Subarea 2.2 Development Table (Table 1 on Page 10):

1. The Subarea 2.2 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.

Planning Area 2

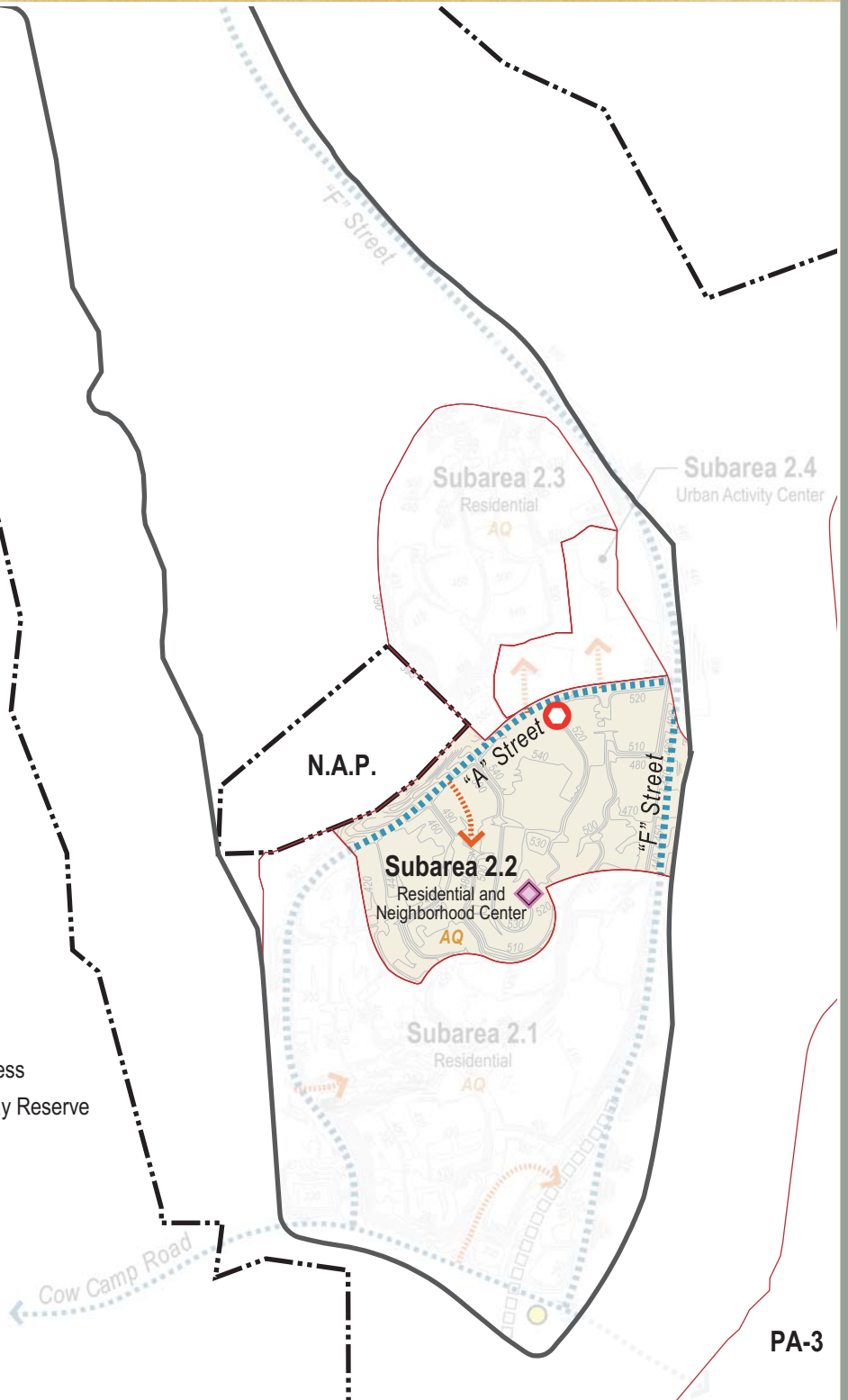
LEGEND

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

0 1000' 2000' 4000'

SUBAREA 2.2
LAND USE PLAN
 Ranch Plan Planned Community

Exhibit: 4



Planning Area 2

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

SUBAREA PLAN 2.2
DEVELOPMENT TABLE (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)
 Ranch Plan Planned Community

Table: 1

March 27, 2013

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 2.2 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 Area 2, and all subsequent subdivision and grading permits must be consistent with Subarea 2.1 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 2.2 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 2 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 Area 2 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.”

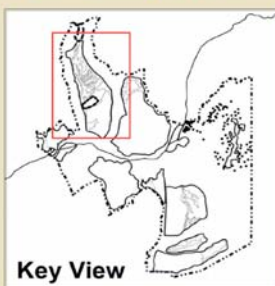
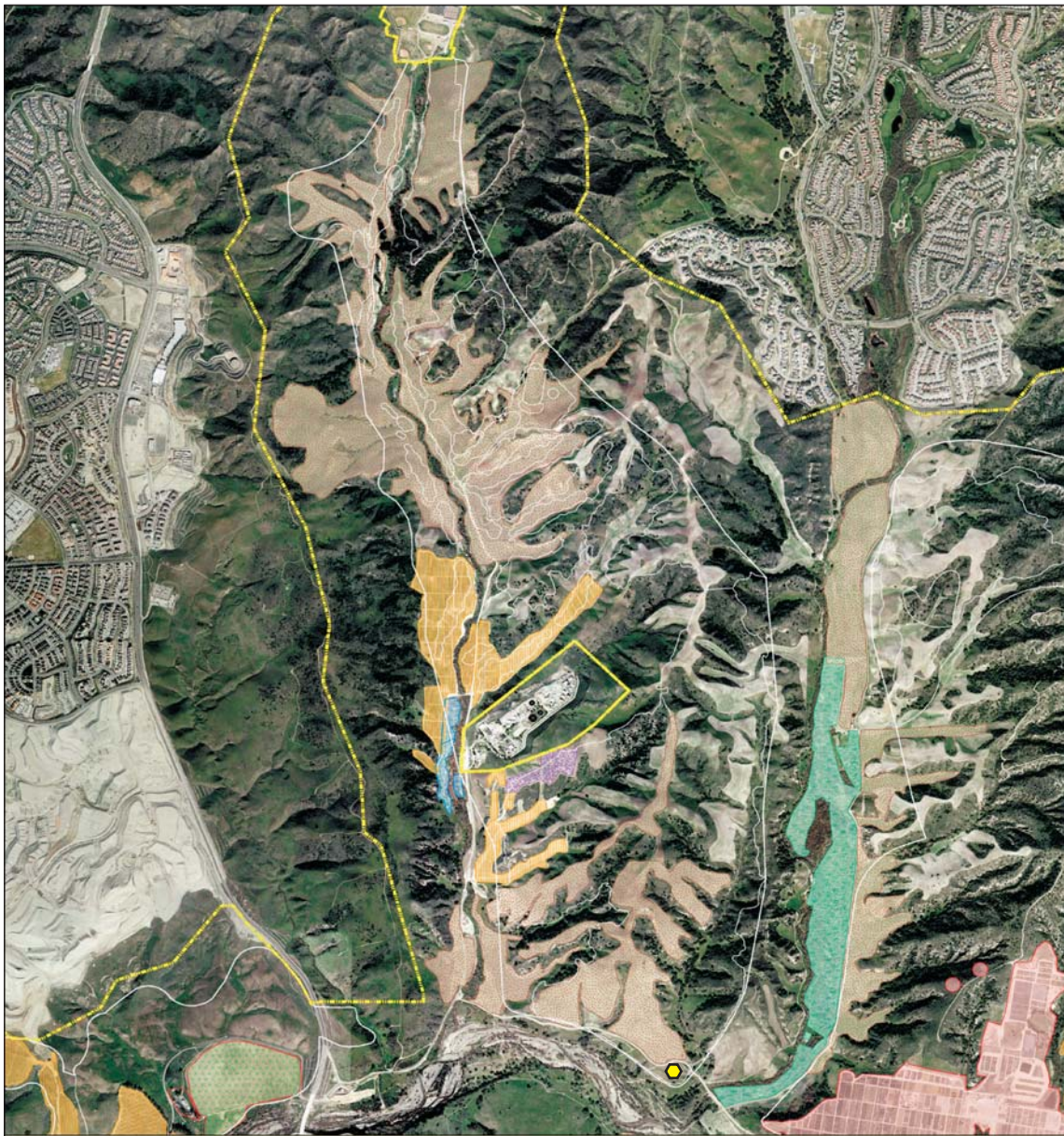
Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

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 Area 2, as required by PC Program Text Section II.B.3.a.5.

Agricultural and other existing and on-going uses within PA2 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 2.1.

Planning Area 2



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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

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 2.2 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 2.2 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 2.2 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 2.2 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 2.2 has been prepared consistent with all components of the Master Area Plan for Planning Area 2.

- 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.7 [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, Legal Description of Subarea Development Boundary

- 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 PA2 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 PA2 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. The Planning Reserve concept was abandoned per the 2005 Resource Organization Settlement Agreement (ROSA).

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 Area 2 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

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

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

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

Attachment 1: Legal Description

10-1159-34 (D)
03-15-13

EXHIBIT A
LEGAL DESCRIPTION
PLANNING AREA 2 SUB AREAS

Sub-Area 2.1:

All of Parcels 38, 40, 41, and 42, and those portions of Parcels 39, 43, 44, 45, and 46 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41"; thence leaving said Easterly line non-tangent North 84°17'17" West 327.27 feet; thence North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East; thence Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet; thence Southwesterly 105.17 feet along said curve through a central angle of 10°57'23"; thence South 37°30'25" West 134.63 feet; thence North 55°10'51" West 96.87 feet; thence North 78°31'08" West 343.13 feet; thence North 55°13'43" West 74.47 feet; thence South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet; thence Southwesterly 54.28 feet along said curve through a central angle of 41°27'48"; thence non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East; thence Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39"; thence North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet; thence Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West; thence Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet; thence Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of

said curve to said point bears South 25°01'29" East; thence Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West; thence Northerly 271.92 feet along said curve through a central angle of 38°00'00"; thence North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet; thence Northeasterly 154.36 feet along said curve through a central angle of 22°06'39"; thence North 08°53'50" West 428.69 feet; thence South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet; thence Southwesterly 520.10 feet along said curve through a central angle of 26°36'25"; thence non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence along said Westerly, the Southerly, and said Easterly lines of said Reference Line, the following courses: South 68°02'10" West 114.02 feet, South 88°09'27" West 83.35 feet, South 39°13'32" West 112.61 feet, South 01°02'30" East 190.58 feet, South 15°30'48" East 168.64 feet, South 00°23'00" West 943.59 feet, South 04°05'18" East 2792.61 feet to the beginning of a curve concave Northeasterly having a radius of 325.00 feet, Southeasterly 419.94 feet along said curve through a central angle of 74°02'00" to the beginning of a reverse curve concave Southerly having a radius of 5000.00 feet, Easterly 135.12 feet along said curve through a central angle of 01°32'54" to the beginning of a reverse curve concave Northerly having a radius of 2400.00 feet, Easterly 243.71 feet along said curve through a central angle of 05°49'05" to the beginning of a reverse curve concave Southwesterly having a radius of 2800.00 feet, Southeasterly 1563.64 feet along said curve through a central angle of 31°59'47", South 50°23'42" East 616.25 feet to the beginning of a curve concave Northeasterly having a radius of 2000.00 feet, Southeasterly 179.21 feet along said curve through a central angle of 05°08'02", South 55°31'44" East 226.69 feet to the beginning of a curve concave Northerly having a radius of 225.00 feet, Easterly 323.86 feet along said curve through a central angle of 82°28'11" to the beginning of a compound curve concave Northwesterly having a radius of 5500.00 feet, Northeasterly 2044.52 feet along said curve through a central angle of 21°17'55" to the beginning of a compound curve concave Westerly having a radius of 500.00 feet, Northerly 62.24 feet along said curve through a central angle of 07°07'55" to the beginning of a compound curve concave Westerly having a radius of 10000.00 feet, Northerly 897.83 feet along said curve through a central angle of 05°08'39", North 08°25'36" East 312.08 feet, and North 07°56'23" East 780.21 feet to the point of beginning.

Sub-Area 2.2:

Those portions of Parcels 39, 43, 44, 45, 46, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41" to the Northerly line of Parcel 2.1 as described herein above, said point also being the TRUE POINT OF BEGINNING; thence leaving said Easterly line and along said Northerly line, the following courses: non-tangent North 84°17'17" West 327.27 feet, North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East, Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet, Southwesterly 105.17 feet along said curve through a central angle of 10°57'23", South 37°30'25" West 134.63 feet, North 55°10'51" West 96.87 feet, North 78°31'08" West 343.13 feet, North 55°13'43" West 74.47 feet, South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet, Southwesterly 54.28 feet along said curve through a central angle of 41°27'48", non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East, Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39", North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet, Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West, Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet, Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of said curve to said point bears South 25°01'29" East, Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West, Northerly 271.92 feet along said curve through a central angle of 38°00'00", North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet, Northeasterly 154.36 feet along said curve through a central angle of 22°06'39", North 08°53'50" West 428.69 feet, South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet, Southwesterly 520.10 feet along said curve through a central angle of 26°36'25", and non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence leaving said Northerly line and along said Westerly line, the following courses: North 68°02'10" East 1190.68 feet, North 51°43'00" East 592.38 feet, and North 43°38'00" East 859.38 feet; thence leaving said Westerly line

South 43°34'39" East 282.12 feet; thence North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet; thence Northeasterly 1133.94 feet along said curve through a central angle of 36°17'46"; thence North 82°43'07" East 968.16 feet to a point on the Easterly line of said Reference Line PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence along said Easterly line, the following courses: Southeasterly 77.57 feet along said curve through a central angle of 06°50'15", South 11°24'06" East 175.97 feet, South 10°35'47" East 253.55 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet, Southeasterly 233.37 feet along said curve through a central angle of 33°25'38" to the beginning of a reverse curve concave Southwesterly having a radius of 175.00 feet, Southeasterly 150.90 feet along said curve through a central angle of 49°24'23", South 05°22'58" West 33.91 feet, South 77°35'54" East 13.49 feet, South 13°38'27" West 379.14 feet, South 07°09'22" West 955.29 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Southerly 151.23 feet along said curve through a central angle of 01°26'39" to the TRUE POINT OF BEGINNING.

Sub-Area 2.3:

Those portions of Parcels 29, 30, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Northerly line of Reference Line PA-2 South, described as having a bearing and distance of "North 47°59'43" West 180.82 feet" on said Certificate of Compliance; thence along said Northerly line and the Westerly line of said Reference Line PA-2 South, the following courses: North 47°59'43" West 180.82 feet, North 79°43'12" West 855.17 feet, North 86°41'53" West 138.32 feet, South 83°05'20" West 145.58 feet to the beginning of a curve concave Southerly having a radius of 500.00 feet, Westerly 158.86 feet along said curve through a central angle of 18°12'13", South 64°53'07" West 7.43 feet, South 40°00'23" West 182.22 feet, South 37°39'56" West 212.27 feet, South 28°25'52" West 593.88 feet, South 26°33'54" West 79.75 feet, South 22°22'48" West 159.79 feet to the beginning of a curve concave Easterly having a radius of 100.00 feet, Southerly 25.53 feet along said curve through a central angle of 14°37'39" to the beginning of a compound curve concave Easterly having a radius of 4000.00 feet, Southerly 1183.55 feet along said curve through a central angle of 16°57'11", South 09°12'02" East 502.75 feet, and South 45°40'50" East 1284.32 feet; thence leaving said Westerly line and along the Northerly line of Parcel 2.2, as described herein above, the following courses: South 43°34'39" East 282.12 feet, North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet, and Northeasterly 172.47 feet along said curve through a central angle of 05°31'14" to the beginning of a

non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 49°58'26" West; thence leaving said Northerly line Northwesterly 367.94 feet along said curve through a central angle of 29°16'46"; thence non-tangent North 13°40'32" East 444.39 feet to the beginning of a curve concave Southerly having a radius of 70.00 feet; thence Northeasterly and Easterly 91.88 feet along said curve through a central angle of 75°12'09" to the beginning of a reverse curve concave Northwesterly having a radius of 925.00 feet; thence Easterly, Northeasterly, and Northerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a compound curve concave Southwesterly having a radius of 2000.00 feet; thence Northwesterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a reverse curve concave Southeasterly having a radius of 45.00 feet; thence Northeasterly 75.01 feet along said curve through a central angle of 95°30'09"; thence North 74°33'02" East 336.96 feet to the Easterly line of said Reference Line PA-2 South; thence along said Easterly line, the following courses: North 25°59'01" West 322.67 feet, North 26°59'45" West 190.20 feet, and North 34°39'22" West 671.42 feet to the point of beginning.

Sub-Area 2.4:

Those portions of Parcels 47 and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

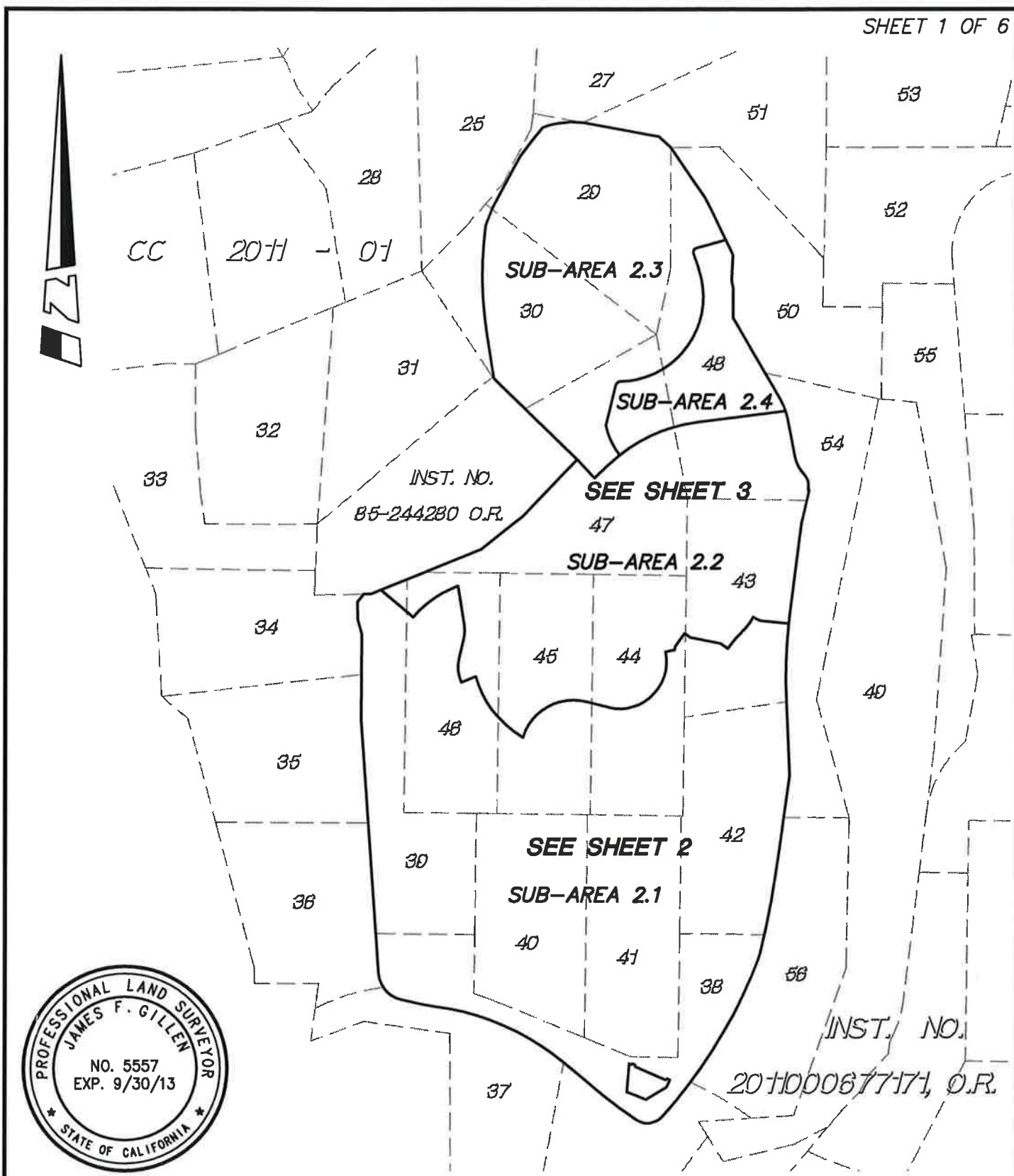
Beginning at the Southeasterly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 25°59'01" West 472.20 feet" on said Certificate of Compliance; thence along said Easterly line North 25°59'01" West 149.53 feet to the Southeasterly line of Parcel 2.3 as described herein above; thence leaving said Easterly line and along said Southeasterly line, the following courses: South 74°33'02" West 336.96 feet to the beginning of a curve concave Southeasterly having a radius of 45.00 feet, Southwesterly and Southerly 75.01 feet along said curve through a central angle of 95°30'09" to the beginning of a reverse curve concave Southwesterly having a radius of 2000.00 feet, Southeasterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a compound curve concave Northwesterly having a radius of 925.00 feet, Southerly, Southwesterly, and Westerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a reverse curve concave Southerly having a radius of 70.00 feet, Westerly and Southwesterly 91.88 feet along said curve through a central angle of 75°12'09", South 13°40'32" West 444.39 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 79°15'12" West, and Southeasterly 367.94 feet along said curve through a central angle of 29°16'46" to the Northerly line of Parcel 2.2 as described herein above, said point being on a non-tangent curve concave Southeasterly having a

radius of 1790.00 feet, a radial line of said curve to said point bears North 38°03'25" West; thence leaving said Southeasterly line and along said Northerly line, the following courses: Northeasterly 961.47 feet along said curve through a central angle of 30°46'32" and North 82°43'07" East 968.16 feet to said Easterly line of said Reference Line of PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence leaving said Northerly line and along said Easterly line, the following courses: Northwesterly 138.82 feet along said curve through a central angle of 12°14'11", North 30°28'32" West 1041.68 feet, North 00°10'10" West 324.64 feet, North 10°35'26" West 76.36 feet, North 00°00'00" East 43.90 feet, North 02°32'41" East 224.63 feet, North 05°26'25" East 22.16 feet, and North 21°19'04" West 32.04 feet to the point of beginning.

As Sub Areas 2.1, 2.2, 2.3 and 2.4 are more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


JAMES F. GILLEN, PLS 5557





HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
 2603 Main Street, Suite 400, Irvine, CA 92614
 Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

3/15/13

SKETCH TO ACCOMPANY
 A LEGAL DESCRIPTION

EXHIBIT 'B' PLANNING AREA 2 SUB AREAS

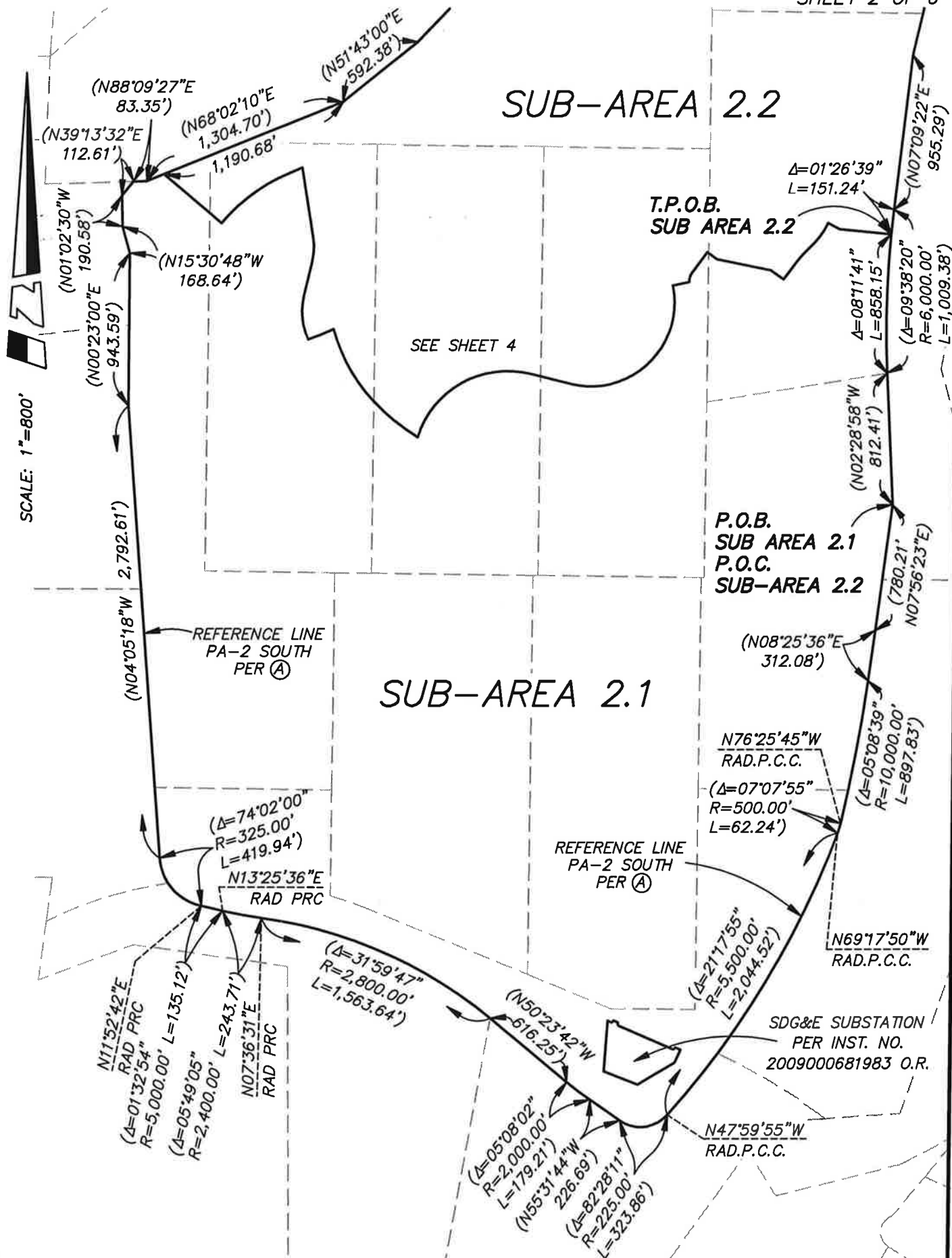
SCALE NOT TO SCALE

DRAWN BY DWM/PMC

CHECKED BY JFG

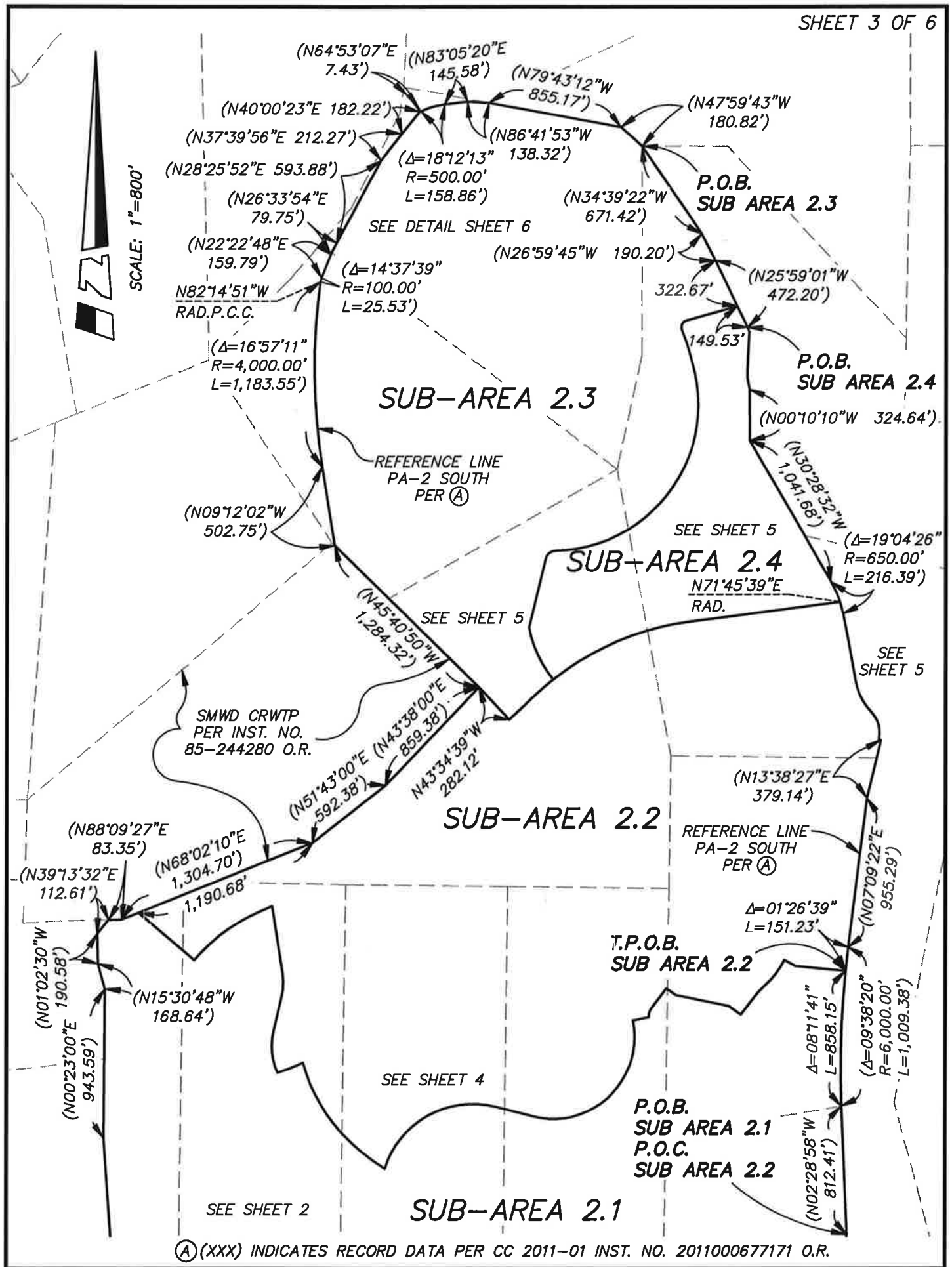
DATE 3/15/2013

JOB NO. 10-1159-34



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.

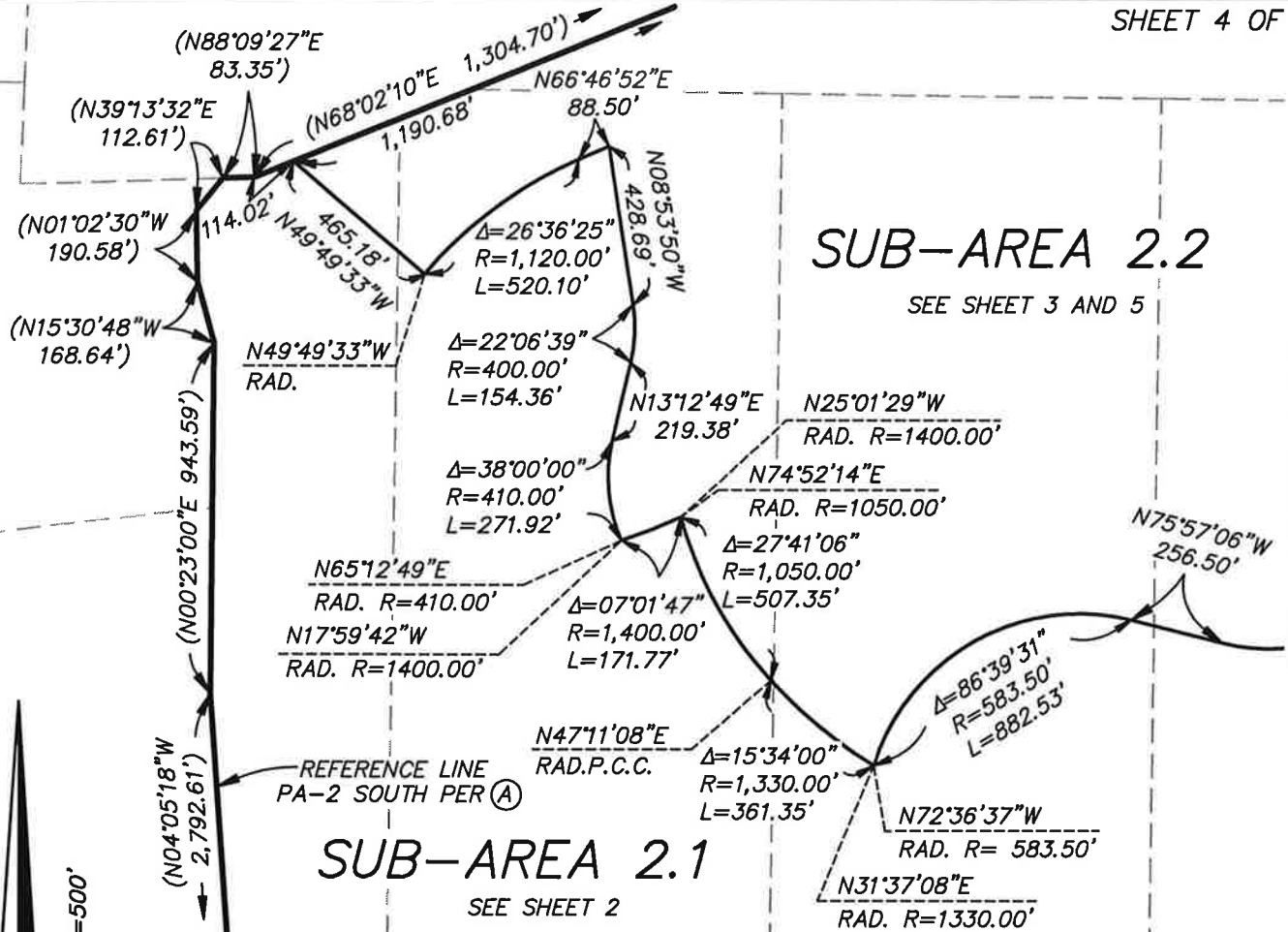
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SUB-AREA 2.2

SEE SHEET 3 AND 5

SEE BELOW LEFT

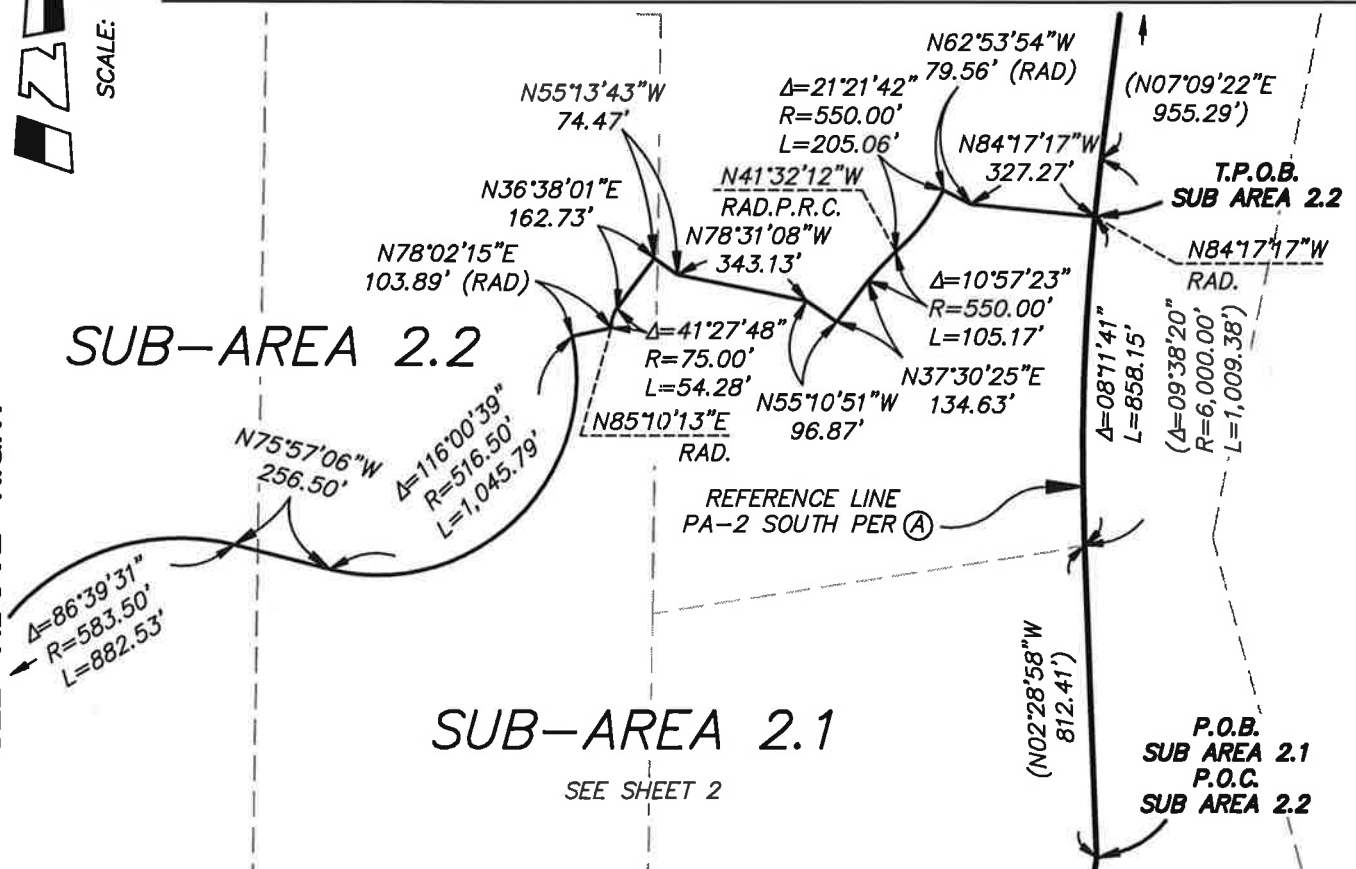


SUB-AREA 2.2

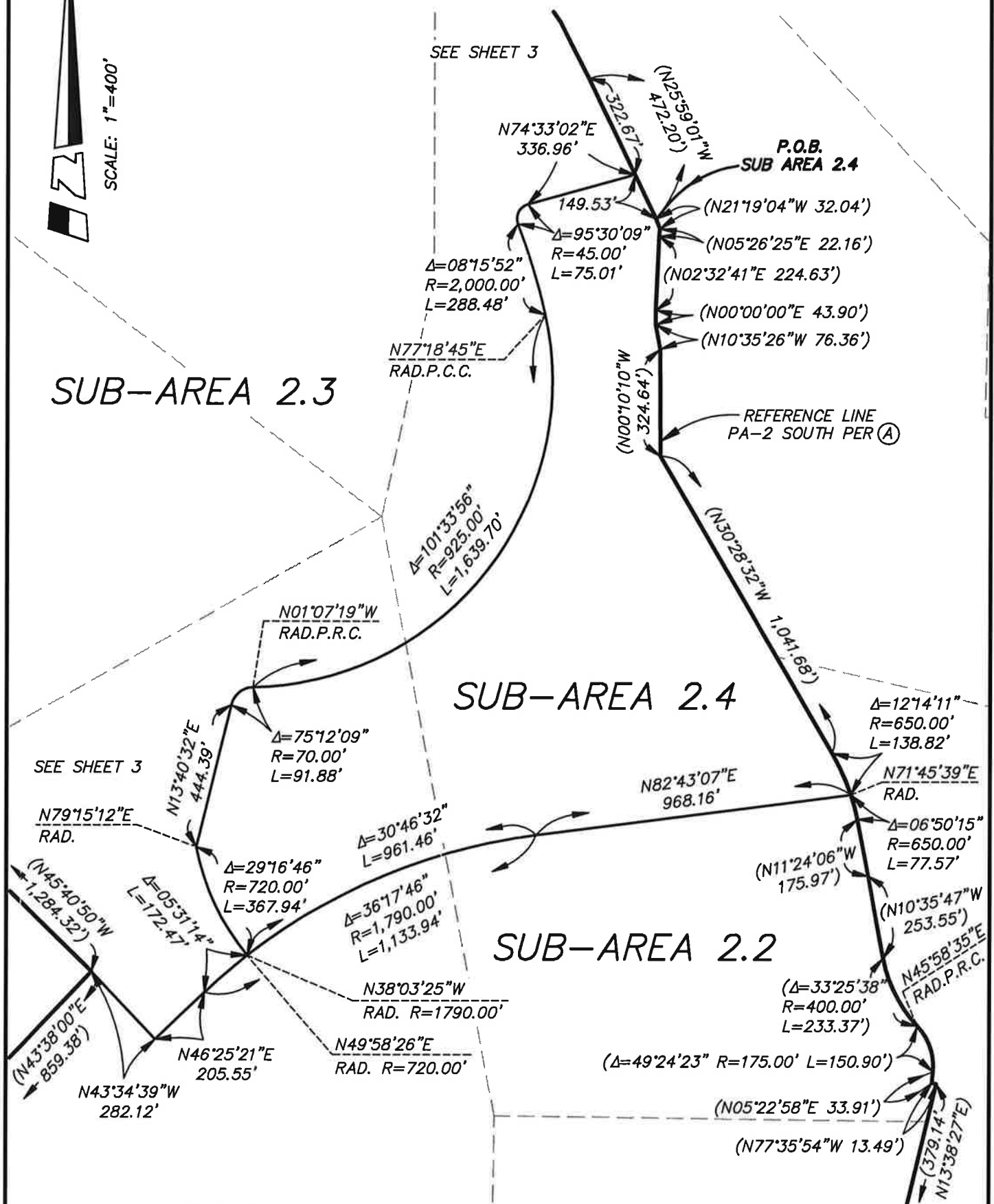
SUB-AREA 2.1

SEE SHEET 2

SEE ABOVE RIGHT



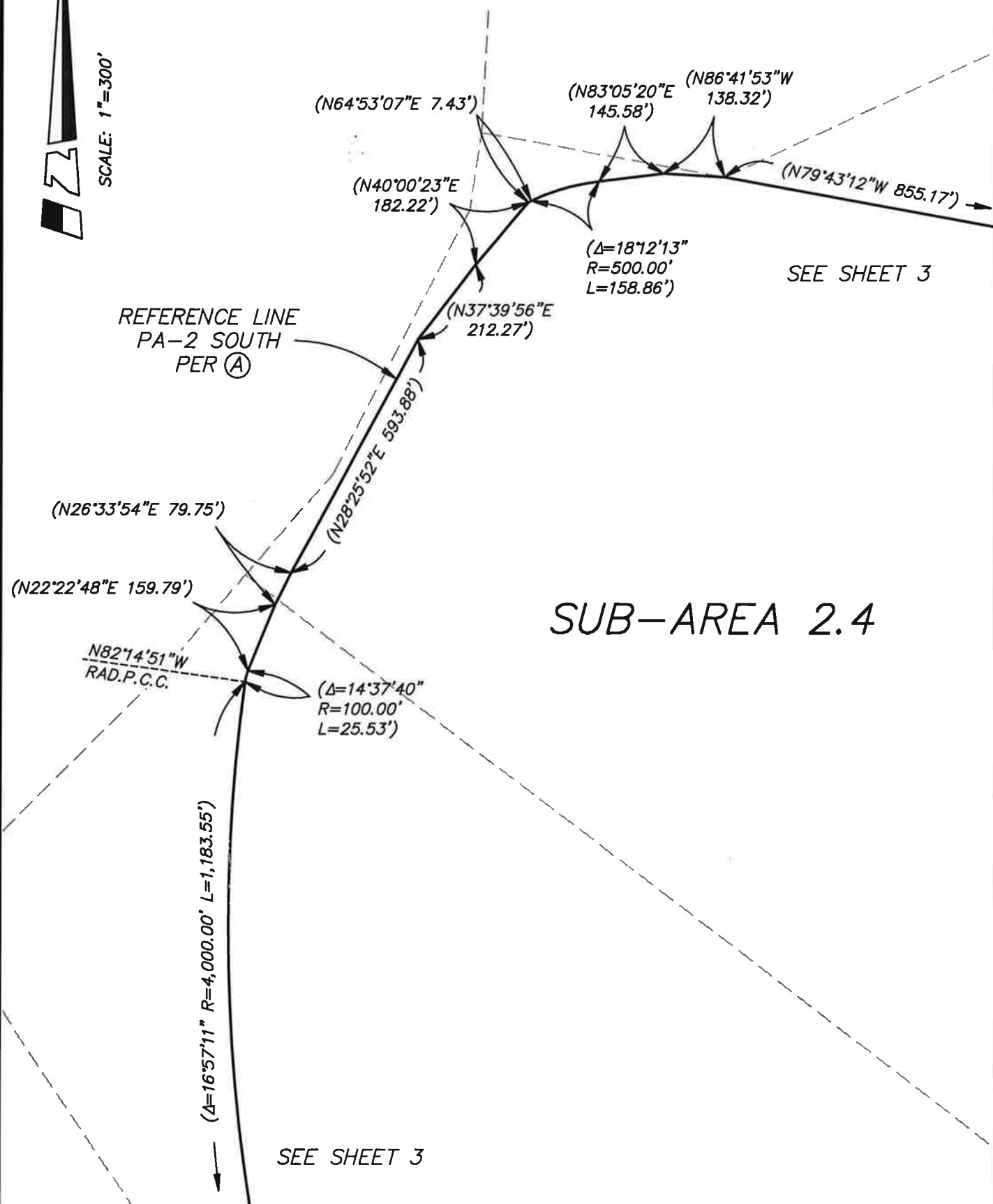
(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



(A)(XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



SCALE: 1"=300'



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.

THE RANCH PLAN PLANNED COMMUNITY

Planning Area 2
Subarea Plan 2.3



March 27, 2013

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.3

**CONDITIONALLY
APPROVED**

BY: LB - Planning Committee **DATE:** 3-27-13

OC PUBLIC WORKS / OC PLAN

March 27, 2013

Application # PA13-0003

RMV Community Development, LLC

Ranch Plan Planned Community

Subarea Area Plan 2.3

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary

Ranch Plan Planned Community

Subarea Plan • Planning Area 2 • Subarea 2.3

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 2, Subarea 2.3, 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 2.3 and the previously approved Master Area Plan for PA-2.

1. BACKGROUND:

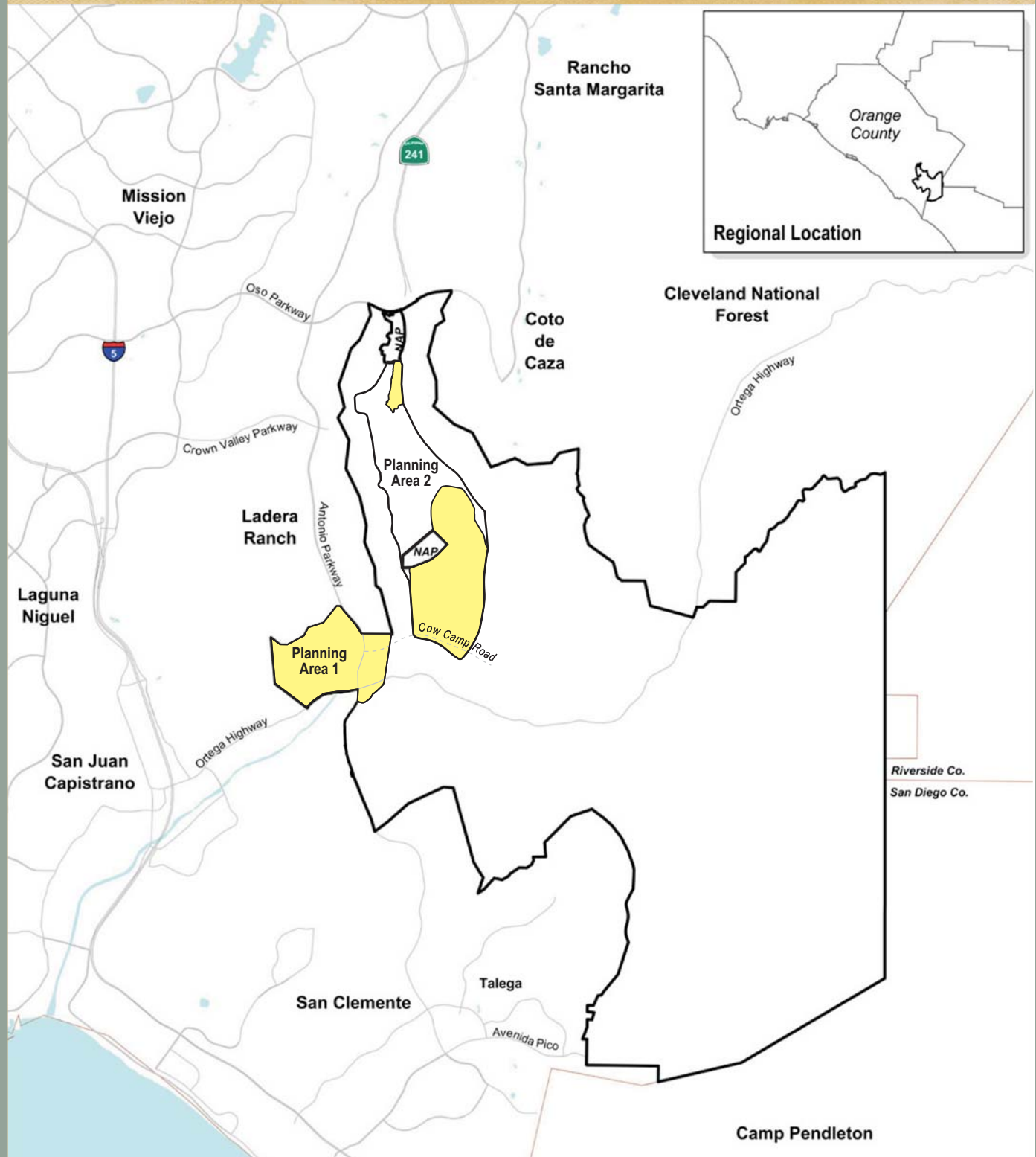
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

The 180 gross acre Planning Subarea 2.3 is located north of future "A" Street, north of Subarea 2.2, and east of the Santa Margarita Water District Chiquita Wastewater Treatment Plant. Subarea 2.3 is dissected by the ridge between Chiquita Canyon and Gobernadora Canyon, which is a dominant physical feature extending north to south through the project site.

The existing land use within Subarea 2.3 is agricultural, including grazing land and various agricultural production areas (citrus and row crops).

Planning Area 2



REGIONAL LOCATION MAP

Ranch Plan Planned Community

Exhibit: 1

Not To Scale



Planning Area 2



SUBAREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2



3. SUBAREA PLAN 2.3 PROPOSAL

3.1 Land Use Plan and Subarea Plan 2.3 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 on Page 8) depicts 180 gross acres of development land uses within a terraced and hillside setting, which may include:

- 170 gross acres of residential uses, including 120 net acres of residential area and a total of 1,241 dwelling units, of which 330 are designated as age qualified dwellings.
- 10 acres of public parkland
- 4 gross acre affordable housing site
- Various private recreation areas, including community buildings that may allow the service of alcohol and construction of one 60-foot tall, 30-foot by 30-foot wide architectural feature that may also include wireless facilities.

The Subarea 2.3 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 2 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 Area 2.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 2, 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. A 10-acre community park location is proposed within Subarea 2.3. 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 June 20, 2012.

Planning Area 2

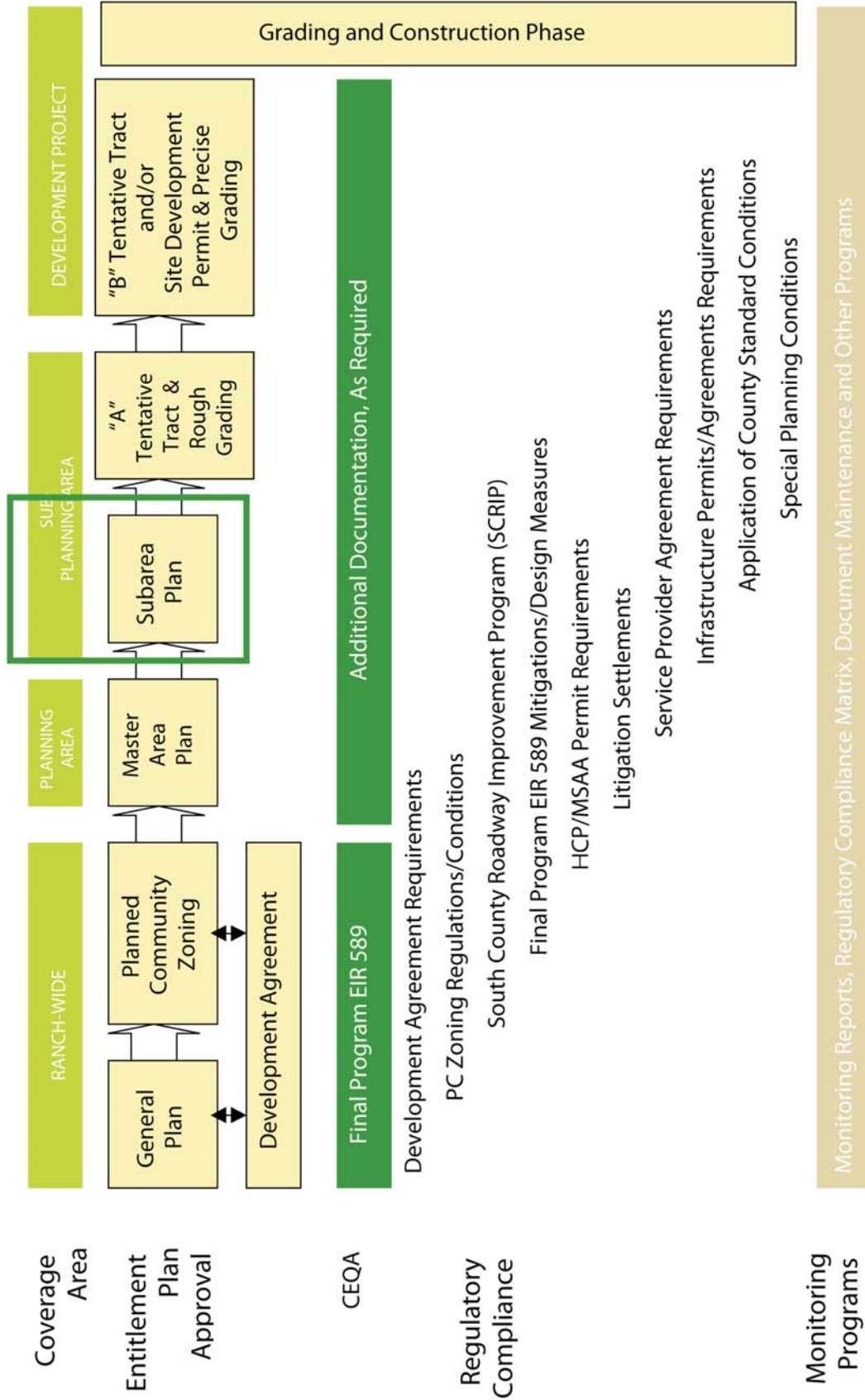


Exhibit: 3

SUBAREA PLAN PLANNING PROCESS
Ranch Plan Planned Community

3.1 Land Use Plan and Subarea Plan 2.3 Development Table (continued):

- d. The Subarea Plan 2.3 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 2.3 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 2.3 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 2.3 are submitted, they must be consistent with two aspects of the Subarea 2.3 Development Table (Table 1 on Page 10):

1. The Subarea 2.3 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.

Planning Area 2

LEGEND

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

0 1000' 2000' 4000'

SUBAREA 2.3
LAND USE PLAN
 Ranch Plan Planned Community

Exhibit: 4



Planning Area 2

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

SUBAREA PLAN 2.3
DEVELOPMENT TABLE (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)
 Ranch Plan Planned Community

Table: 1

March 27, 2013

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 2.3 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 Area 2, and all subsequent subdivision and grading permits must be consistent with Subarea 2.1 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 2.3 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 2 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 Area 2 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.”

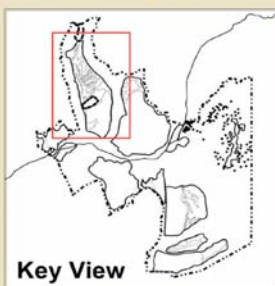
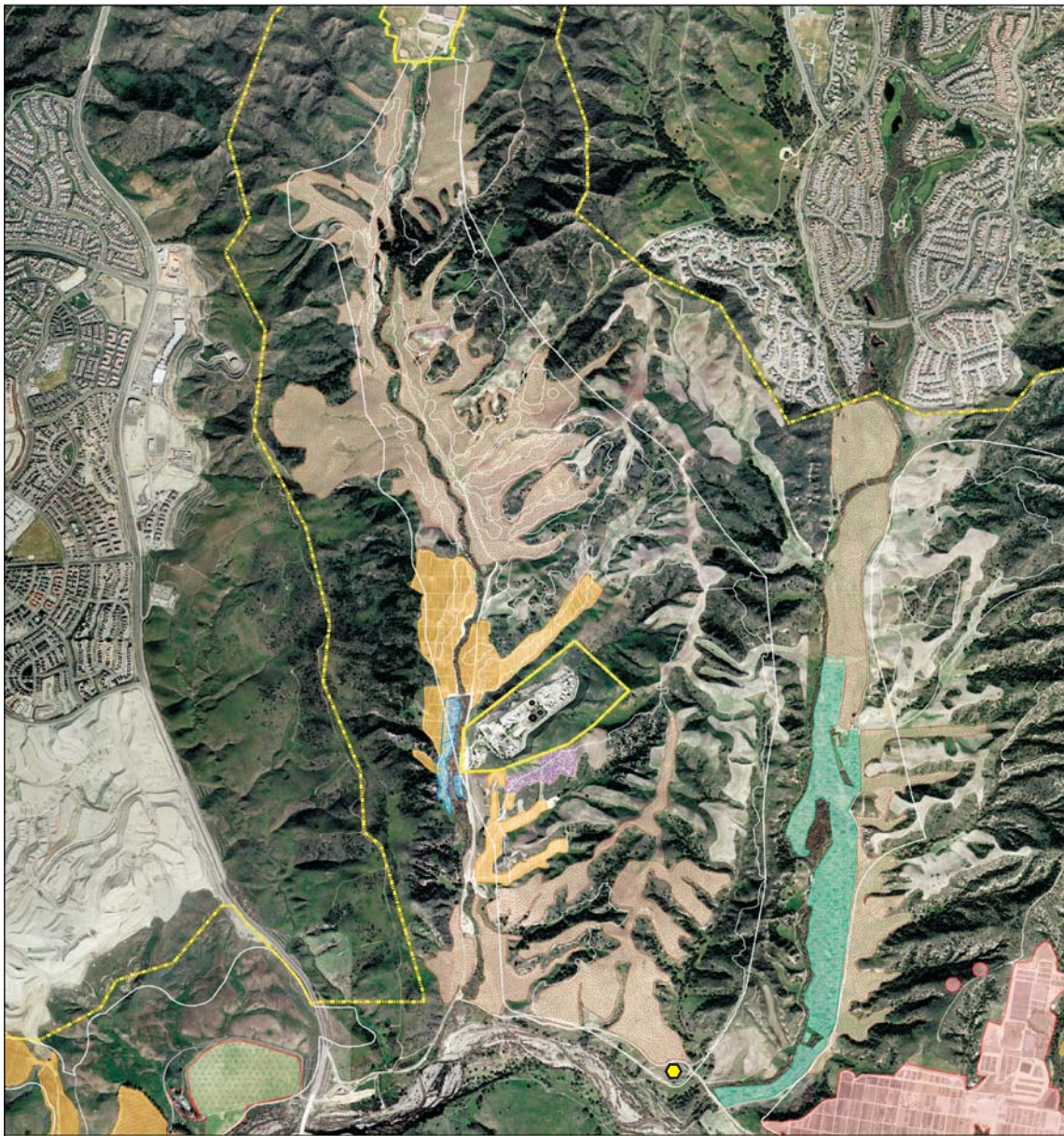
Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

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 Area 2, as required by PC Program Text Section II.B.3.a.5.

Agricultural and other existing and on-going uses within PA2 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 2.1.

Planning Area 2



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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale



Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.3

March 27, 2013

Application # PA13-0003

RMV Community Development, LLC

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 2.3 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 2.3 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 2.3 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 2.3 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

Subarea Plan 2.3 has been prepared consistent with all components of the Master Area Plan for Planning Area 2.

- 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.7 [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, Legal Description of Subarea Development Boundary

- 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 PA2 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 PA2 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. The Planning Reserve concept was abandoned per the 2005 Resource Organization Settlement Agreement (ROSA).

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 Area 2 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

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

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

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

Attachment 1: Legal Description

10-1159-34 (D)
03-15-13

EXHIBIT A
LEGAL DESCRIPTION
PLANNING AREA 2 SUB AREAS

Sub-Area 2.1:

All of Parcels 38, 40, 41, and 42, and those portions of Parcels 39, 43, 44, 45, and 46 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41"; thence leaving said Easterly line non-tangent North 84°17'17" West 327.27 feet; thence North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East; thence Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet; thence Southwesterly 105.17 feet along said curve through a central angle of 10°57'23"; thence South 37°30'25" West 134.63 feet; thence North 55°10'51" West 96.87 feet; thence North 78°31'08" West 343.13 feet; thence North 55°13'43" West 74.47 feet; thence South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet; thence Southwesterly 54.28 feet along said curve through a central angle of 41°27'48"; thence non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East; thence Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39"; thence North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet; thence Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West; thence Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet; thence Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of

said curve to said point bears South 25°01'29" East; thence Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West; thence Northerly 271.92 feet along said curve through a central angle of 38°00'00"; thence North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet; thence Northeasterly 154.36 feet along said curve through a central angle of 22°06'39"; thence North 08°53'50" West 428.69 feet; thence South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet; thence Southwesterly 520.10 feet along said curve through a central angle of 26°36'25"; thence non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence along said Westerly, the Southerly, and said Easterly lines of said Reference Line, the following courses: South 68°02'10" West 114.02 feet, South 88°09'27" West 83.35 feet, South 39°13'32" West 112.61 feet, South 01°02'30" East 190.58 feet, South 15°30'48" East 168.64 feet, South 00°23'00" West 943.59 feet, South 04°05'18" East 2792.61 feet to the beginning of a curve concave Northeasterly having a radius of 325.00 feet, Southeasterly 419.94 feet along said curve through a central angle of 74°02'00" to the beginning of a reverse curve concave Southerly having a radius of 5000.00 feet, Easterly 135.12 feet along said curve through a central angle of 01°32'54" to the beginning of a reverse curve concave Northerly having a radius of 2400.00 feet, Easterly 243.71 feet along said curve through a central angle of 05°49'05" to the beginning of a reverse curve concave Southwesterly having a radius of 2800.00 feet, Southeasterly 1563.64 feet along said curve through a central angle of 31°59'47", South 50°23'42" East 616.25 feet to the beginning of a curve concave Northeasterly having a radius of 2000.00 feet, Southeasterly 179.21 feet along said curve through a central angle of 05°08'02", South 55°31'44" East 226.69 feet to the beginning of a curve concave Northerly having a radius of 225.00 feet, Easterly 323.86 feet along said curve through a central angle of 82°28'11" to the beginning of a compound curve concave Northwesterly having a radius of 5500.00 feet, Northeasterly 2044.52 feet along said curve through a central angle of 21°17'55" to the beginning of a compound curve concave Westerly having a radius of 500.00 feet, Northerly 62.24 feet along said curve through a central angle of 07°07'55" to the beginning of a compound curve concave Westerly having a radius of 10000.00 feet, Northerly 897.83 feet along said curve through a central angle of 05°08'39", North 08°25'36" East 312.08 feet, and North 07°56'23" East 780.21 feet to the point of beginning.

Sub-Area 2.2:

Those portions of Parcels 39, 43, 44, 45, 46, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41" to the Northerly line of Parcel 2.1 as described herein above, said point also being the TRUE POINT OF BEGINNING; thence leaving said Easterly line and along said Northerly line, the following courses: non-tangent North 84°17'17" West 327.27 feet, North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East, Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet, Southwesterly 105.17 feet along said curve through a central angle of 10°57'23", South 37°30'25" West 134.63 feet, North 55°10'51" West 96.87 feet, North 78°31'08" West 343.13 feet, North 55°13'43" West 74.47 feet, South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet, Southwesterly 54.28 feet along said curve through a central angle of 41°27'48", non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East, Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39", North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet, Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West, Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet, Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of said curve to said point bears South 25°01'29" East, Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West, Northerly 271.92 feet along said curve through a central angle of 38°00'00", North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet, Northeasterly 154.36 feet along said curve through a central angle of 22°06'39", North 08°53'50" West 428.69 feet, South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet, Southwesterly 520.10 feet along said curve through a central angle of 26°36'25", and non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence leaving said Northerly line and along said Westerly line, the following courses: North 68°02'10" East 1190.68 feet, North 51°43'00" East 592.38 feet, and North 43°38'00" East 859.38 feet; thence leaving said Westerly line

South 43°34'39" East 282.12 feet; thence North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet; thence Northeasterly 1133.94 feet along said curve through a central angle of 36°17'46"; thence North 82°43'07" East 968.16 feet to a point on the Easterly line of said Reference Line PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence along said Easterly line, the following courses: Southeasterly 77.57 feet along said curve through a central angle of 06°50'15", South 11°24'06" East 175.97 feet, South 10°35'47" East 253.55 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet, Southeasterly 233.37 feet along said curve through a central angle of 33°25'38" to the beginning of a reverse curve concave Southwesterly having a radius of 175.00 feet, Southeasterly 150.90 feet along said curve through a central angle of 49°24'23", South 05°22'58" West 33.91 feet, South 77°35'54" East 13.49 feet, South 13°38'27" West 379.14 feet, South 07°09'22" West 955.29 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Southerly 151.23 feet along said curve through a central angle of 01°26'39" to the TRUE POINT OF BEGINNING.

Sub-Area 2.3:

Those portions of Parcels 29, 30, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Northerly line of Reference Line PA-2 South, described as having a bearing and distance of "North 47°59'43" West 180.82 feet" on said Certificate of Compliance; thence along said Northerly line and the Westerly line of said Reference Line PA-2 South, the following courses: North 47°59'43" West 180.82 feet, North 79°43'12" West 855.17 feet, North 86°41'53" West 138.32 feet, South 83°05'20" West 145.58 feet to the beginning of a curve concave Southerly having a radius of 500.00 feet, Westerly 158.86 feet along said curve through a central angle of 18°12'13", South 64°53'07" West 7.43 feet, South 40°00'23" West 182.22 feet, South 37°39'56" West 212.27 feet, South 28°25'52" West 593.88 feet, South 26°33'54" West 79.75 feet, South 22°22'48" West 159.79 feet to the beginning of a curve concave Easterly having a radius of 100.00 feet, Southerly 25.53 feet along said curve through a central angle of 14°37'39" to the beginning of a compound curve concave Easterly having a radius of 4000.00 feet, Southerly 1183.55 feet along said curve through a central angle of 16°57'11", South 09°12'02" East 502.75 feet, and South 45°40'50" East 1284.32 feet; thence leaving said Westerly line and along the Northerly line of Parcel 2.2, as described herein above, the following courses: South 43°34'39" East 282.12 feet, North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet, and Northeasterly 172.47 feet along said curve through a central angle of 05°31'14" to the beginning of a

non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 49°58'26" West; thence leaving said Northerly line Northwesterly 367.94 feet along said curve through a central angle of 29°16'46"; thence non-tangent North 13°40'32" East 444.39 feet to the beginning of a curve concave Southerly having a radius of 70.00 feet; thence Northeasterly and Easterly 91.88 feet along said curve through a central angle of 75°12'09" to the beginning of a reverse curve concave Northwesterly having a radius of 925.00 feet; thence Easterly, Northeasterly, and Northerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a compound curve concave Southwesterly having a radius of 2000.00 feet; thence Northwesterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a reverse curve concave Southeasterly having a radius of 45.00 feet; thence Northeasterly 75.01 feet along said curve through a central angle of 95°30'09"; thence North 74°33'02" East 336.96 feet to the Easterly line of said Reference Line PA-2 South; thence along said Easterly line, the following courses: North 25°59'01" West 322.67 feet, North 26°59'45" West 190.20 feet, and North 34°39'22" West 671.42 feet to the point of beginning.

Sub-Area 2.4:

Those portions of Parcels 47 and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

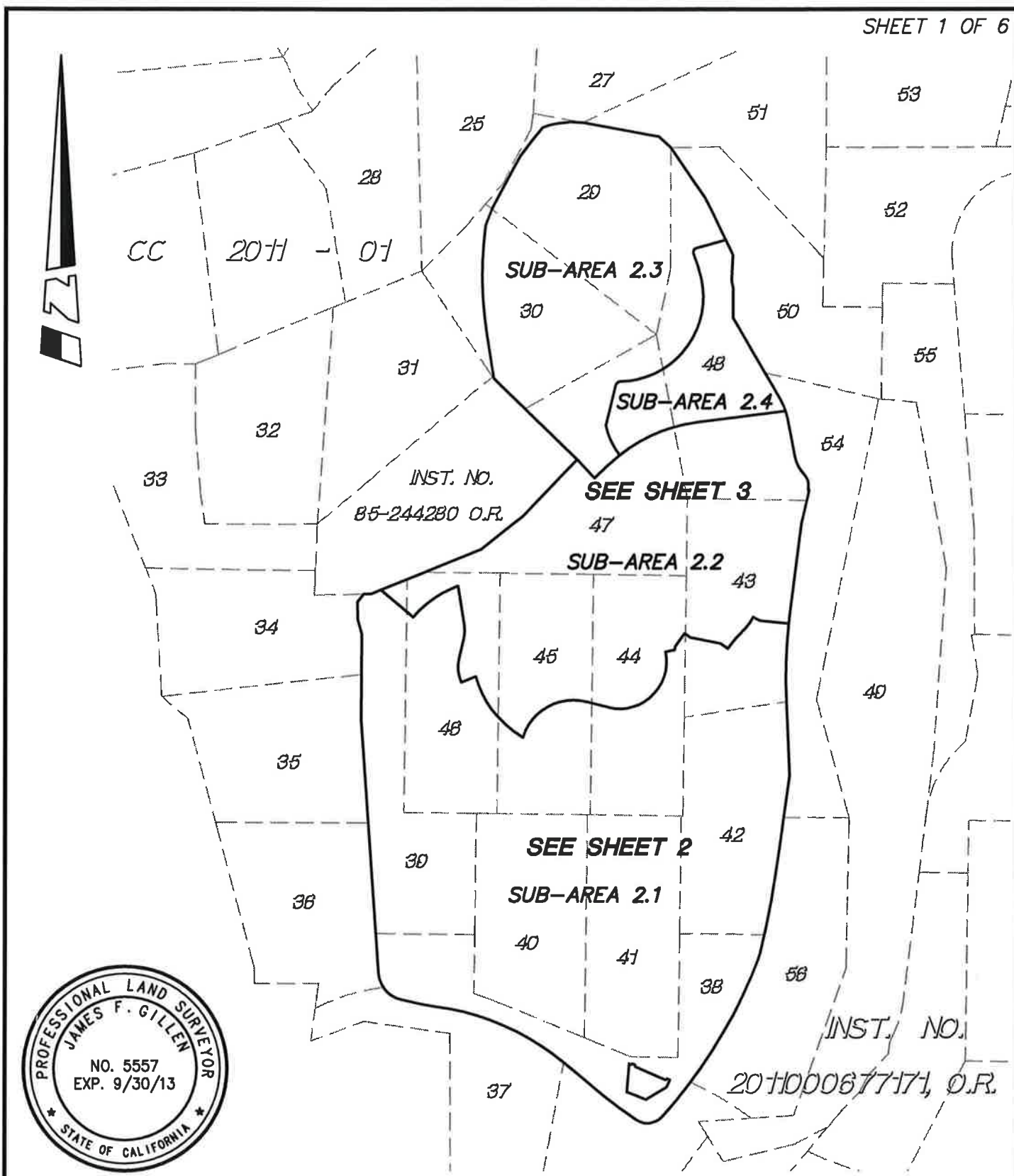
Beginning at the Southeasterly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 25°59'01" West 472.20 feet" on said Certificate of Compliance; thence along said Easterly line North 25°59'01" West 149.53 feet to the Southeasterly line of Parcel 2.3 as described herein above; thence leaving said Easterly line and along said Southeasterly line, the following courses: South 74°33'02" West 336.96 feet to the beginning of a curve concave Southeasterly having a radius of 45.00 feet, Southwesterly and Southerly 75.01 feet along said curve through a central angle of 95°30'09" to the beginning of a reverse curve concave Southwesterly having a radius of 2000.00 feet, Southeasterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a compound curve concave Northwesterly having a radius of 925.00 feet, Southerly, Southwesterly, and Westerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a reverse curve concave Southerly having a radius of 70.00 feet, Westerly and Southwesterly 91.88 feet along said curve through a central angle of 75°12'09", South 13°40'32" West 444.39 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 79°15'12" West, and Southeasterly 367.94 feet along said curve through a central angle of 29°16'46" to the Northerly line of Parcel 2.2 as described herein above, said point being on a non-tangent curve concave Southeasterly having a

radius of 1790.00 feet, a radial line of said curve to said point bears North 38°03'25" West; thence leaving said Southeasterly line and along said Northerly line, the following courses: Northeasterly 961.47 feet along said curve through a central angle of 30°46'32" and North 82°43'07" East 968.16 feet to said Easterly line of said Reference Line of PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence leaving said Northerly line and along said Easterly line, the following courses: Northwesterly 138.82 feet along said curve through a central angle of 12°14'11", North 30°28'32" West 1041.68 feet, North 00°10'10" West 324.64 feet, North 10°35'26" West 76.36 feet, North 00°00'00" East 43.90 feet, North 02°32'41" East 224.63 feet, North 05°26'25" East 22.16 feet, and North 21°19'04" West 32.04 feet to the point of beginning.

As Sub Areas 2.1, 2.2, 2.3 and 2.4 are more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


JAMES F. GILLEN, PLS 5557





HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

3/15/13

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
PLANNING AREA 2
SUB AREAS

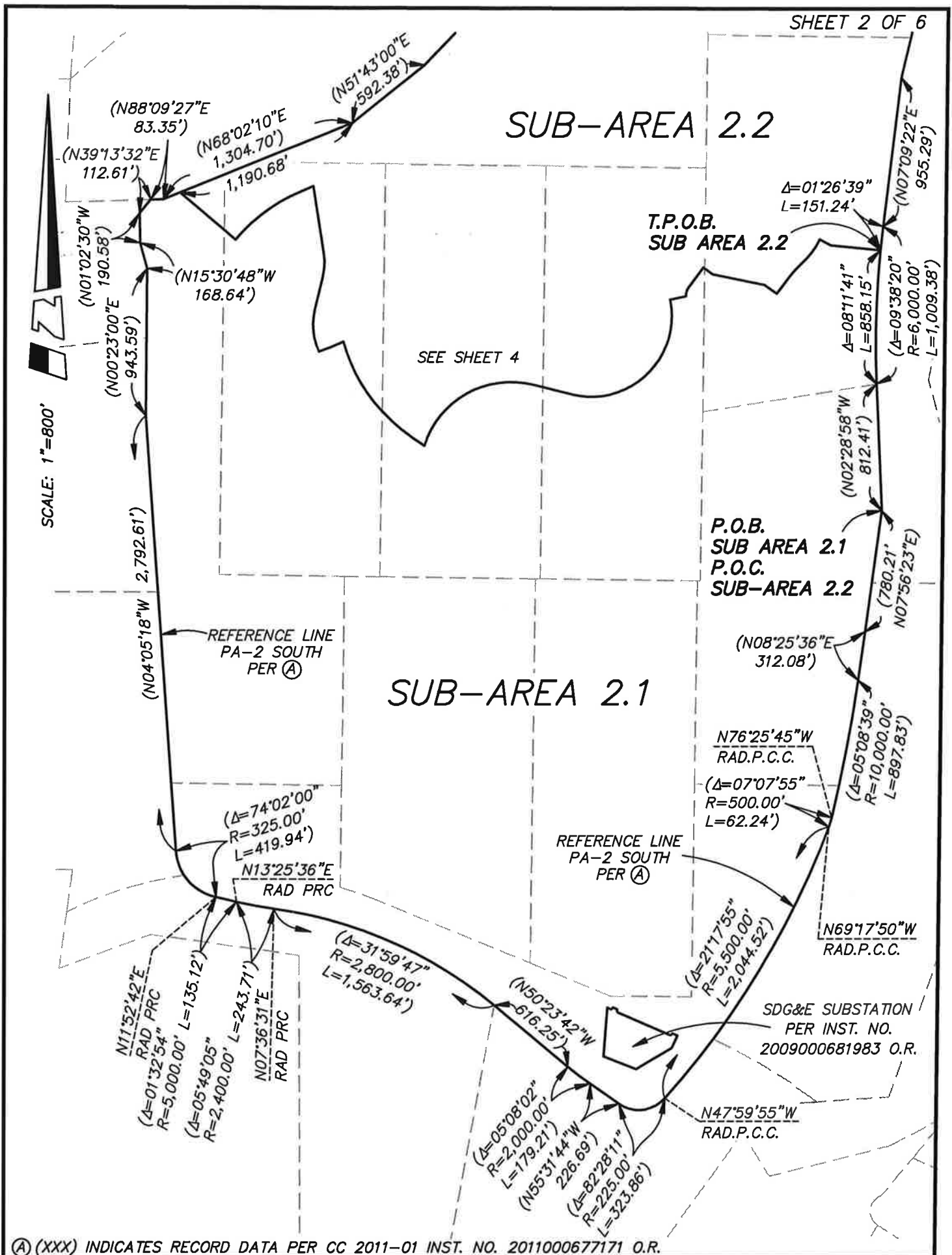
SCALE NOT TO SCALE

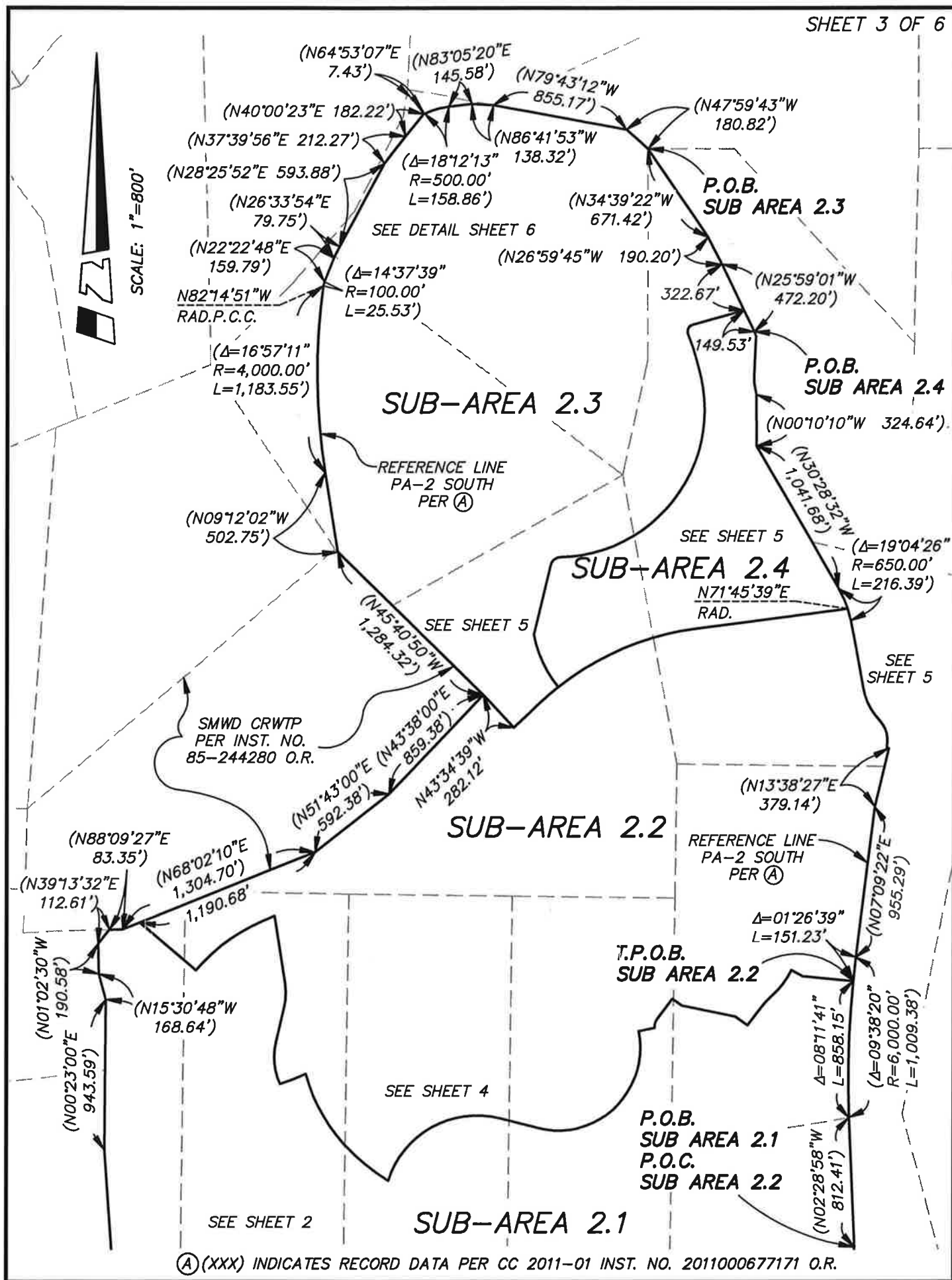
DRAWN BY DWM/PMC

CHECKED BY JFG

DATE 3/15/2013

JOB NO.
10-1159-34





SUB-AREA 2.2

SEE SHEET 3 AND 5

SEE BELOW LEFT

SUB-AREA 2.1

SEE SHEET 2

SCALE: 1"=500'

SEE ABOVE RIGHT

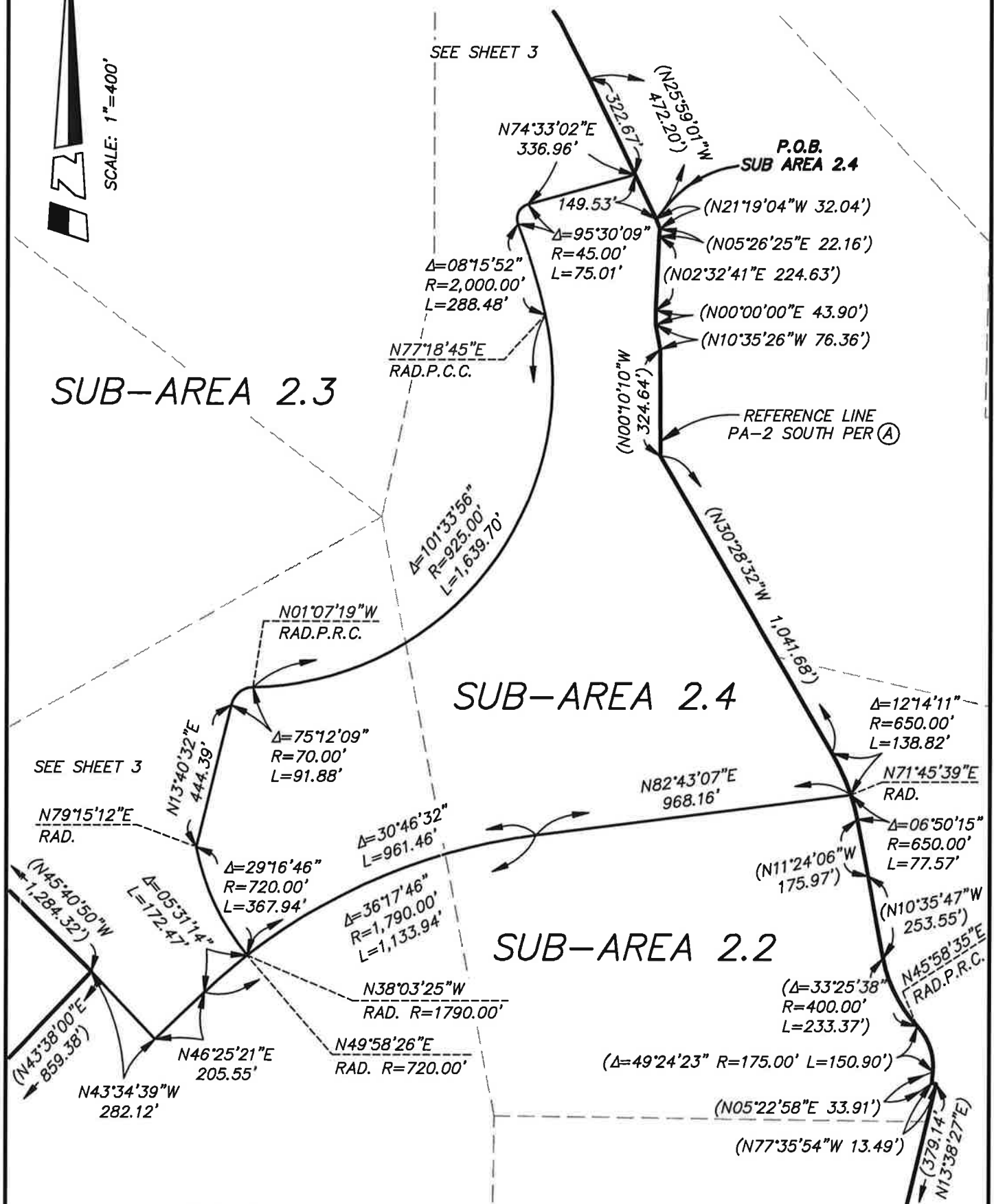
SUB-AREA 2.2

SUB-AREA 2.1

SEE SHEET 2

T.P.O.B.
SUB AREA 2.2P.O.B.
SUB AREA 2.1
P.O.C.
SUB AREA 2.2

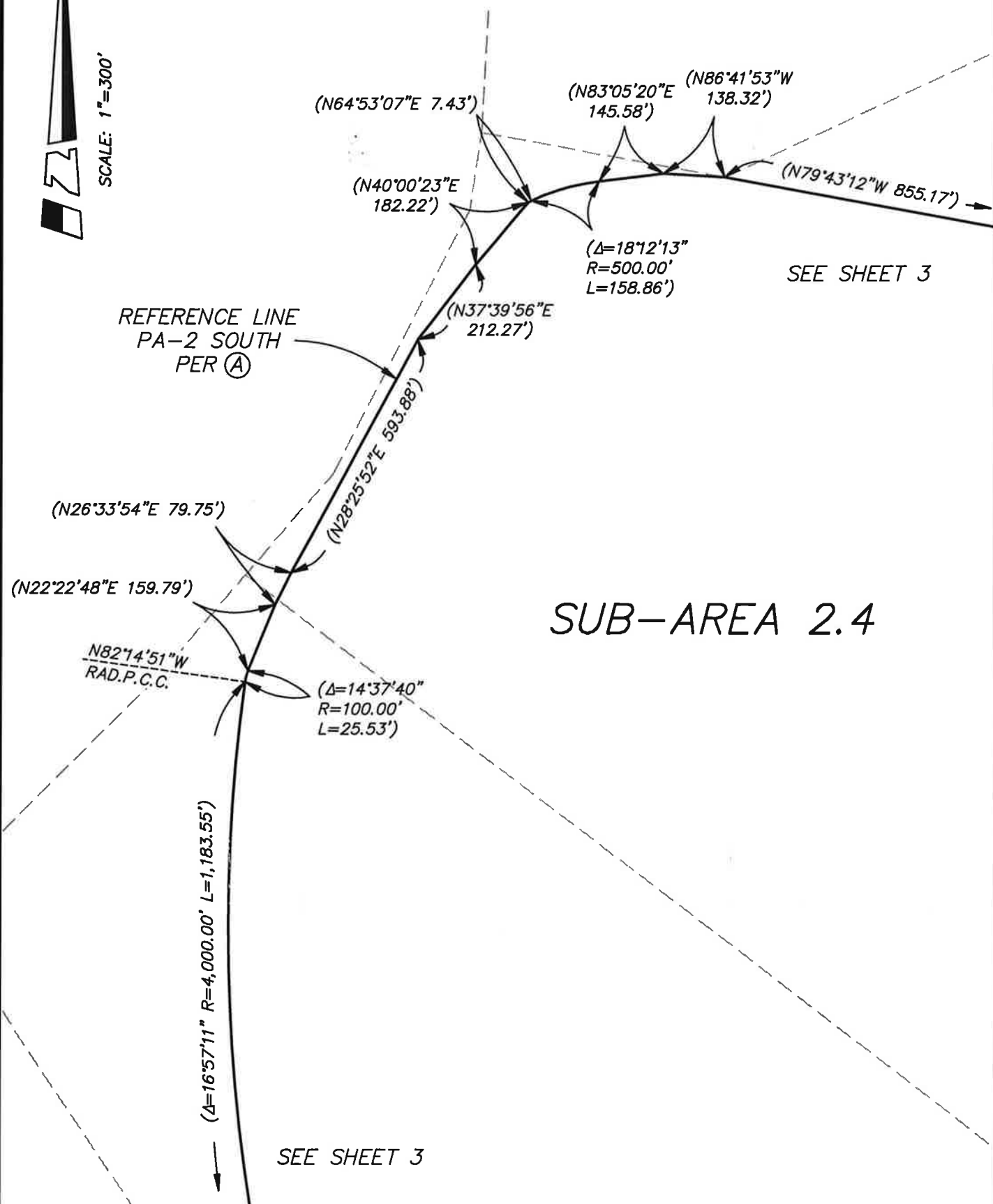
① (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



(A)(XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



SCALE: 1"=300'



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.

THE RANCH PLAN PLANNED COMMUNITY

Planning Area 2
Subarea Plan 2.4



March 27, 2013

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.4

**CONDITIONALLY
APPROVED**

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

OC PUBLIC WORKS / OC PLAN

March 27, 2013

Application # PA13-0004

RMV Community Development, LLC

Ranch Plan Planned Community

Planning Area 2

Subarea Plan 2.4

March 27, 2013

Application # PA13-0004

RMV Community Development, LLC

Ranch Plan Planned Community

Subarea Area Plan 2.4

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary

Ranch Plan Planned Community

Subarea Plan • Planning Area 2 • Subarea 2.4

Introduction

The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 2, Subarea 2.4, 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 2.4 and the previously approved Master Area Plan for PA-2.

1. BACKGROUND:

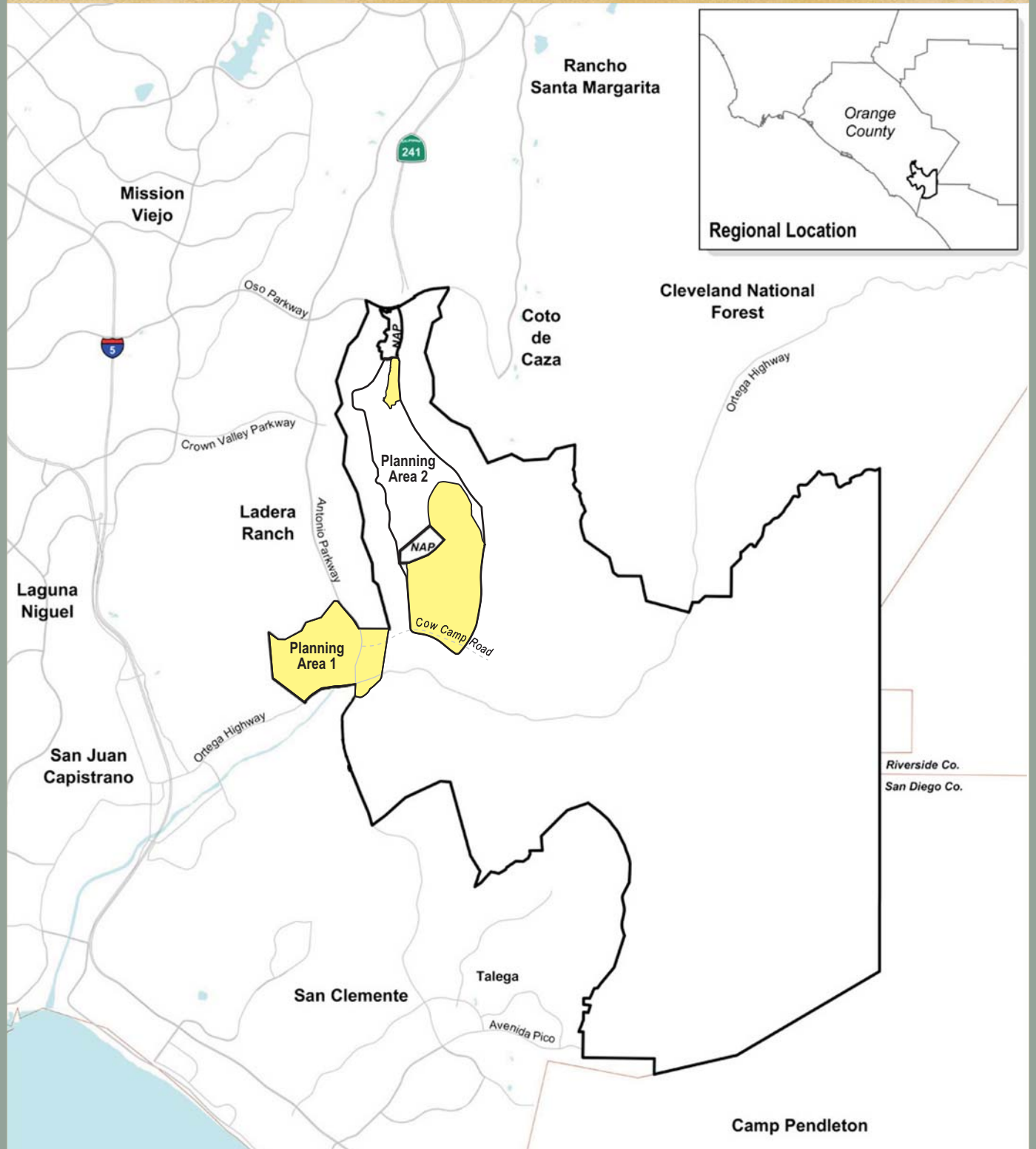
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

The 50 gross acre Planning Subarea 2.4 is located north of future Chiquita Canyon Road and Subarea 2.2, east of Subarea 2.3 and west of future "F" Street (or the Foothill Transportation Corridor), which traverses the easterly boundary of Subarea 2.4 in a generally north-south direction. Subarea 2.4 is dissected by the ridge between Chiquita Canyon and Gobernadora Canyon, which is a dominant physical feature extending north to south through the project site.

The existing land use within Subarea 2.4 is agricultural, including grazing land and various agricultural production areas (citrus and row crops).

Planning Area 2



REGIONAL LOCATION MAP

Ranch Plan Planned Community

Exhibit: 1

Not To Scale



Planning Area 2



SUBAREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2



3. SUBAREA PLAN 2.4 PROPOSAL

3.1 Land Use Plan and Subarea Plan 2.4 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 on Page 8) depicts 50 gross acres of development land uses within a terraced and hillside setting, which may include:

- 50 gross acres of Urban Activity Center uses, including 35 net acres and 500,000 square feet of non-residential uses.

The Subarea 2.4 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 2 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: (Not applicable for Subarea 2.4, as no residential uses are proposed)
 - a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Area 2.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 2, 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 2.4. 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 June 20, 2012.
 - d. The Subarea Plan 2.4 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 development proposals within Subarea 2.4 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

Planning Area 2

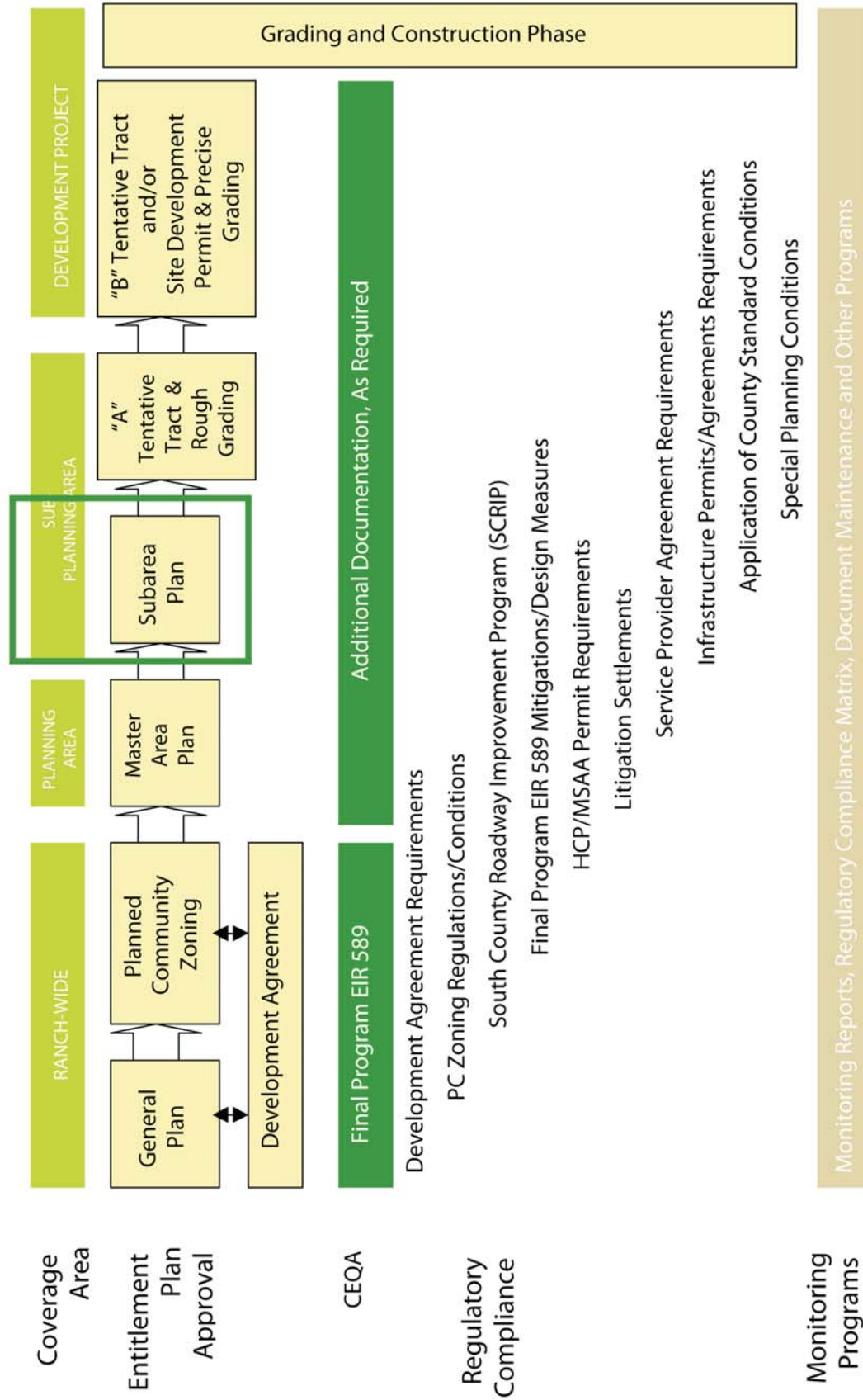


Exhibit: 3

SUBAREA PLAN PLANNING PROCESS
Ranch Plan Planned Community

3.1 Land Use Plan and Subarea Plan 2.4 Development Table (continued):

- e. Age Qualified Housing: The Subarea 2.4 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, if any future residential development proposals within Subarea 2.4 are submitted, they must be consistent with two aspects of the Subarea 2.4 Development Table (Table 1 on Page 10):

1. The Subarea 2.4 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.

Planning Area 2

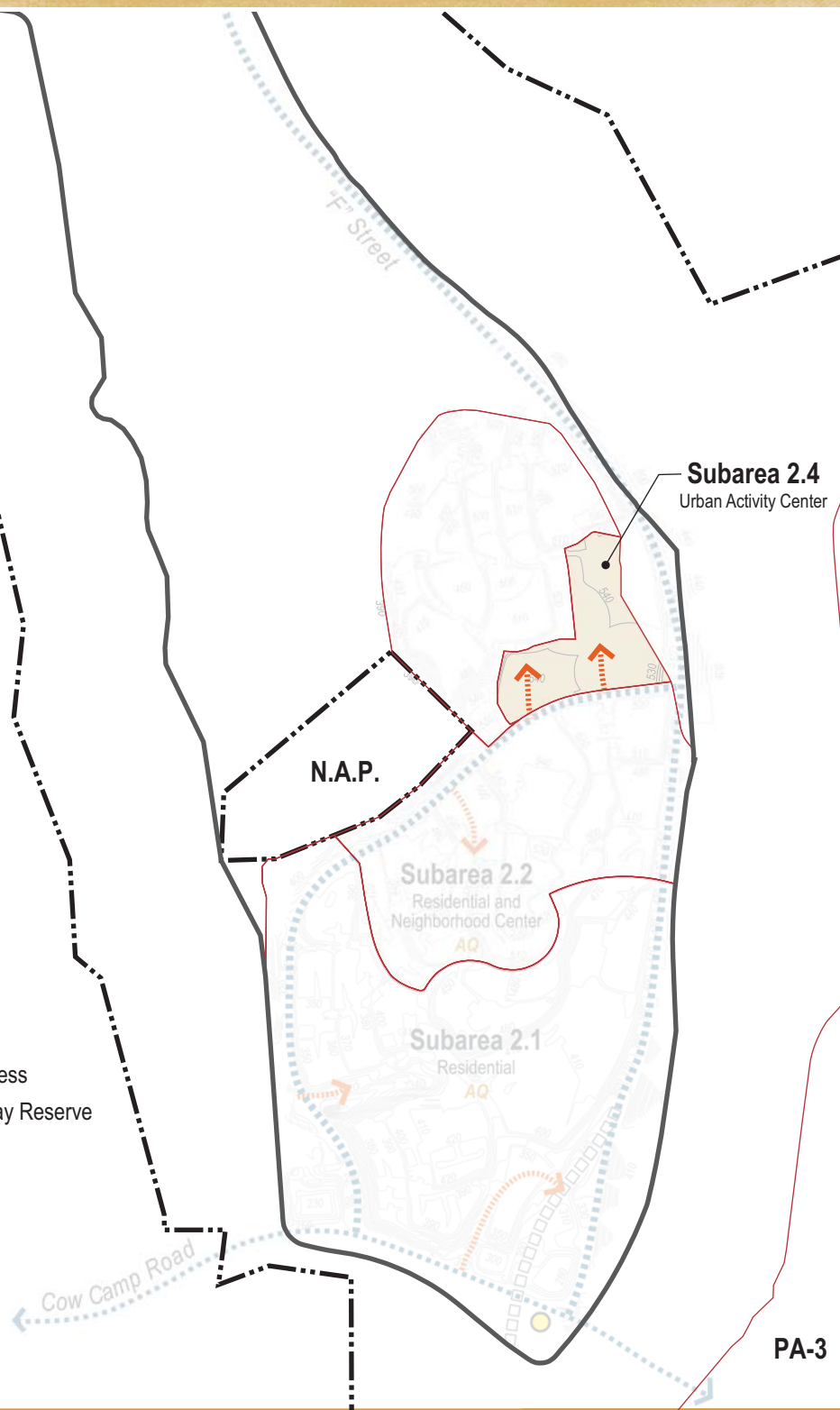
LEGEND

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

0 1000' 2000' 4000'

SUBAREA 2.4
LAND USE PLAN
 Ranch Plan Planned Community

Exhibit: 4



Planning Area 2

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

SUBAREA PLAN 2.4
DEVELOPMENT TABLE (Per Ranch Plan Planned Community Program Text Section II.B.3.a. and II.B.3.b.)
 Ranch Plan Planned Community

Table: 1

March 27, 2013

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 2.4 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 Area 2, and all subsequent subdivision and grading permits must be consistent with Subarea 2.1 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 2.4 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 2 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 Area 2 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.”

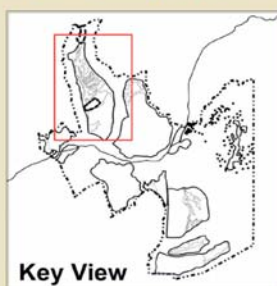
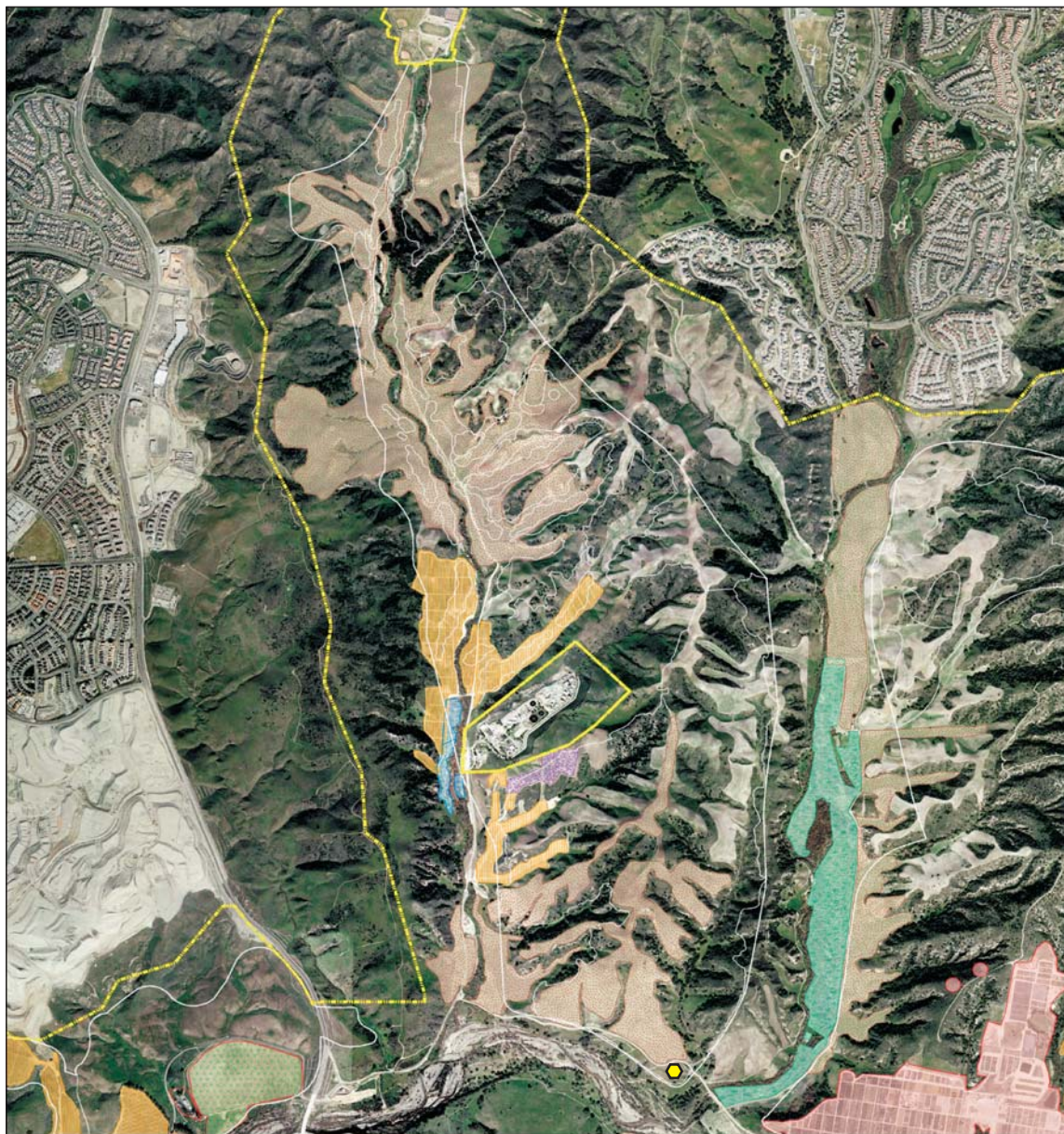
Also, in conjunction with the preparation of each Subarea Plan, the applicant will be required to submit and receive approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

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 Area 2, as required by PC Program Text Section II.B.3.a.5.

Agricultural and other existing and on-going uses within PA2 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 2.1.

Planning Area 2



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

AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

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 2.4 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 2.4 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 2.4 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 2.4 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 2.4 has been prepared consistent with all components of the Master Area Plan for Planning Area 2.

- 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.7 [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, Legal Description of Subarea Development Boundary

- 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 PA2 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 PA2 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. The Planning Reserve concept was abandoned per the 2005 Resource Organization Settlement Agreement (ROSA).

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 Area 2 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

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

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

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

Attachment 1: Legal Description

10-1159-34 (D)
03-15-13

EXHIBIT A
LEGAL DESCRIPTION
PLANNING AREA 2 SUB AREAS

Sub-Area 2.1:

All of Parcels 38, 40, 41, and 42, and those portions of Parcels 39, 43, 44, 45, and 46 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41"; thence leaving said Easterly line non-tangent North 84°17'17" West 327.27 feet; thence North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East; thence Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet; thence Southwesterly 105.17 feet along said curve through a central angle of 10°57'23"; thence South 37°30'25" West 134.63 feet; thence North 55°10'51" West 96.87 feet; thence North 78°31'08" West 343.13 feet; thence North 55°13'43" West 74.47 feet; thence South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet; thence Southwesterly 54.28 feet along said curve through a central angle of 41°27'48"; thence non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East; thence Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39"; thence North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet; thence Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West; thence Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet; thence Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of

said curve to said point bears South 25°01'29" East; thence Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West; thence Northerly 271.92 feet along said curve through a central angle of 38°00'00"; thence North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet; thence Northeasterly 154.36 feet along said curve through a central angle of 22°06'39"; thence North 08°53'50" West 428.69 feet; thence South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet; thence Southwesterly 520.10 feet along said curve through a central angle of 26°36'25"; thence non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence along said Westerly, the Southerly, and said Easterly lines of said Reference Line, the following courses: South 68°02'10" West 114.02 feet, South 88°09'27" West 83.35 feet, South 39°13'32" West 112.61 feet, South 01°02'30" East 190.58 feet, South 15°30'48" East 168.64 feet, South 00°23'00" West 943.59 feet, South 04°05'18" East 2792.61 feet to the beginning of a curve concave Northeasterly having a radius of 325.00 feet, Southeasterly 419.94 feet along said curve through a central angle of 74°02'00" to the beginning of a reverse curve concave Southerly having a radius of 5000.00 feet, Easterly 135.12 feet along said curve through a central angle of 01°32'54" to the beginning of a reverse curve concave Northerly having a radius of 2400.00 feet, Easterly 243.71 feet along said curve through a central angle of 05°49'05" to the beginning of a reverse curve concave Southwesterly having a radius of 2800.00 feet, Southeasterly 1563.64 feet along said curve through a central angle of 31°59'47", South 50°23'42" East 616.25 feet to the beginning of a curve concave Northeasterly having a radius of 2000.00 feet, Southeasterly 179.21 feet along said curve through a central angle of 05°08'02", South 55°31'44" East 226.69 feet to the beginning of a curve concave Northerly having a radius of 225.00 feet, Easterly 323.86 feet along said curve through a central angle of 82°28'11" to the beginning of a compound curve concave Northwesterly having a radius of 5500.00 feet, Northeasterly 2044.52 feet along said curve through a central angle of 21°17'55" to the beginning of a compound curve concave Westerly having a radius of 500.00 feet, Northerly 62.24 feet along said curve through a central angle of 07°07'55" to the beginning of a compound curve concave Westerly having a radius of 10000.00 feet, Northerly 897.83 feet along said curve through a central angle of 05°08'39", North 08°25'36" East 312.08 feet, and North 07°56'23" East 780.21 feet to the point of beginning.

Sub-Area 2.2:

Those portions of Parcels 39, 43, 44, 45, 46, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Commencing at the Southerly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 02°28'58" West 812.41 feet" on said Certificate of Compliance; thence along said Easterly line, the following courses: North 02°28'58" West 812.41 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Northerly 858.15 feet along said curve through a central angle of 08°11'41" to the Northerly line of Parcel 2.1 as described herein above, said point also being the TRUE POINT OF BEGINNING; thence leaving said Easterly line and along said Northerly line, the following courses: non-tangent North 84°17'17" West 327.27 feet, North 62°53'54" West 79.56 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 550.00 feet, a radial line of said curve to said point bears South 62°53'54" East, Southwesterly 205.06 feet along said curve through a central angle of 21°21'42" to the beginning of a reverse curve concave Southeasterly having a radius of 550.00 feet, Southwesterly 105.17 feet along said curve through a central angle of 10°57'23", South 37°30'25" West 134.63 feet, North 55°10'51" West 96.87 feet, North 78°31'08" West 343.13 feet, North 55°13'43" West 74.47 feet, South 36°38'01" West 162.73 feet to the beginning of a curve concave Southeasterly having a radius of 75.00 feet, Southwesterly 54.28 feet along said curve through a central angle of 41°27'48", non-tangent South 78°02'15" West 103.89 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 516.50 feet, a radial line of said curve to said point bears North 78°02'15" East, Southerly, Southwesterly, and Westerly 1045.79 feet along said curve through a central angle of 116°00'39", North 75°57'06" West 256.50 feet to the beginning of a curve concave Southeasterly having a radius of 583.50 feet, Westerly and Southwesterly 882.53 feet along said curve through a central angle of 86°39'31" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1330.00 feet, a radial line of said curve to said point bears South 31°37'08" West, Northwesterly 361.35 feet along said curve through a central angle of 15°34'00" to the beginning of a compound curve concave Northeasterly having a radius of 1050.00 feet, Northwesterly 507.35 feet along said curve through a central angle of 27°41'06" to the beginning of a non-tangent curve concave Northwesterly having a radius of 1400.00 feet, a radial line of said curve to said point bears South 25°01'29" East, Southwesterly 171.77 feet along said curve through a central angle of 07°01'47" to the beginning of a non-tangent curve concave Easterly having a radius of 410.00 feet, a radial line of said curve to said point bears South 65°12'49" West, Northerly 271.92 feet along said curve through a central angle of 38°00'00", North 13°12'49" East 219.38 feet to the beginning of a curve concave Northwesterly having a radius of 400.00 feet, Northeasterly 154.36 feet along said curve through a central angle of 22°06'39", North 08°53'50" West 428.69 feet, South 66°46'52" West 88.50 feet to the beginning of a curve concave Southeasterly having a radius of 1120.00 feet, Southwesterly 520.10 feet along said curve through a central angle of 26°36'25", and non-tangent North 49°49'33" West 465.18 feet to the Westerly line of said Reference Line PA-2 South; thence leaving said Northerly line and along said Westerly line, the following courses: North 68°02'10" East 1190.68 feet, North 51°43'00" East 592.38 feet, and North 43°38'00" East 859.38 feet; thence leaving said Westerly line

South 43°34'39" East 282.12 feet; thence North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet; thence Northeasterly 1133.94 feet along said curve through a central angle of 36°17'46"; thence North 82°43'07" East 968.16 feet to a point on the Easterly line of said Reference Line PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence along said Easterly line, the following courses: Southeasterly 77.57 feet along said curve through a central angle of 06°50'15", South 11°24'06" East 175.97 feet, South 10°35'47" East 253.55 feet to the beginning of a curve concave Northeasterly having a radius of 400.00 feet, Southeasterly 233.37 feet along said curve through a central angle of 33°25'38" to the beginning of a reverse curve concave Southwesterly having a radius of 175.00 feet, Southeasterly 150.90 feet along said curve through a central angle of 49°24'23", South 05°22'58" West 33.91 feet, South 77°35'54" East 13.49 feet, South 13°38'27" West 379.14 feet, South 07°09'22" West 955.29 feet to the beginning of a curve concave Easterly having a radius of 6000.00 feet, and Southerly 151.23 feet along said curve through a central angle of 01°26'39" to the TRUE POINT OF BEGINNING.

Sub-Area 2.3:

Those portions of Parcels 29, 30, 47, and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the Northerly line of Reference Line PA-2 South, described as having a bearing and distance of "North 47°59'43" West 180.82 feet" on said Certificate of Compliance; thence along said Northerly line and the Westerly line of said Reference Line PA-2 South, the following courses: North 47°59'43" West 180.82 feet, North 79°43'12" West 855.17 feet, North 86°41'53" West 138.32 feet, South 83°05'20" West 145.58 feet to the beginning of a curve concave Southerly having a radius of 500.00 feet, Westerly 158.86 feet along said curve through a central angle of 18°12'13", South 64°53'07" West 7.43 feet, South 40°00'23" West 182.22 feet, South 37°39'56" West 212.27 feet, South 28°25'52" West 593.88 feet, South 26°33'54" West 79.75 feet, South 22°22'48" West 159.79 feet to the beginning of a curve concave Easterly having a radius of 100.00 feet, Southerly 25.53 feet along said curve through a central angle of 14°37'39" to the beginning of a compound curve concave Easterly having a radius of 4000.00 feet, Southerly 1183.55 feet along said curve through a central angle of 16°57'11", South 09°12'02" East 502.75 feet, and South 45°40'50" East 1284.32 feet; thence leaving said Westerly line and along the Northerly line of Parcel 2.2, as described herein above, the following courses: South 43°34'39" East 282.12 feet, North 46°25'21" East 205.55 feet to the beginning of a curve concave Southeasterly having a radius of 1790.00 feet, and Northeasterly 172.47 feet along said curve through a central angle of 05°31'14" to the beginning of a

non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 49°58'26" West; thence leaving said Northerly line Northwesterly 367.94 feet along said curve through a central angle of 29°16'46"; thence non-tangent North 13°40'32" East 444.39 feet to the beginning of a curve concave Southerly having a radius of 70.00 feet; thence Northeasterly and Easterly 91.88 feet along said curve through a central angle of 75°12'09" to the beginning of a reverse curve concave Northwesterly having a radius of 925.00 feet; thence Easterly, Northeasterly, and Northerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a compound curve concave Southwesterly having a radius of 2000.00 feet; thence Northwesterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a reverse curve concave Southeasterly having a radius of 45.00 feet; thence Northeasterly 75.01 feet along said curve through a central angle of 95°30'09"; thence North 74°33'02" East 336.96 feet to the Easterly line of said Reference Line PA-2 South; thence along said Easterly line, the following courses: North 25°59'01" West 322.67 feet, North 26°59'45" West 190.20 feet, and North 34°39'22" West 671.42 feet to the point of beginning.

Sub-Area 2.4:

Those portions of Parcels 47 and 48 of Certificate of Compliance CC 2011-01, in the Unincorporated Territory of the County of Orange, State of California, recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records, in the office of the County Recorder of said County, described as follows:

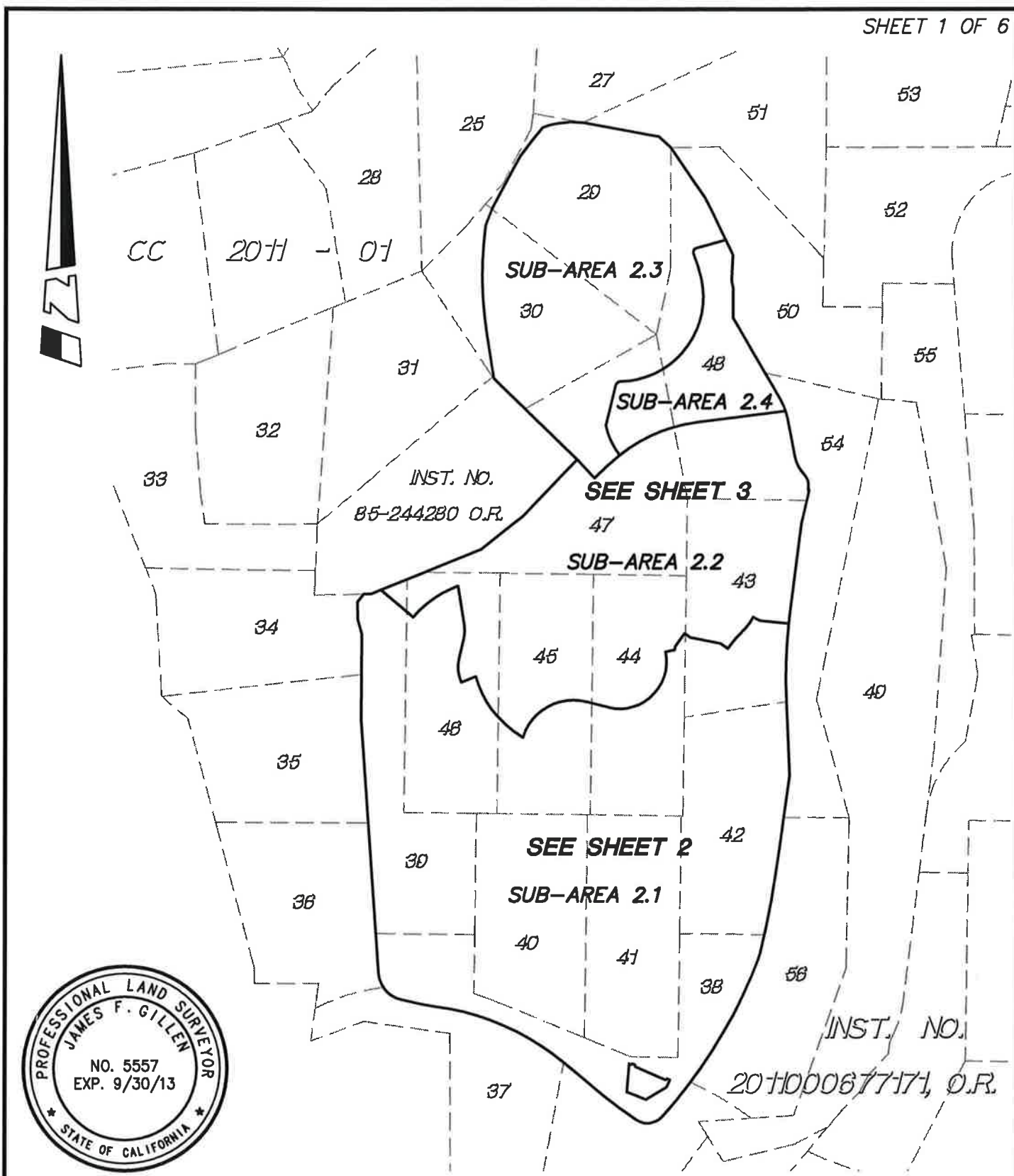
Beginning at the Southeasterly terminus of that certain course in the Easterly line of Reference Line PA-2 South, described as having a bearing and distance of "North 25°59'01" West 472.20 feet" on said Certificate of Compliance; thence along said Easterly line North 25°59'01" West 149.53 feet to the Southeasterly line of Parcel 2.3 as described herein above; thence leaving said Easterly line and along said Southeasterly line, the following courses: South 74°33'02" West 336.96 feet to the beginning of a curve concave Southeasterly having a radius of 45.00 feet, Southwesterly and Southerly 75.01 feet along said curve through a central angle of 95°30'09" to the beginning of a reverse curve concave Southwesterly having a radius of 2000.00 feet, Southeasterly 288.48 feet along said curve through a central angle of 08°15'52" to the beginning of a compound curve concave Northwesterly having a radius of 925.00 feet, Southerly, Southwesterly, and Westerly 1639.70 feet along said curve through a central angle of 101°33'56" to the beginning of a reverse curve concave Southerly having a radius of 70.00 feet, Westerly and Southwesterly 91.88 feet along said curve through a central angle of 75°12'09", South 13°40'32" West 444.39 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 720.00 feet, a radial line of said curve to said point bears South 79°15'12" West, and Southeasterly 367.94 feet along said curve through a central angle of 29°16'46" to the Northerly line of Parcel 2.2 as described herein above, said point being on a non-tangent curve concave Southeasterly having a

radius of 1790.00 feet, a radial line of said curve to said point bears North 38°03'25" West; thence leaving said Southeasterly line and along said Northerly line, the following courses: Northeasterly 961.47 feet along said curve through a central angle of 30°46'32" and North 82°43'07" East 968.16 feet to said Easterly line of said Reference Line of PA-2 South, said point being on a non-tangent curve concave Southwesterly having a radius of 650.00 feet, a radial line of said curve to said point bears North 71°45'39" East; thence leaving said Northerly line and along said Easterly line, the following courses: Northwesterly 138.82 feet along said curve through a central angle of 12°14'11", North 30°28'32" West 1041.68 feet, North 00°10'10" West 324.64 feet, North 10°35'26" West 76.36 feet, North 00°00'00" East 43.90 feet, North 02°32'41" East 224.63 feet, North 05°26'25" East 22.16 feet, and North 21°19'04" West 32.04 feet to the point of beginning.

As Sub Areas 2.1, 2.2, 2.3 and 2.4 are more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


JAMES F. GILLEN, PLS 5557





HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

3/15/13

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
PLANNING AREA 2
SUB AREAS

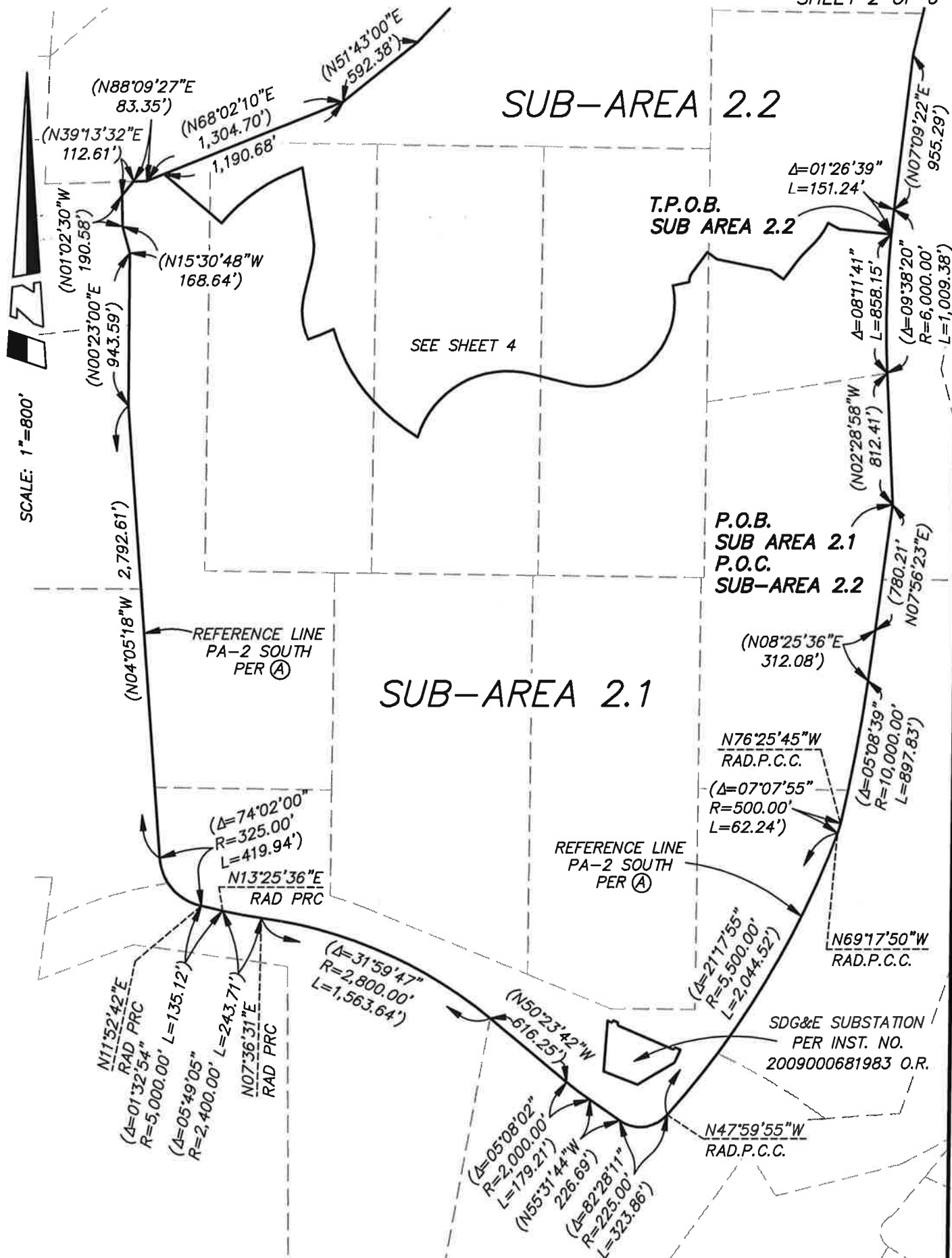
SCALE NOT TO SCALE

DRAWN BY DWM/PMC

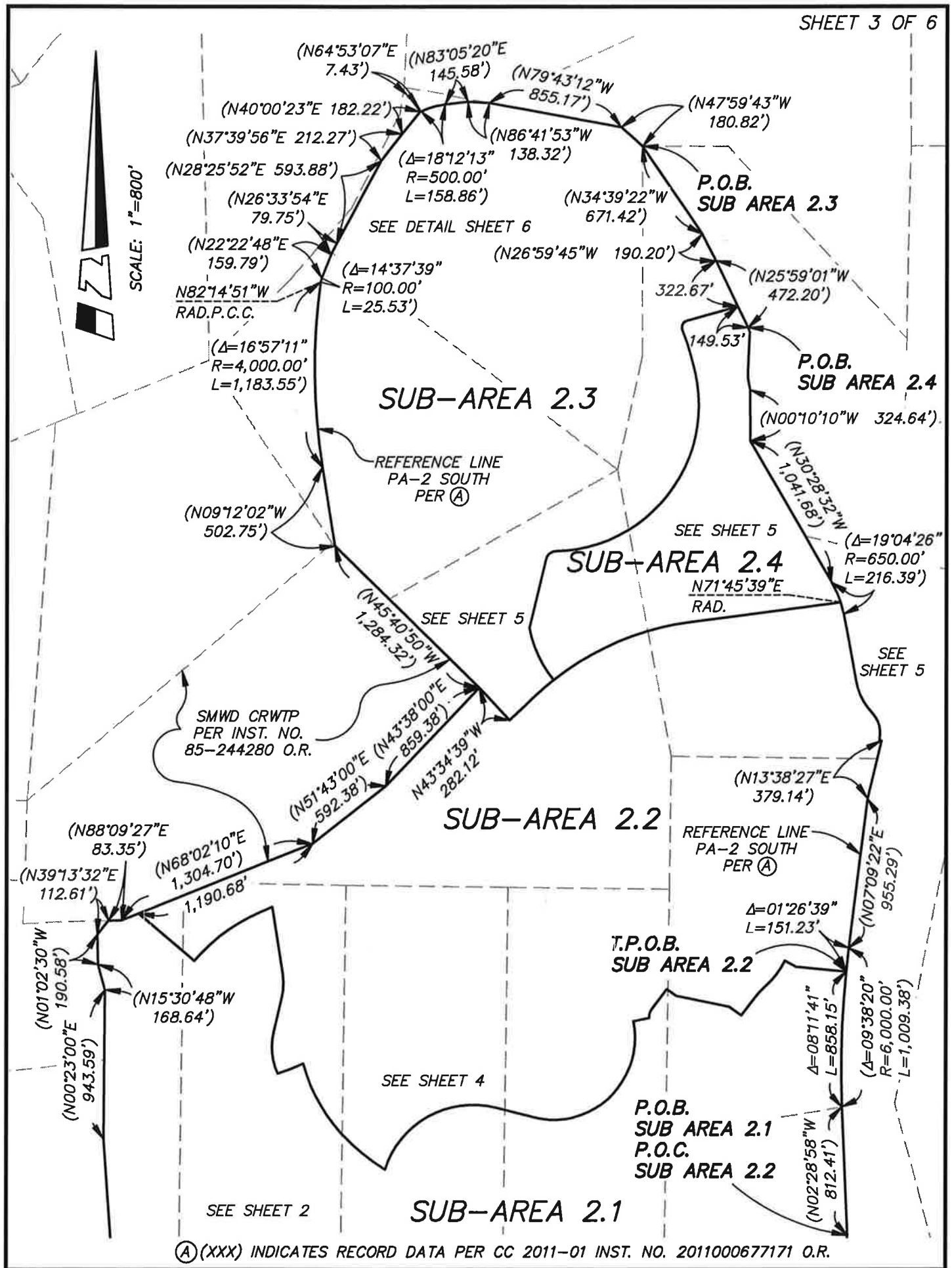
CHECKED BY JFG

DATE 3/15/2013

JOB NO.
10-1159-34



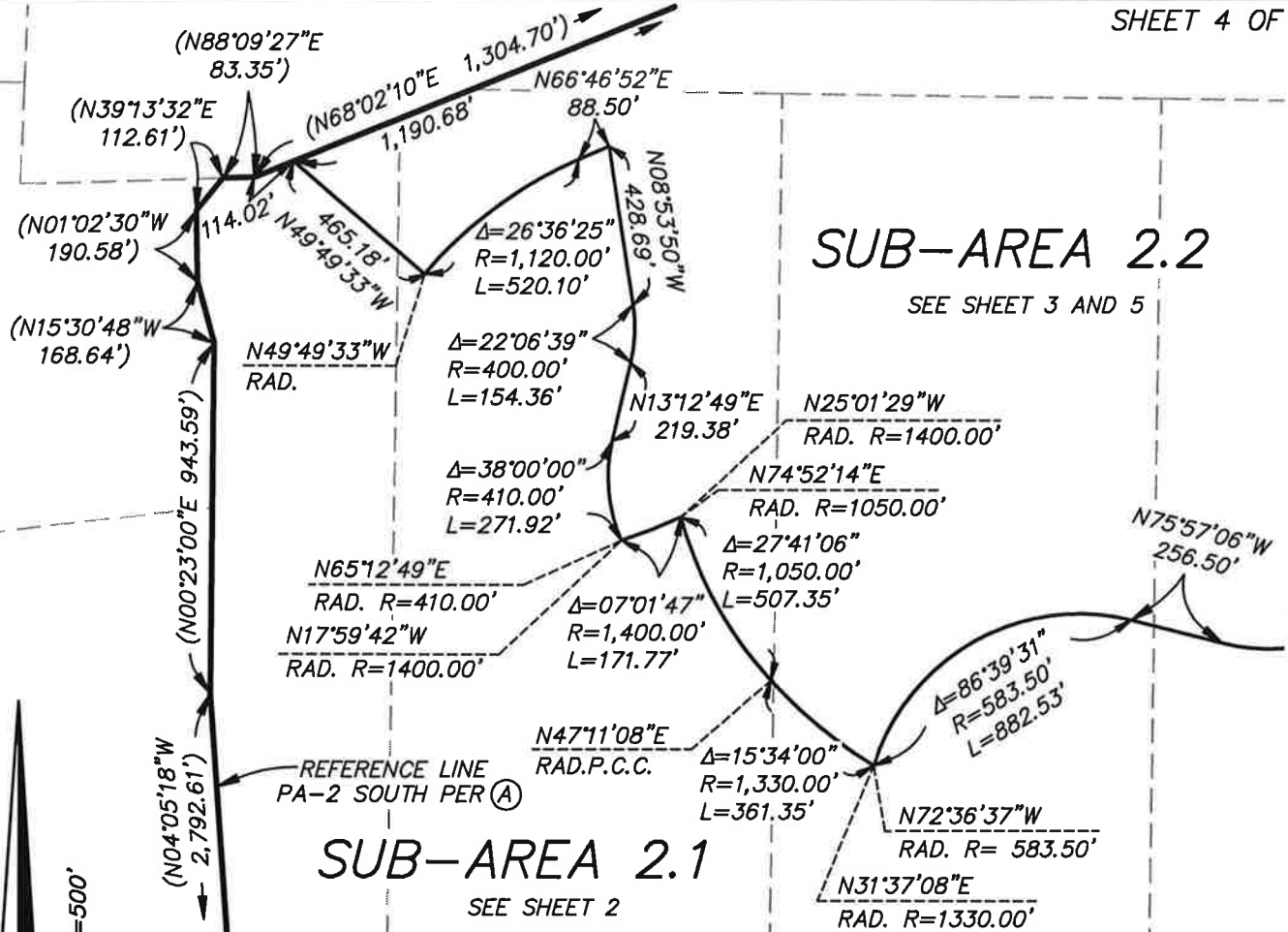
(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.



SUB-AREA 2.2

SEE SHEET 3 AND 5

SEE BELOW LEFT



SUB-AREA 2.2

SUB-AREA 2.1

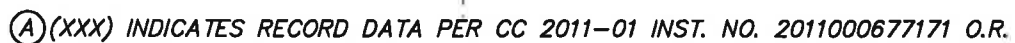
SEE SHEET 2

SEE ABOVE RIGHT

T.P.O.B.
SUB AREA 2.2N84°17'17"W
RAD.
 $\Delta=10°57'23"$
 R=550.00'
 L=105.17'
 $\Delta=09°38'20"$
 R=6,000.00'
 L=1,009.38'

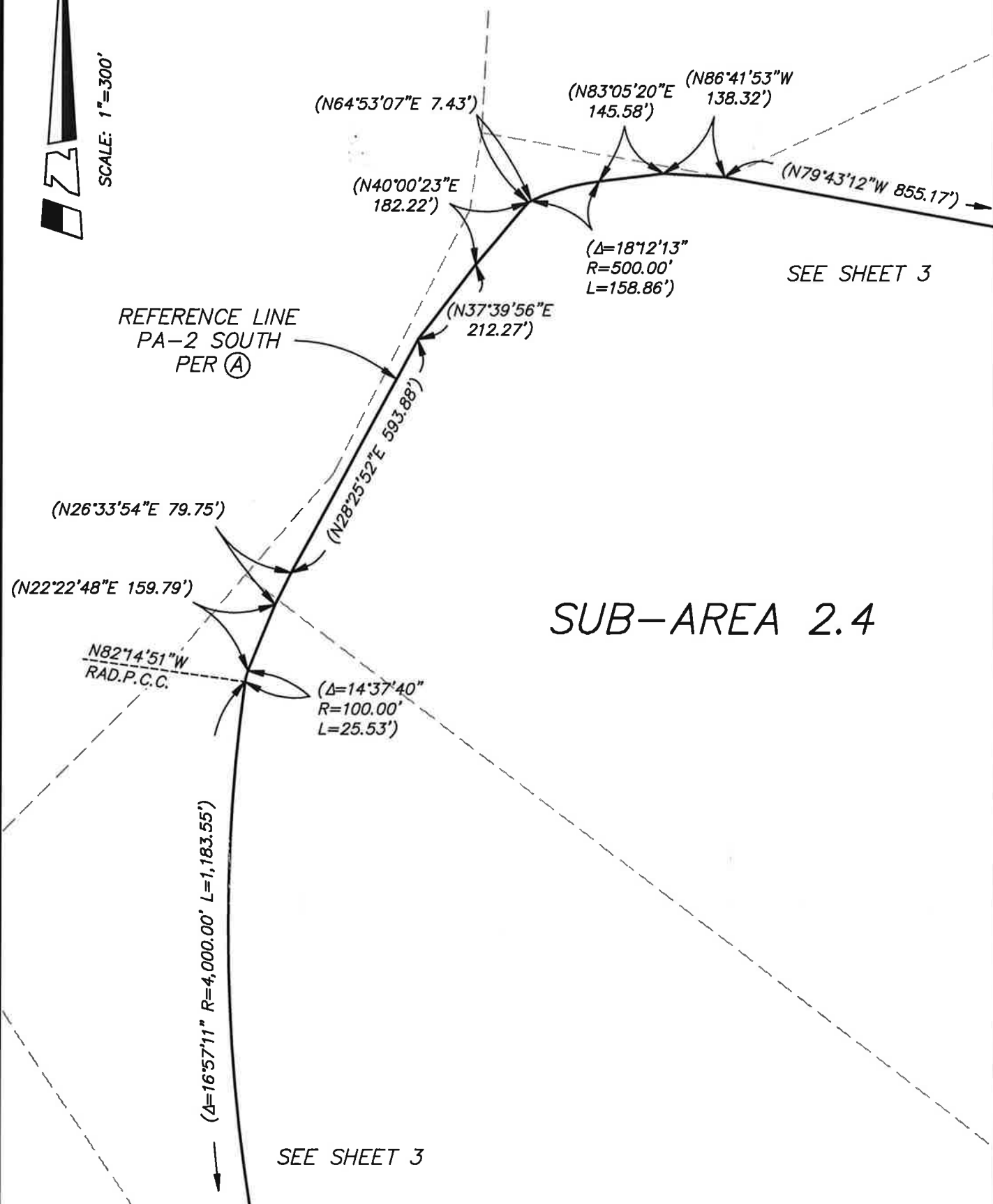
 P.O.B.
 SUB AREA 2.1
 P.O.C.
 SUB AREA 2.2

(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.





SCALE: 1"=300'



(A) (XXX) INDICATES RECORD DATA PER CC 2011-01 INST. NO. 2011000677171 O.R.

