ADDENDUM 3.2
TO FINAL EIR NOs. 584, 589, and 623

The Ranch Plan
Planning Areas 3 and 4

Amended Master Area Plan for Planning Areas 3 and 4; Amended Subarea Plans For Subareas 3.1 Through 3.14 and 4.1 (PA25-0162) and Approval of Alternative Development Standards (PA26-009)



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LIST OF ACRONYMS

A	
AB	Assembly Bill
ADT	Average Daily Trips
AGT	Above Ground Tank
AHIA	Affordable Housing Implementation Agreement
AQ	Age-Qualified
AQMP	Air Quality Management Plan
ASTM	American Society for Testing and Materials
AT&T	AT&T Communications
B	
BMPs	Best Management Practices
C	
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
Checklist	CEQA Guidelines Environmental Checklist
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CRHR	California Register of Historic Resources
CRM	Cultural Resources Management
CRPR	California Rare Plant Rank
CUSD	Capistrano Unified School District
CWA	Clean Water Act
CWRP	Chiquita Water Reclamation Plant
D	
dB	Decibel
dBA	A-weighted decibel scale
E	
EEI	Environmental Equalizers, Inc.
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ESA	Environmental Site Assessment
F	
FCAA	Federal Clean Air Act
FEIR	Final Environmental Impact Report
FESA	Federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration

G

GERA	Gobernadora Ecological Restoration Area
GHG	Greenhouse Gas
GPA	General Plan Amendment

H

HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HMMP	Habitat Mitigation and Monitoring Plan
HRMP	Habitat Reserve Management Program
HSCP	Health and Safety Contingency Plan

I

I-5	Interstate 5
IA	Implementation Agreement
ICU	Intersection Capacity Utilization
in/sec	Inches per Second
IOD	Irrevocable Offer of Dedication
IS	Initial Study
ITP	Incidental Take Permit

L

LOS	Level of Service
LPIP	Ranch Plan Planned Community Local Park Implementation Plan
LPPE	Los Patrones Parkway Extension

M

MCB	Marine Corps Base
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MPAH	Master Plan of Arterial Highways
mph	miles per hour
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MSAA	Master Streambed Alteration Agreement
msl	mean sea level

N

NAHC	Native American Heritage Commission
NAAQS	National Ambient Air Quality Standards
NCCP Act	Natural Community Conservation Planning Act
NCCP/MSAA/ HCP	Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan
NEPA	National Environmental Policy Act (of 1969)
NHPA	National Historic Preservation Act
NOP	Notice of Preparation
NOx	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places

O

OCFA	Orange County Fire Authority
OC HCA	OC Health Care Agency
OCIWMD	Orange County Integrated Waste Management Department
OCP	Orange County Projections
OCPW	Orange County Public Works
OCSD	Orange County Sheriff's Department
OCTA	Orange County Transportation Authority
OCTAM	Orange County Transportation Analysis Model
ONIS	Oglebay-Norton Industrial Sands
OSHA	U.S. Department of Labor Occupational Health and Safety Administration

P

PA	Public Application
PC	Planned Community
PDF	Project Design Feature
PM	Particulate Matter (Air Quality)
PPM	Parts Per Million
PRC	Public Resources Code

R

RCUZ	Range Compatibility Use Zone
RMV	Rancho Mission Viejo
ROMP	Runoff Management Plan
ROSA	Resource Organizations Settlement Agreement
RSA	Regional Statistical Areas
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board

S

SAMP	Special Area Management Plan
SB	Senate Bill
SC	Standard Condition
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCORE	South County Outreach and Review Effort
SCRIP	South County Road Improvement Program
SCTRE	South County Traffic Relief Effort Project
SDG&E	San Diego Gas and Electric
SDRWQCB	San Diego Regional Water Quality Control Board
SEIR	Subsequent or Supplemental Environmental Impact Report
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SMWD	Santa Margarita Water District
SoCAB	South Coast Air Basin
SOCTIIP	South Orange County Transportation Infrastructure Improvement Project
SR	State Route
SSHCP	Southern Subregion Habitat Conservation Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

T

TAZ	Traffic Analysis Zones
TCA	Transportation Corridor Agencies

U

UAC	Urban Activity Center
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan

V

V/C	Volume to Capacity Ratio
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds

W

WFMP	Wildland Fire Management Plan
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment
WSV	Water Supply Verification

Z

ZC	Zone Change

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SECTION 1.0 PURPOSE OF ADDENDUM

1.1 OVERVIEW

For the efficient delivery of new housing in accordance with Orange County's Housing Element and Regional Housing Needs Assessment (RHNA) targets, and without expanding the footprint of existing Planning Areas, Rancho Mission Viejo (hereinafter referred to as "RMV") proposes the reallocation of residential units and non-residential square footage within the Ranch Plan Planned Community (hereinafter also referred to as the "Ranch Plan"). Without altering the underlying land uses for the Ranch Plan, the residential units from Planning Areas 5 and 8 would shift to Planning Area 3 and 4. The combined number of units within Planning Areas 3 and 4 would increase from 7,500 to 9,977 units. The Project would also shift 1,092,000 square feet of non-residential previously approved in the northern portions of Planning Area 3 (Subareas 3.8, 3.9, and 3.11) southward, with 361,000 square feet being added to Subareas 3.14 and 4.1, and 731,000 square feet being added to Planning Areas 5 and 8. This action (hereinafter referred to as "the Project") would require an amendment to the Master Area Plan for Planning Areas 3 and 4, and the associated Subarea Plans[1]. Additional detail on the Project is provided in Section 3.3, Project Description.

Importantly, these changes *do not*:

1. Change the amount of approved Developable Acres in the Ranch Plan;
2. Amend the existing approved Development Boundaries for Planning Areas 3, 4, 5 or 8;
3. Create any new or significant impacts to roadways or intersections in the Ranch Plan area, or exceed approved water or energy usage; or
4. Impact RMV's ability to deliver affordable housing necessary to comply with Exhibit D of the Ranch Plan Development Agreement and the Affordable Housing Implementation Agreement (AHIA)[2].

The County of Orange (hereinafter also referred to as "the County") was the California Environmental Quality Act (CEQA) lead agency for the following Program Final Environmental Impact Reports (FEIR), which have been prepared to address the development in the Ranch Plan:

- The *Ranch Plan FEIR No. 589* (hereinafter referred to as "FEIR 589");
- FEIR 584, which was the CEQA portion of the Joint Programmatic EIR/Environmental Impact Statement (EIS) prepared for the Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (hereinafter referred to as the "Southern Subregion HCP" or "SSHCP"); and
- The *Orange County Affordable Housing Implementation Plan-Ranch Plan FEIR 623* (hereinafter referred to as "FEIR 623").

[1] The requirements associated with the Master Area Plan and Subarea Plans are discussed more fully in Section 2.5 of this Addendum.

[2] Discussion of the Affordable Housing Implementation Agreement for Rancho Mission Viejo (AHIA) is contained in Section 2.6 of this Addendum.

As discussed further in Section 2.0 Project Background, the first two Program EIRs address the development approvals of the Ranch Plan and the last FEIR addresses the potential impact of implementation of affordable housing units, which were in addition to the original Ranch Plan entitlements. FEIR 623 is titled the *Orange County Affordable Housing Implementation Plan-Ranch Plan*. The title made a distinction between the AHIA, which is part of the Development Agreement, and the County's plan for how to implement the affordable housing within the Ranch Plan. As further discussed in Section 2.6, FEIR 623 addended the AHIA to allow the use of private financing, public financing, or a combination of the two. The financing scenario used would influence the number of affordable housing units constructed.

Additionally, Addendum 3.1 to FEIR 589 and FEIR 584 was approved in 2015 for the Master Area Plan for Planning Areas 3 and 4, Subarea Plans for these Planning Areas, and associated infrastructure improvements. Since Addendum 3.1 focused on the potential impacts associated with these two Planning Areas, it has been cited in this Addendum and is incorporated by reference. This allows the discussion in this Addendum to be more succinct. Additionally, Addendum 3.1 identified all the provisions from the mitigation program adopted in conjunction with the FEIRs that would be applicable to these Planning Areas. Therefore, the Regulatory Compliance Matrix (RCM) developed for Addendum 3.1 remains applicable to these Planning Areas and is included in this Addendum.[3] It should be noted, these measures have been adopted in conjunction with the Ranch Plan Project and would be applicable to development within the Ranch Plan, and therefore, they would be applicable to the proposed Project. However, these measures are not new measures identified to address the impacts of the proposed Project.

As discussed in this Addendum, the development of the residential units reallocated to Planning Areas 3 and 4 would occur entirely within the limits of the approved development areas and no new or more severe impacts have been identified that would require additional mitigation. Not every existing and adopted mitigation measure would apply to every project within Planning Areas 3 and 4 but would be implemented where applicable.

Consistent with the requirements of the CEQA, FEIR 584, FEIR 589, and FEIR 623 were prepared as Program EIRs. Section 15165 of the CEQA Guidelines states, "Where individual projects are, or a phased project is, to be undertaken and where the total undertaking comprises a project with significant environmental effect, the Lead Agency shall prepare a single program EIR for the ultimate project as described in Section 15168." As such, FEIR 584, FEIR 589 and FEIR 623 (sometimes collectively referred to herein as the "FEIRs") provide the comprehensive evaluation of the potential environmental impacts associated with the development of the Ranch Plan, of which Planning Areas 3 and 4 are a component. The Ranch Plan was addressed as a single project. Past and future actions, including the approvals associated with implementation of Planning Areas 3 and 4, are the phased implementation of the larger Ranch Plan.

Though identified as Program EIRs, as recommended by CEQA, the FEIRs provided a substantial amount of detail on the uses and potential environmental impacts associated with the development of the Ranch Plan. Notably, the FEIRs provided detailed information on the area of development, the amount and types of uses to be constructed; the sizing and location of infrastructure required to support the development (i.e., roads; drainage and water quality basins; electrical facilities; and water and wastewater storage and conveyance facilities). This allowed a

[3] In conjunction with the approval of the Ranch Plan project, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the *California Public Resources Code*. Over time, other compliance measures that apply to the project that also serve to reduce environmental impacts have been included. These include provisions from the Development Agreement; the Planned Community Zoning Regulations/Conditions; the South County Roadway Improvement Program (SCRIP); Resource Organizations Settlement Agreement (ROSA) requirements; and Service Provider Agreement requirements. Combined, these requirements are tracked in a comprehensive Regulation Compliance Matrix.

comprehensive evaluation of the potential impacts and development of a mitigation program that identified conditions applicable to tract map approvals. The level of detail was sufficient to allow regulatory permits to be issued for the Ranch Plan by federal and State regulatory agencies (this is discussed further in Section 2.4).

When a Program EIR has been prepared, Section 15168 of the CEQA Guidelines provides the following direction for use of that document with later activities:

> Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.
>
> (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
>
> (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
>
> (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
>
> (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
>
> (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

In keeping with this direction, the County of Orange has evaluated the proposed revisions to the Master Area Plan for Planning Area 3 and 4 and associated Subarea Plans, to determine what level of ancillary environmental document is required. Though the impacts and related mitigation measures of the Project are consistent with those identified in the approved FEIRs, the County has required the preparation of an Addendum as a method of documenting Project consistency with the certified documents.

1.2 USE OF AN ADDENDUM

This Addendum has been prepared in accordance with the provisions of the CEQA (Sections 21000, et seq. of the *California Public Resources Code*) and the State CEQA Guidelines (Title 14 *California Code of Regulations* Sections 15000, et seq.). For projects where an EIR has previously been prepared, Section 21166 of the Public Resources Code addresses the three conditions that would trigger the need for a subsequent or supplemental EIR (SEIR). These conditions are also reflected and further articulated in the CEQA Guidelines, Sections 15162 and 15163. Specifically, pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent Environmental Impact Report (EIR) or Negative Declaration is only required when:

> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new

significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164(a) of the State CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred".

The application conforms to the intent of the approved Ranch Plan. As described in detail herein, there are no new significant impacts resulting from the proposed changes addressed in the application, nor would there be any substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with these proposed changes would be comparable to the anticipated levels described in the certified FEIRs. In addition, there are no substantial changes to the circumstances under which Planning Areas 3 and 4 would be undertaken. Therefore, in accordance with Section 15164 of the State CEQA Guidelines, this Addendum to the previously approved FEIRs serves as the appropriate environmental documentation for the amendment to the Master Area Plan and Subarea Plans, as well as subsequent construction-level approvals associated with development in Planning Areas 3 and 4. In taking action on any of the approvals outlined in Section 3.0, Project Description, the decision-making body must consider the whole of the data presented in FEIR 589, FEIR 584, FEIR 623, and this Addendum. The FEIRs include the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP), which the latter is contained in the Regulation Compliance Matrix [RCM].

It is appropriate to have this Addendum related to FEIR 589, FEIR 584, and FEIR 623 because each of these FEIRs addresses potential impacts associated with development within the limits of the Ranch Plan. FEIR 589 addressed the County entitlements for the Ranch Plan and became the basis for the County's General Plan and zoning actions. The SSHCP, and the associated FEIR 584, is recognized as the planning program adopted by both the County and USFWS for

the protection of biological resources for southeast Orange County. The analysis in FEIR 584 and FEIR 589 is consistent; however, since FEIR 584 was certified after the Settlement Agreements on FEIR 589 was reached (the Settlement Agreements are discussed further in Section 2.3), FEIR 584 addressed the development concept accepted by the Settlement Agreements. FEIR 584 incorporated FEIR 589 by reference because the Ranch Plan was an integral element of the development allowed by the SSHCP. The analysis of consistency with the findings in FEIR 584 is predominately used in the context of biological resources and the basis for determining consistency of the Project with the SSHCP.

FEIR 623 provided CEQA documentation for the construction of affordable housing within the boundaries of the Ranch Plan, which is development over and above the entitlements approved for the Ranch Plan. The analysis associated with FEIR 623 pertains to how the Project would affect the implementation of affordable housing in the Ranch Plan. Therefore, it is beneficial for the County of Orange to have the Addendum reference all three documents to ensure a complete and updated record of all actions is maintained. It should be noted that FEIR 623 is not applicable to all the threshold questions on the County Environmental Checklist and is therefore not discussed in those areas where no changes to FEIR 623 are necessary or FEIR 623 is not pertinent to the evaluation. However, in some cases information pertaining to FEIR 623 is provided to substantiate that no additional analysis is required.

Section 2.0 of this Addendum provides background on and a chronology of the Ranch Plan; actions taken subsequent to the original 2004 approval by the Board of Supervisors; related planning programs; and other projects in the vicinity of the Project site.

Section 3.0 provides a description of the proposed actions associated with the revisions to Master Area Plan and Subarea Plans for Planning Areas 3 and 4, as well as location of the Ranch Plan, and potential future actions that may rely on this Addendum.

Section 4.0 presents an environmental analysis of the proposed Project. The County of Orange's current Environmental Checklist questions have been used as the basis for the analysis in this Addendum. It should be noted that the Environmental Checklist has been updated since the certification of the FEIRs. All the questions in the current Environmental Checklist are included in this Addendum.

Section 5.0 provides an overview of the previously conducted cumulative impact analysis and the potential for the Project to result in new or more substantial cumulative impacts.

Section 6.0 provides a conclusion regarding the appropriateness of the Addendum in light of the provisions of Section 21166 of the Public Resources Code and the CEQA Guidelines.

Appendix A, the Planning Areas 3 and 4 RCM, identifies the project design features, standard conditions of approval[4], mitigation measures, stipulations from past settlement agreements, and permit requirements that are applicable to Planning Areas 3 and 4. The Mitigation Program adopted in conjunction with the certification of FEIR 589 has been incorporated into the RCM. As previously noted, the Project represents a portion of the much larger, previously approved, Ranch Plan. Therefore, only those mitigation requirements from the previously approved document that

[4] The Mitigation Program identifies a number of County Standard Conditions of Approval (identified as SC in the Mitigation Program). These measures are frequently required by the County independently of CEQA review but also serve to offset or prevent specific impacts. Typical standard conditions include compliance with the County's or other agencies regulations. Standard Conditions are routinely applied by the County of Orange. Including these conditions as part of the FEIR mitigation program enhanced the public's understanding of requirements applied during the development process and ensured they would be tracked in the Mitigation Monitoring and Reporting Program required for the Project.

are applicable to Planning Areas 3 and 4 have been included in this analysis. This is consistent with the RCM included in Addendum 3.1 prepared in 2015, which has been implemented with the early phases of Planning Area 3.

SECTION 2.0 PROJECT BACKGROUND

2.1 INTRODUCTION

This section provides an overview of the key actions that have been taken within the general project area. The discussion gives a summary of actions associated with the development, approval, and implementation of the Ranch Plan and associated development. This information is generally presented in chronological order. This is intended to provide history and context of the key approvals that are the framework for this Addendum.

2.2 THE RANCH PLAN AND PROGRAM FINAL EIR 589

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

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

The County of Orange released Draft Program EIR 589 (Draft EIR 589) for public review and comment on June 10, 2004, for a 61-day public review period. Copies of the Draft EIR were made available in the following branch libraries in south Orange County: Laguna Niguel, Rancho Santa Margarita, San Clemente, San Juan Capistrano Regional, Mission Viejo, and Ladera Ranch. The County received 193 written comments (letters and emails) during the public review period on Draft EIR 589. All these comments were responded to in writing and are part of FEIR 589. In addition, five public meetings were held before the Orange County Planning Commission.

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre Ranch Plan project. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. This alternative allowed for the construction of 14,000 dwelling units, 3,480,000 square feet of Urban Activity Center (UAC) uses on 251 acres, 500,000 square feet of Neighborhood Center uses on 50 acres, and 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 7,683 acres of the Ranch Plan. The balance of the Ranch Plan, totaling approximately 15,132 gross acres (or approximately 66.32 percent), was identified for open space uses.

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

Overriding Considerations were adopted as part of the approval process, addressing unavoidable adverse impacts for the following topical areas: land use and relevant planning, agricultural resources, water quality (pathogens), air quality, noise, aesthetics and visual resources, mineral resources, fire protection services and facilities, traffic and circulation, and biological resources.

2.3 SETTLEMENT AGREEMENTS AND SUBSEQUENT RANCH PLAN MODIFICATIONS

On December 8, 2004, the City of Mission Viejo (City) and a coalition of concerned environmental groups, which were collectively called the Resource Organizations, filed separate actions in the Orange County Superior Court challenging the Board of Supervisors' approval of the Ranch Plan project and its certification of FEIR 589 (Orange County Superior Court Case Nos. 04CC11999 and 04CC01637). In summary, the individual actions raised questions concerning (1) potential local and regional transportation impacts associated with implementation of the Ranch Plan project; and (2) the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the Ranch Plan. 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 among the parties. On August 16, 2005, a settlement agreement was entered into with the Resource Organizations[5] that resulted in certain refinements to the Ranch Plan y project that, in effect, increased the amount of open space that will be permanently protected and managed (i.e., from approximately 15,132 gross acres to 16,942 gross acres) and reduced the acreage available for development activities (i.e., from approximately 7,683 acres to 5,873 acres). The refinements focused on further protection of resources by concentrating development in the areas with lower biological resource values while continuing to protect high resource values, including the vast majority of the western portion of the San Mateo Creek Watershed within the Ranch Plan.

The Ranch Plan project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (now known as the California Department of Fish and Wildlife [CDFW]), and the USFWS (see Section 2.4 for an overview of the planning programs that addressed the Ranch Plan study area). The refinements resulted in what is referred to as "Alternative B-12", a plan that is consistent with the settlement agreements. Alternative B-12 retains 16,942 gross acres of the Ranch Plan in protected open space and will allow for development activities on 5,873 acres. Alternative B-12 provides the same level of housing and nonresidential development as previously approved by the Board of Supervisors (B-10 Modified Alternative). It should be noted that the impact analysis for the Alternative B-12 overstates the development impacts in Planning Areas 4 and 8 and for the orchards in Planning Areas 6 and 7 because the footprint of the development evaluated in these planning areas is expected to be greater than would be necessary. At the time, the final footprint of future development/orchards within these planning areas was undefined at that time because the precise location of future development/orchards was not known. Therefore, a larger area, which would represent the environmental "worst case", was used for the impact analysis.

The analysis of Alternative B-12 assumed "impact area" of approximately 1,127 acres for Planning Area 4 whereas the alternative limited development to 550 acres and 175 acres of reservoir uses.

[5] The Resource Organizations included the Endangered Habitats League; the Natural Resources Defense Council, Inc.; Sea and Sage Audubon Society; Laguna Greenbelt, Inc; and Sierra Club. The settlement agreement is generally referred to as ROSA (i.e., the Resource Organizations Settlement Agreement).

Similarly, the impacts for Planning Area 8 are assumed to be approximately 1,349 acres, while Alternative B-12 limits development to 500 acres. The impact areas in Planning Areas 6 and 7 were approximately 249 acres and 182 acres, respectively, although only a total of 50 acres of orchards in Planning Areas 6 and/or 7 is allowed. Since the approval of the settlement agreements, the 50 acres of orchards have been planted in Planning Area 7.

2.4 REGULATORY AGENCIES PLANS AND APPROVALS

As previously noted, concurrently with the development of the Ranch Plan, two other major planning and regulatory programs were developed: the Southern Subregion NCCP/MSAA/HCP and the SAMP. Both of these plans integrated the development of the Ranch Plan into their baseline assumptions. Therefore, the technical analysis conducted as part of these larger subregional planning programs have assumed development areas that includes the Master Area Plans and Subarea Plans addressed in this Addendum. Neither the Southern Subregion NCCP/MSAA/HCP, the SAMP nor their associated approvals will be affected by the proposed Project or this Addendum. All these approvals will continue to apply to the Ranch Plan.

2.4.1 SOUTHERN SUBREGION NCCP/MSAA/HCP AND FINAL EIR 584

The Southern Subregion NCCP/MSAA/HCP and EIR/EIS were prepared by the County of Orange in cooperation with the CDFW and the USFWS in accordance with the provisions of the NCCP Act, CESA, FESA, and Section 1600 et seq. of the *California Fish and Game Code.* The Southern Subregion NCCP/MSAA/HCP provided 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. The NCCP/MSAA/HCP is a voluntary, collaborative planning program involving landowners, local governments, State and federal agencies, environmental organizations, and interested members of the public. The purpose of the NCCP Program is to provide long-term, large-scale protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth. The NCCP process was initiated to provide an alternative to “single species” conservation efforts. The shift in focus from single species, project-by-project conservation efforts to large-scale conservation planning at the natural community level was intended to facilitate regional and subregional protection of a suite of species that inhabit a designated natural community or communities.

The Conservation Strategy of the NCCP/MSAA/HCP “focuses on long-term protection and management of multiple natural communities that provide habitat essential to the survival of a broad array of wildlife and plant species” (County of Orange 2006c). 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 RMV.

To address the potential impacts associated with the NCCP/MSAA/HCP, a Joint Programmatic EIR/EIS was prepared (of which FEIR 584 is the CEQA document). Future projects were identified by / for the Participating Landowners (i.e., the County of Orange, Santa Margarita Water District (SMWD), and RMV), which upon approval of the SSHCP and issuance of the Incidental Take Permits (ITPs) by USFWS became “Covered Activities”. The Ranch Plan and associated infrastructure was identified as the “RMV Covered Activity.”

With respect to the CEQA document, the County of Orange Board of Supervisors certified FEIR 584 on October 24, 2006. With respect to the NEPA documentation, USFWS distributed the Final EIS for public review on November 13, 2006. The Implementation Agreement for the Southern Subregion NCCP/MSAA/HCP (IA) was signed by the Participating Landowners in

December 2006. The USFWS issued a Record of Decision, signed the IA, approved the Southern Subregion HCP, and issued Federal Endangered Species Act (FESA) Section 10(a)(1)(B) ITPs to RMV and the SMWD for federally listed species on January 10, 2007 (1-6-07-F-812.8) ("the Opinions"). The HCP component of the Draft Southern Subregion NCCP/MSAA/HCP is hereinafter referred to as the Southern Subregion HCP (or SSHCP).[6]

The Opinions state that proposed incidental take will occur as a result of habitat loss and disturbance associated with urban development and other proposed activities (i.e., Covered Activities) identified in the SSHCP. The Opinions further identify "construction of residential, commercial, industrial and infrastructure facilities" as RMV-Covered Activities. The Opinions address 6 federally listed animals, 1 federally listed plant, and 25 unlisted plants and animals for a total of 32 species.

CDFW issued an MSAA for the Ranch Plan on September 29, 2008. The MSAA covers the activities associated with implementation of the approved development. The covered activities under the MSAA include (1) development in Planning Areas 2, 3, 4, 5, and 8;[7] (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. Consistent with the requirements/protocols of the MSAA, CDFW approved sub-notification for Planning Areas 3 and 4 and associated infrastructure in 2018 and extended this approval in 2023.[8]

2.4.2 SPECIAL AREA MANAGEMENT PLAN

A SAMP is a voluntary watershed-level planning and USACE permitting process involving local landowners and public agencies that seek permit coverage under Section 404 of the Federal Clean Water Act for future actions that affect jurisdictional "waters of the U.S.". The purpose of a SAMP is to provide for reasonable economic development and the protection and long-term management of sensitive aquatic resources (biological and hydrological). Under a SAMP, to the extent feasible, federal "waters of the U.S." (including wetlands) are avoided and unavoidable impacts are minimized and mitigated. The San Juan Creek and Western San Mateo Creek Watersheds SAMP provides a framework for permit coverage for the San Juan Creek Watershed (approximately 113,000 acres) and the western portion of the San Mateo Creek Watershed (approximately 15,104 acres). The SAMP study area includes the Ranch Plan area.

The SAMP, which was approved by the USACE in 2007, establishes three regulatory permitting procedures: (1) Regional General Permit Procedures for Maintenance Activities Outside of the Ranch Plan; (2) Letter of Permission (LOP) 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. With respect to the Ranch Plan, the USACE issued an Individual Permit of extended

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6 The distinction between the Draft Southern Subregion NCCP/MSAA/HCP and the SSHCP is important. The SSHCP, as the federal component of the NCCP/MSAA/HCP, is the federally approved Habitat Conservation Plan for which the Section 10(a)(1)(B) ITP was issued. The Project impacts reported herein are based, for the most part, on the analysis reported in the Southern Subregion NCCP/MSAA/HCP and which were incorporated into the SSHCP. Therefore, all impacts authorized by the SSHCP ITP are the same as those reported in the Southern Subregion NCCP/MSAA/HCP and these documents are fundamentally the same for this purpose. CDFW has not taken a formal action on the NCCP portion of the Southern Subregion NCCP/MSAA/HCP.

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

8 The San Diego Regional Water Quality Control Board (SDRWQCB) also issued a Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements for Discharge of Dredged and/or Fill Material in 2018 for Planning Areas 3 and 4 and subsequently extended this certification in 2023.

duration to specify allowable impacts to "waters of the U.S." over the life of the Ranch Plan project. The long-term Individual Permit requires additional review and analysis as individual projects are proposed within the Ranch Plan to ensure consistency with allowable impacts and the terms and conditions of this long-term Individual Permit. The USACE will review specific activities under the LOP procedures for the geographic area covered by the Individual Permit as each activity is proposed for implementation. USACE has reviewed Planning Area 3 under the LOP procedures and issued a LOP for this planning area in 2018. No LOP was required for Planning Area 4 due to the lack of federal jurisdiction.

2.5 RANCH PLAN PLANNED COMMUNITY MASTER AREA PLAN AND SUBAREA PLANS APPROVALS

Per the *Ranch Plan Planned Community Program Text* (or *PC Program Text*), a Master Area Plan is required for each planning area proposed for development. A Master Area Plan shows the relationship of proposed uses within the entire planning area. A Master Area Plan consists of a map, a set of statistics, and text that describe the location, density, and intensity of proposed uses within a planning area (the full requirements are listed in Section II.B.3.a of the *PC Program Text*). It is a tool to describe how special features or planning concerns will be addressed. All grading, development, and improvements shall be in substantial conformance with the provisions of the approved Master Area Plan. The Planning Commission is the approving authority for all Master Area Plan applications.

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

In July 2006, the County of Orange approved the Master Area Plan (PA06-0023) and five Subarea Plans (PA06-0024 through PA06-0028) for Planning Area 1. Addendum No. 1 to FEIR 589 was approved by the County of Orange to support the approval of the Master and Subarea Plans. Planning Area 1 opened for sale in mid-summer of 2013 and was fully built out by 2016.

In March 2013, the County of Orange approved the Master Area Plan (PA13-0001) and four Subarea Plans (PA13-0002, PA 13-0003, PA13-0004 and PA 13-0006) for Planning Area 2. Planning Area 2 Addendum to Final EIR No. 589 was approved by the County of Orange to support the approval of the Master and Subarea Plans. Planning Area 2 opened for sale in mid-summer of 2015 and was nearly built out by 2020. A commercial center and 16 apartments are approved but not yet completed in Subarea 2.4.

In February 2015, the County of Orange approved the Master Area Plan (PA14-0072) and nine Subarea Plans (PA14-0073 through PA14-0081) for Planning Areas 3 and 4. Addendum No. 3.1 to FEIR 589 and FEIR 584 was approved by the County of Orange to support the approval of the Master and Subarea Plans. Subsequent minor revisions have been made to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4. The amendments have involved adjustments to the dwelling unit allocation, the non-residential square footage allocation, and increasing the number of Subareas in Planning Area 3 from 8 to 14. The most recent update was approved by the Deputy Director, OCPW Development Services occurring on May 28, 2025. Planning Area 3 opened for sale in 2022 and is currently under construction.

In 2017, changes to the allocation of dwelling units and non-residential square footage across all Planning Areas were required for consistency and documentation purposes; therefore, an update to the *PC Program Text*, Development Map, and Statistical Table was prepared and administratively approved by the Deputy Director, OC Public Works on May 22, 2017 (PA15-0047).

2.5.1 ALTERNATIVE DEVELOPMENT STANDARDS

The *PC Program Text* establishes land use regulations, implementation procedures, development standards, definitions, exhibits, maps and statistical tables for the Ranch Plan area. Section III of the *PC Program Text* outlines the regulations associated with residential uses within the Planned Community. It defines six distinct residential types with each product type having distinguishing features. The *PC Program Text* states, "It is the intent of these regulations to be responsive to changing community needs and goals and to allow and encourage innovative community design and a mixture of neighborhood components." Notwithstanding this design flexibility, the PC Program Text indicates that the ultimate control for residential development is the maximum number of dwelling units permitted in each residential category as indicated on the PC Development Map and Statistical Table.

One of the housing types defined in the PC Program Text is the conventional single-family detached dwellings category, which provides for medium density single-family residential neighborhoods. The Site Development Standards for this housing category is less than 9.0 dwellings units per net acre. However, Regulation 25 of the *PC Program Text* (Section I.B) provides for the adoption of Alternative Development Standards (ADS). In adopting ADS for community-wide site development standards, the regulation states:

"Each applicable decision maker must make the following findings prior to final action:

a. The use or project proposed is consistent with the General Plan.
b. The use, activity or improvement(s) is/are consistent with the provisions of the Zoning Code.
c. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act (CEQA).
d. The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
e. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare of the community.
f. The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

An Area Plan may be used to establish alternative site development standards for the Planning Area in accordance with Section II.B."

2.6 ORANGE COUNTY AFFORDABLE HOUSING IMPLEMENTATION PLAN—RANCH PLAN AND PROGRAM FINAL EIR 623

BACKGROUND AND PROJECT DESCRIPTION

The Affordable Housing Implementation Agreement for Rancho Mission Viejo (AHIA) was approved on July 18, 2006, pursuant to the Development Agreement for the Ranch Plan. The AHIA generally requires that RMV provide the County with various sites that are between 2 and 10 acres in size, for a total of 60 gross acres of property (the "Dedicated Lands"), for the development of affordable housing for households qualifying as low or very-low income households, as defined in the Orange County Housing Element. The Dedicated Lands would be within the graded development areas of the Ranch Plan.

Affordable housing units developed on the property pursuant to the AHIA are not counted against the 14,000 dwelling units approved as part of the Ranch Plan. Therefore, the affordable units constructed under the AHIA are not reflected on the Planned Community (PC) Statistical Table, which is used to track the number of units and the acreage/square footage constructed in the Ranch Plan to ensure that the maximum number of residential dwelling units or the square footage/acreage of other uses do not exceed the approved levels.

On December 17, 2013, the Orange County Board of Supervisors approved an addendum to the AHIA (Addendum One), which authorizes the use of the "Private-Sector Alternative" method for development of affordable housing projects in Planning Areas 1 and 2 of the Ranch Plan. The Private-Sector Alternative method for development allows RMV to enter into a long-term ground lease with an affordable housing builder. RMV would also record a covenant that would restrict the use of the Affordable Housing site to low, very low, and extremely-low income households for a period of 55 years. Moreover, RMV would record an Irrevocable Offer of Dedication (IOD) in favor of the County authorizing the County to receive fee simple ownership of the Affordable Housing site upon the satisfaction / occurrence of certain conditions precedent (see below). Upon recordation of the IOD, RMV would get a credit toward its 60-acre obligation, equal to the actual gross acreage of the Affordable Housing site(s) subject to the IOD, multiplied by a factor of two.

The Private-Sector Alternative for providing affordable housing in the Ranch Plan would rely on the private sector to finance and implement all required infrastructure and to construct the affordable housing development at no cost to the County. Under the IOD, the County would be entitled to receive a fee simple interest in the site upon acceptance of the IOD; however, the County's acceptance of the IOD, if at all, may not occur sooner than 15 years, nor later than 55 years, following recordation of the IOD. Prior to the acceptance of the IOD, RMV would provide management of the affordable housing communities developed for low and very-low income households.

Addendum One to the AHIA acknowledges that the Private-Sector Alternative method for development may be allowed for affordable housing projects throughout other Planning Areas of the Ranch Plan, if successful. In 2016, the County approved Addendum Two to the AHIA ("Addendum Two") and extended the Private-Sector Alternative to include all Ranch Plan Planning Areas, thereby allowing development of the affordable housing sites by either the County, using County resources, or under the builder-financed Private-Sector Alternative. However, use of the Private-Sector Alternative was not mandatory. In approving Addendum Two to the AHIA, the Findings of Fact for FEIR 623, states, "If the County or RMV does not elect to implement the Private-Sector Alternative, the County would develop the Affordable Housing sites and use public sector resources. If public sector resources are used, the process would follow the requirements of the original AHIA."

Planning Areas 3 and 4 include areas sufficient to implement all the remaining affordable housing necessary to comply with Exhibit D of the Ranch Plan Development Agreement (i.e., the Site Set-Aside Agreement) and its associated AHIA.

FEIR 623

FEIR 589 prepared for the Ranch Plan did not address the impacts of the additional affordable units that could be constructed under the AHIA. Therefore, in 2016 in conjunction with the evaluation of Addendum Two to the AHIA, the County prepared Program EIR 623. The Program EIR evaluated the environmental impacts under three different implementation scenarios for the affordable housing sites. The distinguishing characteristic between these scenarios is the extent to which the Private-Sector Alternative is utilized rather than Public-Sector Alternative, thus impacting the number of units that could be built and acreage that would be dedicated to affordable housing sites. As noted above, Addendum Two to the AHIA would allow for use of either the Private-Sector Alternative, the public-sector alternative, or a combination thereof (Combined Alternative), to develop the individual Affordable Housing sites. The number of affordable units in Planning Areas 3, 4, 5, and 8 would range between 555 units with the Private-Sector Alternative to 1,110 units under the Public-Sector Alternative. For purposes of the FEIR, the Combined Alternative assumed half of the required acreage would be developed using private financing and half would of the units would be developed with public financing. FEIR 623 addressed 330 to 885 affordable units in Planning Area 3, depending on the financing method. All three scenarios assumed 75 affordable units in Planning Areas 4, 5, and 8.

The development standards for the Affordable Housing Project would comply with the *Ranch Plan Planned Community Program Text,* which, as the applicable comprehensive zoning program, provides the guidance for conservation, management, and development of the Ranch Plan.

It should be noted that FEIR 623 did not use existing conditions as the baseline for the analysis. The County of Orange established an alternative baseline that assumes the implementation of the Ranch Plan as part of the baseline conditions. This alternative baseline is justified because the AHIA requires RMV to provide the County of Orange with graded sites; to provide access; and to extend utilities to the parcels. The impacts associated with site preparation are addressed through FEIR 589 for the Ranch Plan and would have CEQA and regulatory permit compliance prior to issuance of a grading permit.

Draft EIR 623 was circulated for a 45-day public review and comment period beginning July 15, 2016, and ending August 29, 2016. Seven comment letters were received during the public review period and written responses were prepared to all comments received. Significant unavoidable cumulative construction air quality impacts and greenhouse gas emissions were identified in FEIR 623 because the affordable housing units would be constructed concurrently with, and in the same geographic location as the Ranch Plan; therefore, the Affordable Housing could potentially contribute to the local cumulative construction emissions. The construction air emissions generated by the Ranch Plan were previously identified in Final EIR 589 as a significant unavoidable impact of the Ranch Plan, and thus the Project would contribute to a significant unavoidable construction air quality impact that has already been identified.

2.7 INFRASTRUCTURE IMPROVEMENTS

Infrastructure improvements have been approved to support the Ranch Plan. These improvements include various water, wastewater, and utility improvements, which have been designed to meet the long-term demand of the Planned Community. One such improvement is a new electrical substation within the boundary of Planning Area 2. This substation was constructed by San Diego Gas and Electric (SDG&E) to ensure adequate electrical service for the Ranch Plan

and surrounding area to ensure reliability of service to both existing and new customers. The substation is located at the south-eastern corner of Planning Area 2, north of San Juan Creek. The substation has been operational since October 2011. In addition, roadway improvements, which serve local and regional demand are located in the Ranch Plan. Two key roadways, which have been partially built but are not completed, are discussed below.

2.7.1 COW CAMP ROAD

The Ranch Plan and its associated FEIR 589 identified that certain supporting infrastructure facilities (e.g., roadways) would be built. Cow Camp Road is one such roadway. Cow Camp Road is proposed as an east-west major arterial highway with up to a 60 mile per hour (mph) design speed that will extend from Antonio Parkway to the existing Ortega Highway (State Route 74) near the common boundary of the Ranch Plan and Caspers Wilderness Park. The segment adjacent to and within Planning Areas 1 and 2 is known as Segment 1 and extends from Antonio Parkway east to the bridge at Cañada Chiquita (Chiquita Bridge), located east of Los Patrones Parkway. This segment is complete and opened to traffic in 2015. Segment 2 extends east to Ortega Highway and is being phased with the construction of Planning Area 3. Currently, the roadway extends to Horton Way, a distance of approximately one mile east of the Chiquita Bridge. Designated as a major arterial highway, the typical cross-section for Cow Camp Road is designed consistent with the County of Orange Standard Plans, with an ultimate configuration of 6 general-purpose lanes (3 westbound and 3 eastbound), 8-foot-wide shoulders, and 6-foot-wide sidewalks with a raised curbed median that is 20 feet wide. Based on coordination with Caltrans, the connection of Cow Camp Road with Ortega Highway will be a roundabout. At this time, the County Transportation Committee has evaluated the existing segments of the roadway and set speed limits of 45 and 50 miles per hour for areas along the roadway. Cow Camp Road will provide access to Planning Area 4. As discussed in the 2015 Addendum prepared for the original Planning Areas 3 and 4 Master Area Plan and Subarea Plans, there would be a second roundabout or signalized intersection on Ortega Highway northeasterly of Cow Camp Road, serving as an additional access to Planning Area 4.

2.7.2 LOS PATRONES PARKWAY AND EXTENSION

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

Plans to complete SR-241 from its current terminus at Oso Parkway to I-5, have been analyzed for around 40 years. A preferred alignment was selected by the TCA, the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency (USEPA), the USFWS, the USACE, and the California Department of Transportation (Caltrans). The selected route would extend through Planning Areas 2 and 5 of the Ranch Plan, cross into San Diego County, and connect to I-5 in the vicinity of the San Onofre Nuclear Generating Station.

At the time the Ranch Plan was processed, the County routinely required large projects to be evaluated with and without the SR-241 extension due to the uncertainty of if, or when, SR-241 would be extended to connect to I-5 South of San Clemente. Consistent with said requirement, a scenario utilizing an arterial highway along the SR-241 alignment in the event the toll road was not extended from its terminus at Oso Parkway is depicted and analyzed FEIR 589.

In March 2015, the County of Orange approved the construction of Los Patrones Parkway (at the time, identified as “F” Street) as an arterial highway along the SR-241 alignment between Oso Parkway and Cow Camp Road. Improvements were phased, allowing an initial segment of the roadway to be opened in 2018. The Los Patrones Parkway improvements to Cow Camp Road were completed in 2019.

In March 2020, as part of the South County Traffic Relief Effort Project (SCTRE), the TCA recommended that only Alternative 1 (a No Build Alternative) and Alternative 22, a non-tolled extension of Los Patrones Parkway as a County arterial highway from its current terminus to Avenida La Pata, be considered alternatives for the SCTRE Project. As a result of this action by the TCA Board, no other alternatives are being evaluated as a possible extension of the SR-241. Therefore, as an arterial highway, the County of Orange is the lead agency.

In 2020, the County initiated alignment studies for the Los Patrones Parkway Extension (LPPE). In 2021, the roadway was added to the Circulation Plan Map of the County of Orange General Plan Transportation Element (January 14, 2021); the City of San Clemente Update Mobility and Roadway Systems Map (February 16, 2021); and the OCTA Master Plan of Arterial Highways (March 16, 2021). Additionally, because the roadway would extend through the limits of the Prima Deshecha Landfill, the General Development Plan for the landfill was amended to reflect the conceptual alignment (August 21, 2021).

The County is currently preparing a Project Report for the LPPE. The Project Report evaluates design alternatives to substantiate the basis for selection of a preferred alternative. Enough information is available at this phase to identify potential impacts (both environmental impacts and conditions that would make construction more complex) and make modifications as necessary, thereby allowing the lengthy and costly final engineering design to be conducted only on the preferred alternative. The Project Report will be completed in 2026. The design process would follow, also expected in 2026. At this time, there is not a projected date for construction of the LPPE and the project is not in a Capital Improvement Plan.

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

3.1.1 RANCH PLAN PLANNED COMMUNITY

The 22,683-acre[9] Ranch Plan is located in southeast Orange County within unincorporated Orange County. The Ladera Ranch Planned Community (Ladera Ranch) and the cities of San Juan Capistrano and San Clemente border the Ranch Plan on the west. The planned community of Coto de Caza and the City of Rancho Santa Margarita border the northern edge of the site; the United States Marine Corps Base (MCB) Camp Pendleton in San Diego County borders the southern edge; and Caspers Wilderness Park, the Cleveland National Forest, and several private properties in Riverside and San Diego Counties border the site on its eastern edge. The Ranch Plan, as well as the location of Planning Areas are presented in a regional and local context on Exhibits 1 and 2, respectively.

3.1.2 PROJECT LOCATION

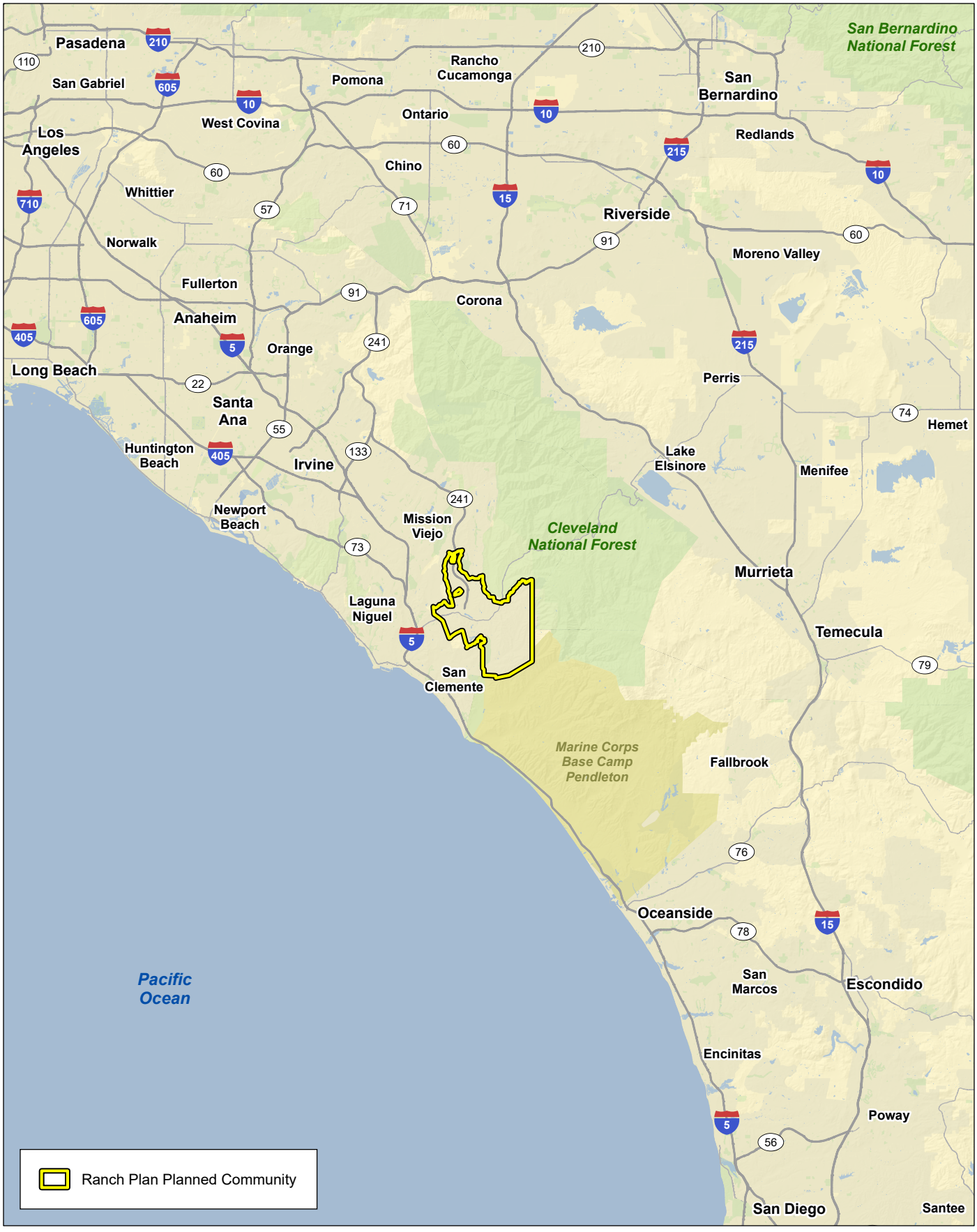
As shown in Exhibit 2, the Local Vicinity Map, Planning Areas 3 and 4 are located north and south of Ortega Highway; east of Antonio Parkway, the planned community of Ladera Ranch, and the Ranch Plan villages of Sendero and Esencia; south of the planned community of Coto de Caza; and west of Caspers Wilderness Park. The proposed Project would amend the Master Area Plan and Subarea Plans for these two Planning Areas. The residential development allocation available for Planning Areas 5 and 8 would be reallocated to Planning Areas 3 and 4 and a portion of the non-residential development from Planning Areas 3 and 4 would be reallocated to Planning Areas 5 and 8. Master Area Plans have not been processed for Planning Areas 5 and 8.

As shown in Exhibit 2, Planning Area 3 is located in Cañada Gobernadora. Gobernadora Creek flows in a southerly direction along the westerly boundary of Planning Area 3 to its confluence with San Juan Creek. San Juan Creek, which is a dominant physical feature of the larger Ranch Plan, flows in a northeasterly to southwesterly direction and is located south of Planning Area 3.

Planning Area 4, depicted in Exhibit 2, is located north and south of Ortega Highway; east of Antonio Parkway and Planning Area 3; and south of Caspers Wilderness Park. Planning Area 4 is located in Central San Juan Creek Canyon. San Juan Creek is located north of Planning Area 4.

As shown in Exhibit 2, Planning Area 5 is located south of Ortega Highway and east of the City of San Juan Capistrano, in an area known as Trampas Canyon. Much of this planning area has been disturbed from previous silica mining operations. The Trampas Canyon Reservoir and Dam, which is owned and operated by the Santa Margarita Water District (SMWD) is located in this planning area. The planning area originally encompassed a total of 1,350 acres; however, in 2017 SMWD acquired the land for the reservoir and dam, which reduced the development size of the planning area.

[9] The Ranch Plan, as addressed in FEIR 589, covered 22,815 acres. In January 2010, the City of San Juan Capistrano acquired the Rancho Mission Viejo Riding Park and surrounding open space area acres located in the southwestern quadrant of the Ortega Highway/La Pata Avenue Intersection. The Local Agency Formation Commission (LAFCO) agreed to extend the San Juan Capistrano city limits east to La Pata Avenue on the south side of Ortega Highway. As a result of the purchase and annexation, the size of the Ranch Plan was reduced to 22,683 acres.



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Regional Location

Exhibit 1

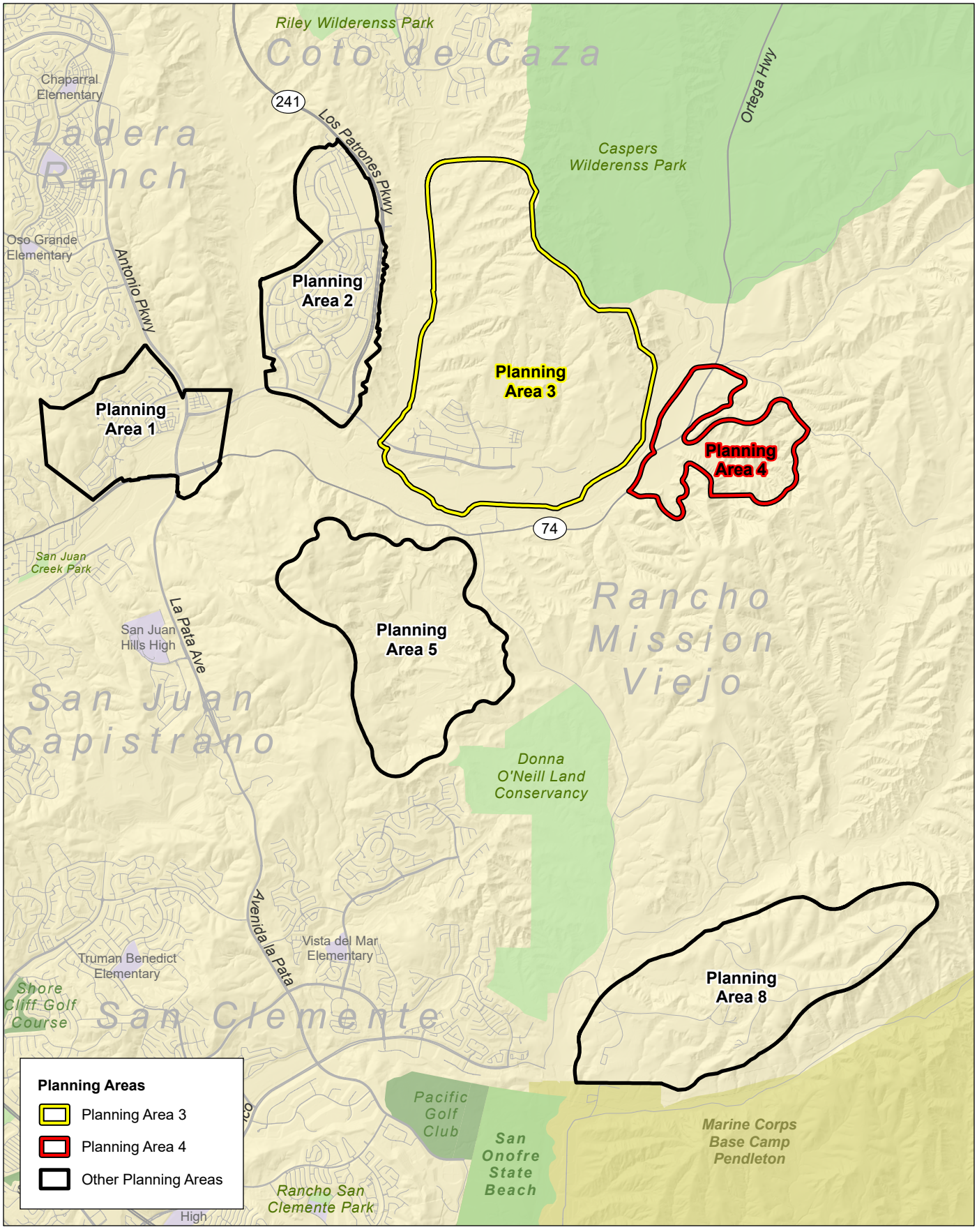
Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

N W E S

0 5 10 Miles

PSOMAS

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Local Vicinity

Exhibit 2

Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

N W E S

0 0.5 1 Mile

PSOMAS

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Planning Area 8, as depicted in Exhibit 2, is located east of the City of San Clemente and north of the southern RMV property boundary. This land has previously been leased to Northrop Grumman Space Technology and known as the TRW area. Currently Anduril Industries leases Planning Area 8. The planning area is 1,264 acres; however, based on the ROSA, development is limited to 500 acres.

3.2 PROJECT SETTING

3.2.1 ENVIRONMENTAL SETTING AND EXISTING LAND USES

Prior to the beginning of development, portions of Planning Area 3 had been used for agricultural, nursery, and other lease uses for the past 120 years. Commercial leases on the site included Color Spot Nursery, CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex, and Greenstone Materials. The sole remaining lease is CR&R, all other operations have ceased as implementation of the Ranch Plan is underway.

San Juan Creek located north of Ortega Highway, forms the southern boundary of Planning Area 3. San Juan Creek is a major drainage facility that flows in a northeasterly to southwesterly direction and discharges into the Pacific Ocean in the vicinity of the City of Dana Point. Major tributaries to San Juan Creek are Arroyo Trabuco, Oso Creek, Cañada Chiquita, Cañada Gobernadora, Bell Canyon Creek, and Verdugo Canyon Creek. Cañada Gobernadora or Gobernadora Creek is located in Planning Area 3.

Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp, which supported ranch agricultural operations. The Gobernadora Ecological Restoration Area (GERA) is located within the Planning Area 10 open space adjacent to the western edge of the Planning Area 3 development area. Caspers Wilderness Park, which is part of the County's regional park system, is located along the eastern boundary of Planning Area 3.

Key infrastructure in Planning Area 3 includes Cow Camp Road and local collector and distributor roads. Gibby Road extends from Ortega Highway north across San Juan Creek; however, it currently does not connect with the Ranch Plan development north of Cow Camp Road. The only other remaining major public infrastructure facility in Planning Area 3 is the South County pipeline, which is owned by the SMWD. The 138-kilovolt (kV) electrical transmission lines owned by San Diego Gas and Electric (SDG&E), which was previously in Planning Area 3 has been relocated outside the development area.

The approved Master Area Plan and Subarea Plans for Planning Area 3 and 4 assume the development of 7,500 residential units and 3,400,000 square feet of non-residential uses in Planning Area 3 and 4. Residential development is underway in the southern portion of Planning Area 3 in Subareas 3.1 through 3.6. Currently, there are approximately 2,000 residential units constructed or under construction in Planning Area 3, as well as parks and recreational facilities. Additionally, Capistrano Unified School District (CUSD) is constructing a TK-8 grade school in Subarea 3.3 that is anticipated to be opened by Fall 2027.

Planning Area 4 land uses currently include pasture land, the headquarters for the SSHCP Reserve (The Nature Reserve at Rancho Mission Viejo), Greenstone Materials (a rock crushing operation), a pump station for the Quest Diagnostics Nichols Institute, and the Tree of Life Nursery (wholesale native plant nursery, which has cultivation areas, greenhouses, an office building, a retail building, a barn, and trailers).

The Ranch Plan contains a diverse population of flora and fauna species, including sensitive vegetation communities that provide habitat to sensitive species. The SSHCP and FEIRs assume all vegetation is removed from the development portion of Ranch Plan. Native vegetation has been removed in the southern portion of Planning Area 3. Remaining vegetation communities in the development area include, but are not limited to, coastal sage scrub, chaparral, grasslands, freshwater marsh, riparian habitat, open water, and forest woodland habitat. Vegetation communities that occur in Planning Area 4 include coastal sage scrub, chaparral, grassland, riparian, and woodland habitat. Planning Area 3 currently has 1,452.9 acres enrolled in the Habitat Reserve. Planning Area 4 has 46.9 acres enrolled in the Habitat Reserve.

3.2.2 REGULATORY SETTING

In accordance with Section 7-9-47 of the Orange County Zoning Code, "PC 'Planned Community' District", the Ranch Plan is comprised of the following four components:

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

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

In order to ensure consistency between the County General Plan and the *Ranch Plan Planned Community Program Text*, the ultimate control for development is the maximum number of residential dwelling units (or acreage of other uses) as depicted on the PC Development Map and indicated on the PC Statistical Table. Reallocation of approved uses within the *Ranch Plan Planned Community Program Text,* including transfer of units from one planning area to another or refinements to uses within planning areas, are permitted consistent with the special provisions in the regulations (refer to *Ranch Plan Planned Community Program Text* for details). Such revisions cannot exceed the overall maximum uses defined in the PC Statistical Table for the *Ranch Plan Planned Community Program Text* as a whole.

As regulated by Section II.A.4.f of the *Ranch Plan Planned Community Program Text*, "Any revision to reallocate the number of dwelling units or Urban Activity Center, Business Park and Neighborhood Center acreage and square footages from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission." The addition of 2,479 dwelling units in Planning Areas 3 and 4 (from 7,500 to 9,977) is a 33.1 percent change; hence amendment to the Statistical Table and Planning Commission approval of the revised Area Plan are required.

As further required by Section II.A.4.h of the *Ranch Plan Planned Community Program Text*, "Any amendment to the PC Development Map shall be accompanied by a Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004), concluding that there will be no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity following approval of the amendment." As discussed in Section 4.17 of this Addendum, an updated traffic analysis (2026) has been prepared by Fehr & Peers and is included as Appendix C.

3.3 PROJECT DESCRIPTION

A Master Area Plan provides a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan zoning approvals will be implemented through more precise discretionary measures. The Subarea Plans focus on specific segments of each Planning Area. In 2015, the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were processed together because of the integral ties between the two development areas based on type of uses and circulation network. Cow Camp Road is the east-west arterial highway that will provide important access to Planning Area 3. The connection of Cow Camp Road to Ortega Highway will be located in Planning Area 4; therefore, it was important to do the master planning for these two development areas in a comprehensive fashion.

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

The Project proposes to amend the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 by reallocating residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4. A portion of the non-residential development provided for in the Ranch Plan, would be moved from Planning Areas 3 and 4 to Planning Areas 5 and 8. Specifically, the following changes would be made:

- Residential: Gross acreage designated for residential use in Planning Areas 3 and 4 would be increased from 2,396 to 2,490, and dwelling units would be increased from 7,500 to 9,977, all within the previously approved Planning Areas 3 and 4 Development Boundary.[10]
- Non-Residential: Gross non-residential area in Planning Areas 3 and 4 would be decreased from 270 to 190 acres, and non-residential square footage would be decreased from 3,280,000 to 2,549,000 square feet. There would also be a southward shift of 1,092,000 square feet of non-residential previously approved in the northern portions of Planning Area 3 (Subareas 3.8, 3.9, and 3.11), with 361,000 square feet being added to Subareas 3.14 and 4.1, and 731,000 square feet being added to Planning Areas 5 and 8.

[10] Although the updated Planned Community Statistical Table (Table1) reflects a change in gross acres for Planning Areas 3 and 4 from 2,666 acres to 2,680 acres, this modification corrects an error in the Planned Community Statistical Table that was inadvertently carried forward since the October 2019 approval of PA18-0030.

Table 1 depicts the proposed revisions to the PC Statistical Table for the Ranch Plan Planned Community reflecting the proposed changes to the land use allocation between Planning Areas.[11] Future development for Planning Areas 5 and 8 is shown as a single number in the PC Statistical Table (provided as Table 1 in this Addendum) because Master Areas and Subarea Plans have not been processed for either planning area. The remaining development will be allocated to the Planning Areas at the time the Master Area Plans for those Planning Areas are processed. As shown on the PC Statistical Table (Table 1), the Project would result in minor changes to the boundaries and acreages of Subareas 3.7 through 3.14. This would not change the overall boundary of the development area for Planning Area 3.

Additional details regarding dwelling unit totals by zoning category (i.e., Conventional Single-Family Detached Dwellings, Planned Concept Detached Dwellings, Multiple-Family Dwellings and Age Qualified Dwellings) are shown in the Master Area Plan Development Table, which is provided below as Table 2. Additionally, the updated graphics from the Master Area Plan and Subarea Plans are provided in Attachment B. The graphics reflect the locations of each subarea and key land uses contained within each subarea. Exhibit B-1 in Attachment B, identifies the Master Area Plan, Land Use Plan for Planning Areas 3 and 4. The text revisions reflecting these changes to the Amended Master Area Plan and the Amended Subarea Plans are provided in Section 3.3.1 of this Addendum. As noted in Section 3.3.1, each applicable Subarea Plan for Planning Areas 3 and 4 requests that future wireless facilities be allowed up to 75 feet in height (previously limited to 70 feet). This increase is due to the coverage challenges present due to the terrain.

An additional change with the proposed amended Master Area Plan and Subarea Plans pertains to the percentage of age-qualified units. The *Ranch Plan Planned Community Program Text* General Regulation No. 27 states that EIR 589 "analyzed the provision of approximately 6,000 senior citizen housing dwelling units" as set forth in PDF 4.1-3. The implementing action for this PDF is the inclusion of a statistical table estimating the proposed senior citizen (AQ) dwelling units in Master Area Plans and each subsequent Subarea Plan is to specify the location and number of Senior Housing dwelling units. As shown in Table 2, Amended Planning Areas 3 and 4 Development Table, the proposed amended Master Area Plan and Subarea Plans reflects an adjustment in the number of senior dwelling units in the Ranch Plan. The impetus for analysis of up to 6,000 senior dwelling units in FEIR 589 was primarily related to internal and regional traffic concerns. Each subsequent Master Area Plan and related traffic analysis have concluded that providing less than 43 percent age-qualified units would not result in new traffic impacts. The reduction is based on market demand for age-qualified units. See Section 4.17 of this Addendum and Appendix C for more detailed traffic analysis. The adjustment in the number of age-qualified units is only discussed in those topical areas where the adjustment has the potential for changing the analysis contained in the FEIRs.

[11] For readability, the versions of Table 1, Revised PC Statistical Table, and Table 2, Amended Planning Areas 3 and 4 Development Table with the changes accepted have been provided at the end of the Addendum, as Attachment A.

TABLE 1
DRAFT UPDATED RANCH PLAN PLANNED COMMUNITY STATISTICAL SUMMARY

PA3&4 Master Area Plan Table 1

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	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	Open Space Acres	Gross Acres
Planning Area 1	**446**	**1,247**	110	**5**	**30**	**13**	**95**				**464**	**240**	**704**
Planning Area 2	**806**	**2,776**	15	**45**	**495**	**5**	**30**				**856**	**824**	**1,680**
Planning Areas 3 & 4	~~**2,396**~~ **2,490**	~~**7,500**~~ **9,977**	~~**120**~~ **120**	~~**201**~~ **170**	~~**2,704**~~ **2,332**	~~**19**~~ **20**	~~**145**~~ **217**	~~**50**~~ **0**	~~**305**~~ **0**	**0**	~~**2,666**~~ **2,680**	~~**647**~~ **633**	**3,313**
Planning Areas 5 & 8	~~**1,705**~~ **1,608**			~~**31**~~ **33**	**498**	~~**12**~~ **13**	~~**220**~~ **148**	~~**30**~~ **80**	~~**805**~~ **1,110**	**25**	~~**1,773**~~ **1,759**	~~**3,010**~~ **3,024**	**4,783**
Planning Area 10												**12,203**	**12,203**
Total	**5,389**	**14,000**	245	~~**251**~~ **253**	**3,355**	~~**50**~~ **51**	**490**	**80**	**1,110**	**25**	**5,759**	**16,924**	**22,683**

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TABLE 2
DRAFT PLANNING AREAS 3 AND 4 DEVELOPMENT TABLE

Planning Area 3 & 4 Master Area Plan & Subarea Plans - Table 2

Planning Area	Development Use																	Open Space Use	Planning Area Totals
	Residential										Urban Activity Center (UAC)		Neighbor-hood 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 Lots	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres	Open Space Acres	Gross Acres
Planning Areas 3 & 4	~~2,396~~ **2,490**	~~1,579~~ 1,669	~~7,500~~ **9,977**	~~1,625~~ 1,964	~~3,499~~ 4,947	~~2,376~~ 3,066	~~0~~ 0	~~2,876~~ 2,169	~~120~~ 120	~~95~~ 68	~~201~~ **170**	~~2,704~~ **2,332**	~~19~~ **20**	~~145~~ **217**	~~50~~ **0**	~~305~~ **0**	**0**	~~2,666~~ **2,680**	~~647~~ **633**	3,313
Subarea 3.1	~~105~~ 115	76	671	73	346	252			120	~~5~~ 0	13	10						~~118~~ **128**		
Subarea 3.2a	~~58~~ 60	43	279	134	145			145		~~5~~ 11								~~58~~ **60**		
Subarea 3.2b	~~47~~ 56	~~37~~ 46	514		~~314~~ 315	~~200~~ 199												~~47~~ **56**		
Subarea 3.3	~~88~~ 76	~~65~~ 58	~~450~~ 382	~~200~~ 175		~~250~~ 207				~~10~~ 6								~~88~~ **76**		
Subarea 3.4	~~80~~ 84	58	~~331~~ 326	~~140~~ 44	~~125~~ 282	~~66~~ 0		~~331~~ 326		~~5~~ 0								~~80~~ **84**		
Subarea 3.5	~~177~~ 173	119	~~740~~ 539	~~123~~ 178	~~504~~ 361	~~113~~ 0		~~390~~ 307										~~177~~ **173**		
Subarea 3.6	~~172~~ 166	122	~~1,135~~ 1,060	~~350~~ 348	~~185~~ 183	~~600~~ 529		~~135~~ 133		~~5~~ 6								~~172~~ **166**		
Subarea 3.7	~~106~~ 149	~~77~~ 104	~~360~~ 771	~~50~~ 75	~~160~~ 366	~~150~~ 330		~~160~~ 0		5								~~106~~ **149**		
Subarea 3.8	~~101~~ 144	~~79~~ 127	~~355~~ 1,245	200	~~160~~ 470	~~195~~ 575		~~240~~ 230		5	~~25~~ 0	~~279~~ 0	~~14~~ 0	~~100~~ 0				~~140~~ **144**		
Subarea 3.9	~~14~~ 168	~~12~~ 118	~~0~~ 690	139	451	100		209			~~77~~ 56	~~970~~ 686	~~5~~ 10	~~45~~ 107	~~50~~ 0	~~305~~ 0		~~146~~ **234**		
Subarea 3.10	~~169~~ 144	~~123~~ 98	~~825~~ 649	~~200~~ 124	~~625~~ 525			~~825~~ 649		5								~~169~~ **144**		
Subarea 3.11	~~235~~ 129	~~171~~ 95	~~300~~ 596	188	~~300~~ 293	115		145 0		20	~~8~~ 14	~~210~~ 150						~~243~~ **143**		
Subarea 3.12	~~157~~ 131	~~85~~ 75	~~515~~ 730	~~80~~ 65	~~305~~ 555	~~130~~ 110												~~157~~ **131**		
Subarea 3.13	~~133~~ 150	~~97~~ 115	~~305~~ 590	~~50~~ 65	~~155~~ 425	~~100~~ 100		~~305~~ 0		5								~~133~~ **150**		

Planning Area 3 & 4 Master Area Plan & Subarea Plans - Table 2

Planning Area	Development Use																	Open Space Use	Planning Area Totals
	Residential										Urban Activity Center (UAC)		Neighbor-hood 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 Lots	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres	Open Space Acres	Gross Acres
Subarea 3.14	~~276~~ 258	~~195~~ 190	~~220~~ 265			~~220~~ 265				~~20~~ 0	~~53~~ 71	~~535~~ 686	~~0~~ 10	~~0~~ 110				~~**329**~~ **339**		
Subarea 4.1	~~478~~ 487	~~220~~ 225	~~500~~ 670	~~225~~ 156	~~175~~ 230	~~100~~ 284		~~200~~ 170		5	~~25~~ 16	~~700~~ 800						~~**503**~~ **503**		

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3.3.1 AMENDED TEXT FOR THE MASTER AREA AND SUBAREA PLANS FOR PLANNING AREAS 3 AND 4

The Project would require minor text modifications to the Master Area Plan and the Amended Subarea Plans to reflect the reallocation of residential units and non-residential square footage between the planning areas. The required changes are shown in this section in a redline/strike-out format. The new text is shown in red font and underlined. The deleted text is shown in red strikethrough (~~strikethrough~~) font. In addition, a number of the graphics in the Master Area Plan and Subarea Plans have been updated. The updated graphics, which are provided in Attachment B, are taken from the amended Master Area Plan and Subarea Plans. The graphics reflect the locations of each subarea and key land uses contained within each subarea.

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. Fourteen Subareas are contained in Planning Area 3 and one Subarea is contained within Planning Area 4. The Land Use Plan depicts the general location of each proposed Subarea Plan within Planning Areas 3 and 4, as required by Ranch Plan *PC Program Text* Section I1.B.3.a.2. The distribution of these land use types is also depicted on Table 2, *PA3&4 Master Area Plan Development Table*. (See Exhibit B-1 in Attachment B, Master Area Plan Exhibit 4, Land Use Plan).

The Planning Areas 3 and 4 Master Area Plan include residential, Urban Activity Center (UAC), Business Park, Neighborhood Center and open space use as well as public facilities and public parklands, and open space. Table 2 provides statistical information for Planning Areas 3 and 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan (provided in Attachment B, as Exhibit B-1), depicts the 30-foot grading contours and identifies the land uses within Planning Areas 3 and 4. In summary, 2,490 ~~2,396~~ gross acres of residential use allowing 9,977 ~~7,500~~ total dwelling units, 190 ~~270~~ gross acres and 2,549,000 ~~3,400,000~~ square feet of non-residential uses (170 ~~201~~ acres of Urban Activity Center, and 20 acres of Neighborhood Center ~~and 50 acres of Business Park~~) are proposed within the 2,680 ~~2,666~~ gross acre development area portion of Planning Areas 3 and 4.

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

The 14 Planning Subareas within Planning Area 3 and the 1 in Planning Area 4 are generally described below, including proposed land uses, and described in detail in each specific Subarea Plan.

NOTE: The approved dwelling unit and square footage totals for each Subarea Plan are not-to-exceed totals, but this does not preclude the ability of an applicant to implement less than the approved totals and does not require a subsequent Area Plan revision or amendment to account for the difference.

Subarea 3.1

The 128 ~~118~~ gross-acre Subarea 3.1 is located in the southwesterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. Gobernadora Canyon is located easterly of Subarea 3.1. (See

Exhibit B-2 in Attachment B, Subarea 3.1 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 115 ~~105~~ gross acres of residential development area, allowing a total of 671 dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - A potential Home Based Business Enclave (HBBE).
    - Recreational Uses (including but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
        - ~~Up to 5 acres of public parkland~~
    - Community Facility uses (including, but not limited to):
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
        - ~~A wireless facilities tower up to 70 feet in height~~
- Up to 13 acres of Urban Activity Center (UAC) uses and up to 10,000 square-feet of general uses allowed by Section III.D.1.a (UAC Principal Permitted Uses) of the Ranch Plan *PC Program Text*. This UAC area may also include, but not be limited to, the following uses allowed by Section III.D.1.a (UAC Principal Permitted Uses)
- Up to 120,000 square feet of Senior Living Facility uses, as allowed by Section III.A.5.a.3)c) (Senior Housing – Principal Permitted Uses) of the *Ranch Plan Planned Community Program Text*. Units compliant with Section III.A.5.a.3)c) (Senior Housing) would not count as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. For the purpose of traffic impact analysis, a maximum of 480 facility units are assumed. The precise mix of nursing care beds, assisted living, and independent living would be determined when a specific project is proposed and would be evaluated as part of the site development permit process.

Subarea 3.2a

The 60 ~~58~~ gross-acre Subarea 3.2a is located in the south-west portion of Planning Area 3, north of Subarea 3.1, west of Legado Road. (See Exhibit B-3 in Attachment B, Subarea 3.2a Land Use Plan, Exhibit 4). The following land uses are proposed:

- 60 ~~58~~ gross acres of residential development area, allowing a total of up to 279 dwelling units, 145 of which are planned as age-qualified units. This residential PA3&4 Master Area Plan Updated October 14, 2024 Page 14 of 40 area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - Community facility uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol.
        - Up to 11 ~~5~~ acres of public parkland

Subarea 3.2b

The 56 ~~47~~ gross-acre Subarea 3.2b is located in the south-west portion of Planning Area 3, north of Subarea 3.1, east of Legado Road. (See Exhibit B-4 in Attachment B, Subarea 3.2b Land Use Plan, Exhibit 4). The following land uses are proposed:

- 56 ~~47~~ gross acres of residential development area, allowing a total of up to 514 dwelling units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - Community facility uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses; the Master Maintenance Corporation owned and operated community facilities may allow the service of alcohol.
        - ~~A wireless facilities tower up to 70 feet in height~~

Subarea 3.3

The 76 ~~88~~-gross-acre Subarea 3.3 is located in the south-central portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea and Coyotes would traverse the easterly boundary of the subarea. (See Exhibit B-5 in Attachment B, Subarea 3.3 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 76 ~~88~~ gross acres of residential area, allowing a total of up to 382 ~~450~~ dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - A potential affordable housing site ~~of up to 6 gross acres~~ in compliance with the Affordable Housing Implementation Agreement (AHIA).
    - A potential Home Based Business Enclave (HBBE).
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
        - Up to 6 ~~10~~ acres of public parkland
    - Community Facility uses (including, but not limited to):
        - A K-8 public school
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
        - ~~A wireless facilities tower up to 70 feet in height~~

Subarea 3.4

The 84 ~~80~~-gross-acre Subarea 3.4 is located in the central portion of Planning Area 3, northerly of Subarea 3.3. Bucker Way would traverse the northerly boundary of the subarea. (See Exhibit B-6 in Attachment B, Subarea 3.4 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 84 ~~80~~ gross acres of residential area, allowing a total of up to 326 ~~331~~ dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited to the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - A potential Home Based Business Enclave (HBBE).
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
        - ~~Up to 5 acres of public parkland~~
    - Community Facility uses (including, but not limited to):
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
        - A wireless facilities tower up to tower up to 75 ~~70~~ feet in height

Subarea 3.5

The 173 ~~177~~ gross-acre Subarea 3.5 is located in the west-central portion of Planning Area 3. Ranch Canyon would traverse the westerly boundary of the subarea, in a generally north-south direction. Gobernadora Canyon and flood/water quality basins are located westerly of Subarea 3.5. (See Exhibit B-7 in Attachment B, Subarea 3.5 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 173 ~~177~~ gross acres of residential area, allowing a total of up to 539 ~~740~~ dwelling units, including approximately 307 ~~390~~ age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
        - ~~Up to 5 acres of public parkland~~
    - Community Facility uses (including, but not limited to):
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
        - A wireless facilities tower up to 75 ~~70~~ feet in height.

Subarea 3.6

The 166 ~~172~~ gross-acre Subarea 3.6 is located in the central portion of Planning Area 3. San Juan Creek is located southerly of Subarea 3.6. Cow Camp Road would traverse the southern boundary of the subarea in a generally east-west direction, Coyotes would traverse the westerly boundary and Bucker Way would traverse the northeasterly boundary of the subarea. (See Exhibit B-8 in Attachment B, Subarea 3.6 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 166 ~~172~~ gross acres of residential area, allowing a total of up to 1,060 ~~1,135~~ dwelling units, including approximately 133 ~~135~~ age-qualified units. This residential area may also include but not be limited to the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - A potential affordable housing site ~~of up to 6 gross acres~~ in compliance with the Affordable Housing Implementation Agreement (AHIA).
    - A potential Home Based Business Enclave (HBBE)
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and club houses
        - Up to 6 ~~5~~ acres of public parkland
    - Community Facility uses (including, but not limited to):
        - Churches and daycare facilities
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages

Subarea 3.7

The 149 ~~106~~ gross-acre Subarea 3.7 is located in the southeasterly portion of Planning Area 3. Cow Camp Road would traverse the southerly boundary of the subarea in a generally east-west direction. San Juan Creek and Planning Area 4 are located easterly of Subarea 3.7. (See Exhibit B-9 in Attachment B, Subarea 3.7 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 149 ~~106~~ gross acres of residential area, allowing a total of up to 771 ~~360~~ dwelling units, none of which are ~~including approximately 160~~ age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
    - A potential affordable housing site ~~of up to 6 gross acres~~ in compliance with the Affordable Housing Implementation Agreement (AHIA).
    - A potential Home Based Business Enclave (HBBE)
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
        - Up to 5 acres of public parkland

- Community Facility uses (including, but not limited to):
  - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
  - A wireless facilities tower up to 75 ~~70~~ feet in height

Subarea 3.8

The 144 ~~101~~ gross-acre Subarea 3.8 is located in the west-central portion of Planning Area 3. Bucker Way ~~"D" Street~~ would traverse the northerly and easterly boundary of the subarea in a generally north/south direction. Gobernadora Canyon is located westerly of Subarea 3.8. (See Exhibit B-10 in Attachment B, Subarea 3.8 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 144 ~~101~~ gross acres of residential area, allowing a total of up to 1,245 ~~355~~ dwelling units, including approximately 230 ~~240~~ age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
  - A potential affordable housing site ~~of up to 6 gross acres~~ in compliance with the Affordable Housing Implementation Agreement (AHIA). Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Civic and cultural facilities, including but not limited to community centers, day care facilities, and churches and places of worship.
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages.
    - Two wireless facilities towers up to 75 ~~70~~ feet in height
- ~~Up to 25 acres and up to 279,000 square feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.~~
- ~~Up to 14 acres and up to 100,000 square feet of uses permitted by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.~~

Subarea 3.9

The 234 ~~146~~-gross-acre Subarea 3.9 is located in the northerly portion of Planning Area 3. Bucker Way would traverse the southerly boundary of the subarea in a generally east-west direction. Gobernadora Canyon is located westerly of Subarea 3.9. (See Exhibit B-11 in Attachment B, Subarea 3.9 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 168 ~~14~~ gross acres of development area, allowing a total of up to 690 dwelling units, including approximately 209 age-qualified units. ~~generally zoned residential which~~

~~would not include any dwelling units but may include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:~~

- Recreational Uses (including, but not limited to):
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
- Community Facility uses (including, but not limited to):
  - A wireless facilities tower up to 75 ~~70~~ feet in height

- ~~Up to 50 acres and up to 305,000 square feet of uses permitted by Section III.E.1.a (Business Park – Principal Permitted Uses) of the Ranch Plan PC Program Text.~~
- Up to 10 ~~5~~ acres and up to 107,000 ~~45,000~~ square-feet of Neighborhood Center Uses
- Up to 56 ~~77~~ acres and up to 686,000 ~~970000~~ square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan *PC Program Text*.

Subarea 3.10

The 144 ~~169~~-gross-acre Subarea 3.10 is located in the easterly portion of Planning Area 3. Coyotes would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. (See Exhibit B-12 in Attachment B, Subarea 3.10 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 144 ~~169~~ gross acres of residential area, allowing a total of 649 ~~825~~ dwelling units, all of which are anticipated to be age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
  - A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA).
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 75 ~~70~~ feet in height

Subarea 3.11

The 143 ~~235~~ gross-acre Subarea 3.11 is located in the central portion of Planning Area 3. Coyotes would traverse the easterly boundary and Bucker Way would traverse the westerly boundary of the subarea in a generally north-south direction. See Exhibit B-13 in Attachment B, Subarea 3.11 Land Use Plan, Exhibit 4. The following land uses are proposed:

- 129 ~~235~~ gross acres of residential area, allowing a total of up to 596 ~~300~~ dwelling units, none of which ~~145 dwelling units~~ are planned as age-qualified units. This residential

area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:

- A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA).
- A potential Home Based Business Enclave (HBBE)
- Recreational Uses (including, but not limited to):
  - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
  - Up to 20 acres of public parkland
- Community Facility uses (including, but not limited to):
  - Churches, day care, and a potential school site
  - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
  - ~~Two~~ One wireless facilities tower~~s~~ up to 75 ~~70~~ feet in height

- Up to 14 ~~8~~ acres and up to 150,000 ~~210,000~~-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan *PC Program Text*.

Subarea 3.12

The 131 ~~157~~ gross-acre Subarea 3.12 is located in the easterly portion of Planning Area 3. Coyotes would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. See Exhibit B-14 in Attachment B, Subarea 3.12 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 131 ~~157~~ gross acres of residential area, allowing a total of up to 750 ~~515~~ dwelling units, none of which are planned as age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
  - A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses.
  - Community Facility uses (including, but not limited to):
    - Churches, day care, and a potential school site.
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 75 ~~70~~ feet in height

Subarea 3.13

The 150 ~~133~~ gross-acre Subarea 3.13 is located in the easterly portion of Planning Area 3. Coyotes would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Regional Park is located easterly of this subarea. See Exhibit B-15 in Attachment B, Subarea 3.13 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 150 ~~133~~ gross acres of residential area, allowing a total of up to 590 ~~305~~ dwelling units, none ~~all~~ of which are planned as age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
  - A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - A potential Home Based Business Enclave (HBBE)
  - Recreational Uses (including, but not limited to):
    - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools, and clubhouses
    - Up to 5 acres of public parkland
  - Community Facility uses (including, but not limited to):
    - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
    - Two wireless facilities towers up to 75 ~~70~~ feet in height

Subarea 3.14

The 339 ~~329~~ gross-acre Subarea 3.14 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northerly boundary of the subarea in a generally east-west direction. Gibby Road would traverse the south-easterly boundary of the subarea in a generally east-west direction. San Juan Creek is located southerly of Subarea 3.14. See Exhibit B-16 in Attachment B, Subarea 3.14 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 258 ~~276~~ gross acres of development area generally zoned residential, which would include 265 ~~220~~ dwelling units and may also include other uses allowed by Section III.A (Residential) of the *Ranch Plan Planned Community Program Text*:
  - A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA)
  - ~~Recreational Uses (including, but not limited to):~~
    - ~~Up to 20 acres of proposed sports park uses~~
  - Community Facility uses (including, but not limited to):
    - Two ~~70~~ 75 foot tall towers to allow wireless facilities
    - Fire Station, churches and places of worship
    - Approximately 80 acres of detention basins and water quality basins, as allowed by Section III.F.a (Community Facilities) of the *Ranch Plan Planned Community Program Text.*
  - Approximately 93 ~~75~~ acres of uses allowed by the *Ranch Plan Planned Community Text* Section III.H (Agricultural and Other Existing and On-Going Uses), including but not limited to the existing uses defined under III.H.2.d, as approved per TT19227, Lots 1 through 11.

- Up to 71 ~~53~~ acres and up to 686,000 ~~535,000~~ square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan *PC Program Text*
- Up to 10 acres and up to 110,000-square-feet of uses permitted by Section III.C.1.a (Neighborhood Center – Principal Permitted Uses) of the Ranch Plan *PC Program Text.*

Subarea 4.1

Subarea 4.1 is the only Subarea proposed within Planning Area 4. The 1,127-gross acre Planning Area 4 includes the 503-gross acre Subarea 4.1 boundary that is coterminous with the Development Area portion of Planning Area 4. Ortega Highway would traverse the westerly portion of the subarea in a generally east-west direction. San Juan Creek is located northwesterly of Subarea 4.1. See Exhibit B-17 in Attachment B, Subarea 4.1 Land Use Plan, Exhibit 4). The following land uses are proposed:

- 487 ~~503~~ gross acres of residential area, allowing a total of up to 670 ~~500~~ dwelling units, including approximately 170 ~~200~~ age-qualified units.
    - A potential affordable housing site in compliance with the Affordable Housing Implementation Agreement (AHIA)
    - Recreational Uses (including, but not limited to):
        - Private recreational uses, including but not limited to sports fields, sports courts, tot lots, and pedestrian and bike trails, swimming pools and clubhouses
        - Up to 5 acres of public parkland
    - Community Facility uses (including, but not limited to):
        - Private clubs and recreational facilities to be owned and operated by the Master Maintenance Corporation, including serving alcoholic beverages
        - Two 75 foot tall towers to allow wireless facilities. ~~A wireless facilities tower up to 70 feet in height.~~
        - Cemetery: Up to 70 acres
- Up to 16 ~~25~~ acres and up to 800,000 ~~700,000~~ square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan *PC Program Text*
- Open Space uses as permitted by Section III.I (Open Space) of the Ranch *Plan PC Program Text*
- Uses allowed by the *Ranch Plan Planned Community Text* Section III.H (Agricultural and Other Existing and On-Going Uses)

3.3 Preliminary Conceptual Grading:

The proposed PA3&4 Land Use Plan (Exhibit 4) (and included in Attachment B of this Addendum, as Exhibit B-1) provides the PA3&4 preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan *PC Program Text* Section II.B.3.a.10. A more detailed Concept Grading Plan, at ten-foot contour intervals, is 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 PA3&4 Land Use Plan (Exhibit 4), or an Area Plan amendment will be required.

3.4 Infrastructure Phasing:

In satisfaction of Section B.3.a.10 of the Ranch Plan Planned Community Text Master Area Plan requirements regarding infrastructure phasing, the applicant anticipates that all proposed infrastructure elements for Planning Areas 3 and 4 depicted on Exhibits 5 through 11 (provided in Attachment B, as Exhibits B-18 through B-24) (circulation, domestic and non-domestic water, wastewater, storm drainage and water quality) will generally be phased by the Subarea order listed below, with the caveat that these assumptions are subject to change as a result of presently unanticipated circumstances (including, but not limited to, market forces):

- Phase 1: Subarea 3.1
- Phase 2: Subarea 3.2 and a portion of Subarea 3.14 (non-residential uses, flood control and water quality basins)
- Phase 3: Subarea 3.3
- Phase 4: Subarea 3.4
- Phase 5: Subarea 3.5
- Phase 6: Subarea 3.6 and a portion of Subarea 3.14 (non-residential uses, flood control and water quality basins)
- Phase 7: Subarea 3.7 and remainder of Subarea 3.14 (east)
- Phase 8: Subarea 3.8
- Last Phases: Subareas 3.9 thru 3.13 and Subarea 4.1

In reference to circulation improvements, Exhibit 5 (Exhibit B-18 in Attachment B) identifies the following proposed PA3&4 arterial highways:

- **Cow Camp Road:** East-west arterial that will extend from Antonio Parkway to the existing Ortega Highway near the common boundary of the Ranch Plan and Caspers Wilderness Park. A portion of Cow Camp Road, known as Segment 1, is located within Planning Areas 1 and 2 (four lanes and one bridge completed, two lanes and second bridge to be added). The segment adjacent to and within Planning Area 3, known as Segment 2 includes a bridge over Cañada Gobernadora (four lanes completed, two to be added and the existing bridge to be widened ~~currently under construction~~) and a future bridge over San Juan Creek to Planning Area 4. Cow Camp Road is designated as a Scenic Highway Landscape Corridor by the General Plan. In compliance General Plan requirements, a 25-foot scenic highway easement from curb-line will be clear of structures and signage. Additional widening of the roadway and construction/widening of bridges will occur as the development occurs and the traffic demand dictates.
- **Bucker Way** ~~**"K" Street/"D" Street.**~~ Bucker Way ~~"K" Street~~ is proposed as an ~~east-west~~ arterial that will extend from Planning Area 2, bridging across Cañada Gobernadora~~, and at the intersection with "A" Street/"C" Street~~ ~~t~~This arterial will continue through PA3 ~~(depicted as "D" Street on Exhibit 5)~~, ending at a signalized intersection with Cow Camp Road near the southeastern ~~western~~ boundary of PA3.
- **Coyotes** ~~**"C" Street.**~~ Coyotes ~~"C" Street~~ is proposed as a north-south arterial that will traverse the central portion of PA3, ending at a signalized intersection with Cow Camp Road.
- **Ranch Canyon** ~~**"A" Street.**~~ Ranch Canyon ~~"A" Street~~ is proposed as a north-south arterial that will traverse the western portion of PA3, ending at a signalized intersection with Cow Camp Road.

- **Gibby Road.** Gibby Road is a collector ~~an existing ranch~~ road that connects PA3 to the existing traffic signal on Ortega Highway. This roadway ~~will eventually~~ traverses Subarea 3.14 and intersects with Cow Camp Road. ~~The County of Orange has approved bridge plans to replace the existing Arizona crossing of San Juan Creek.~~
- **Ortega Highway.** California State Route 74 (SR-74), also known as Ortega Highway is the existing ~~north-south~~ arterial that traverses PA4. The existing roadway will be modified to allow the connection of Cow Camp Road~~. This will include options for an at-grade intersection or~~ at a roundabout. Portions of Ortega Highway may be realigned in the vicinity of Planning Area 4 while maintaining the two-lane configuration. Minor roadway and drainage improvements would be constructed with the adjacent property development. An additional roundabout or signalized intersection would be added northeast of the Cow Camp Road/Ortega Highway roundabout, and south of the current ~~unsignalized intersection that provides~~ access to Tree of Life Nursery to the west and the Verdugo Canyon ranch road to the east to provide access to the adjacent lots.
- **PA 4 Arterials:** Arterial Roadways within Planning Area 4 will provide access from Ortega Highway into the adjacent areas. These roadways will provide a two-lane secondary arterial roadway for neighborhood and commercial uses within Planning Area 4.

3.3.2 COMPLIANCE WITH RANCH PLAN PC PROGRAM TEXT

Text Revisions to the PC Program Text

The Ranch Plan PC Program Text provides the zoning regulations and procedures necessary for implementing the goals and policies established for the Ranch Plan Area. It establishes a framework for processing development applications that are consistent with the provisions and requirements set forth in the Orange County General Plan and the Orange County Zoning Code. Since being approved by the Orange County Board of Supervisors in 2004, a compilation of the changes to the Development Map and Statistical Table has been maintained as part of the Procedures and Amendments section of the PC Program Text. The text to reflect the current Project are shown below in orange text.

The following is a detailed analysis of the compliance of the proposed Master and Subarea Plan acreage, dwelling unit and square footage changes with the appropriate subsections of Section II.A.4 of the *Ranch Plan Planned Community Program Text* regarding proposed Master and Subarea Plan revisions:

Development Map and Statistical Table – Amendments and Procedures

LEGEND:

Black text = 2004 Board of Supervisors approved text
Blue text = 2009-14 Planning Director approved guidance text
Orange text = Current RMV request/explanation

d. Any revisions to increase the number of units in any Planning Area shall be offset by a corresponding decrease in other Planning Areas in order that the total number of units for the Ranch Plan PC Area is not changed, subject to II.A.4.h, below.

All 2,477 dwelling units previously allocated to Planning Areas 5 and 8 are being reallocated to Planning Areas 3 and 4, increasing the proposed dwelling unit total from 7,500 to 9,977.

e. Any revision proposing to increase or decrease the number of acres assigned to a Planning Subarea (as a result of a Planning Subarea boundary refinement) shall be offset by a corresponding increase or decrease of acreage to the affected Planning Subareas. [Note: For purposes of clarification, this provision should be interpreted as if the word "remaining" was inserted in the sentence and that the provision read as follows: "Any revision proposing to increase or decrease the number of acres assigned to a Planning Subarea (as a result of a Planning Subarea boundary refinement) shall be offset by a corresponding increase or decrease of acreage to the 'remaining' affected Planning Subareas."] Such adjustments are considered a necessary and routine result of the more refined planning process and shall not require an Area Plan so long as a substantial change in policy would not result. [Note: For purposes of clarification, this provision should be interpreted as if the word "amendment" was inserted in the second sentence and that the provision read as follows: "Such adjustments are considered a necessary and routine result of the more refined planning process and shall not require an Area Plan 'amendment' so long as a substantial change in policy would not result."] The total dwelling unit counts and the total square footage for nonresidential uses shall not be exceeded except as otherwise authorized by subparagraph f., below or in accordance with the alternative unit/acreage revision protocols set forth herein.

   See redlined Statistical Table & Development Table (provided as Tables 1 and 2 in this Addendum).

f. Any revision to reallocate the number of dwelling units or Urban Activity Center, Business Park and Neighborhood Center acreage and square footages from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less shall require approval of the *Deputy Director, OC Development Services* subject to II.A.4.h, below.

   This Area Plan amendment application requires OC Planning Commission approval due to proposed modifications to residential acreages and dwelling units, and non-residential acreage and square footages that are in excess of the ten percent (10%) threshold.

g. Any reallocation of the number of dwelling units between Planning Subareas within the same Planning Area shall not require a change to the PC Development Map as long as the total dwelling unit count and the total square footage for non-residential uses for that Planning Area are not exceeded.

   This application proposes an increase in PA3&4 residential dwelling units from 7,500 to 9,977, but proposes no amendment to the PA3&4 Development Boundaries depicted on PC Development Map.

h. Any amendment to the PC Development Map shall be accompanied by a Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004), concluding that there will be no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity following approval of the amendment.

   Accompanying this planning application is a May 2026 traffic analysis prepared by Fehr & Peers. The traffic analysis concludes that implementation of the proposed Project will not generate significant impacts to roadways / intersections and is included as Appendix C to this Addendum and summarized in Section 4.17).

i. All applications to increase or decrease the acreage assigned to a Planning Area shall, subject to the request of the *Deputy Director, OC Development Services* to include the following:

1) A statement or analysis of the effects, if any, that such change would have on the enhancement or enlargement of open space and any potential effects on surrounding land uses and circulation.

RMV is not proposing any changes to the 16,924 acres of permanent open space for the entire Ranch Plan Planned Community. The May 2026 Fehr & Peers' traffic analysis (Attachment C) concludes that ". . . no changes to the mitigation measures defined in the EIR are needed with the updated traffic forecasts".

2) A statement explaining clearly the Planning Areas and statistical components proposed to be revised.

See redlined Statistical Table & Development Table (provided as Tables 1 and 2 in this Addendum).

3) A revised PC Development Map and PC Statistical Table depicting the proposed revisions.

No changes are proposed to the PC Development Map.

See the redlined Statistical Table provided in Tables 1 and 2 as this Addendum.

Alternative Development Standards

Consistent with the provisions of the *PC Program Text*, RMV has filed proposed Alternative Development Standard D-23 (PA 26-0009) to adjust the maximum density allowed in the Conventional Single-Family Detached Dwellings land use category. As noted in Section 2.5.1 of this Addendum, the Site Development Standards for this housing category specifies less than 9.0 dwellings units per net acre. PA26-0009, which must be approved by the Orange County Planning Commission, would increase the allowed density to 12 dwellings units per net acre.

It should be noted this action is not part of the amendment to the Master Area Plan and Subarea Plans. However, since this ADS would also apply to the build out of Planning Areas 3 and 4, it has been included in this Addendum to ensure the analysis is comprehensive. As noted in Section 2.5.1, the *PC Program Text* indicates an Area Plan may be used to establish ADS standards in accordance with Section II.B. Further it should be noted, the ADS request only applies to allowed density and would not alter the total number of units allowed in the Ranch Plan.

3.3.3 LOCAL PARK IMPLEMENTATION PLAN

The Orange County Subdivision Committee originally approved PM07-01 Ranch Plan Planned Community Park Modification and Local Park Implementation Plan (LPIP) on March 14, 2007. Per the approved LPIP, 94 creditable Parkland acres total are required. With the reallocation of residential units to Planning Areas 3 and 4, the full 94 acres of required parkland would need to be accommodated in Planning Areas 1 through 4 because this area would support the full number of residents in the Planned Community. As shown in proposed Table 2, the Amended Planning Areas 3 and 4 Development Table, 68 acres of parkland are proposed in Planning Areas 3 and 4. When combined with the parkland credited in Planning Areas 1 and 2, the full Ranch Plan parkland requirement under the LPIP would be satisfied.

3.3.4 INTENDED USES OF THIS ADDENDUM

FEIR 589 was a Program EIR, which was intended to address the overall program for implementing the Ranch Plan. The Project would not change the amount of development approved for the Ranch Plan, although the distribution of development in certain of the planning areas would be modified. FEIR 584, which addressed the Ranch Plan in the context of the SSHCP, has been referenced in this Addendum as it pertains to biological resources. The Project would not result in a change to the extent, acreage, and spatial configuration of the SSHCP Conservation Strategy and associated Habitat Reserve. FEIR 623 focuses on the County's Affordable Housing Implementation Plan for the Ranch Plan. The Project does not require any substantial changes to the County's program; however, it would focus/incorporate all of the affordable housing units in Planning Areas 3 and 4.

This Addendum, when considered in conjunction with the FEIRs, the Findings of Fact and Statements of Overriding Considerations associated with FEIR 589 and FEIR 623, Addendum 3.1 prepared for Planning Areas 3 and 4, and the RCM, is intended to provide the necessary CEQA clearance for the required approvals for the following actions within Planning Areas 3 and 4:[12]

- Amended Master Area Plan for Planning Area 3 and Planning Area 4
- Amended Subarea Plans for Planning Area 3 and Planning Area 4
- Administrative revisions to the Local Park Implementation Plan, if necessary
- Site Development Permits
- Vesting Tentative Tract Maps ("A" maps) for Planning Area 3 and Planning Area 4
- Approval of Tentative Tract Maps ("B" maps) that are found consistent with the approved "A" maps
- "Final" Subdivision Map Recordation
- Grading Permits
- Building Permits
- Project-level Water Quality Management Plan (WQMP)
- Approval of plans and specifications for roadway improvements
- AHIA addendum, if deemed necessary[13]
- Approval of Alternative Development Standards
- Approval of infrastructure, including water and wastewater facilities, supporting the development.

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

[12] Though the Orange County Board of Supervisors adopted a Findings of Fact and Statement of Overriding Consideration in conjunction with the certification of FEIR 584, there were no unavoidable significant impacts as it pertains to biological resources. Therefore, only the Findings of Fact and Statement of Overriding Consideration for FEIR 589 and FEIR 623 are referenced in this Addendum.

[13] Although it does not appear an AHIA addendum is necessary as a result of the proposed amendment to the Master Area Plan and Subarea Plans, the proposed amendment would require that the remaining Affordable Housing units for the Ranch Plan be constructed in Planning Areas 3 and 4. This is discussed in this Addendum, as applicable.

3.3.5 AGREEMENTS, PERMITS AND APPROVALS

In addition to the County of Orange approvals identified above, the following agreements, permits, and approvals will be needed from other agencies for the Project:

California Department of Transportation

- Encroachment permits and approval of all improvements within right-of-way under their jurisdiction (i.e., improvements on or over Ortega Highway, including new road connections).

Santa Margarita Water District

- Approval of plans for proposed water and wastewater transmission lines, water storage facilities.
- Approval of a Water Supply Verification (WSV) prior to the County's approval of final tract maps for Planning Areas 3 and 4.

Utilities, including San Diego Gas & Electric, Southern California Gas Company, AT&T, and Cox Communications

- Provision for utilities serving Planning Areas 3 and 4, including but not limited to new power and gas lines, telecommunications lines, and community access television (cable TV).
- Relocation of a 12-kV and adjustment to the SDG&E easement.

SECTION 4.0 ENVIRONMENTAL ANALYSIS

The analysis in this Addendum evaluates whether the potential impacts associated with the Amended Master Area Plan, Subarea Plans, and associated approvals, as outlined in Section 3.0, Project Description,[14] would result in new significant impacts or a substantial increase in a significant impact when compared with those previously identified in FEIR 589, FEIR 584, or FEIR 623.

Section III.I of the *Ranch Plan Planned Community Program Text* identifies necessary urban infrastructure (including, but not limited to, roadways, transportation corridors, utilities, and flood-control structures) as permitted uses within the open space, which includes the Habitat Reserve. Both FEIR 584 and FEIR 589 identified infrastructure improvements (e.g., roadways, trails, pipelines water quality basins, and water storage facilities) that would be constructed outside the development footprint are conceptually shown to the extent that they could be identified. As previously indicated, the impact assessment in both FEIR 584 and FEIR 589 made assumptions regarding the size, location, and extent of habitat removal and species impacts as part of the evaluation of the Ranch Plan; however, it was acknowledged that the precise location of development and infrastructure may shift to address engineering constraints, to minimize impacts, or to address other factors that could not be known until more detailed plans are developed. Any such modifications are evaluated in this Addendum.

Although Section 15164 of the State CEQA Guidelines does not stipulate the format or content of an Addendum, the topical areas identified in the County of Orange Environmental Checklist (Checklist) were used as guidance for this Addendum. This comparative analysis provides the County of Orange with the factual basis for determining whether any changes in the Ranch Plan Project, any changes in circumstances, or any new information since FEIR 589, FEIR 584, and FEIR 623 were certified require additional environmental review or preparation of a subsequent EIR. This analysis format provides clarifications or information to validate that the previous documents provide adequate CEQA documentation for the proposed Project and serves as an Addendum to the FEIRs. As noted above, use of the County of Orange's current Environmental Checklist ensures that the analysis in this Addendum is comprehensive and incorporates the updates on CEQA issues that have been implemented since the certification of the FEIRs. All the questions in the current Environmental Checklist are included in this Addendum (see Section 4.1 through 4.20, below).

As noted in Section 2.5 of this Addendum, in 2015 the County approved a Master Area Plan for Planning Areas 3 and 4 and the accompanying Subarea Plans. At that time, pursuant to Section 15162 of the State CEQA Guidelines, the County of Orange determined, on the basis of substantial evidence in the light of the whole record, that (1) implementation of Planning Areas 3 and 4 would not propose substantial changes to the Ranch Plan; (2) no substantial changes in circumstances would occur that would require major revisions to FEIR 589 or FEIR 584; and (3) no new information of substantial importance has been revealed since the certification of FEIR 589 and FEIR 584.

[14] Although the current application is for an amendment to the Planning Areas 3 and 4 Master Area Plan and associated Subarea Plans, Section 3.0 outlines additional actions that have been identified and addressed to the extent that the impacts can be known at this time. As a result, provided that the impacts of the future actions are consistent with the evaluation in this document, this Addendum may be used as part of the CEQA documentation for these approvals. These future actions are outlined in Section 3.3.4, Intended Uses of this Addendum; and Section 3.3.5, Agreements, Permits, and Approvals. Since a number of the actions listed are discretionary actions, the County would evaluate the future approvals at the time a planning application is submitted to ensure that the impacts are consistent with the analysis appearing in previously certified EIRs and this Addendum.

A mitigation program was adopted as a part of FEIR 589 that minimized impacts associated with implementation of the Ranch Plan. In addition, there are regulatory conditions from the *Ranch Plan Planned Community Text* and provisions from the settlement agreements that are applicable to implementation of Planning Areas 3 and 4. The mitigation program applicable to Planning Areas 3 and 4 is contained in the RCM included in Appendix A of this Addendum.

In certifying FEIR 589, the Orange County Board of Supervisors made Findings of Fact for unavoidable significant impacts for the following topical areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Land Use and Relevant Planning
- Mineral Resources
- Public Services (Fire Protection Services and Facilities)
- Traffic And Circulation
- Water Resources

As previously indicated, FEIR 584 has been used as the basis for the analysis of biological resources in this Addendum. Since FEIR 584 addressed the land use development alternative (known as B-12) that was developed as part of the ROSA (see Section 2.3), biological impacts were reduced to less than significant. Similarly, the inclusion of FEIR 623 is only intended to address the County's Affordable Housing Implementation Plan for the Ranch Plan. In conjunction with the certification of FEIR 623, the Board of Supervisors adopted Findings of Fact and a Statement of Overriding Considerations for cumulative air quality impacts and Greenhouse Gas Emissions.

Several of the unavoidable significant impacts listed above were associated with development of certain locations within the Ranch Plan. Therefore, not all these impacts apply to the development of Planning Areas 3 and 4. Based on the analysis in the Program FEIRs, and discussed in Sections 4.1 through 4.20, unavoidable significant impacts associated with Planning Areas 3 and 4 are limited to:

- Aesthetics
- Agricultural Resources
- Air Quality
- Traffic And Circulation
- Water Resources

Sections 4.1 through Section 4.20 address the topical areas from the County of Orange CEQA Environmental Checklist. These sections have been set up as follows:

- **Summary of Previous Findings**—This provides a brief overview of the impact conclusions from the three FEIRs. This summary is at a high level and addresses the Ranch Plan as a whole. A comprehensive summary is not required because the record as a whole is considered in making the determination if there are new significant impacts beyond what was addressed in the previous documents.

- **Project Impact Analysis**—This section includes the questions from the County of Orange CEQA Environmental Checklist and an analysis that is focused on Planning Areas 3 and 4 and the potential impact of the Project.
- **Mitigation Program**—This section references the items from the RCM that are applicable to the topical area. Due to the number and length of the measures, each measure is not listed in the section but is provided in its entirety in Appendix A.

4.1 AESTHETICS

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 589 addressed aesthetic impacts associated with the development of the Ranch Plan, including impacts on scenic vistas, scenic highways, visual quality, and lighting and glare. Construction of the Ranch Plan will result in substantial landform alterations. Mass grading would affect existing topography, vegetation cover, and visual character. Throughout much of the grading, large construction vehicles would be visible from adjacent (and some distant) vantage points. Barren slopes and new development in various stages of construction would be visible intermittently throughout the implementation of the Ranch Plan. Though landscaping would involve the replanting of slopes to reduce the aesthetic impacts associated with grading, FEIR 589 determined that implementation of the Ranch Plan would alter the visual characteristics of the RMV Planning Area.

Development and construction of the Ranch Plan would introduce new sources of nighttime light into the area. New light sources would occur from the illumination of on-site structures such as commercial buildings and recreational uses (i.e., signage, interior and exterior lighting), residences (i.e., interior and exterior lighting), and street and vehicle lights. Although these light sources are not expected to extend beyond the physical limits of the Ranch Plan Planning Areas, they have the potential for spillage that would create night glow in areas that have very limited lighting sources at night. This change was identified as a significant impact in FEIR 589 because the Ranch Plan Planned Community would introduce lighting into a currently undeveloped area.

In conjunction with FEIR 589, the Orange County Board of Supervisors adopted a Findings of Fact and a Statement of Overriding Considerations for aesthetic impacts. The aesthetics analysis, identified as Visual Resources in FEIR 584 relied on the Findings adopted in conjunction with FEIR 589.

FEIR 623

As part of the Notice of Preparation for EIR 623, the County determined that the Affordable Housing Project would be visually consistent with the visual character of the Ranch Plan because it would be constructed within the development areas already approved as part of the Ranch Plan. The additional development provided as part of the AHIA would be viewed in the context of the larger Ranch Plan. As such, the overall general character of the site and views from surrounding areas would not be substantially different with implementation of the affordable housing development. This topic was not discussed further in FEIR 623.

PROJECT IMPACT ANALYSIS

Except as provided in Public Resources Code Section 21099:[15]

a) Would the project have a substantial adverse effect on a scenic vista?

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Ortega Highway and Cow Camp Road are designated Landscape Corridors in the Scenic Highways Plan of the County of Orange General Plan's Transportation Element. According to the Scenic Highways Plan, a Landscape Corridor "traverses developed or developing areas and has been designated for special treatment to provide a pleasant driving environment as well as community enhancement" (Orange County 2025). The reallocation of residential units to Planning Areas 3 and 4 would be visible from these two facilities. Although the development in Planning Areas 3 and 4 would be at a higher residential density than previously approved in the Master Area Plan and Subarea Plans, the overall character would be similar with the existing and planned development in these Planning Areas. There would be a cohesiveness in the community character as the region develops. The Project would not require additional development area or other modifications that would change the physical footprint. Appropriate landscaping will serve to minimize potential aesthetic impacts and to provide compatibility with the Scenic Highway Plan. Ortega Highway is not designated as a Scenic Highway on the State Scenic Highway Program (Caltrans 2019). No new impacts on scenic highways or designated scenic vistas would occur with the proposed reallocation of residential units to Planning Areas 3 and 4 and non-residential uses to Planning Areas 5 and 8.

c) Would the project in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The aesthetic analysis in FEIR 589 and Addendum 3.1, was comprehensive and acknowledged the change in visual character, changes to the topography, and introduction of new lighting sources. The aesthetic character of the area would be substantially altered with the development of the Ranch Plan. Mass grading was found to have a significant unavoidable impact on topography, vegetation cover, and vistas resulting from cuts to ridgelines and fills in valleys for the proposed development.

FEIR 589 and Addendum 3.1 identified the visual character would be altered from public roadways with direct views of the Ranch Plan development area, including Planning Areas 3 and 4. In addition to roadways, other public locations where aesthetic impacts from Planning Areas 3 and 4 were identified[16] include:

- Residential development would be visible in the background (approximately 1.5 miles) from locations in the Thomas F. Riley Wilderness Park.

[15] California Public Resources Code Section 21099 provides clarification on certain definitions. For the evaluation of aesthetic resources, an important consideration is if a residential, mixed-use residential, or employment center project is considered an infill project and is within a transit priority area. This would not be applicable to this Project.

[16] See pages 4.10-5 through 4.10-20 of FEIR 589.

- Proposed residential development in Planning Area 3 would be visible from West Ridge Trail in Caspers Wilderness Park.
- This proposed residential development in Planning Area 4 would be visible in the foreground from locations on Ortega Highway.
- From Ortega Highway south of Verdugo Canyon, views of the hillsides in the background would be obscured by proposed residential and commercial land uses in Planning Area 4.
- Residential development proposed in Planning Area 3 would be visible from Ortega Highway at Cristianitos Road. The Chiquita Bridge crossing from Planning Area 3 to Planning Area 2 would be visible. Implementation of residential development in this location would result in a change in land use from open space, orchards, and existing ranch uses.

FEIR 589 also evaluated potential visual impacts from non-public areas and determined significant impacts at the following locations:

- The upper portion of Planning Area 3 would be visible along the community trail in Ladera Open Space, looking southeasterly from the Ladera Open Space Community Trail along Chiquita Ridge.
- FEIR 589 determined that the change in landform and visibility of development looking south from the southern edge of Coto de Caza is considered a significant aesthetic impact.
- Changes in land use from open space to urban land uses, as well as changes to the topographical character of the area, would result in significant aesthetic impacts from vantage points in the then-Donna O'Neill Land Conservancy (now part of the Reserve at Rancho Mission Viejo).

To minimize these impacts measures were incorporated into the Mitigation Program, including Standard Condition (SC) 4.10-1, which pertains to public landscaping and Project Design Features (PDF) 4.10-1 through 4.10-4, which would minimize impacts on public views and adjacent development (specifically the inclusion of open space, buffer zone adjacent to Coto de Caza, and building materials used adjacent to Caspers Wilderness Park).

The increased density associated with the reallocation of 2,477 residential units from Planning Area 5 and 8 to Planning Areas 3 and 4 would not substantially intensify the aesthetic impacts because reallocation would not change the nature of the development nor the extent of disturbance. Development would only occur within the planned development areas (i.e., no change in footprint) and is generally consistent with the overall development assumptions of FEIR 589. The overall extent of landform alteration would be consistent with those addressed in FEIR 589 and Addendum 3.1, prepared for the initial approval of the Master Area Plan and Subarea Plans for Planning Areas 3 and 4.[17] With this magnitude of earth disturbance and the planned development for the area (both residential and non-residential uses), FEIR 589 identified the landform alteration and the changes in visual character as significant, unavoidable impacts. Although the proposed Project would increase the amount of residential units and decrease the amount of non-residential uses, the visual character as an urban development would be consistent with the discussion in FEIR 589. All development would be required to comply with the standards provided in the *Ranch Plan Planned Community Program Text* (i.e., zoning document); therefore, the overall character of the development would not be substantially different than what was assumed in FEIR 589. The above-mentioned impacts were found to be significant

[17] FEIR 589 identified that there would be approximately 288,461,000 cy of cut and fill (inclusive of remedial grading) required for the Ranch Plan. Addendum 3.1 identified 85 million cy of cut and fill for Planning Area 3 and 7 million cy for Planning Area 4.

unavoidable aesthetic impacts of the Ranch Plan and included in the Findings of Fact and Statement of Overriding Consideration adopted by the Orange County Board of Supervisors when the Ranch Plan was approved.

The proposed Project would reallocate the residential development from Planning Areas 5 and 8 to Planning Areas 3 and 4. Additional non-residential development would be allocated to Planning Areas 5 and 8. No Master Area Plans or Subarea Plans have been processed for Planning Areas 5 and 8. The proposed Project would not result in any new or substantially greater levels of development within the Planned Community; therefore, the proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. However, the findings of significant visual impacts identified in FEIR 589 would still occur in these planning areas (compared to the 2004 Existing Conditions, which was the baseline for analysis in FEIR 589 and FEIR 584) because of the amount of grading and overall change in character of the planning areas.

d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 identified increased lighting as significant, unavoidable impacts. In conjunction with FEIR 589, Mitigation Measure (MM) 4.9-28 and SC 4.10-3 were adopted to reduce impacts associated with the introduction of new lighting. The amount of night lighting associated with outdoor structure lighting, street fixtures, recreational facilities, signage, and other facilities would be similar to what is currently approved for Planning Areas 3 and 4. Although light sources are not expected to extend beyond the physical limits of the Ranch Plan, FEIR 589 did identify as significant, unavoidable impact the potential for spillage that would create night glow in an area that has very limited night light sources.

With the Project, there would be an increase in residential development in Planning Areas 3 and 4 and a decrease in the amount of non-residential uses (i.e., Business Park, Neighborhood Center, and Urban Activity Center), which often generates greater outdoor lighting. The additional residential development would be viewed in context with the rest of the Planning Area and the overall viewshed would not be substantially altered. Lighting associated with Project construction would be consistent with the lighting associated with surrounding suburban development in the Ranch Plan, which was evaluated in FEIR 589 and found to be a potentially significant unavoidable impact. The amendments to the Master Area Plan and Subarea Plans would not introduce a new light source into areas not previously identified as being exposed to lighting from development in Planning Areas 3 and 4. Although there are no Master Area Plans or Subarea Plan for Planning Areas 5 and 8, the impacts associated with introduction of light sources would reasonably not change substantially from what was identified in FEIR 589 because development would be introduced into these areas. The proposed Project (i.e., reallocation of residential uses and non-residential uses) would not result in a substantial increase in light and glare which would adversely affect day or nighttime views in the area from what was previously approved and addressed in FEIR 589.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan, although aesthetic impacts were not reduced to less than significant. . The Project would not result in any new aesthetic impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to Aesthetics that are applicable to Planning Areas 3 and 4, as well as the Project, include SC 4.10-1 (pertaining to public area landscaping); MM 4.9-28 and SC 4.10-3

(pertaining to lighting); and PDFs 4.10-1 through 4.10-4 (open space and buffers). These measures are listed in their entirety as Items 225, 226, 140, 141, 415, and 564 through 570 in the RCM in Appendix A to this Addendum.

4.2 AGRICULTURE AND FORESTRY RESOURCES

SUMMARY OF PREVIOUS FINDINGS

FEIR 589

As detailed in FEIR 589, implementation of the Ranch Plan would result in a significant impact due to the conversion of farmland listed as "Prime", "Unique", or "Statewide Importance", as shown on the State Farmland Mapping and Monitoring Program (FMMP). These farmlands are collectively known as "Important Farmland". The specific agricultural uses that will be affected by the Ranch Plan include citrus and avocado orchards, limited row crops, and commercial nursery operations. At the time FEIR 589 was prepared, the site was zoned for agriculture and portions of the site were within Williamson Act contracts. In conjunction with FEIR 589, the Orange County Board of Supervisors adopted a Findings of Fact and a Statement of Overriding Considerations for impacts to Important Farmland and potential impacts associated with early cancellation of a Williamson Act contract for a 45-acre area in Planning Area 2 in the vicinity of the Chiquita Water Reclamation Plant. However, during implementation of the transition to the approved Ranch Plan land uses, RMV adhered to the requirements of the Williamson Act contract, which expired in 2008. Therefore, no significant impacts to the Williamson Act contracts were realized.

There are currently no active Williamson Act contracts for the Ranch Plan project area.

FEIR 584

Although by the time the Draft EIR was released for public review, the site was no longer zoned for agriculture, development of the Ranch Plan was not initiated until after the certification of FEIR 584. Therefore, the analysis of agricultural and forestry resources in FEIR 584 reflects the findings in FEIR 589 and relied on the Findings adopted in conjunction with FEIR 589.

FEIR 623

The Notice of Preparation (NOP) for EIR 623 found that because the Affordable Housing Project would be located on parcels that were already graded and would be located within the Ranch Plan development areas, no new impacts to Important Farmland would result for the Affordable Housing Project. No part of the Project site or adjacent areas is zoned forestland, timberland, or timberland zoned for Timberland Affordable Housing Project result in the loss of forestland or conversion to non-forest use. Therefore, no further analysis of agricultural or forestry resources were included in the FEIR 623.

PROJECT IMPACT ANALYSIS

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest

Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Agricultural resources impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to the State and County CEQA Guidelines. As discussed below, the State Farmland Mapping and Monitoring Program (FMMP) has been updated since the certification of FEIR 589. The most current maps for Orange County are dated 2020. This Addendum to FEIR 589 documents the consistency of the previous analysis with the updated mapping.

For CEQA purposes, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are collectively defined as "Important Farmland". Grazing Land is also considered farmland, although it is not included as Important Farmland. FEIR 589 identified that the Ranch Plan contained 319 acres of Prime Farmland, 61 acres of Farmland of Statewide Importance, and 576 acres of Unique Farmland (identified collectively as "Important Farmland"). FEIR 589 identified impacts to 515.1 acres and 88.4 acres of Important Farmland in Planning Areas 3 and 4, respectively. No Important Farmland was identified in Planning Areas 5 and 8. This assumed complete removal of all agricultural resources within the development area.

A review of the 2020 State Farmland Mapping and Monitoring Program indicates that the areas designated as Important Farmland have not substantially changed since the 2002 mapping used in FEIR 589, although a substantial portion of the agricultural land in the southern portion of Planning Area 3 has been removed. Therefore, there would be no new impacts to agricultural resources that have not been previously addressed in FEIR 589 with the development in Planning Areas 3 and 4. The amendment allowing the reallocation of residential units and non-residential square footage between Planning Areas would not increase the impacts on Important Farmland because the physical footprint of development would remain the same. As indicated above, impacts to farmland and agricultural resources were identified in FEIR 589 as significant, unavoidable impacts and a Findings of Fact and a Statement of Overriding Considerations was adopted.

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

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 identified significant impacts associated with development on land within a Williamson Act contract. This included portions of Planning Areas 3, 4, and 5. However, these contracts subsequently expired in 2006 and 2008. As a result, there are no portions of Planning Areas 3 and 4 or any other areas of the Ranch Plan that are under a Williamson Act contract. Hence, no impact would occur and the Project would not result in any impacts associated with existing agricultural zoning or Williamson Act contracts.

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

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion forest land to no-forest use?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Forestry Resources were not a topic that required evaluation at the time FEIR 589 or FEIR 584; however, no part of the Project site or adjacent areas is zoned forest land, timberland, or timberland zoned for Timberland Production, nor would the Project result in the loss of forest land or conversion to non-forest use. The reallocation of residential and non-residential uses would not change this. Therefore, the Project would not result in new significant impacts on forest land or timberland resources.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The measures addressed cancellation of the Agricultural Preserves and protection of agricultural operations in Planning Areas other than Planning Areas 3 and 4. As noted above, there are no active Agricultural Preserves in the Ranch Plan area. The Project would not result in any new impacts to agricultural and forestry resources, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. Though mitigation measures for agricultural resources were identified for the Ranch Plan, none of the mitigation measures are applicable to Planning Areas 3, 4, 5, and 8, or this Project.

4.3 AIR QUALITY

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 589 and FEIR 584 addressed the construction and operational impacts associated with the Ranch Plan Planned Community. The FEIRs identified short-term, construction-related emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NOx), and particulate matter (PM10) in excess of the South Coast Air Quality Management District's (SCAQMD's) daily significance thresholds and quarterly significance thresholds. Construction activities would result in a significant direct air quality impact for CO, NOx, VOC, and PM10 (NOx and VOC are ozone precursors). Heavy-duty equipment emissions were calculated using the then-current (2004) emissions assumptions for construction equipment. However, the mitigation measure in FEIR 589 committed to having off-road diesel equipment comply with emission control regulations in force at the time of construction.

In addition to construction emissions, FEIR 589 and FEIR 584 found that the Ranch Plan operational emissions of CO, VOC, NOx, and PM10 on a regional scale would result in significant direct and cumulative impacts based on SCAQMD thresholds of significance.

FEIR 589 and FEIR 584 also found the following:

- Local operational impacts would be less than significant. The FEIR 589 analysis showed that 1-hour and 8-hour CO concentrations at all analyzed intersections would be less than State and federal standards.

- The operations of the Ranch Plan are not expected to expose a substantial number of people to objectionable odors.
- The Ranch Plan would not conflict with or obstruct implementation of the Air Quality Management Plan because implementation of the proposed Ranch Plan would not exceed growth projections for the subarea.

In conjunction with certification of FEIR 589, the Orange County Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations for air quality impacts. FEIR 584 relied on the Findings adopted in conjunction with FEIR 589.

FEIR 623

Impacts for all of the County's Affordable Housing Implementation Plan for the Ranch Plan scenarios addressed in FEIR 623 (additional units ranging from 555 additional units to 1,110 additional units) would be less than significant. However, because the Affordable Housing units would be constructed in conjunction with, and in the same geographic location as the Ranch Plan, they could potentially contribute to the local cumulative construction emissions. The construction air emissions generated by the Ranch Plan were previously identified in Final EIR 589 as a significant unavoidable impact of the Ranch Plan, and thus the Affordable Housing units would contribute to a significant unavoidable construction air quality impact that has already been identified.

PROJECT IMPACT ANALYSIS

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air violate any air quality standards?

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Federal Clean Air Act (FCAA) requires the preparation of plans to demonstrate attainment of the National Ambient Air Quality Standards (NAAQS) for an area that is designated as being in nonattainment of the federal standards. The California Clean Air Act (CCAA) requires the revision of these plans every three years to address reducing pollutant concentrations that exceed the established California Ambient Air Quality Standards (CAAQS), established by the California Air Resources Board (CARB). The SCAQMD and the Southern California Association of Governments (SCAG)[18], in coordination with local governments and the private sector, develop the AQMP for the South Coast Air Basin (SoCAB) to satisfy these requirements. The *Air Quality Management Plan* (AQMP) is the most important air quality management document for the South Coast Air Basin (SoCAB) because it provides the blueprint for meeting State and federal ambient air quality standards. In keeping with these requirements, the SCAQMD has adopted updated versions of the SCAQMP since the certification of FEIR 589, FEIR 584, and FEIR 623. The most current AQMP was adopted by the SCAQMD Governing Board on December 2, 2022.

[18] SCAG, a Joint Powers Agency established under Sections 6502 et seq. of the *California Government Code,* is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO) for the six-county region of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial Counties.

The 2022 SCAQMP is a regional and multi-agency effort among the SCAQMD, CARB, SCAG, and the United States Environmental Protection Agency (USEPA). The 2022 SCAQMP includes an analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures. The purpose of the 2022 SCAQMP is to set forth a comprehensive program that would promote reductions in criteria pollutants, greenhouse gases (GHGs), and toxic risk and efficiencies in energy use, transportation, and goods movement. Since the certification of the FEIRs, the growth associated with the Ranch Plan and the AHIA have been integrated into the long-range regional planning documents, including the SCAQMP and Regional Transportation Plan (RTP). The growth projections do not specify age-qualified units. Therefore, the adjustment in the percentage/number of age-qualified units would not change the assumed emissions associated with development, which has been accounted for in the technical analysis conducted to assess regional air emissions.

The reallocation of residential units and non-residential square footage between Planning Areas would not substantially change the air quality analysis and conclusions in FEIR 589 because the analysis addressed the full scale of the Ranch Plan project (i.e., 14,000 residential units and 5.2 million square feet of non-residential uses). The Ranch Plan has been incorporated into local and regional planning programs (e.g., Orange County General Plan, OCP growth projects, AQMP, and RTP). The reallocation of the development between planning areas and reduction in the number of age-qualified units would not increase the overall development allowed as part of the Ranch Plan nor require modification of these planning programs. As noted, the traffic analysis conducted for the subsequent Ranch Plan approvals, including this amendment and Addendum, reflect the amount, location, and percentage of age-qualified units actually proposed. Since the regional planning documents reflect the number of units and do not reflect a category for age-qualified units, the proposed Project would not conflict with or obstruct implementation of the applicable air quality plan; increase air emissions associated with the long-term operational or construction impacts; nor expose sensitive receptors to substantial pollutant concentrations greater than those addressed in FEIR 589.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 utilized the SCAQMD *CEQA Air Quality Handbook*, which lists additional indicators of potential secondary air quality effects, such as odors. FEIR 589 identified that odors generated by the Ranch Plan would be no different than in any other residential area with supporting services and would not be significant. FEIR 589 also found that the Ranch Plan would not significantly contribute to background air toxins that could lead to the creation of odors that would affect a substantial number of people. The proposed reallocation of residential and non-residential development between planning areas and the adjustment to the number of age-qualified units within the Ranch Plan would not result in any changes that would generate additional emissions that would be expected to expose a substantial number of people to objectionable odors.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new air quality impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. The mitigation program adopted as part of FEIR 589 incorporates measures to reduce impacts during construction, including Fugitive Dust (SC-4.7-1), ROC and NOx emissions (SC 4.7-2), and a Diesel-Fuel Reduction Plan (MM 4.7-1). No new mitigation is required. The measures pertaining to air quality that are applicable to Planning Areas 3 and 4, as well as the Project, are listed in

their entirety as Items 555 through 556.3 in the RCM in Appendix A to this Addendum. These measures would also apply to Planning Areas 5 and 8, at such time that those Master Area Plans and Subarea Plans are processed.

4.4 BIOLOGICAL RESOURCES

SUMMARY OF PREVIOUS FINDINGS

FEIR 589

FEIR 589 identified significant impacts, prior to mitigation, on a number of sensitive species and vegetation communities. Impacts to USACE and CDFW jurisdictional areas were also identified. Implementation of the Ranch Plan would have both short-term construction-related impacts and long-term indirect impacts. Short-term effects are related to noise impacts on nesting raptors and other sensitive bird species and grading activities that would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbaceous plants. Grading activities would also result in an accumulation of trash and debris during periods of construction. These short-term impacts were identified in FEIR 589 as significant.

Long-term indirect effects would include:

1) the introduction of landscape materials that have the potential to include planting ornamental species that can be invasive;
2) changes in water quality that can impact biological resources;
3) the addition of lighting in development areas that could result in an indirect effect on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to these areas; and
4) increases in human activity that would increase the disturbance of natural open space adjacent to development.

These long-term indirect impacts were identified in FEIR 589 as significant.

Implementation of the mitigation program, which included the preservation of 15,121 acres[19] of open space (almost all to be included in the Habitat Reserve), was found to reduce biological impacts to less than significant levels except for those impacts associated with two slope wetlands in the Chiquita sub-basin; wildlife linkages K and G; and fecal coliform pathogen impacts. These impacts remained significant and unavoidable and a Findings of Fact and a Statement of Overriding Considerations were adopted for impacts to Biological Resources.

FEIR 584

Given the timing of the public release of Draft EIR 584, the document addressed a Ranch Plan development scenario (identified as Alternative B-12, see Section 2.3) that was agreed to as part of the Settlement Agreements. This included the protection of additional habitat as part of the Habitat Reserve and the Habitat Reserve Management Program (HRMP). The mitigation program provided by the SSHCP was designed to reduce the impacts associated with the development in the SSHCP study area, including the Ranch Plan. These provisions have been incorporated into the Incidental Take Permits (ITP) issued to RMV. No significant unavoidable biological impacts

[19] Although FEIR 589 identified the protection of 15,121 acres in open space, through the negotiation of the ROSA (see Section 2.3), the amount of protected open space increased to 16,915 acres. This figure was incorporated into Alternative B-12 and included in the SSHCP, as evaluated in FEIR 584.

were identified in FEIR 584. As noted earlier, FEIR 584 is relied upon as part of the Ranch Plan CEQA administrative record, most specifically for biological resources.

FEIR 623

The NOP for EIR 623 assumed the Affordable Housing Project would be constructed within the Ranch Plan on parcels that have already been graded and which have had vegetation removed. The Affordable Housing parcels would be located within the Planning Areas consistent with the assumptions of the Southern Subregion HCP. Mitigation for the impacts to biological resources vis-a-vis the Affordable Housing Project is provided through the Ranch Plan. Further evaluation of biological resources in FEIR 623 was not required.

PROJECT IMPACT ANALYSIS

Introduction

The analysis in this section is taken from the *RMV Planning Area 3 and 4 Biological Resources Assessment* prepared by Dudek (Dudek 2025). It provides an overview of the existing conditions and potential impacts and includes updated information given the extensive biological data that has been developed for the Ranch Plan area. Sections 2.4 and 2.5 of this Addendum provides context of the planning efforts conducted by RMV, the County, and the regulatory agencies.

The proposed Project would reallocate the residential development from Planning Areas 5 and 8 to Planning Areas 3 and 4. Additional non-residential development would be allocated to Planning Areas 5 and 8. No Master Area Plans or Subarea Plans have been processed for Planning Areas 5 and 8; however, all development in Planning Areas 5 and 8 would occur within the development areas for those planning areas. The proposed Project does not propose any changes to the Planning Areas 5 and 8 development areas that would change the biological impacts evaluated in FEIR 584 and the areas reflected in the SSHCP and Habitat Reserve.

Vegetative Communities

The analysis provided by Dudek defines the Project area for the existing conditions for biological resources as (i) the development areas of Planning Areas 3 and 4 and (ii) the currently enrolled and future SSHCP Habitat Reserves associated with these two Planning Area. This area is depicted in Exhibit 3. Existing development within the Planning Areas is accounted for, as well as existing infrastructure the Planning Areas. The biological resources existing conditions are based on the biological resources information and data used in the development of the Ranch Plan, SSHCP, and associated environmental documents plus updated information and new data from public sources on vegetation communities, aquatic resources, special-status species, and wildlife movement. The regulatory status of special-status species has been updated as necessary. Species, which have been upgraded to special status and were not assessed in prior environmental analyses, are also addressed. The proposed Project would occur entirely within Ranch Plan development areas addressed under the SSHCP and associated environmental documents.

Vegetation communities and other land cover types are summarized for Planning Areas 3 and 4 in Table 3 and depicted in Exhibit 4 based on the SSHCP vegetation communities data layer.

TABLE 3
VEGETATION COMMUNITIES AND LAND COVER WITHIN THE AMENDED PLANNING AREAS 3 AND 4 PROJECT AREA

Vegetation Community and Land Cover Type	Development within Planning Area (Existing)	Infrastructure within Planning Area[a] (Existing)	Undeveloped Planning Area (Future)	Currently Enrolled Habitat Reserve Lands[b]	Future Habitat Reserve Lands[c]	Total
Planning Area 3						
Vegetation Communities						
Coastal Sage Scrub	176.9	5.9	463.8	850.5	439.1	1,936.2
Chaparral	89.5	-	306.9	166.7	273.4	836.4
Grassland	50.6	3.5	82.6	87.2	72.6	296.5
Riparian	23.4	4.4	23.3	169.1	184.4	404.7
Freshwater Marsh	0.6	-	-	3.2	3.8	7.5
Alkali Meadow	-	-	0.2	0.7	18.0	19.0
Open Water	2.0	0.3	-	23.9	-	26.2
Forest and Woodland	54.4	0.9	46.4	92.6	107.6	301.9
Vegetation Communities Subtotal	*397.4*	*15.0*	*923.2*	*1,393.8*	*1,098.9*	*3,828.3*
Land Cover Types						
Developed	50.1	0.5	51.8	19.7	3.8	125.9
Disturbed	100.1	4.3	46.8	33.0	68.0	252.1
Agriculture	327.3	0.2	280.2	6.3	137.4	751.4
Land Cover Types Subtotal	477.4	4.9	378.9	59.0	209.1	1,129.3
Planning Area 3 Subtotal	*874.8*	*19.9*	*1,302.1*	*1,452.9*	*1,308.0*	*4,957.7*
Planning Area 4						
Vegetation Communities						
Coastal Sage Scrub	-	-	132.5	10.8	493.9	637.2
Chaparral	-	-	163.5	28.9	334.8	527.2
Grassland	-	-	46.1	-	81.8	127.9
Riparian	-	-	1.7	-	13.5	15.3
Forest and Woodland	-	-	56.3	7.2	50.1	113.7
Vegetation Communities Subtotal	-	-	*400.2*	*46.9*	*974.1*	*1,421.2*
Land Cover Types						
Developed	-	-	51.7	-	0.0	51.7
Agriculture	4.8	-	46.5	-	0.0	51.4

TABLE 3
VEGETATION COMMUNITIES AND LAND COVER WITHIN THE AMENDED PLANNING AREAS 3 AND 4 PROJECT AREA

Vegetation Community and Land Cover Type	Development within Planning Area (Existing)	Infrastructure within Planning Area[a] (Existing)	Undeveloped Planning Area (Future)	Currently Enrolled Habitat Reserve Lands[b]	Future Habitat Reserve Lands[c]	Total
Land Cover Types Subtotal	*4.8*	*-*	*98.2*	*-*	*0.1*	*103.1*
Planning Area 4 Subtotal	*4.8*	*-*	*498.4*	*46.9*	*974.1*	*1,524.3*
Project Area Total	**879.6**	**19.9**	**1,800.5**	**1,073.7**	**2,709.1**	**6,482.8**

SSHCP source for Vegetation Communities data layer

Notes: All values are acres. Totals may not sum due to rounding

[a] Infrastructure within the Planning Area includes infrastructure within the Planning Area development areas and infrastructure within the Habitat Reserve, which is an allowable SSHCP Covered Activity within the Habitat Reserve. Approximately 15.7 acres of the infrastructure reported here is located within the currently enrolled Habitat Reserve lands and 4.1 acres is located in future Habitat Reserve lands.

[b] The total dedicated acreage of currently enrolled Habitat Reserve in PA 3 and PA 4, including the overlapping infrastructure, is 1,515.5 acres (1,468.5 acres in PA 3 and 46.9 acres in PA 4)

c The total acreage of future Habitat Reserve in PA 3 and PA 4, including the overlapping infrastructure, is 2,286.3 acres (1,312.1 in PA 3 and 974.1 acres in PA 4).

Source: Dudek, 2025

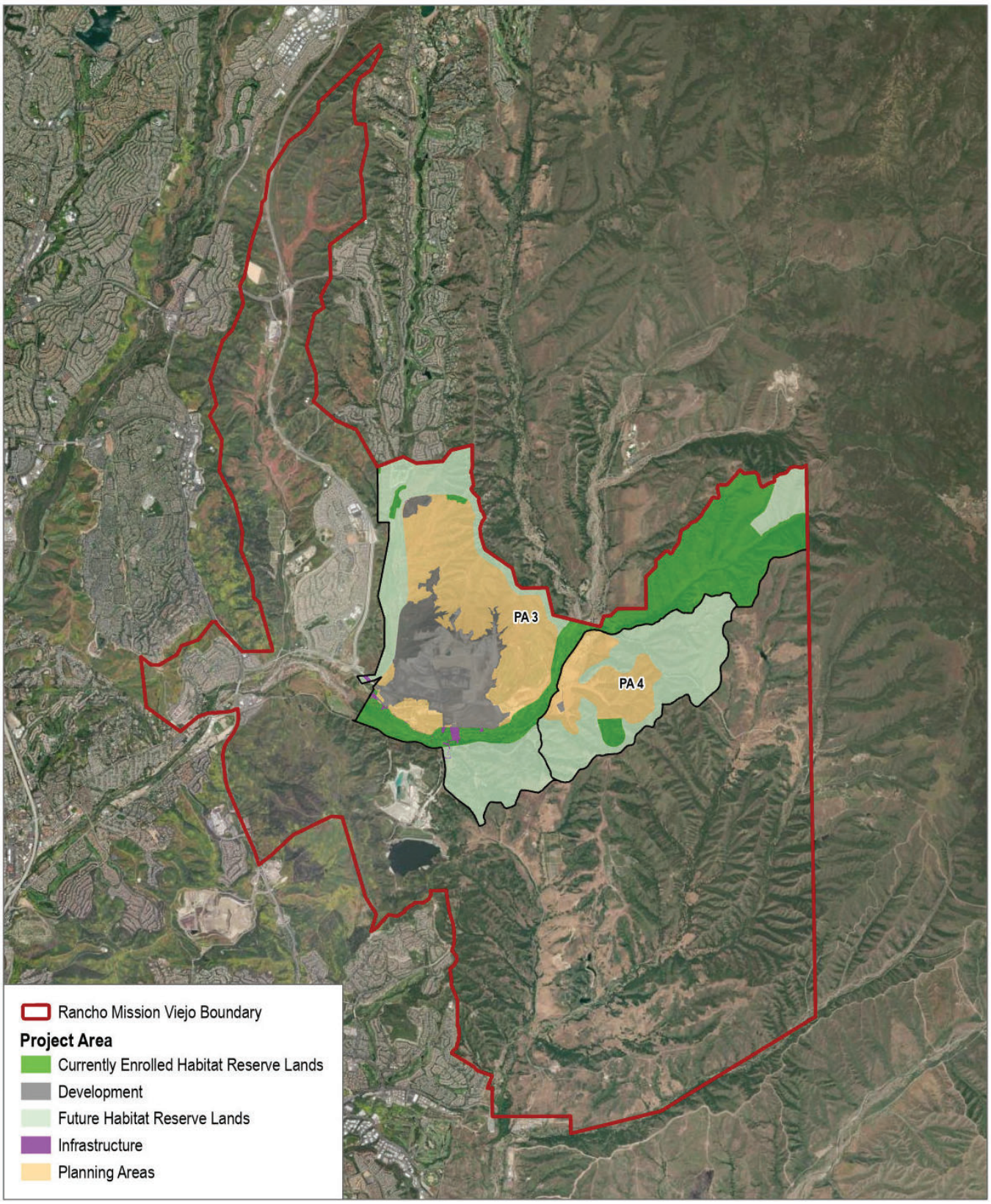
Jurisdictional Aquatic Resources

As part of the SAMP and MSAA for the Ranch Plan, a jurisdictional delineation of aquatic resources was approved by the USACE, SDRWQCB, and CDFW for the Ranch Plan area, including the Project Area. Within the Planning Area 3 and 4 Project area, habitats that meet the definition of waters of the U.S., pursuant to the Clean Water Act Section 404 and 401, and are therefore, under the jurisdiction of the USACE and SDRWQCB, include wetlands, riparian habitat, and ephemeral streambed. Non-federal jurisdictional drainages within the Planning Area 3 and 4 Project area include wetlands, riparian habitat, ephemeral streambed, and isolated waters. CDFW jurisdictional features include riparian habitat and unvegetated streambed. This data was included in FEIR 589 and FEIR 584.

Special Status Species

Special-status species are those that have been given special recognition by federal, state, and/or local resource agencies or organizations; are often of relatively limited distribution; and typically have unique habitat conditions. Special-status criteria for the proposed Project include the following:

- Officially listed, candidates, or proposed for listing by California or the federal government as endangered, threatened, or rare under the California Endangered Species Act or the federal Endangered Species Act
- Plants or animals that meet the criteria for listing as rare or endangered, as described in CEQA Section 15380
- Plants listed in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California as List 1 and 2 (CNPS 2025)



Source: Dudek 2025

Land Enrolled in the SSHCP Associated with Planning Areas 3 and 4

Exhibit 3

Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

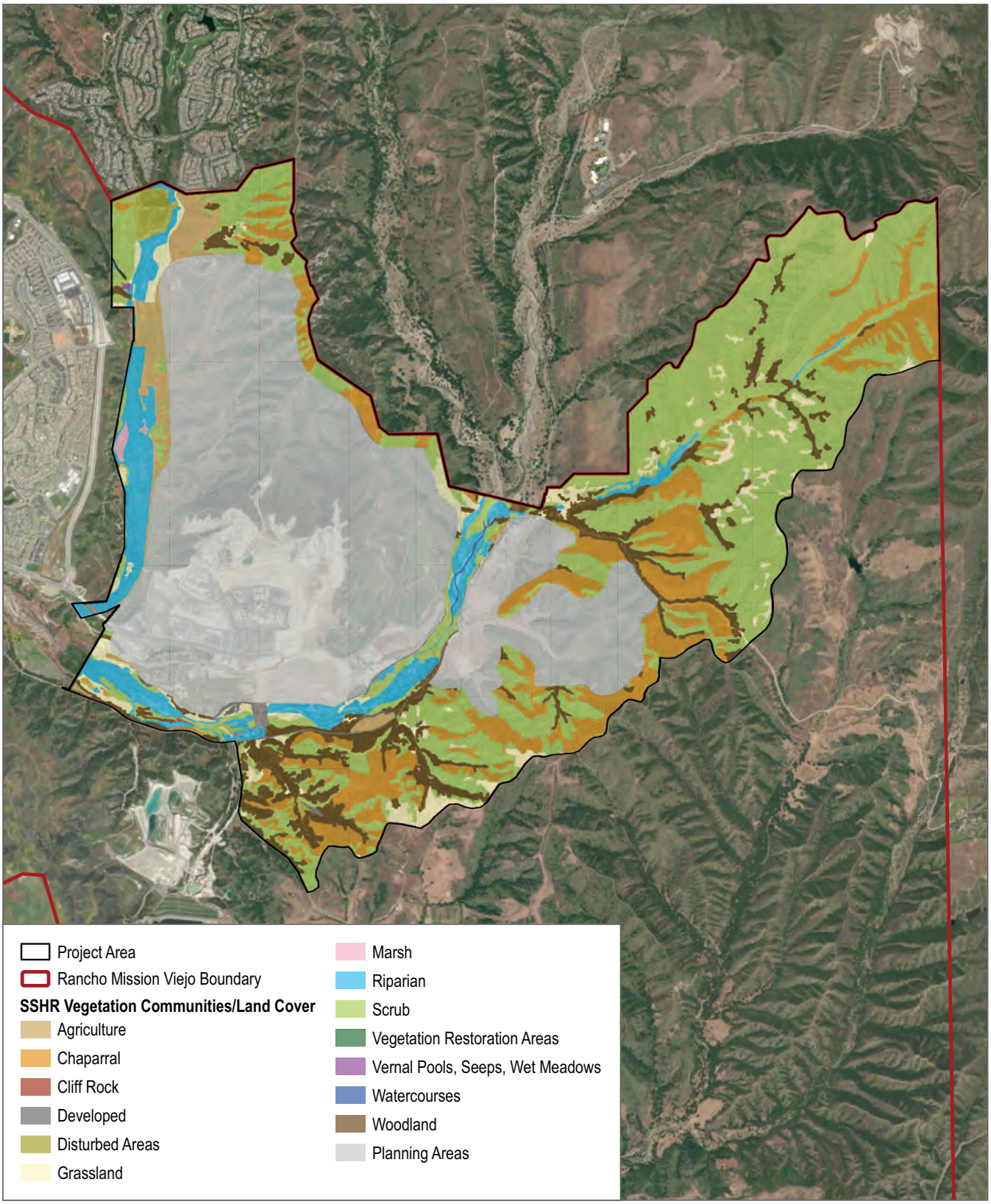
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Source: Dudek 2025

Habitat Coverage in Planning Areas 3 and 4

Exhibit 4

Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

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- Wildlife species identified by CDFW as Species of Special Concern (CDFW 2025a)
- Covered Species under the SSHCP
- Special-status species addressed in FEIR 584 and 589

Dudek completed a database and literature review for special-status species that occur or potentially occur within the Planning Areas 3 and 4 Project Area and within a 5-mile buffer of the Project Area, including reviews of the California Natural Diversity Database (CNDDB) (CDFW 2025b), USFWS Carlsbad Field Office Listed Species database (USFWS 2025), California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2025), and data and information used to prepare the SSHCP and FEIR 584 and 589. Additionally, the USFWS Information for Planning and Consultation (IPaC) was queried for species within the Project Area.

The wildlife and plant species analyzed for the Project area are listed in Tables B-1 and B-2, respectively. Due to the length of the tables, they are provided in Appendix B of this Addendum. Both tables include the species' primary habitat associations and their known occurrence or potential to occur in the broader SSHCP study area and within the Project area. Species listed in Tables B-1 and B-2 in boldface are SSHCP Covered Species and species in shaded rows are species that were not analyzed in the SSHCP and EIR/EIS but are included in the present analysis.

Wildlife Movement

A key component of the SSHCP Conservation Strategy is the design of the Habitat Reserve, which has been designed to provide for long-term protection of the habitats of the listed Covered Species, as well as the habitats of other non-listed and non-covered species. The Habitat Reserve also has been designed to be capable of protecting and maintaining populations of SSHCP Planning Species over the long term, including land areas necessary for the dispersal of planning species and the ability to maintain genetic flow within and between areas.

The following SSHCP habitat linkages and wildlife corridors, which were discussed and evaluated in FEIR 589 and FEIR 584, occur within the Project area and were described as the following in the SSHCP:

- Linkage G: North-south habitat linkage along Chiquadora Ridge and Gobernadora Creek. Linkage for key species, including large mammals such as mountain lion, mule deer, coyote, and bobcat and avian species such as California gnatcatcher and cactus wren.
- Linkage H: East-west habitat linkage between Chiquita Canyon and Wagon Wheel Canyon and Gobernadora to provide connection to Caspers Wilderness Park and north-south connection to San Juan Creek. Linkage for key species, including large mammals such as mountain lion, mule deer, coyote, and bobcat and avian species such as California gnatcatcher and cactus wren.
- Linkage I: East-west habitat linkage through Gobernadora south of Coto de Caza residential development connecting Chiquita Canyon and Caspers Wilderness Park. Linkage for key species, including large mammals such as mountain lion, mule deer, coyote and bobcat.
- Linkage J: Habitat linkage along San Juan Creek that is central nexus for connecting to Bell, Verdugo, Gobernadora, Chiquita and Trampas canyons in the central portion of planning area. Linkage for key species, including large mammals such as mountain lion, mule deer, coyote and bobcat and mobile avian species such as California gnatcatcher.

- Linkage L: East-west habitat linkage along upper San Juan Creek in Verdugo Canyon. Provides linkage for large mammals and avian species.
- Linkage M: North-south habitat linkage connecting lands to upper San Juan Creek in Verdugo Canyon. Provides linkage for large mammals and avian species.

These SSHCP linkages occur within the Planning Areas 3 and 4 currently-enrolled Habitat Reserve lands and future Habitat Reserve lands. Exhibit 5 depicts these habitat linkages related to the Project Area.

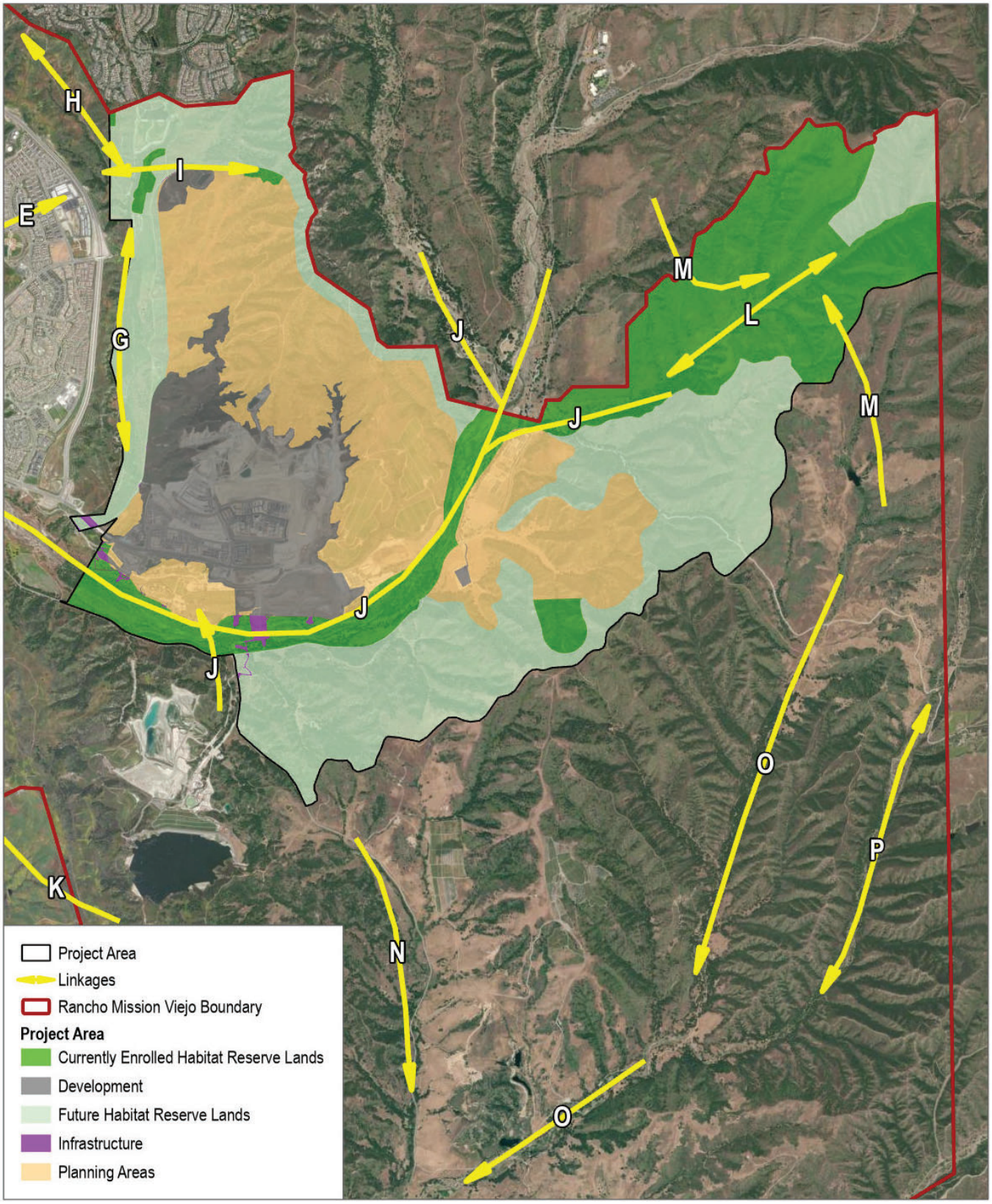
a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP Conservation Strategy and associated Habitat Reserve. The impacts of the proposed Project on SSHCP Covered Species would be consistent with the impacts analyzed for these species as part of the SSHCP and associated environmental document (FEIR 584); therefore, the proposed Project would have no new significant or substantially more adverse impact on SSHCP Covered Species. This would also apply to the special status species evaluated in FEIR 584 and FEIR 589.

Special Status Plant Species

Three special-status plant species have the potential to occur in the Project area that were not addressed in the SSHCP, FEIR 584, or FEIR 589, notably: California satintail (California Rare Plant Rank [CRPR] 2B.1), intermediate monardella (CRPR 1B.3), and white rabbit-tobacco (CRPR 2B.2). California satintail is a perennial herb found in chaparral, coastal sage scrub, desert scrub, meadows and seeps, and riparian scrub throughout the southwest with no SSHCP database records and a single CNDDB occurrence within the Project area. Intermediate monardella is a perennial herb found in chaparral, woodland, and lower montane forest in Orange, Riverside, and San Diego counties with no SSHCP database records and CNDDB records within 5 miles of the Project area. White rabbit-tobacco is a perennial herb found in chaparral, coastal sage scrub, woodland, and riparian woodland with no SSHCP records and CNDDB records within 5 miles of the Project area.

Previous environmental analyses determined that impacts to chaparral, coastal sage scrub, wetlands, riparian, and woodlands and forest habitats and the species they support would be significant and would be mitigated below a level of significance through implementation of the SSHCP Conservation Strategy and associated Habitat Reserve and the avoidance, minimization, and mitigation measures set forth in FEIR 584 and FEIR 589. The proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP Conservation Strategy and associated Habitat Reserve. Impacts to potential habitats where the California satintail, intermediate monardella, and white rabbit-tobacco have the potential to occur were previously evaluated and determined to be significant and would be mitigated below a level of significance. Therefore, these same measures (i.e., implementation of the SSHCP Conservation Strategy and associated Habitat Reserve and the avoidance, minimization, and mitigation measures of FEIR 584 and FEIR 589) would also provide protection to these three new sensitive plant species should they occur in Planning



Source: Dudek 2025

Wildlife Corridors and Linkages

Exhibit 5

Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

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Map not to scale

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Areas 3 or 4.[20] Therefore, any potential impact to these species from the proposed Project would not be a new significant or substantially more severe impacts to special-status plant species not previously analyzed.

Special Status Wildlife Species

Four special-status wildlife species have the potential to occur in the Project area that were not addressed in the SSHCP, FEIR 584, or FEIR 589, notably: Crotch's bumble bee (state candidate), Monarch butterfly (federal proposed threatened), Southern California legless lizard (state species of special concern), and western red bat (state species of special concern).

Crotch's bumble bee is a state candidate for listing that occurs in grassland and scrub habitats with suitable floral resources, with a preference for flower color of purple, blue, and yellow that includes plants in the genera Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia and families including Fabaceae, Apocynaceae, Atseraceae, Lamiaceae, Boraginaceae, Hydrophylloideae and Asclepiacaea. The species is primarily endemic to California with a current distribution spanning a majority of the state with the exception of the eastern deserts and northern and eastern mountain regions. There is potentially suitable habitat and floral resources in the Project area; however, there are no records for Crotch's bumble bee within the Planning Areas 3 and 4 Project area and two occurrence records within 5 miles of the Planning Areas 3 and 4 Project area (record dates 2006 and 2014).

Monarch butterfly is proposed for federal listing as threatened and includes western and eastern North American populations. In California, Monarch butterflies occur in overwintering sites in sheltered tree groves along the immediate coastline, in summer breeding areas, and also during fall and spring migrations. Milkweed (*Asclepias* spps.) are species' host plant for oviposition sites and forage as well as other nectar plants. There is potentially suitable habitat and floral resources in the Project area, but there are no known overwintering sites. No records for Monarch butterfly occur within the Planning Areas 3 and 4 Project area, and there are two occurrence records within 5 miles of the Planning Areas 3 and 4 Project area (record dates 2010 and 1972).

Southern California legless lizard occurs in dunes, beaches, dry washes, chaparral, and pine, oak, and riparian woodlands, and there is potentially suitable habitat for the species in the Planning Areas 3 and 4 Project area. Western red bat forages in open streams and woodlands and roosts in tree canopies within forest, woodland, riparian, mesquite, and orchards, and there is potentially suitable roosting or foraging habitat in the Planning Areas 3 and 4 Project area.

As discussed above for special status plant species, the proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP Conservation Strategy and associated Habitat Reserve. The focus of the SSHCP on habitat types and providing suitable mitigation for impacts to the habitat types provides coverage for species that utilize that habitat type. This approach distinguishes it from past single-species analysis. Previous environmental analyses determined that impacts to chaparral, coastal sage scrub, grassland, wetlands, riparian, and woodlands and forest habitats and the species they support would be significant and would be mitigated below a level of significance through implementation of the SSHCP Conservation Strategy and associated Habitat

[20] As noted in Section 2.4.1, the Conservation Strategy of the SSHCP focuses on long-term protection and management of multiple natural communities that provide habitat essential to the survival of a broad array of wildlife and plant species. The focus of the SSHCP on habitat types and providing suitable mitigation for impacts to the habitat types provides coverage for species that utilize that habitat type. This approach distinguishes it from past single-species analysis. This approach has allowed the County and SMWD to use updated sensitive species listings on past project (e.g., past Ranch Plan submittals, various water infrastructure projects, and the LPPE) and has been accepted by the regulatory agencies.

Reserve and the avoidance, minimization, and mitigation measures set forth in FEIR 584 and FEIR 589. Therefore, these same measures (i.e., implementation of the SSHCP Conservation Strategy and associated Habitat Reserve and the avoidance, minimization, and mitigation measures of FEIR 584 and FEIR 589) would also provide protection to Crotch's bumble bee, Monarch butterfly, Southern California legless lizard, and western red bat, should they occur in the Planning Areas 3 and 4 Project area. Therefore, any potential impact to these species from the proposed Project would not be a new significant or substantially more severe impacts to special-status wildlife species than was previously analyzed in FEIR 584.

In conclusion, the SSHCP Conservation Strategy and associated Habitat Reserve, as well as the avoidance, minimization, and mitigation measures contained in the RCM, FEIR 584 found the biological impacts of the Ranch Plan project were reduced to less than significant. Since the proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 the reallocation of land uses between the planning areas would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Project proposes the reallocation of 2,477 residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4 and a shift of 731,000 square feet of non-residential uses from Planning Areas 3 and 4 to Planning Areas 5 and 8. Notwithstanding said reallocation of land uses, the proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP Conservation Strategy and associated Habitat Reserve. Since the FEIRs assumed the entire development area within each of the planning areas would be disturbed, the area of impact associated with the proposed Project would not be different from what was previously addressed in the FEIRs. The impacts of the proposed Project on riparian and other sensitive natural communities would be consistent with the impacts analyzed as part of the SSHCP, FEIR 584, and FEIR 589. Therefore, the proposed Project would not have any new significant or substantially more severe impact on riparian and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. State and federal protected wetlands and waters in the Project area are described above, under the discussion of Jurisdictional Aquatic Resources. The proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP and MSAA Conservation Strategy and associated Habitat Reserve and the SAMP and its Aquatic Resource Conservation Areas.

RMV has the necessary permits from the USACE, CDFW and the SDRWQCB for impacts to Waters of the U.S. and Waters of the State (see Sections 2.4.1 and 2.4.2). In summary, construction of Planning Area 3, the Cow Camp Bridge over San Juan Creek and drainage outfalls would result in permanent impacts to 10.91 acres of Waters of the U.S. of which 2.96 acres consist of wetlands, 4.21 acres consist of riparian habitat and 3.74 acres consists of ephemeral

streambed. Construction of Planning Areas 3 and 4 would also result in permanent impacts to 4.57 acres of non-federal jurisdictional drainages of which 2.69 acres consist of wetlands, 0.04 acre consist of riparian habitat, and 1.65 acres consist of ephemeral streambed. Finally, other isolated waters including 0.26 acre of Isolated Willow Seep, 3.61 acres of Artificial Depression and 0.75 acre of Mining Pits would also be impacted.

Construction of Planning Areas 3 and 4 would impact 39.77 acres of CDFW jurisdiction of which 13.98 acres consists of coast live oak/sycamore riparian habitat, 20.40 acres consists of non-oak riparian habitat, and 5.39 acres consists of unvegetated streambed. Construction of the Cow Camp Bridge over San Juan Creek would also result in temporary impacts to 1.95 acres of CDFW jurisdiction, of which 0.34 acre consists of non-oak riparian habitat. Construction of Bucker (formerly Grandeza) Bridge over Gobernadora Creek would result in temporary impacts to 0.17 acre of vegetated riparian habitat.

The impacts of the proposed Project on state and federal protected wetlands and waters would be consistent with the impacts analyzed as part of the SSHCP, FEIR 584, FEIR 589, and SAMP and associated EIS; therefore, the proposed Project would have no new significant or substantially more severe impact on state and federal protected wetlands and waters (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The wildlife movement and the habitat linkages and wildlife corridors in the Planning Areas 3 and 4 Project area are described above in the Introduction to the Project Impacts analysis under Wildlife Movement and depicted in Exhibit 5. The proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4, HCP Conservation Strategy and the associated Habitat Reserve. The impacts of the proposed Project on wildlife movement would be consistent with the impacts analyzed as part of the SSHCP and FEIR 584, which were less than those identified in FEIR 589. Therefore, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Implementation of the proposed Project would not create new significant or substantially more severe impacts on wildlife movement.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Would the project conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The proposed Project would not result in a change to the extent, acreage, and spatial configuration of impacts associated with Planning Areas 3 and 4 or the SSHCP Conservation Strategy and associated Habitat Reserve. The proposed Project would be implemented consistent with the SSHCP and the impacts analyzed as part of the SSHCP, FEIR 584, and FEIR 589; therefore, the proposed Project would have no impact on any local policies or ordinances protecting biological resources or an adopted habitat conservation plans.

The proposed Project would be implemented consistent with the adopted Habitat Conservation Plan (i.e., the SSHCP) and the SAMP, which reflect the approved local, regional, or state habitat conservation plan for Project study area. Through the adoption of the SSHCP by the Orange County Board of Supervisors this program also reflects the local policies for the protection of biological resources.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. PDF 4.9-1 was for the formation of a comprehensive Open Space Protection System and PDF 4.9-2 provided for funding a comprehensive long-term area management plan. Additionally, the Mitigation Program for biological resources identified MM 4.9-1 through MM 4.9-30, which incorporated protection measures for specific species and sensitive habitat, identification of wildlife movement corridors, provisions for minimizing construction impacts, and control of invasive species. The Mitigation Program is reflected in the SSHCP and MSAA Conservation Strategy and associated Habitat Reserve and the SAMP and its Aquatic Resource Conservation Areas. The measures applicable to Planning Areas 3, 4, 5, and 8 are based on the specific resources in each Planning Area. The Project would not result in any new impacts to biological resources, nor would it increase the severity of previously identified impacts analyzed in the FEIRs because the analysis assumed complete removal of resources in the development areas of the Planning Areas. No new mitigation is required. The measures pertaining to biological resources that are applicable to Planning Areas 3 and 4, as well as the Project, are listed are listed in their entirety as Items 121 through 167 in the RCM in Appendix A to this Addendum.

4.5 CULTURAL RESOURCES

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 589 and FEIR 584 addressed the potential significant impacts on cultural resources associated with the construction of the Ranch Plan. The maximum environmental impact was considered by assuming any archaeological resources located within the development areas of the Ranch Plan would be eliminated through grading and construction activities. Direct impacts on archaeological sites that are either eligible or potentially eligible for the National Register of Historic Places (NRHP) and/or the California Register of Historic Resources (CRHR) were identified. Through implementation of various project design features, standard conditions, and a mitigation program, impacts were reduced to less than significant levels.

The cultural resources evaluation prepared for FEIR 589 and FEIR 584 was also used for the SSHCP and SAMP programs (both federal programs). Therefore, the cultural resources analysis was prepared consistent with the standards for CEQA and NEPA, and to meet the requirements of Section 106 of the National Historic Preservation Act, including coordination with the State Historic Preservation Officer. As part of the cultural resources evaluation process there was consultation with the Native American Heritage Commission and the Juaneño Band of Mission Indians, Acjachemen Nation.

At the time FEIR 589 and FEIR 584 were prepared, paleontological resources were discussed under Cultural/Scientific Resources. The updated Environmental Checklist discusses paleontological resources under Geology and Soils (Section 4.7).

FEIR 623

In the NOP for EIR 623, the County determined that the Affordable Housing Project would not have any impact on cultural resources because all mass grading would have already occurred and the measures required by FEIR 589 to minimize impacts on cultural resources would have been implemented. Because of the absence of native ground disturbance associated with the Affordable Housing Project, no direct or indirect impacts to historical or archaeological resources would occur, nor would any human remains be disturbed. Hence, this topical issue did not require any further evaluation in Program EIR 623.

PROJECT IMPACT ANALYSIS

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The cultural resources impacts have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. A mitigation measure in FEIR 589 requires the preparation of a Cultural Resources Management Program as part of the Master Plan for each planning area. The *Cultural Resources Management Program for PA 3 and PA 4 Master Area Plans* was prepared by Archaeological Resource Management Corporation in October 2014 (ARMC 2014) and included in Addendum 3.1, prepared for the Master Area Plan and Subarea Plans in 2015.

Historic Resources

None of the five historic sites that would be directly impacted through implementation of the Ranch Plan are located within Planning Areas 3 and 4. Therefore, no significant historic resources impacts would occur with implementation of Planning Areas 3 and 4. Historic Resources were identified in Planning Area 8; however, the proposed reallocation of residential units and non-residential square footage (the Project) would not alter the findings of the FEIRs because the development would occur within footprints previously evaluated in the FEIRs. Furthermore, subsequent review of development in Planning Area 8 would be required at the time the Master Area Plan and Subarea Plan(s) for that Planning Area, which would be processed prior to any development in the Planning Area.

Archaeological Resources

Development in Planning Area 3 would impact a total of five prehistoric sites. Of these, only two sites (CA-ORA-1121 and CA-ORA-1565) were identified in FEIR 589 as eligible for both the NRHP and the CRHR under Criterion D.[21] Mitigation measure (MM) 4.11-3 requires a *Cultural Resources Management Program* for those sites that are eligible for the NRHP and/or the CRHR. This program develops a data recovery strategy that together with the County of Orange standard

[21] The criteria for determining if a site is eligible for the NRHP are stated in 36 CFR 60.4. Criterion D pertains to the potential that the site "have yielded, or may be likely to yield, information important in prehistory or history."

condition (SC) 4.11-1 would mitigate impacts to CA-ORA-1121 and CA-ORA-1565 to a less than significant level.

Site CA-ORA-1121 was previously impacted by the SMWD Talega Valley Reclaimed Water Pipeline. Prior to construction, test level investigations were carried out at the site (Demcak et al. 1989), and the site was deemed significant. A subsequent data recovery program was carried out within the pipeline construction limits on the site in 1990 (Jones et al. 1995) followed by monitoring during construction in 1991 and 1992 (Julien and Demcak,1993). The site was effectively destroyed by the pipeline construction; no intact deposit is likely to be present. Thus monitoring during construction is the recommended mitigation identified in the *Cultural Resources Management Program*.

As outlined in the *Cultural Resources Management Program*, the proposed data recovery programs at CA-ORA-1565 sites will be executed in two phases. Phase I will consist of manual excavation of a series of test units randomly placed within the recorded site area. During Phase II mechanical excavation will be used to identify and fully expose features. Following the data recovery at the site, the artifacts, ecofacts, and features will be analyzed, and comparative studies will be undertaken. This program would still be applicable because the reallocation of residential units and non-residential square footage would not change the limits of disturbance and the findings that these measures would provide adequate mitigation are still applicable.

Because FEIR 589 anticipated that these two sites would be impacted as a part of the implementation of Planning Area 3 regardless of the Project, no new impacts, nor substantially more severe impacts would occur as a result of the reallocation of residential units or adjustment in the number of age-qualified units. In conjunction with the preparation of FEIR 589, field surveys and/or testing was conducted on the three additional prehistoric sites in Planning Area 3 (CA-ORA-1566, CA-ORA-1122, and CA-ORA-1123) and it was determined that these three sites were ineligible for the NRHP and the CRHR. FEIR 589 did not identify any prehistoric sites in Planning Area 4; however, because of the archaeological sensitivity of the areas adjacent to Planning Area 4, the plan of mitigation will consist of monitoring during construction to guard against inadvertent impacts to unknown resources.

Archaeological Resources were also identified in Planning Areas 5 and 8. However, as noted above, development in these areas would occur only within footprints previously evaluated in the FEIRs. Additionally, Master Area Plans and Subarea Plans for those Planning Areas would be processed prior to any development in the Planning Areas.

Human Remains

FEIR 589 and FEIR 584 identified that during grading activities there is the potential for discovery of archaeological resources, including human remains interred outside of formal cemeteries. The County of Orange standard conditions of approval address this potential impact.[22] The measure is consistent with Section 7050.5 of the State Health and Safety Code that requires no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. Consistent with Section 5097.98 of the Public Resources Code, the coroner is to notify the Native American Heritage Commission (NAHC) if the remains are thought to be Native American. The NAHC will then notify the Most Likely Descendent. Reallocation of land uses between the Planning Areas would not change the potential impact or measures taken.

[22] At the time FEIR 589 was prepared this provision was included as a component of Mitigation Measure 4.11-3.

Based on the information presented above, the proposed Project would not result in any new or substantially more severe impacts on cultural resources because:

- There would not be a substantial adverse change in the significance of a historical resource (as defined in Section 15064.5);
- There would not be a substantial adverse change in the significance of an archaeological resource (pursuant to Section 15064.5); and
- No human remains, including those interred outside of formal cemeteries, would be disturbed.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new cultural resource impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. The mitigation program adopted in conjunction with FEIR 589 included the preparation of a Cultural Resources Management Plan (MM 4.11-1), SC 4-11-1 (associated with archaeological monitoring during grading) and a data recovery plan if the sites cannot be avoided during construction (MM 4.11-3). The Project would not result in any new cultural resources impacts, nor would the Project increase the severity of a previously identified significant impact as previously analyzed in FEIR 589. No new mitigation is required. The measures pertaining to cultural resources that are applicable to Planning Areas 3 and 4 are listed in their entirety as Items 170 and 172 through 176 in the RCM in Appendix A to this Addendum.

4.6 ENERGY

SUMMARY OF FINDINGS

FEIR 589 and FEIR 584

Although energy resources were not included in the CEQA checklist at the time FEIR 589 and FEIR 584 were prepared, the impacts to energy resources were evaluated due to the size of the Ranch Plan. An Energy Resources evaluation was conducted in conjunction with the analysis of Public Services and Facilities (Section 4.15.3 of FEIR 589). As part of this analysis, the FEIR not only looked at the physical impacts associated with the construction of electrical and natural gas facilities, but the analysis also looked at the long-term demand and ability to supply the required energy resources. Annual projected demands for energy resources were developed using the SCAQMD usage rates developed by land use type. FEIR 589 identified that the annual electrical demand at buildout of the Ranch Plan would be approximately 156,050 million kilowatt hours and the annual natural gas demand at buildout was estimated at 1,267,480 million cubic feet. This demand estimate was based on average usage based on then current usage rates and reflected a reasonable estimate of energy consumption to support the level of development proposed for the Ranch Plan.

FEIR 623

Energy resources were not included in the CEQA checklist at the time the FEIR 623 was prepared; however, Section 21100(b)(3) of the California Public Resources Code and Appendix F to the State CEQA Guidelines required an evaluation of potential energy impacts. The analysis was included as part of the long-term implications of the Affordable Housing Project. It was included in Section 6.4 of FEIR 623. Through the use of recycled water during construction, and when available use of utility electrical power during construction instead of diesel or gasoline-fueled

generators, energy usage during construction was found to reduce overall per capita energy consumption during construction. Compliance with Title 24 of the *California Code of Regulations*, which is California's Energy Efficiency Standards for Residential and Non-residential Buildings and the California Green Building Standards would promote / enhance energy efficiency for buildings.

PROJECT IMPACT ANALYSIS

a) Would the project, result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As noted above, a comprehensive energy usage for the Ranch Plan was evaluated in FEIR 589. The overall development assumptions have been incorporated into long-term planning programs for the utility providers and improvements are being provided in conjunction with development.[23]

The energy usage in FEIR 589 is overstated because since 2004 there has been greater emphasis on energy efficiency and average usage rates have declined. Many of these changes have been incorporated into Title 24 of the California Code of Regulations, in the Building Energy Efficiency Standards, which are applicable to residential and non-residential buildings throughout California. The Building Energy Efficiency Standards are updated every three years. The 2025 Building Energy Efficiency Standards went into effect on January 1, 2026.

Additionally, since development within the Ranch Plan would occur after the implementation of more stringent energy standards, overall Ranch Plan development would be more energy efficient than the average existing home in California. The reallocation of uses between the planning areas would not alter the energy usage nor deviate from any of the applicable regulations. Therefore, there would be no new significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources with the Project. Additionally, the development would comply with the applicable requirements for the incorporation of renewable energy and energy efficiency. Neither the Ranch Plan nor the Project would conflict with any state or local plan pertaining to energy efficiency.

MITIGATION PROGRAM

No mitigation measures are required.

[23] FEIR 589 identified the need for an electrical substation in Planning Area 3. The substation was intended to serve more than just the Ranch Plan. SDG&E needed to bring the substation online prior to any development in the Ranch Plan; therefore, the facility was sited and built in Planning Area 2.

4.7 GEOLOGY AND SOILS

SUMMARY OF PREVIOUS FINDINGS

FEIR 589

FEIR 589 addressed the constraints associated with geology and soils on the Ranch Plan site. FEIR 589 identified that:

- The Ranch Plan site is not in a designated Alquist-Priolo Earthquake Fault Zone. No known active or potentially active faults are known to cross the project site. Two inactive faults, the Cristianitos and Mission Viejo Faults, cross the Ranch Plan area.
- Because no active or potentially active faults have been mapped on or adjacent to any of the Ranch Plan development planning areas, the potential for surface displacement is considered to be less than significant.
- Seismic Hazard Zone Maps prepared by the California Geological Survey for the Ranch Plan site indicate that portions of site are within a zone that requires investigation for liquefaction and therefore susceptible to liquefaction. Measures to reduce the potential for liquefaction can be achieved using conventional grading techniques. These methods may include but are not limited to removal and recompaction of soils; deep dynamic compaction; and dewatering.
- Within the development areas there are surficial units that are highly susceptible to erosion. Erodibility can be mitigated during grading using conventional grading techniques (e.g., slope stabilization, construction of drainage devices).
- Collapsible and/or compressible soils are located throughout the planning areas. Removal and compaction of all collapsible or compressible soils would be required in areas to be developed.
- Expansive soils are present in most of the planning areas. Significant impacts associated with the presence of expansive soils in areas to be developed can be remediated with proper foundation design.
- The Ranch Plan site is expected to have low to high paleontological sensitivity.

FEIR 589 determined that implementation of various project design features, standard conditions, and the adopted mitigation program will reduce the geology and soils impacts to less than significant levels.

FEIR 584

Geology and soils was not a separate topical area analyzed in FEIR 584. FEIR 589 was incorporated by reference; therefore, the findings in FEIR 589 are reflected in the FEIR 584 findings.

FEIR 623

In the NOP for EIR 623, the County determined that the Affordable Housing Project would not have any additional impacts associated with geology and soils because all mass grading would have already occurred and the measures required by FEIR 589 to minimize impacts would have been implemented. Hence, FEIR 623 did not provide any additional analysis of geology and soils.

PROJECT IMPACT ANALYSIS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The geophysical impacts for the Ranch Plan have been previously analyzed as part of FEIR 589, which was prepared and certified pursuant to State and County CEQA Guidelines. Because the Project would reallocate land uses already addressed in FEIR 589 and would not expand the limits of ground disturbance, no new or substantially more severe impacts are anticipated. The following discussion describes how these issues are addressed for Planning Areas 3 and 4, including the proposed Project. At this time the Master Area Plans and Subarea Plans for Planning Areas 5 and 8 have not been prepared, but it is expected that all development, including the reallocated non-residential development, would occur within the previously approved development areas for Planning Areas 5 and 8.

Fault Zones

The Ranch Plan, including Planning Areas 3 and 4, are not in a designated Alquist-Priolo Earthquake Fault Zone. No known active or potentially active faults are known to cross Planning Areas 3 and 4. The FEIRs identified the Newport-Inglewood fault and the San Joaquin Hills Blind Thrust fault, located approximately nine miles west of the site, as the nearest active faults. The inactive Mission Viejo Fault crosses the eastern part of Planning Area 3. Additionally, with implementation of the FEIR 589 mitigation program—which includes SCs 4.4-1 through 4.4-5 and MM 4.4-1—these impacts would be mitigated to a less than significant level. Reallocation of additional residential uses to Planning Areas 3 and 4 and the reallocation of non-residential uses to Planning Areas 5 and 8 would not result in any new or more severe impacts associated with rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Seismic Ground Shaking

All of Southern California is considered to be located in a seismically active region and subject to ground shaking from seismic activity. In conjunction with FEIR 589, a probabilistic seismic hazard analysis (PSHA) of horizontal ground shaking was performed to determine the likelihood of future earthquake ground motions on the project site. A PSHA is a mathematical process based on probability and statistics that is used to estimate the mean number of events per year (Annual

Frequency of Exceedance) in which the level of some ground motion parameter exceeds a specified risk level. FEIR 589 identified this as a significant impact; however, the mitigation program, which includes compliance with the County of Orange Grading Code and Manual, the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements would reduce the impacts to less than significant. These measures would apply to all development in the Ranch Plan, including any reallocated additional residential uses to Planning Areas 3 and 4 and the non-residential development allocated to Planning Areas 5 and 8. The Project would not result in any new or more severe impacts associated with seismic conditions, including ground shaking.

Ground Failure and Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Liquefaction is induced when, during seismic ground shaking, the soil is subjected to cyclic shear stresses that can cause increased pore-water pressure. Liquefaction causes softening and deformation. FEIR 589 indicated that portions of Planning Areas 3 and 4 are located within areas subject to liquefaction susceptibility. The majority of the alluvial areas in Planning Areas 3 and 4, which are predominately located adjacent to San Juan Creek, are susceptible to liquefaction. Prior to construction, additional field investigation, testing, and analysis is required to address the liquefaction potential. The California Building Code (CBC) site-specific seismic coefficients would also apply in the analysis of liquefaction hazards and the future design of structures. Final design of remedial grading would need to mitigate excessive liquefaction-induced settlement and slope deformation. With implementation of the FEIR 589 mitigation program—which includes SCs 4.4-1 through 4.4-5 and MM 4.4-1—these impacts would be mitigated to a less than significant level. Because these measures apply to all of the Ranch Plan development areas, said measures would also mitigate potential impacts to the building sites for the additional residential units reallocated to Planning Areas 3 and 4. Accordingly, implementation of the Project would not result in any new or more severe impacts associated with ground failure or liquefaction than those identified in FEIR 589. These same measures would also apply to any development in Planning Areas 5 and 8. At this time the Master Area Plans and Subarea Plans for Planning Areas 5 and 8 have not been prepared, but it is expected that all development, including the reallocated non-residential development, would occur with the previously approved development areas for Planning Areas 5 and 8; therefore, there would be no increase in impacts associated with ground failure and liquefaction in these future planning areas.

Landslides and Slope Stability

FEIR 589 identified eighteen mapped landslides within Planning Area 3 varying in size from less than one acre to approximately six acres; however, most are less than one acre in size. FEIR 589 indicates that most of the failures are shallow involving native soil, colluvium, and weathered bedrock. Within Planning Area 4, no landslides have been mapped.

FEIR 589 indicated that for cut slopes in Planning Area 3, the following geologic constraints exist:

(1) the bedrock units within Planning Area 3 generally dip gently to the west;

(2) most of the planning area is underlain by sandstone of the Santiago Formation;

(3) the Mission Viejo Fault crosses the eastern portion of the site; and

(4) scattered small landslides have been mapped within the planning area.

For Planning Area 4, FEIR 589 indicated that constraints include:

(1) bedrock units within Planning Area 4 generally dip gently to the west and

(2) most of the planning area is underlain by sandstone of the Williams Formation.

Cut slopes that are affected by these constraints would likely require stabilization or buttressing. As discussed in FEIR 589, westerly facing cut slopes in both planning areas would likely require buttressing to mitigate adverse bedding orientations. Cut slopes that expose sandstone would likely require stabilization or buttressing to prevent erosion or raveling of the slope face. In areas where the Mission Viejo Fault may be exposed in the cut slope, stabilization will likely be required to mitigate the fractured nature of the bedrock. Cut slopes that will expose landslide debris and sandstone would require stabilization with conventional grading techniques to prevent slope failure. With implementation of the FEIR 589 mitigation program—which includes SCs 4.4-1 through 4.4-5 and MM 4.4-1—these potential impacts associated with landslides and slope stability would be mitigated to a less than significant level. Reallocation of residential units to Planning Areas 3 and 4 would not result in any new or more severe impacts than those identified in FEIR 589 because the development would occur within the approved development area for Planning Areas 3 and 4 and there would be no increase in the area of development where these conditions exists. Additionally, the applicable mitigation measures would be implemented with all the development within Planning Areas 3 and 4. These same measures would also apply to any development in Planning Areas 5 and 8. At this time the Master Area Plans and Subarea Plans for Planning Areas 5 and 8 have not been prepared, but it is expected that all development, including the reallocated non-residential development, would occur with the previously approved development areas for Planning Areas 5 and 8; therefore, there would be no increase in impacts associated with landslides and slope stability in these future planning areas.

Collapsible Soils

As indicated in FEIR 589, collapsible soils and/or compressible soils were encountered during surface mapping throughout Planning Areas 3 and 4. In Planning Area 3, the native soil, non-engineered fill, alluvium, slopewash, landslide debris, lake deposits, perched soils, portions of the terrace deposits and landslide debris, and weathered portions of the bedrock are generally considered to be collapsible or compressible; in Planning Area 4, the native soil, alluvium, slopewash, portions of the terrace deposits, and weathered portions of the bedrock are generally considered to be collapsible or compressible. FEIR 589 recommended in the areas of planned development, removal and recompaction of all collapsible/compressible soils. The reallocated development would occur within the previously approved development areas of Planning Areas 3, 4, 5, and 8, which would be would be subject to standard conditions and mitigation measures including SCs 4.4-1 through 4.4-5 and MM 4.4-1, and would reduce potential impacts to less than significant. Therefore, with the Project there would be no new significant or substantially more severe impacts than those identified in FEIR 589.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Consistent with the findings of FEIR 589, long-term, all surficial units are highly susceptible to erosion with the exception of the terrace deposits and the perched soil horizon that caps some of the ridges. Where the Mission Viejo Fault may be exposed in the cut slope, stabilization would be required to mitigate the fractured nature of the bedrock. Erosion would pose the greatest potential impact during grading. Cut slopes that expose landslide debris would require stabilization to prevent slope failure and erosion. Corrective grading and slope stabilization can be accomplished using conventional grading techniques and would minimize erosion.

The reallocation of development proposed by the Project between Planning Areas 3, 4, 5, and 8 would not result in any new or more severe impacts than those identified in FEIR 589 because the same areas would be developed with or without this Project. The adopted Mitigation Program in FEIR 589 that addresses erosion would remain the same and mitigate potentially significant impacts to a level of less than significant. Measures include the regulatory requirement for a Storm Water Pollution Prevention Plan (SWPPP) to prevent potential short-term impacts of construction and temporary construction erosion and sediment-control Best Management Practices (BMPs) to help minimize the loss of topsoil. With implementation of the FEIR 589 mitigation program—which includes SCs 4.5-1 through SC 4.5-11 and MMs 4.4-1 through 4.5-8—these impacts would be mitigated to a less than significant level. Therefore, no new impacts associated with soil erosion or loss of topsoil are anticipated or expected.

d) Would the project be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As indicated in FEIR 589, soils generated from excavations of the native soil, slopewash, landslide debris, lake deposits, and perched soils would likely be expansive. Small areas of Planning Area 3 are underlain by the Silverado Formation, portions of which may also be expansive. In Planning Area 4, soils generated from excavations of the native soil and slopewash would likely be expansive; however, the bedrock would not. As with other geotechnical constraints, the reallocation of residential units and non-residential development pursuant to the Project would not result in any new significant impacts or substantially more severe impacts because the area to be developed would be the same area previously evaluated in FEIR 589 and FEIR 584.

The Mitigation Program in the FEIRs provided recommendations for addressing soil expansion and corrosion. The specific techniques such as pre-saturation of expansive soils during construction, reinforcement of building foundations and concrete slabs, removal and replacement with non-expansive granular soil beneath structures, etc. would be identified during the final design phase. With implementation of the FEIR 589 Mitigation Program—which includes SCs 4.4-1 through 4.4-5 and MM 4.4-1—these impacts would be mitigated to a less than significant level. Implementation of the proposed Project would not result in any new or more severe impacts than those identified in FEIR 589.

***e)* Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?**

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Development in Planning Areas 3, 4, 5, and 8 would connect to the existing wastewater system that is within the Santa Margarita Water District's service area. The reallocation of residential units to Planning Areas 3 and 4 and non-residential square footage to Planning Areas 5 and 8 would not change the required wastewater disposal system planned for the area. The Ranch Plan, including the proposed Project does not propose or require the use of septic tanks, alternative disposal systems, or a sewer system. The Project would not result in any new or more severe impacts than those evaluated in FEIR 589.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Based on information provided by the Natural History Museum of Los Angeles County for

FEIR 584 and FEIR 589, the underlying bedrock in the western $^2/_3$ of Planning Area 3 is the Santiago Formation. This formation is also located in Planning Areas 5 and 8. The eastern $^1/_3$ and the southern portion of Planning Area 3 is composed of older Alluvium and River Terrace Deposits. These formations can also be found in Planning Areas 5 and 8. The Santiago Formation has a high potential for containing significant fossil resources. Because of the high sensitivity of the Santiago Formation, impacts to this formation associated with ground-disturbing activities—including brush clearance and grading—are considered significant. However, with implementation of SC 4.11-2 which pertains to monitoring of grading by a County certified paleontologist, these impacts would be mitigated to less than significant levels. Reallocation of residential units to Planning Areas 3 and 4 and non-residential square footage to Planning Areas 5 and 8 would not alter the potential impacts because all earth disturbing activities would contained to the development area evaluated in the FEIRs. Therefore, there would be no new significant or substantially more severe impacts that directly or indirectly would destroy a unique paleontological resource or site or unique geologic feature than those assumed in FEIR 589.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new geotechnical impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to geology and soils that are applicable to Planning Areas 3 and 4, as well as the Project, include SCs 4.4-1 through 4.4-5, SC 4.11-2, and MMs 4.4-1 through 4.4-2. The standard conditions and mitigation measures generally address the nature of the technical studies required prior to issuance of grading permits, requirements prior to recordation of subdivision maps, and applicable building standards (i.e., Uniform Building Code and Municipal Code requirements). The standard conditions associated with paleontological resources specify when construction monitoring is required. These measures are listed in their entirety as Items 6 through 14, 521 through 526, and 574 through 576, in the RCM in Appendix A to this Addendum.

4.8 GREENHOUSE GAS EMISSIONS

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

At the time of certification of FEIR 589 for the Ranch Plan and FEIR 584 for the SSHCP, a Greenhouse Gas (GHG) Emissions analysis was not part of the required CEQA Checklist; therefore, it was not evaluated as a topic in these FEIRs. The new State CEQA Guidelines regarding GHG emissions do not specifically address situations involving subsequent implementing actions for a project with a previously certified FEIR; however, as discussed below (Project Impact Analysis), this issue has been addressed in multiple judicial decisions in which the courts have found GHG has been known for some time and is not considered new information that warrants / requires a subsequent EIR.

FEIR 623

Effective March 18, 2010, the State of California adopted amendments to the State CEQA Guidelines requiring the analysis and mitigation of the effects of GHG emissions in CEQA documents. Whereas FEIR 623 was prepared in 2015 (i.e., following the effective date of the amended CEQA Guidelines), the County was required to perform a GHG analysis in EIR 623 in accordance with the new requirements. In connection with the County's analysis, project emissions were calculated by using the most current version of CalEEMod (Version 2013.2.2) –

i.e., the computer program accepted by the SCAQMD to estimate criteria pollutant and GHG emissions associated with land development projects in California. CalEEMod has separate databases for specific counties and air districts. The Orange County database was used for the analysis in FEIR 623.

To provide context to the discussion of GHG, FEIR 623 provided a comparison of the magnitude of GHG emissions on the global, national, State, and regional (i.e., Orange County) scales. Table 4, which is taken from FEIR 623, shows the relative estimated quantities of GHG emissions from worldwide to Orange County. CO_2e emissions are commonly expressed as metric tons of carbon dioxide equivalent ($MTCO_2e$). Larger quantities of emissions, such as on the State or world scale, are expressed in million $MTCO_2e$ ($MMTCO_2e$).

TABLE 4
COMPARISON OF WORLDWIDE GREENHOUSE GAS EMISSIONS

Area and Data Year	Annual GHG Emissions ($MMTCO_2e$)
World (2012)	46,049
United States (2013)	6,673
California (2013)	459
Orange County (2011)	21
GHG: greenhouse gas; $MMTCO_2e$: million metric tons of carbon dioxide equivalent Source: WRI 2015; USEPA 2015; CARB 2015c; SCAG 2011.	

The U.S. contributes approximately 14.5 percent of worldwide GHG emissions per year; California contributes approximately 1.0 percent; and the County contributes approximately 0.05 (1/20th of 1) percent. The most common GHG is CO_2, which constitutes approximately 84 to 85 percent of all GHG emissions in the U.S. and California.

Based on the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change Report, “GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective” (CAPCOA 2008). This is because it is very unlikely that any individual development project could have GHG emissions of a magnitude to directly impact global climate change. FEIR 623 found that the County’s Affordable Housing Implementation Plan, given the global context, had the potential to contribute to significant cumulative GHG impacts.

As indicated previously, FEIR 623 was prepared in reference to a specific subset of activity occurring within the Ranch Plan community (i.e., implementation of the County’s affordable housing program). Hence, the GHG information appearing in FEIR 623 should be viewed as additive to the air quality analyses appearing in FEIRs 584 and 589, not as a requirement or trigger for new GHG evaluation in relation to the Amended Master Plan and Subarea Plans for Planning Areas 3 and 4.

PROJECT IMPACT ANALYSIS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Amended Master Plan and Subarea Plans for Planning Areas 3 and 4 would implement a component of the previously approved Ranch Plan based on FEIR 589, which was certified on November 8, 2004.

FEIR 589 and FEIR 584 are "program EIRs" as defined in CEQA and the State CEQA Guidelines (see State CEQA Guidelines, Section 15168) in that it covers one large project with several phases or components that require a series of implementing actions. Pursuant to CEQA and the State CEQA Guidelines, subsequent activities in implementing the approved Ranch Plan that are subject to further discretionary approvals by the County are to be examined by the County pursuant to the three-part test set forth in Section 15162(a) of the State CEQA Guidelines.[24]

The reallocation of residential units and non-residential square footage between Planning Areas would not change the amount of GHG emissions generated by the development. Additionally, GHG effects are global in nature due to their long atmospheric lifetimes that allow for GHGs to disperse around the globe. Therefore, a small geographic shift of development location between the Ranch Plan Planning Areas (occurring entirely within the originally reviewed / approved Ranch Plan community) would not result in greater emissions resulting in any new or more severe impacts.

The courts have found that GHG emissions and global climate change is not "new information" since these effects have been generally known for quite some time. Therefore, for the reallocation of residential units and non-residential square footage between Planning Areas, GHG emissions would not be considered new information under Section 21166 of CEQA. The Amended Master Plan and Subarea Plans Project would simply implement a component of a previously approved project (the Ranch Plan Planned Community) and would not allow for any new development or uses beyond that previously authorized.

In a 2011 case, *Citizens for Responsible Equitable Environmental Development v. City of San Diego*,[25] the Fourth District Court of Appeal affirmed the trial court's denial of a petition for writ of mandate challenging the City of San Diego's adoption of an addendum to a previously certified EIR rather than the preparation of an SEIR for a development project. In one of many issues, the court found that "information on the effect of greenhouse gas emissions on climate was known long before the City approved the 1994 FEIR". The court discussed several federal court decisions that demonstrated information about the nexus between GHG emissions and climate change was known well before the 1994 FEIR was certified. As such, the effect of GHG emissions on climate change could have been raised in 1994 when the City certified the FEIR. Because the plaintiff in the case provided no competent evidence of new information of a significant impact, it did not meet its burden under Section 21166 of CEQA to demonstrate that an SEIR was required. Therefore, this case supports an agency's decision that an SEIR is not required based on the

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

[25] *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal. App.4th 515.

general issue of GHG emissions and climate change, where an earlier certified FEIR for the project did not address climate change.

A 2014 decision by the Sixth District Court of Appeal in *Citizens Against Airport Pollution v. City of San Jose*[26] is consistent with the case described above. The decision states, "Thus, information about the potential environmental impact of greenhouse gas emissions was known or could have been known at the time the 1997 EIR and the 2003 SEIR for the Airport Master Plan were certified. We reiterate, . . . an agency may not require an SEIR unless '[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete, becomes available.'" Since the potential environmental impact of GHG emissions does not constitute new information as defined in CEQA Section 21166 (c), the City did not violate Section 15064.4 of the State CEQA Guidelines by failing to analyze greenhouse gas emissions in the eighth addendum.

Regarding the reallocation of residential units and non-residential square footage between Planning Areas within the Ranch Plan, since the conditions set forth in Section 21166 of the State CEQA Guidelines have not occurred, specifically:

(1) the Amended Master Plan and Subarea Plans Project would not result in substantial changes to the Ranch Plan;

(2) there have not been substantial changes in circumstances, such that new or more severe environmental impacts require major revisions to FEIR 589, and

(3) GHG emissions are not new information of substantial importance that was not known at the time FEIR 589 was certified,

The issue is simply whether GHG emissions constitute "new information" under Section 15162(a) of the State CEQA Guidelines. Implementation of the Ranch Plan, including the reallocation of residential units and non-residential square footage pursuant to the Project would not result in any new GHG impacts, nor would it increase the severity of a previously identified air quality criteria pollutant impacts, which includes GHG emissions, as previously analyzed in FEIR 589. This approach has been used by the Orange County Planning Commission for the approval of the previous Addenda for the Ranch Plan and other developments with an FEIR that was certified prior to the requirement of the GHG analysis. Therefore, the proposed Project would not generate GHG emissions, either directly or indirectly, that may have a new significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No further analysis of this topic is required.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. Specifically, SC 4.7-2, would minimize construction air quality impacts on ROC and NOX. This measure would also serve to reduce GHG emissions. No new mitigation is required. The applicable measure is listed in its entirety as Items 556 through 556.3 in the RCM in Appendix A.

[26] *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal. App. 4th 788.

4.9 HAZARDS AND HAZARDOUS MATERIALS

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

Phase I Environmental Site Assessments (ESAs) were prepared for each of the development areas to assess the possible presence of recognized environmental conditions within the Ranch Plan's development areas. The ESAs were prepared in conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments. The federal, state, and regional databases, and other relevant sources were searched for each of the development planning areas and within a half-mile buffer area surrounding the planning areas.[27]

A range of issues were identified, including risks associated with residual pesticides; potential demolition of buildings containing asbestos-containing materials and lead-based paint; potential of contamination in the vicinity of aboveground tanks (AGT) and underground storage tanks (UST); minor surface soil staining; contamination associated with past lease and agricultural operations; and potential damage or disturbance to abandoned oil wells.

Wildland fire hazards were also evaluated in the FEIRs. An Adaptive Management Program, which includes a *Wildland Fire Management Plan,* was developed in conjunction with the Ranch Plan. This plan outlines management requirements for the extensive open space provided as part of the Ranch Plan and provide protection of both the approved development and the sensitive habitat within the SSHCP. Additionally, a *Ranch Plan Planned Community-Wide Fire Protection Plan* has been developed in conjunction with the Orange County Fire Authority (OCFA) and approved by the Orange County Board of Supervisors, thus providing a comprehensive approach to the processing of all emergency access and fire safety issues associated with proposed development within the Ranch Plan.

With implementation of the project design feature, standard condition of approval, and the mitigation measures, impacts due to hazardous materials and wildland fires would be reduced to a level considered less than significant.

FEIR 623

The NOP for EIR 623 determined that no further evaluation of hazards and hazardous materials was required because the Affordable Housing Project would be constructed on pads that have already been graded and remediation, if necessary, would have been completed in conjunction with mass grading. Other issues such as sites compiled pursuant to Government Code Section 65962.5, hazards associated with airports/air strips, or evaluation routes were not applicable.

PROJECT IMPACT ANALYSIS

In addition to the studies conducted as part of FEIR 589 and FEIR 584, the following evaluations were conducted for Planning Areas 3 and 4 in conjunction with the 2015 approval of the Master Area Plan and Subarea Plans and are included in Addendum 3.1, prepared for those approvals:

- Environmental Equalizers, Inc. (EEI) prepared updated Phase I Environmental Site Assessments in December 2014 and January 2015 for Planning Areas 4 and 3, respectively. Both reports were updated in February 2015. As part of this effort, EEI

[27] The comprehensive list of the databases searched is provided in Section 4.14 of FEIR 589 and the reports are included in Technical Appendix I to FEIR 589.

contacted the OCFA and County Health Care Agency, the California Department of Toxic Substances Control (DTSC), and State Water Resources Control Board (SWRCB) and reviewed other State and federal databases to determine whether Planning Areas 3 and 4 or any adjacent properties were listed as hazardous waste generators; UST releasers; or properties that have other environmental concerns (i.e., spill, leak, or aboveground tank).

- In February and March 2014, EEI performed a limited agricultural chemical survey to evaluate soil beneath the agricultural portions of the planning areas. A total of 67 discrete soil samples were collected at 6-inches below ground surface (bgs), and were analyzed for organochlorine pesticides (57 samples in Planning Area 3 and 10 samples in Planning Area 4). The results of the agricultural chemical testing in Planning Area 3 detected concentrations of Dieldrin in 2 samples, DDT in 11 samples, DDE in 12 samples, total lead in 48 samples, and total arsenic in 53 samples. The Dieldrin, DDT, and DDE were found at less than the Office of Environmental Health Hazard Assessment (OEHHA) residential screening values. The maximum total arsenic detected in one soil sample in Planning Area 3 matched the background concentration established by DTSC, indicating that none of the analyzed samples exceeded acceptable background conditions for sites occupied by children in the study region. The maximum total lead concentration detected in one soil sample marginally exceeds the OEHHA screening level.
- In Planning Area 4 agricultural chemical testing indicated no samples analyzed detected any organochlorine pesticides above the laboratory reporting limit. Total lead was reported in 8 samples and total arsenic in all 10 samples. The maximum total lead and maximum total arsenic concentration does not exceed the OEHHA screening established by DTSC, indicating that none of the analyzed samples exceeded acceptable background conditions for sites occupied by children in the study region.
- In March 2014 and May 2014, EEI conducted a series of soil vapor surveys conducted on existing and former UST locations in Planning Area 3, in an effort to identify potential subsurface vapor contamination that may impact future site development in the areas identified. The specific sites investigated included former UST locations at Cow Camp (including Campo Vaquero and Shop) and Color Spot Nursery, as well as existing UST locations at Catalina Pacific Concrete (CPC) and CR&R/Solag. Based on the results of the soil vapor survey, three samples from the Cow Camp Shop area and one sample from the Campo Vaquero former UST location contained ethylbenzene at concentrations exceeding the OEHHA residential screening value of 420 µg/m^3 and a single sample from the shop area contained xylenes at concentrations exceeding the OEHHA residential screening value of 320,000 µg/m^3. None of the samples collected from CR&R/Solag, CPC, or Color Spot Nursery UST locations exceeded their respective screening levels.
- Soil matrix and soil vapor sampling was conducted in the eastern portion of the Cow Camp storage yard (Planning Area 3) in August 2014. The results indicate that soil in one area is impacted with TPH of the diesel and motor oil ranges, which exceeds applicable residential screening levels. In addition, soil vapor concentrations of xylenes exceed the residential screening levels in three of the areas sampled. Further investigation and/or remedial excavation in these areas prior to development appears to be warranted.
- For Planning Area 4, the assessment determined that the potential for vapor encroachment conditions do not and are not likely to exist due to the lack of known or suspected contaminated properties within the planning area.

Subsequently, additional ESAs have been prepared prior to development within the subareas or associated with specific projects or uses (e.g., development of the school in Subarea 3.3, the O'Connell Nursery Relocation Site, and Cow Camp Road). None of these studies have identified any substantially greater hazards or hazardous materials impacts that would require remediation beyond the mitigation program adopted in conjunction with the certification of FEIR 589 (included in the RCM provided in Appendix A).

A new ESA was not required for the processing of the proposed Master Plan and Subarea Plans amendments because the proposed Project would not increase the area of disturbance and was evaluated in the previous ESAs that were prepared in 2014 and 2015. The mitigation program adopted for the Ranch Plan identifies that the ESA will be updated for each grading permit (see Item 196 in the RCM, provided in Appendix A). Additionally, FEIR 589 identified locations where subsequent testing would be required (e.g., locations with past pesticide use, removal of storage tanks, and removal of any buildings that may contain asbestos or lead based paint). These requirements are included in the Mitigation Program, with applicable measures discussed below.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The construction of the Ranch Plan development would involve the use, storage, and handling of hazardous and non-hazardous materials as well as the generation of hazardous waste. Although these would be materials routinely used for construction, many construction and household items are identified as hazardous based on the requirements of Proposition 65.[28]

California Code of Regulations Title 22 establishes requirements pertaining to the storage, transportation, and disposal of hazardous materials. Any transport of hazardous materials is also regulated at the Federal (Title 49 of the Code of Federal Regulations) and State (Title 13 of the California Code of Regulations) level. Through mandated compliance with all applicable federal, State, and local regulations pertaining to hazardous materials, the risk associated with the use and transport of the materials, is minimal.

The reallocation of residential units and non-residential square footage pursuant to the Project would not result in any new significant or substantially more severe impact associated with the routine transport, use, or disposal of hazardous materials because all of the reallocated residential units and non-residential square footage would be constructed within the approved development areas, which were evaluated in FEIR 584 and FEIR 589. The proposed Project would not change the magnitude of the impact associated with the Ranch Plan because the total amount of development and development area would not increase. As noted above, this issue was not evaluated in FEIR 623 because the affordable housing units would all be constructed within the development area on already graded lots. Any remediation required, would have already been conducted. The potential for impacts is consistent with the findings of FEIR 589 and FEIR 584.

[28] Proposition 65 was passed by California voters in 1986. Proposition 65 requires businesses to provide warnings to Californians about significant exposures to chemicals that cause cancer, birth defects or other reproductive harm. These chemicals can be in the products that Californians purchase, in their homes or workplaces, or that are released into the environment. As of January 2025 the Proposition 65 List, which is maintained by the Office of Environmental Health Hazard Assessment ("OEHHA"), includes over1,000 naturally occurring and synthetic chemicals that include additives or ingredients in pesticides, common household products, food, drugs, dyes, or solvents (https://oehha.ca.gov/proposition-65/proposition-65-list).

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As noted above, additional studies and testing were done for Planning Areas 3 and 4 in 2014 and 2015. Sample results were found to be below the OEHHA residential screening standards for residential uses. Prior to the issuance of a grading permit, MM 4.14-1 requires contractors to develop an approved Health and Safety Contingency Plan (HSCP) in the event that unanticipated/ unknown environmental contaminants are encountered during construction. The HSCP, which must meet the requirements of the California Code of Regulations (CCR), Title 8, General Industry Safety Orders–Control of Hazardous Substances, would provide protection of workers and any surrounding land uses in the event of a release of hazardous materials into the environment. Other measures were adopted in conjunction with FEIR 589 to provide safeguards against risks associated with hazardous materials. Specifically, MM 4.14-2 addresses actions to be taken in the event environmentally affected soil, groundwater, or other materials are encountered during construction, including the potential air quality monitoring in compliance with SCAQMD Rule 1166.[29] MM 4.14-4 and MM 4.14-5 apply to demolition of buildings where lead-based paint or asbestos may be present and the development of remediation plans, if applicable. MM 4.14-6 specifies required actions for the removal of above ground and underground storage tanks. Soil staining was identified in Planning Area 3 and MM 4.14-7 requires testing in these stained areas and development of a remediation plan if required by applicable laws and regulations. Additionally, MM4.14-8 addressed the need to conduct testing at the CPC site to ensure compliance with applicable regulations. As noted above, testing has been conducted in Planning Areas 3 and 4 in compliance with these measures. MM 4.14-13 requires an update of the Environmental Site Assessment prior to the issuance of grading permits. MM 4.14-14 outlines required measures prior to construction in those areas previously containing oil wells (Planning Area 3). These measures contained in the Mitigation Program adopted in conjunction with FEIR 589 provide sufficient measures to ensure proper clean up/remediation of past uses and would reduce any potential impacts to less than significant. The proposed Project would not result in an increased hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed Project would not result in a change in the development footprint or increased level of development from what was previously evaluated in FEIR 589 and FEIR 584. The reallocation of residential units and non-residential square footage pursuant to the proposed Project would not alter the potential for risk and the applicable mitigations would be applicable to all land within the development areas. No new mitigation measures are required. It should be noted that there are measures prior to construction in Planning Areas 5 and 8. Testing and remedial action, if necessary, would be conducted in conjunction with the Master Area Plans and Subarea Plans prepared for those Planning Areas.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 had identified that past use of pesticides may result in residual levels in those areas previously used for agriculture. If residual pesticides exceed levels established in state and federal standards for health-sensitive uses (e.g., schools, child care facilities, etc.), there would be a potentially significant impact. This was reduced to a level of less than significant by the requirement that testing of the soils prior to grading and enacting appropriate remediation in

[29] SCAQMD Rule 1166 regulates potential air quality emissions during the excavation of contaminated soils.

compliance with state, federal, and local requirements (MM 4.14-3). The reallocation of residential units and non-residential square footage between previously approved Planning Areas would not alter this finding.

There currently are no schools within one-quarter mile of Planning Areas 3 and 4. However, as discussed in Section 4.15, Public Services, Capistrano Unified School District (CUSD) is currently constructing a K–8 school in Subarea 3.3. As noted above, CUSD had a separate ESA prepared for the school site, which did not identify any substantially greater impacts that would require additional remediation. In addition, Subareas 3.11 and 3.12 identify potential school sites within the Community Facility uses. The schools would be built within the development area of Planning Area 3. No new areas of concern were identified as part of the studies conducted in 2014 and 2015 as part of the initial Master Area Plan and Subarea Plans for Planning Areas 3 and 4. The testing did not identify residual pesticides that exceed levels established by State and federal standards for health-sensitive uses (e.g., residential, schools, childcare facilities). Remediation of contaminated soils associated with UST locations in Planning Area 3 would be conducted prior to mass grading, if deemed necessary. At the time a new school is proposed, an additional ESA would be required. This includes consulting with local agencies about potential health impacts from hazardous substances and conducting environmental assessments to identify any hazardous waste sites nearby. The reallocation of residential uses to Planning Area 3 would not increase the risk of hazardous substances. Therefore, the Project would not result in no new or more severe impacts on schools.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Consistent with the findings of FEIR 589, there are no locations within the Ranch Plan on the Hazardous Waste and Substance Site List (also known as the Cortese List), which is compiled pursuant to Section 65962.5 of the *California Government Code*. The closest site is the former El Toro Marine Corps Air Station facility in Irvine, which is approximately eight miles north of the Project site. Based on the distance from this site, the Project would not expose the public to hazardous materials associated with the sites on the Cortese List.

Therefore, the Project would not result in a hazard to the public or the environment due to known hazardous materials and no mitigation measures would be applicable. This is consistent with the findings of FEIR 589, FEIR 584, and FEIR 623.

e) Would the project be located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. No land use compatibility issues were identified in the FEIRs related to airports. John Wayne Airport is the closest commercial airport to the Project site, which is located more than 18 miles from the Ranch Plan. There are no private airstrips in proximity to the Ranch Plan. The reallocation of residential units and non-residential square footage would not alter these findings. Consistent with the FEIRs, no impacts would occur, and no mitigation is necessary.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. With respect to emergency access or evacuation plans, this topic was evaluated in Section 4.15, Public Services and Facilities, of FEIR 589 (see FEIR 589 pages 4.15-1 through 4.15-10). When the FEIRs were certified, there were no designated evacuation routes within the Ranch Plan. Subsequently, evacuation routes have been identified in the Safety Element of the Orange County General Plan (August 2025). The routes identified in the Safety Element within the Ranch Plan have been constructed in conjunction with the development of the Ranch Plan. This is further discussed in Section 4.20, Wildfires. Although the Project would increase the number of residences in Planning Areas 3 and 4, the total number of residences is the same as approved for the Ranch Plan. The construction of Los Patrones Parkway and Cow Camp Road have improved access to the area, thereby providing additional routes for emergency access and evacuation. The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) Would the project expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 identified that the Ranch Plan would introduce more people and urban activities into an area that currently has limited accessibility. Development of the Ranch Plan can have a positive influence by improving accessibility, reducing fuel loading in the area, and providing improved water availability to the area. However, the Ranch Plan would also introduce an increased number of structures to the area. Alternative B-12, which was developed through the ROSA and evaluated in FEIR 584, eliminated the development in the Planning Areas with the most wildland interface (Planning Areas 6, 7, and 9). Development was centered in suburban villages incorporating fuel modification and fire management infrastructure (fire stations, hydrants, and increased water flows). As a result, the development areas reduce the fuel loading that contributes to wildland fires. This concept is consistent with the proposed Project, which would reallocate residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4. This would reduce the risk of wildland fire impacts on development areas, including Planning Areas 3, 4. 5, and 8.

The *Wildland Fire Management Plan* (WFMP), which was developed in conjunction with OCFA to support the analysis in FEIR 584 and FEIR 589, provides enhanced protection against the impacts of wildland fires. Specific measures include the fuel modification requirement (PDF 4.14-2) and the WFMP (PDF 4.14-3), which is part of the Adaptive Management Plan and has been incorporated into the SSHCP. The WFMP includes a *Short-Term Fire Management Plan* and a *Long-Term Strategic Fire Protection Plan*. Implementation of the WFMP would provide measures intended to reduce the incidence and severity of wildfires (e.g., the use of prescribed burns to reduce fuel loads) and includes a “Strategic Fire Suppression Plan” intended to guide fire suppression actions that protect sensitive habitat areas from repeated wildfires (e.g., by identifying high priority “aggressive” fire suppression areas) and that minimize physical impacts from fire protection activities (e.g., the use of heavy fire suppression equipment). Additionally, pursuant to MM 4.14-15, evidence demonstrating compliance with all applicable OCFA conditions is required for development within a Special Fire Protection Area. This issue is also discussed in Section 4.20, Wildfire.

Implementation of the Project would not result in any new impacts or substantially more severe impacts associated with exposure of people or structures to a significant risk or loss, injury or death involving wildland fires than those previously analyzed in the FEIRs.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted that mitigates impacts associated with implementation of the Ranch Plan. Not all the adopted measures would apply to development within Planning Areas 3 and 4. As noted above, PDFs 4.14-2 and 4.14-3 MM 4.14-1 through 4.14-8, and 4.14-13 through 4.14-15 are applicable to Planning Areas 3 and 4. Measures required for Planning Areas 5 and 8 will be addressed at the time Master Area Plans and Subarea Plans are proposed for those planning areas. The proposed Project would not result in any new impacts associated with hazards and hazardous materials, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to hazards and hazardous materials that are applicable to Planning Areas 3 and 4, as well as the Project, are listed in their entirety as Items 178 through 189 and 196 through 200 in the RCM in Appendix A to this Addendum.

4.10 HYDROLOGY AND WATER QUALITY

FEIR 589 AND FEIR 584

The Ranch Plan is located in the San Juan Creek and the Western San Mateo Creek watersheds. Based on the watershed management measures (project design features, standard conditions, and mitigation measures) adopted in conjunction with FEIR 589, the Ranch Plan would maintain the flow regime and prevent significant impacts during a full range of flow events (2-year, 10-year and 100-year). Proposed detention facilities, in conjunction with the infiltration approach, will reduce post-project flow peaks to the pre-Ranch Plan project level. The size of the detention facilities will comply with County criteria and reduce on- and off-site flood hazards to less than significant. The existing flow regime, especially for the more frequent and channel forming (approximately 2-year events) will be maintained. For larger events, flow peaks will not increase. The *Conceptual Water Quality Management Plan* (WQMP) prepared for the Ranch Plan outlines the site design, source control and treatment systems that provide an effective treatment for most pollutants associated with urbanization. In addition, the proposed features address both dry-weather and wet-weather water quality concerns. With the exception of certain pathogen indicators, potential runoff water quality impacts are considered less than significant with the proposed mitigation features outlined in the WQMP. More detailed WQMPs are developed for each Planning Area.

In conjunction with certification of FEIR 589, the Orange County Board of Supervisors adopted a Finding of Fact and a Statement of Overriding Considerations for water quality impacts (pathogens).[30]

[30] FEIR 589 found, based on available information, the stormwater detention basins and infiltration basins should provide moderate to good levels of treatment for pathogen indicators. However, the Ranch Plan may result in increases in pathogen levels (i.e., bacteria counts) above target limits even though all regulatory requirements will be met. This finding was based on the fact that bacteria indicators in San Juan Creek exceeded acceptable standards downstream in the vicinity of the Pacific Ocean and neither existing nor post-development levels are likely to meet REC-1 standards for fecal coliform on a consistent basis, other than those flows that are infiltrated. Given the infeasibility of infiltrating all flows, a finding of a significant impact was made. However, it should be noted, USEPA, in an evaluation of Recreational Water Quality Criteria, is now recognizing that non-human sources of indicator bacteria represent a lower risk of human health impacts (USEPA 2024).

FEIR 623

The AHIA provides that RMV would implement improvements identified in the *Ranch Plan Planned Community Runoff Management Plan* (ROMP) prior to the County receiving the parcels. The ROMP provides the comprehensive watershed planning guidance for the Ranch Plan. As such, FEIR 623 assumed in addition to receiving the graded parcels for the Affordable Housing Project, the water quality treatment basins and backbone storm drainage system would be constructed as part of the Planning Area improvements before the County receives the parcels. However, potential water quality impacts were evaluated in FEIR 623 to address potential construction and long-term operation impacts.

Construction impacts due to Affordable Housing development would be minimized through compliance with the Construction General Permit, which requires completing a construction site risk assessment to determine appropriate coverage level and by preparing a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must include erosion- and sediment-control BMPs that would meet or exceed measures required by the determined risk level of the Construction General Permit. Overall, FEIR 623 found that the development of the Affordable Housing would not result in a violation of any water quality standards or waste discharge requirements because site design, source control and treatment systems, which would be constructed as part of the Ranch Plan, would provide an effective treatment for pollutants associated with urbanization. Impacts would be less than significant.

FEIR 623 acknowledged the significant unavoidable impact finding made in FEIR 589 based on the fact that bacteria indicators in San Juan Creek exceeded acceptable standards downstream in the vicinity of the Pacific Ocean and neither existing nor post-development levels are likely to meet REC-1 standards (200 MPN/100ml) for fecal coliform on a consistent basis, other than those flows that are infiltrated. However, at the time FEIR 623 was prepared, the USEPA had conducted a scientific assessment of the recreational water quality criteria and the effects on human health or aquatic life. The USEPA recognized that non-human sources of indicator bacteria represent a lower risk of human health impacts. The USEPA found if there are tight controls on the sewer infrastructure to avoid leaks and spills (particularly by sealing all joints), the effect on human health (pathogen levels) will be low even if pathogen indicators from non-human sources are high. The USEPA has continued to publish studies on this issue. This represented a change in the state of knowledge than when FEIR 589 was prepared. Recognizing this new information and BMP methodology, FEIR 623 found the Project would not contribute to a cumulative water quality impact that would substantially degrade water quality or result in a violation of applicable standards. Impacts would be less than significant.

PROJECT IMPACT ANALYSIS

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. A Conceptual WQMP for the Ranch Plan was prepared in support of the approvals addressed in FEIR 589 and FEIR 584. A subsequent Conceptual WQMP document was prepared

for the 2015 Master Area Plan/Subarea Plan level of approval (RBF Consulting 2015). The findings of the 2015 WQMP were incorporated in Addendum 3.1, prepared for the Master and Subarea Plans for Planning Areas 3 and 4. An updated Conceptual Planning WQMP for Planning Areas 3 and 4 was approved in December 2022.

The approach taken by the Conceptual WQMP for Planning Areas 3 and 4 to protect groundwater quality is multi-tiered: (1) site-design and source-control BMPs will be implemented to prevent the discharge of pollutants to the maximum extent practicable; (2) the proposed treatment-control BMPs will incorporate infiltration only where there is at least a ten-foot separation to groundwater; and (3) where infiltration is proposed, the water will be pretreated in a water quality treatment facility sized to meet the Municipal Separate Storm Sewer System Program (MS4) Permit requirements. Some incidental infiltration will occur in the water quality basins and vegetated swales; however, in these facilities, vegetation will provide an adsorptive bottom organic layer that will assist in pollutant uptake and will protect groundwater quality.

The Conceptual WQMP identifies the BMPs to address potential pollutants of concern; the Conceptual WQMP also identifies other measures that would control post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion rates and to protect stream habitat. The source-control BMPs include routine non-structural BMPs, routine structural BMPs, and BMPs for individual categories/project features. Site-design BMPs that help reduce the predicted increase in runoff volume include the clustering of development into Planning Areas and leaving large amounts of undeveloped open space within the Ranch Plan. These measures are being constructed as a component of the larger Ranch Plan development and provide the framework projects-specific WQMPs as projects are implemented. The combination of source controls, pre-treatment in upstream water quality treatment basins, and pre-treatment in the upper soils profile of the infiltration basins will substantially limit the release of pollutants to the groundwater. On this basis, the potential for adversely affecting groundwater quality for these pollutants of concern is considered less than significant. The reallocation of residential units and non-residential square footage would not alter this finding. Additionally, the sizing and design of the facilities is based on the assumption that the full development area within the Planning Area is disturbed and developed. Therefore, the intensification of the uses in the Planning Area would not have a substantial effect on the sizing and design of these backbone facilities because no additional drainage area would be included. Exhibit B-23, included in Attachment B, updates the Preliminary Water Quality System exhibit in the Master Area Plan.

The Project, similar to the overall Ranch Plan, would not draw from groundwater or substantially interfere with groundwater recharge. FEIR 589 identified the incorporation of basins that would provide flow management in an effort to maintain the existing flow regime. The flow duration control basins will reproduce or otherwise preserve recharge and infiltration runoff volumes for groundwater. Based on this, the Project would not result in a decrease in groundwater supply or conflict with groundwater management policies and the impacts on groundwater and water quality are considered to be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area including the alteration of the course of a stream or river, or through the addition of impervious surfaces, in manner which would:

i) result in substantial erosion or siltation on or off-site;

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv) impede or redirect flood flows?

No New or More Severe Impacts/ No Changes or New Information Requiring Preparation of an EIR. FEIR 589 identified that the development of the Ranch Plan will result in increases in the rate and amount of surface flow runoff within certain portions of the developed watershed(s). In the absence of mitigation, development of the Ranch Plan, including Planning Areas 3 and 4, would alter certain in-channel sediment transport processes, potentially affecting streambed/stream bank stability. As a mitigation measure, FEIR 589 required the preparation of a Runoff Management Plan (ROMP) (MM 4.5-1).

In April 2013, the County of Orange approved the ROMP for the portion of the Ranch Plan within the San Juan Creek watershed.[31] The preliminary storm drainage system was evaluated in the ROMP, which provides the comprehensive watershed planning guidance. The 2013 document combines the Runoff Management Plan and the Master Plan of Drainage. On March 13, 2014, the San Diego Regional Water Quality Control Board deemed the mitigative water quality and hydromodification management scheme detailed in FEIR 589, the Ranch Plan ROMP, and the San Juan Creek Watershed Study acceptable.[32] Focused ROMPs have been prepared for the Planning Areas as development is proposed. The focused ROMP serves as a Master Plan of Drainage, as well as the ROMP for the Planning Areas. The focused ROMP for Planning Areas 3 and 4 was approved in 2019 and subsequently updated, most recently in August 2025 (further discussed below). The 2025 approved updated ROMP for Planning Areas 3 and 4 is consistent with the proposed amendment.

Planning Areas 3 and 4 are segregated into six Subdrainage Areas. Consistent with the ROMP and supported by the San Diego RWQCB, discharges directly into the ten-year floodplain for San Juan Creek are exempt from the hydromodification criteria. Subdrainage Areas A, B, C, E, and F all discharge directly into San Juan Creek and are therefore, not creating a hydrologic condition of concern. Subdrainage Area D will discharge into Gobernadora Creek and is subject to the Hydromodification Management Plan (HMP) requirements outlined in the ROMP.

The 2019 Focused ROMP analysis provided updated hydrology, hydraulics, water quality and stream stability analysis for Planning Areas 3 and 4. A subsequent update, identified as ROMP Revision 1, was approved in November 2023, and serves as the most current plan for the Planning Areas. The updated ROMP includes an updated mitigation analysis based on the flood and water quality design for Planning Area 3, Subwatershed C and verifies the overall regional integration with full Ranch Plan ROMP with full-build-out of the Planning Area.

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[31] Planning Areas 1 through 5 are located in the San Juan Creek watershed; however, the development of Planning Area 1 had already been initiated at the time the ROMP was prepared. Therefore, the ROMP focuses on Planning Areas 2 through 5 and incorporates the facilities identified in the Planning Area ROMP prepared and approved for Planning Area 1.

[32] Section F.1.d(11) of Board Order R9-2009-0002 (see language below) allows the use of master planned regional Low impact Development (LID) BMPs where a specific set of criteria are met. F.1.d(11) states: F.1.d(11):

Where a development project, greater than 100 acres in total project size or smaller than 100 acres in size yet part of a larger common plan of development that is over 100 acres, has been prepared using watershed and/or sub-watershed based water quality, hydrologic, and fluvial geomorphologic planning principles that implement regional LID BMPs in accordance with the sizing and location criteria of this Order and acceptable to the Regional Board, such standards shall govern review of projects with respect to Section F.1 of this Order and shall be deemed to satisfy this Order's requirements for LID site design, buffer zone, infiltration and groundwater protection standards, source control, treatment control, and hydromodification control standards.

The 2015 Conceptual WQMP for Planning Areas 3 and 4 was developed with the initial Master Area Plan and Subarea Plans. It addressed the concern of decreased infiltration and groundwater recharge. In spite of the increase in imperviousness, the effect of the development was found to likely to increase infiltration and groundwater recharge due to the proposed bioretention basin in Subdrainage Area D and from landscape irrigation throughout the site. BMPs in the southern Subdrainage Areas B and C will also contribute to incidental infiltration. In addition, much of the additional runoff volume will ultimately infiltrate into the wide San Juan channel and will help to sustain the groundwater aquifer for downstream water supply users. Therefore, it is very unlikely that infiltration and groundwater recharge would be reduced overall.

The ROMP acknowledges that the preliminary footprint sizes of the flood control and water quality/hydromodification mitigation basins are conservative and that it is anticipated that as the planning area concepts and improvement designs are refined and supplemental reports are prepared, the basin designs will evolve and be "optimized." Outfalls that do not discharge to the San Juan Creek floodplain are also designed to achieve the flow duration control standard for hydromodification control.

Due to the magnitude of the Project area, subsequent and more detailed ROMP studies will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals. This would address refinements for defining specific land use, grading, and phasing of both development for Planning Areas 3 and 4, together with updated phasing to existing condition of the Regional ROMP document. All County standards would be complied with. This approach would also provide for early consideration of the additional residential development in Planning Areas 3 and 4 that would be a result of the reallocation of residential units and non-residential square footage pursuant to the proposed Project. This level of analysis will also be prepared in conjunction with the Master Area Plans and Subarea Plans for Planning Areas 5 and 8. As noted, through the use of infiltration and recharge basins impacts associated with the rate and amount of surface runoff would be controlled to avoid impacts to groundwater levels and maintain flow regimes. Stormwater drainage systems are designed to accommodate the flows associated with the development areas; as a result, the proposed Project (with anticipated/required drainage improvements) would not result in impacts associated with impeding or redirecting flood flows. Therefore, no new significant or substantially more severe impacts to drainage patterns would occur as a result of the Project.

d) Would the Project result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No New or More Severe Impacts/ No Changes or New Information Requiring Preparation of an EIR. The 2015 Conceptual WQMP for Planning Areas 3 and 4, which was prepared to satisfy the requirements of FEIR 589's MM 4.5-1, identifies specific measures that address flood protection, surface hydrology, water quality, and stream stability for a broad range of storm events. This includes a number of basins that will provide water quality treatment as well as flood-control volume and flow attenuation.

The ultimate condition hydrology for Planning Areas 3 and 4 will meet the existing condition flow rates at each of the outfall locations. This is consistent with the mitigation requirements of FEIR 589 and the Focused ROMP, revised in 2023. This will be achieved through detention, retention, and infiltration or a combination of each. The analysis demonstrates that increases in peak discharges, increases in runoff volume, channel aggradation/degradation, erosion, and channel stability do not produce adverse impacts during any of the analysis storm events. This analysis is consistent with the applicable County of Orange standards pertaining to flood-control volume and flow attenuation and meets the conditions applied to the Ranch Plan. The reallocation of residential units and non-residential square footage would not change these findings. With

implementation of the required design features, regardless of the reallocation of residential units and non-residential square footage, the post-project flow peaks will be consistent with the pre-project levels. This level of analysis will also be prepared in conjunction with the Master Area Plans and Subarea Plans for Planning Areas 5 and 8. There would be no new significant or substantially more severe flood hazards or release of pollutants associated with the Project.

The Project does not involve the construction or modification of a levee or dam. The area is not prone to seiches or tsunami because it is not in close proximity to a major water body or ocean. Though basins are proposed in conjunction with the construction of Planning Areas 3 and 4, the storage capacity of individual combination basins will be designed to be less than 15 acre-feet in order to not fall under the jurisdiction of the California Division of Safety of Dams. The reallocation of residential units and non-residential square footage would not change these findings. There would be no new significant or substantially more severe impacts associated with the Project.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new hydrology or water quality impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. As noted in Section 1.2 (footnote 4), the Mitigation Program adopted in conjunction with FEIR 589 incorporated a number of County Standard Conditions of Approval. SC 4.5-1 through SC 4.5-12 are included in the RCM as Items 527 through 542. These conditions pertain to the drainage studies and improvements that are required prior to issuance of grading permits or recordation of subdivision maps, as well as water quality measures, such as preparation of a WQMP and Stormwater Pollution Prevention Plan.

Mitigation Measures MM 4.5-1 through 4.5-8 address detailed requirements for the ROMP, WQMPs, flood control design requirements, flow duration requirements, and various water quality features (i.e., sediment control, infiltration basins and bio-infiltration basins). These measures, are listed in their entirety as Items 14 through 97 in the RCM. Additionally, Items 247 through 251 address conditions of approval associated with the ROMP and Master Plan of Drainage. All of these measures are included in the RCM in Appendix A to this Addendum.

4.11 LAND USE AND PLANNING

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

The Ranch Plan is generally at the edge of urban development in southern Orange County. At the time FEIR 584 and FEIR 589 were prepared, the existing uses within the Ranch Plan included various agricultural uses, industrial leases, and rural residential uses. The Ranch Plan allows the continuation of these uses until they are replaced with urban uses. FEIR 589 did identify that the Ranch Plan would result in the displacement of a number of uses currently utilizing the Project site. Specific to Planning Areas 3 and 4, FEIR 589 identified commercial, industrial, and agricultural businesses, as well as residences for agricultural workers being located within these planning areas. No significant land use impact was identified for the displacement of the industrial and agricultural businesses because there is no commitment to continue these uses beyond the termination dates of the leases with or without the development of the Ranch Plan. Displacement of the RMV agricultural uses and residences would be the choice of the landowner and was not

identified as a significant land use impact.[33] The ROSA, which was incorporated into FEIR 584, does provide RMV with the right to replace employee housing. Up to 15 acres has been allocated for potential replacement employee housing.

As set forth in the FEIRs, the Ranch Plan would not disrupt or divide the physical arrangement of an established community. The closest established communities are Ladera Ranch to the north, Wagon Wheel and Coto de Caza to the east, and the cities of San Juan Capistrano and San Clemente to the west. The Ranch Plan would not have any physical impact on these communities.

At the time FEIR 584 and FEIR 589 were prepared, the Ranch Plan was found to be inconsistent with the regional planning programs, which identified a greater level of development on the site. This was identified as a significant unavoidable impact. (This is also discussed in Section 4.14, Population and Housing.)

FEIR 623

The County found that the Affordable Housing Project would be compatible with surrounding uses because the development would be integrated into the Ranch Plan. It would also not have any physical impact on existing communities.

FEIR 623 found that all the development scenarios that propose development of affordable housing would be consistent with the applicable land use planning documents. Though the Affordable Housing sites are assumed to develop at a minimum density of 25 dwelling units per acre, the overall average density in each Subarea, including the Ranch Plan units, would be less than the up to 18 dwelling units per acre allowed in the 1B-Suburban Residential Designation. As such, from a land use perspective, the proposed density of the Affordable Housing Project is compatible with the General Plan 1B-Suburban Residential land use designations and a General Plan amendment is not required.[34]

PROJECT IMPACT ANALYSIS

a) Would the project physically divide an established community?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Project would not physically divide or impact any established community. As discussed in FEIR 589 and FEIR 584, the Ranch Plan would become a new community, which would be compatible with the surrounding developments such as Ladera Ranch, Coto de Caza, and the adjacent cities. The affordable housing units provided for in the Ranch Plan Affordable Housing Implementation Agreement (AHIA), and addressed in FEIR 623, would be integrated into the Ranch Plan Planning Areas. Therefore, as identified in FEIR 623, the affordable housing units would also not physically divide an established community. A key land use component of the

[33] As noted in Section 4.2, Agricultural and Forestry Resources, the loss of Important Farmland and early cancellation of any Williamson Act contracts were identified as significant unavoidable impacts and were included in the Finding of Facts and a Statement of Overriding Considerations. However, the termination of the leases and displacement of specific uses, such as the commercial nurseries and industrial uses, were not considered a significant land use impact. Also, as noted in Section 4.2, during implementation of the transition of the land uses, RMV adhered to the requirements of the Williamson Act and there were no significant impacts to the Williamson Act contracts.

[34] The Land Use Element of the General Plan states, "The residential categories are intended for application to all areas so designated on the Land Use Designations figure with one exception. Where Planned Community Districts or specific Plans have been adopted but are not reflected in detail at the General Plan level the overall density and character represented on the Land Use Element Map are assumed to reflect the Planned Community District or Specific Plan regulations".

Ranch Plan and the SSHCP is the amount of open space within the Planned Community, which protects natural habitat, as well as provides buffers to surrounding communities.

The reallocation of residential units and non-residential square footage and the adjustment in the percentage of age-qualified units pursuant to the proposed Project will not change or alter this finding because all residential development would be located within the previously approved development areas of Planning Areas 3 and 4. The proposed Master Area Plan and Subarea Plans identify potential affordable housing sites within Planning Areas 3 and 4 that could accommodate the remaining number of affordable housing units required under the AHIA, as addressed in FEIR 623. There is not an established community within Planning Areas 5 and 8; therefore, the future development of these planning areas consistent with the proposed Project would not physically divide an established community. The reallocated development (residential and non-residential) would be constructed in conjunction with the development of the Ranch Plan; therefore, it would be part of a cohesive design. Hence, the Project will not create a new significant or severe impact on an established community. The level of development would not exceed the overall development levels approved by the Orange County Board of Supervisors.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. From a land use and planning perspective, the proposed modifications to the Statistical Table for the reallocation of residential units and non-residential square footage and the adjustment in the percentage of age-qualified units pursuant to the proposed Project would not result in any conflicts with land use or planning programs. It should be noted, neither the OCP numbers nor the regional planning documents identify age-qualified units as a special land use category having any special considerations in the planning programs. Therefore, the proposed Project does not introduce any inconsistencies with local or regional planning programs associated with unplanned growth. These programs assume the 14,000 dwelling units and 5.2 million square feet of non-residential uses, without consideration of age-qualified units.

FEIR 589 included a discussion of the local and regional planning programs in place at the time FEIR 589 was prepared. This included the Orange County General Plan, the OCP growth forecast, the SCAG RHNA, and RTP. Although the plans have been updated, the overall objectives of the planning programs remains the same. As SCAG notes in the *Connect SoCal, A Plan for Navigating to a Brighter Future*[35], the Southern California region has faced a number of challenges, many of which continue to evolve today. The prominent issues addressed in the plans have evolved taking into consideration shifts in the region.[36] A good example of these shifts is the reduction in the number of single-occupancy vehicles on the regional roadway network between 2019 and 2021 (a drop from 76 percent to 65.9 percent) and an increase in telecommuting (6.2 percent to 19.2 percent) (SCAG 2024). As discussed in Section 4.17, Transportation and Traffic, SCAG is forecasting the VMT per capita in most of the SCAG region to decrease by 2050.

The jobs/housing balance, once a focus of the planning programs in 2004, is no longer emphasized to the same extent in planning programs. Now there is a recognition for the need for

[35] *Connect SoCal, A Plan for Navigating to a Brighter Future*, Serves as the SCAG 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy.

[36] SCAG adopted its first Regional Transportation Plan/Sustainable Communities Strategy in 2012. At that time, the region faced uncertainty as to how recovery from the Great Recession would impact the region over the long term. There were not yet e-scooters on our sidewalks, and there were less than 10,000 electric vehicles on our roads.

increased housing.[37] Even so, the proposed reallocation of units and reduction in the number of age-qualified units would not change the overall amount of non-residential development planned for the Ranch Plan. The jobs/housing balance issue was discussed in FEIR 589 as it pertained to planning documents. This topic is not a CEQA threshold.

Another important program that pertains to minimizing environmental impacts is the ROSA. The ROSA provided for an allocation of units throughout the Ranch Plan so long as the total approved development level was not exceeded. The development footprint for Planning Area 3 has not changed and there is only a minor reduction in size of the development footprint for Planning Area 4 (reduced by 35 acres) from what was allocated in the ROSA. Development density is consistent with the General Plan designations and zoning. The development setbacks from San Juan Creek required by the ROSA have been provided for and are reflected on the Master Area Plan Land Use Plan (included as Exhibit B-1 in Attachment B).

As discussed in the Summary of Previous Findings, at the time FEIR 589 was prepared, the Ranch Plan was found to be inconsistent with the regional planning programs, which identified a greater level of residential development on the site. This was identified as a significant unavoidable impact. Subsequent to the approval of the Ranch Plan and certification of FEIR 589, the Orange County Preferred (OCP) socioeconomic projections were modified and the regional planning documents were updated to reflect the 2004 approvals.[38] As such, this is no longer an impact.

FEIR 589 identified land use compatibility issues with respect to Planning Areas 5 and 8. Although Planning Area 5 is outside of the forecasted impact area from Prima Deshecha Landfill, MM 4.1-3 required a notification program be established for all residential, commercial, or industrial uses describing the proximity of Planning Area 5 to the landfill. This requirement would still apply to development in Planning Area 5 but would not apply to the proposed Project. The proposed amendment to the Master Area Plan and Subarea Plans would not result in any greater impact. For Planning Area 8 the proximity to Marine Corps Base (MCB) Camp Pendleton was identified as a potential significant impact due to noise and proximity to military operations. MM 4.1-1 required a buyer notification program for residential uses in Planning Area 8 and MM 4.1-2 requires at the time the Master Area Plan for Planning Area 8 is developed, the most current version of the Range Compatibility Use Zone (RCUZ)[39] be evaluated to determine compatible land uses. This measure would not be applicable to development in Planning Areas 3 and 4 and the proposed amendment would eliminate the need for this mitigation measure because the residential uses would be reallocated to Planning Areas 3 and 4.

As indicated above, in the Summary of Previous Findings, FEIR 623 found all the affordable housing scenarios would be consistent with applicable land use programs adopted for avoiding environmental effects. FEIR 623 made assumptions about the distribution of affordable housing roughly consistent with the distribution of Ranch Plan approved residential units in each planning

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37 SCAG notes, the Southern California's housing crisis has been decades in the making. The quantitative impacts of the housing crisis, such as overcrowding, cost-burden and home-ownership rates, disproportionately burden communities of color. The 6th cycle RHNA identified a need of over 1.3 million units in the SCAG region to address this crisis.

38 In Section 4.14, Population and Housing, there is a brief discussion of the socioeconomic forecasts developed by the Center for Demographic Research (CDR) based at the California State University at Fullerton. The data provides projections for housing, population, and employment in Orange County and are updated every four years. These efforts support both operational and long-range planning activities of various government agencies, special districts, and are used in the regional planning documents such as the AQMP and RTP. It should be noted, the SCAQMP and RTP do not mention or have special assumptions associated with age-qualified units.

39 An RCUZ is developed by the Department of the Navy to "protect the public health, safety, and welfare, and to prevent encroachment from degrading the operational capabilities of Range and Training Areas to encompass air-to-ground, ground-to-ground, ground-to-air, and laser ranges." (Marine Corps Order 3550.1, 2021)

area. With the proposed Project all required affordable housing under the AHIA would be constructed within the development area of Planning Areas 3 and 4. Since all housing, including the affordable housing would be constructed within the previously approved development area, there would be no impacts on land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Ranch Plan was designed in conjunction with the planning effort for the SSHCP. As noted above, a key land use component of the Ranch Plan and the SSHCP is the amount of open space within the Planned Community, which is part of the Reserve design. PDF 4.1-1 required an Open Space Agreement with the County. The required agreement was approved and entered into on July 25, 2006.

The locations of the natural resources were considered when identifying the development areas. Both FEIR 589 and FEIR 584 provided extensive analysis of the consistency of the Ranch Plan with the NCCP Guidelines and principals. As noted in Section 2.4.1, the USFWS found the Ranch Plan project consistent with the SSHCP and issued Incidental Take Permits (ITPs) for the Ranch Plan. As previously noted, the reallocated residential units and non-residential square footage would be located within the development areas; therefore, the proposed Project would not conflict with the Reserve design or other components of the SSHCP.

Although not an HCP, the San Juan Creek and Western San Mateo Creek Watersheds Special Area Management Plan (SAMP) is another planning program that was developed in conjunction with the Ranch Plan to evaluate future land uses and the protection of environmental resources. The SAMP focuses on the protection and long-term management of sensitive aquatic resources. By working on the Ranch Plan General Plan Amendment/Zoning, the NCCP/MSAA/HCP, and the SAMP a comprehensive blueprint for the long-term conservation, management, and development of sensitive resources was developed. The reallocation of residential units and non-residential square footage between pursuant to the proposed Project will not result in new or more severe impacts because the development will occur within the portion of the planning areas designated for development and will not exceed the original entitlements. The SSHCP and the SAMP would not be compromised or otherwise affected by the Project.

As noted above, all housing, including the affordable housing would be constructed within the previously approved development area, which is reflected in the SSHCP and Habitat Reserve. Therefore, there would be no impacts on the applicable habitat conservation plan. There is no applicable natural community conservation plan for the Project study area.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. PFD 4.1-2 in the Mitigation Program identified the need to process a Master Area Plan for the Planning Areas prior to development. None of the mitigation measures (MM 4.1-1 through MM 4.1-3) apply directly to Planning Areas 3 and 4. The Project would not result in any new land use and planning impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. PDF 4.1-2 is applicable to Planning Areas 3 and 4 and is listed in its entirety as Items 243 and 244 in the RCM provided in Appendix A to this Addendum. In addition, PDF 4.1-1 is included in the RCM as Items 254 through 259.

4.12 MINERAL RESOURCES

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 589 identified two areas of significant mineral resources within the Ranch Plan limits. The first is the Oglebay-Norton Industrial Sands (ONIS)[40] operation in Trampas Canyon, which would be displaced by development in Planning Area 5. The second is sand and gravel resources within San Juan Creek. FEIR 589 assessed that the ability to extract these resources would be lost with the Ranch Plan. These impacts remained significant and unavoidable and Findings of Fact and a Statement of Overriding Considerations were adopted for impacts to mineral resources.

Mineral resources were addressed under Agricultural and Aggregate Resources in FEIR 584. The analysis in FEIR 584 reflects the findings in FEIR 589.

FEIR 623

In the NOP for EIR 623, the County determined that the Affordable Housing Project would not have any additional impacts associated with mineral resources because all mass grading would have already occurred prior to the development of the affordable housing units. The NOP referenced the FEIR 589 Findings of Fact and Statement of Overriding Considerations adopted for impacts to mineral resources by the Orange County Board of Supervisors. FEIR 623 did not provide any additional analysis of mineral resources.

PROJECT IMPACT ANALYSIS

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Would the project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As indicated above, FEIR 589 identified two areas of significant mineral resources within the Ranch Plan limits: the sand and gravel operation in Planning Area 5 and sand and gravel resources in San Juan Creek. Planning Areas 3 and 4 would not impact either of these mineral resources. Therefore, the reallocation of residential development to these planning areas would not result in any additional impacts. Although a Master Area Plan has not been processed for Planning Area 5, the non-residential uses reallocated to this area pursuant to the proposed Project would be constructed within the development area of Planning Area 5. This would impact significant mineral resources; however, FEIR 589 did make Findings of Fact and adopted a Statement of Overriding Considerations because, with the implementation of the Ranch Plan, recovery of the mineral resources in these locations would be precluded.[41] The approval of the Project would not result in any new impacts or increase the severity of a known mineral resource that would be of value to the region and the residents of the state. Additionally, the Project would

[40] FEIR 589 identified the site as the ONIS. Though the operator of the quarry has changed, the nature of the operations is not substantially different from what was evaluated in FEIR 589.

[41] The sand and gravel operations in Trampas Canyon are allowed to continue as an existing use until Planning Area 5 is developed. Recovery of the resources in San Juan Creek will not be permitted because San Juan Creek has been designated as part of the SSHCP Habitat Reserve.

not result in any new impacts or increase the severity in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan. As noted above, the impact on resources in Planning Area 5 was identified in FEIR 589 as a significant unavoidable impact and a Findings of Fact and a Statement of Overriding Considerations was adopted because, with the implementation of the Ranch Plan, recovery of the mineral resources in this location would be precluded.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new mineral resource impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to mineral resources would not be applicable to Planning Areas 3 and 4, or this Project because there would be no impacts in these locations.

4.13 NOISE

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 584 and FEIR 589 addressed both short-term construction and long-term operational noise impacts. The FEIRs concluded that impacts would be less than significant if construction were limited to the hours prescribed in the *County of Orange Noise Ordinance* (County Noise Ordinance),[42] if equipment has properly operating and maintained mufflers, and if stockpiles were located away from residential areas.

Impacts from noise from the Ranch Plan project-generated traffic were estimated by comparing the "with" and "without" the Ranch Plan traffic volumes and evaluating the projected changes in noise levels along roadways in the vicinity of the RMV Planning Area. The analysis evaluated potential impacts on the adjacent arterial highways, extending west to I-5. Cumulative noise impacts were estimated by comparing the future noise levels to existing noise levels. FEIR 589 noted that, based on the thresholds of significance, the Ranch Plan would not have any significant project-specific noise impacts. Similarly, FEIR 584 addressed the potential impacts of the Covered Activities and incorporated by reference previous environmental documentation, including FEIR 589.

Aircraft noise was determined not to be a significant impact because of the distance of the site to the nearest airport.

FEIR 623

Noise-generating construction activities would occur during the hours specified in the Orange County Noise Ordinance; therefore, construction noise was identified as less than significant. On-site stationary HVAC equipment and other mechanical equipment (e.g., pool pumps) have the potential to exceed the noise level limits of the Orange County Noise Ordinances. Year 2035 traffic noise could create a potential noise incompatibility with development sites adjacent to arterial highways. County Standard Conditions of Approval would require project design to reduce

[42] The *Noise Ordinance* is part of the *County of County Municipal Code* (Division 6, Section 4.6).

exterior and interior noise levels to the levels specified in the Orange County General Plan and State Building Code. Therefore, impacts would be less than significant.

Aircraft noise was determined not to be a significant impact because of the distance to any airfield. The FEIR also found the potential for structural damage or annoyance from vibration impacts from construction activities would be less than significant.

PROJECT IMPACT ANALYSIS

a) Would the project cause a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR.

Short-Term Construction Noise

The nature and magnitude of the construction activities associated with the reallocation of the residential units from Planning Areas 5 and 8 would not be different from the noise associated with the construction of the units approved for Planning Areas 3 and 4. Noise generated by construction equipment and construction activities can reach high levels. As discussed in the FEIRs, construction equipment noise comes under the control of the Environmental Protection Agency's Noise Control Program (Part 204 of Title 40, Code of Federal Regulations). The County's Noise Ordinance and *General Plan Noise Element* contain the County's policies on noise. The County Noise Ordinance applies to noise generated on one property impacting a neighboring property. Specifically, the County Noise Ordinance establishes maximum noise levels that may be experienced on a neighboring property as a result of noise generated on/from another property. The County Noise Ordinance is enforceable throughout all unincorporated portions of the County. However, an exemption for construction activities is provided for in the County Noise Ordinance (Section 4-6-7(e) of the Municipal Code), which reads as follows:

> Noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.

This requirement is included in the Mitigation Program as SC 4.8-1 in FEIR 589. SC 4.8-2 also addresses construction noise in compliance with the Orange County Codified Noise Ordinance.

Construction activities would also result in an incremental increase of traffic on the roadways that provide access to the Project site. This would include construction crew commutes and the transport of construction equipment and materials to the Project site. As a result, noise levels could incrementally increase on roads that provide access to the site. However, the noise increase along the access roads would not be discernible because the projected construction traffic will be minimal when compared to the existing traffic volumes on the adjacent roadways. It takes a doubling of traffic volume to increase the noise level by 3 dB, which is considered barely perceptible. Therefore, short-term, construction-related worker commutes and equipment transport noise impacts would not be substantial.

As noted above, the reallocation of residential units and non-residential development square footage pursuant to the proposed Project (inclusive of the number of age-qualified units) would not change the nature of the construction activities evaluated in the FEIRs. Therefore, the construction noise impacts would not be any more severe than previously addressed in the FEIRs

and the proposed Project would not cause a substantial temporary increase in ambient noise levels in the project vicinity in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies. No new significant or substantially more adverse impacts would result from the proposed Project compared to the analysis in the FEIRs.

Long-Term Operational Noise

Long-term operational impacts would be associated with the redistribution of traffic on the roadway network that may occur with the reallocation of residential units and non-residential square footage pursuant to the proposed Project (inclusive of the number of age-qualified units). As discussed in the FEIRs, noise levels are presented in terms of Community Noise Equivalent Level (CNEL), which is the predominant rating scale used in California for land use compatibility assessment. The CNEL scale represents a time weighted 24-hour average noise level based on the A-weighted decibel. Time weighted refers to the fact that noise which occurs during certain sensitive time periods is penalized for occurring at these times. The evening time period (7 p.m. to 10 p.m.) penalizes noises by 5 dBA, while nighttime (10 p.m. to 7 a.m.) noises are penalized by 10 dBA.

As discussed in the FEIRs, the County's Noise Element establishes exterior and interior noise standards for noise sensitive uses (i.e., residential uses, schools, hospitals, and places of worship). For residential uses, 65 CNEL is used for "outdoor living areas". The County defines "outdoor living areas" to be spaces that are typically used for passive recreational activities or other noise sensitive uses. Such spaces include patio areas, barbecue areas, and Jacuzzi areas for residential uses. Outdoor areas that are usually not included in the definition for residential areas include front yard areas, driveways, greenbelts, maintenance areas, and storage areas. For schools, areas routinely used for educational purposes that may be adversely impacted by noise are considered "outdoor living areas," while other areas not used for education uses such as play yard areas are not considered "outdoor living areas." An interior standard of 45 CNEL is applied for residential uses. A typical residence can achieve a 12 dB noise reduction with windows open (i.e., interior noise levels will be at least 12 dB lower than the exterior noise levels with open windows) and a 20 dB reduction with windows closed. For grades K-12, the interior noise standard is 45 LEQ(h).[43] The County Noise Ordinance does prescribe exterior and interior noise standards; however, the control of the mobile noise sources on public roads is preempted by federal and state laws.[44]

Implementation of the proposed Project would result in a minor shift of traffic volumes on the roadway network. To determine if this shift in traffic would be substantial enough to result in a new significant or a substantially more severe impact, the County's noise standards used in the FEIRs have been applied. The noise standard requires that both of the following two criteria are met:

- the project traffic results in a substantial noise level increase on a roadway segment adjacent to a noise sensitive land use (e.g., residential use) (a substantial noise increase is defined as an increase of 3 dB or more); and

[43] For LEQ(h), the h is the time duration of usage in hours.

[44] The cities of San Clemente and San Juan Capistrano have comparable noise standards for residential uses. The City of San Clemente noise standard for exterior and interior living areas require that existing or future noise levels not exceed an exterior L_{dn} of 65 dBA and an interior L_{dn} of 45 dBA. The San Juan Capistrano General Plan is consistent with the County's with an exterior standard of 65 dBA CNEL and an interior noise level of 45 dBA CNEL.

- the resulting "future with project" noise level exceeds the criteria for the noise sensitive land use, as identified above, for the County of Orange. The following interior and exterior noise standards apply to sensitive noise uses:
    - 45 CNEL residential interior noise levels
    - 65 CNEL residential exterior noise levels

As noise sensitive land uses are developed in Planning Areas 3 and 4, an acoustical evaluation would be required to determine if attenuation measures are required by the developer. FEIR 589 identifies this as standard conditions (SC 4.8-3 through SC 4.8-5) for residential, multi-family, and non-residential uses, respectively. These studies are required to evaluate the precise location of the sensitive uses and the site conditions to determine the appropriate type of acoustical design features to achieve interior and exterior noise standards. SC 4.8-6 address requirements for noise-generating equipment for non-residential projects. With implementation of these standard conditions, there would not be a new or substantially more severe noise impact on sensitive uses adjacent to these roadway segments.

Although the reallocation of approved land uses internal to the Ranch Plan may result in a minor redistribution of trips, none of the major arterial highways would experience a substantial increase in traffic volumes compared to the traffic volumes evaluated in FEIR 589 and FEIR 584. Table 5 identifies key roadway sections on roadways surrounding Planning Areas 3 and 4 that may experience an increase in traffic volumes as a result of the reallocation of land uses. The table compares the projected traffic volumes with the Project to the traffic volumes evaluated in FEIR 589 and FEIR 623. Although these scenarios have different horizon year and slightly different MPAH network[45], this approach best identifies those locations where the Project would have the potential to have greater traffic noise than what was addressed in FEIRs. The build-out horizon year for FEIR 589 was 2025 and assumed the full build-out of the Ranch Plan. FEIR 623 had a horizon year of 2035. The 2025 Traffic Report, provided in Appendix C of this Addendum, has a 2050 horizon year and assumes build-out of the Ranch Plan and implementation of the long-range growth forecasts assumed in Orange County Transportation Analysis Model (OCTAM).[46]

As shown in Table 5, the forecast traffic volumes are all lower than the 2025 traffic volumes used for the acoustical analysis in FEIR 589 and comparable to or less than the 2035 forecast associated with the alternative evaluated in FEIR 623 that has the greatest number of units. Therefore, the roadway noise associated with the Project would not exceed the levels previously evaluated and there would be no new or substantially greater permanent increase in ambient noise levels in the project vicinity in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies from roadway noise impacts.

FEIR 589 included SC 4.8-7, which required a notification program for uses adjacent to the regional transportation corridor (i.e., the extension of SR-241). As discussed in Section 2.7.2of this Addendum, the extension of the toll road is no longer being pursued. The roadway will be constructed as an arterial highway pursuant to County of Orange standards. Therefore, this measure would not be applicable. Additionally, FEIR 589 identified MM 4.8-1 to address a potential cumulative noise impact for Camino Capistrano, north of Junipero Serra Road. The land uses at this location include the Junipero Serra High School, with parking adjacent to the roadway and the Groves Apartments, which were designed to address cumulative noise levels.

[45] The MPAH network in reflected in the current version of OCTAM reflects improvements identified under SCRIP and improvements approved as part of Measure M2, a ½ cent sales tax approved by Orange County voters in 2006, The sales tax provides funding exclusively for transportation project in Orange County.

[46] OCTAM is the official model used for long-range planning to ensure consistency with local and regional planning efforts and is discussed further in Section 4.17, Transportation and Traffic.

Subsequent noise analysis conducted for FEIR 623 did not identify a cumulative noise impact at this location. Therefore, MM 4.8-1 is not required.

TABLE 5
TRAFFIC VOLUME COMPARISON ON KEY ROADWAY SEGMENTS

Roadway Segment	2025 Traffic Volume from FEIR 589[a]	2035 Traffic Volume from FEIR 623[b]	2050 Traffic Volume with the Proposed Project[b]
Ortega Highway, west of Antonio Parkway	41,000	37,000	27,000
Ortega Highway, east of Cow Camp Road	N/A	19,000	21,300
Crown Valley Parkway, west of Antonio Parkway	48,000	30,000	32,600
Oso Parkway, west of Los Patrones Parkway[d]	44,000	32,000	31,500
Oso Parkway, east of Los Patrones Parkway[d]	24,000	21,000	15,000
Avenida La Pata, south of Ortega Highway	25,000	29,000	14,400
Avenida La Pata, north of Avenida Pico	41,000	33,000	18,000
Avenida Vista Hermosa, west of Avenida La Pata	43,000	22,000	10,200
Avenida Pico, west of Avenida La Pata	34,000	33,000	24,300
Avenida Pico, east of Avenida La Pata	24,000	34,000	15,400

[a] The traffic volumes from FEIR 589 are utilizing the 2025 ADT Cumulative With Project (Committed Circulation System Plus La Pata) Figure 4-4 from the Traffic Report prepared for FEIR 589.

[b] The traffic volumes from FEIR 623 utilize the 2035 ADT Cumulative with the SR-241 Extension and use of Alternative 3 (Figure 4-12 from the Traffic Report, Appendix E to FEIR 623). This alternative assumed full public financing of the affordable housing; therefore, it had the greatest number of affordable units (i.e. 1,110 affordable units).

[c] The 2050 traffic volumes are taken from the Fehr & Peers, 2026 traffic analysis provided in Appendix C.

[d] The traffic volumes from FEIR 589 that reference Los Patrones Parkway as a location marker are using the arterial highway volumes for the roadway proposed to extend from Oso Parkway south to Avenida Pico along an alignment proposed for the SR-241 extension. The volumes from FEIR 623 are using the extension of SR-241 because there was no arterial highway alternative evaluated in FEIR 623.

N/A FEIR 589 did not have a traffic volume posted on Ortega Highway immediately east of the connection with Cow Camp Road.

Sources: FEIR 589 (2004) and Fehr & Peers 2026.

b) Would the project expose persons to or generate excessive ground borne vibration or ground borne noise levels?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Through the NOP process for FEIR 584 and FEIR 589, the County identified no impact associated with excessive ground borne vibration and ground borne noise and found potential impacts to be less than significant in FEIR 623. There are no applicable Orange County standards for structural damage or human annoyance from vibration. In the absence of County standards, the California Department of Transportation (Caltrans) vibration guidelines were used in FEIR 623.[47]

Problems with both ground-borne vibration and noise from these sources are usually localized to areas within approximately 100 feet from the vibration source (FTA 2006). There is the potential for short-term vibration during construction if sensitive uses are in close proximity to the construction activities using large equipment. However, the FTA guidance states that ground

[47] The Federal Transit Administration (FTA) Office of Planning's Transit Noise and Vibration Impact Assessment (FTA 2006) and Caltrans have developed protocols for assessing potential vibration impacts. Both protocols are consistent.

vibrations from construction activities very rarely reach the level that can damage structures and only achieves the audible and perceptible ranges in buildings very close to the site. Pile driving and blasting are generally the sources of the most severe vibration during construction. The reallocation of residential development units to Planning Areas 3 and 4 would not require non-standard construction practices and would not be different from the construction methods used by the other residential uses in Planning Areas 3 and 4. There are no Master Area Plans or Subarea Plans for Planning Areas 5 and 8 available to identify if any of the uses would require non-standard construction practices; however, there is are no existing uses in these areas that would be impacted by construction vibrations or ground borne noise impacts; therefore, no new impacts are associated with the proposed Project.

c) For a project located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. In conjunction with the scoping process for FEIR 589, FEIR 584, and FEIR 623, aircraft noise was determined not to be a potential significant impact because of the distance of the site from the nearest airport (i.e., John Wayne Airport is 18 miles to the north and the airfield at MCB Camp Pendleton is over 15 miles south of the Orange/San Diego County line). The Project would increase the amount of noise sensitive uses in the Planning Areas but there would be no increase in uses exposed to excessive airport noise. The conditions have not changed since the approval of the FEIRs. There would be no new significant or substantially more severe impacts associated with exposure of people to excessive airport noise levels as a result of the Project.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. SC 4.8-1 through SC 4.8-6 (discussed above) would apply to the Project and serve to reduce construction noise and ensure design measures are incorporated to comply with the County Noise Ordinance.[48] The Project would not result in any new noise impacts, nor would it increase the severity of previously identified impacts as analyzed in the FEIRs. No new mitigation is required. The measures pertaining to noise that are applicable to Planning Areas 3 and 4 are listed in their entirety as Items 557 through 562 in the RCM in Appendix A to this Addendum.

4.14 POPULATION AND HOUSING

SUMMARY OF PREVIOUS FINDINGS

The Orange County Center for Demographic Research (CDR) is a non-profit research center located at California State University Fullerton that provides projections on housing, population, and employment trends in Orange County. These projections, known as Orange County Projections (OCP), provide data in five-year intervals, which in 2025 extends through 2050. The OCP data provides a consistent database for local jurisdictions, utility and service providers, and regional planning programs. The forecasts are updated approximately every four years.

For the purpose of statistical research and analysis, Orange County is divided into ten Regional Statistical Areas (RSA), which are combinations of census tracts designated by SCAG

[48] SC 4.8-7 in FEIR 589 included a requirement that the developer provide evidence that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. With the elimination of the extension of the SR-241 through the Ranch Plan (see discussion in Section 2.7.2 of this Addendum), this SC is no longer applicable and will be deleted from RCM.

for planning purposes. The RSAs are then divided into 70 Community Analysis Areas (CAAs). The Ranch Plan site is located within RSA C-43, which comprises the southern-central portion of Orange County and includes portions or all of the cities of Lake Forest, Mission Viejo, Rancho Santa Margarita, San Juan Capistrano, San Clemente, as well the unincorporated communities of Ladera Ranch, Las Flores, and Coto de Caza. RSA C-43 has been subdivided into seven CAA (CAA 55, 56, 57, 58, 59, 60, and 70). The Ranch Plan site is only located within CAAs 59 and 60.

FEIR 589 and FEIR 584

At the time the Ranch Plan was approved in 2004, the OCP-2000M[49] socioeconomic projections assumed 20,468 residential units in the RMV Planning Area. The OCP-2004 projections had not been adopted, but said projections also reflected the higher unit count (as opposed to the final 14,000 residential unit limit). The finding of a significant unavoidable impact was identified because the Ranch Plan would not fully meet the housing forecast, which would result in an inconsistency with the adopted regional growth projections. The FEIR states that the inconsistency could be eliminated through updating the socioeconomic projections for Orange County and the associated plans that are based on the adopted projections. However, since the County of Orange is not the agency with jurisdiction over the regional planning programs, this impact was identified as a significant, unavoidable impact. The population and housing analysis in FEIR 584 reflects the findings in FEIR 589.

FEIR 584 and FEIR 589 included an extensive evaluation of growth inducing impacts, including direct and indirect growth. The analysis considered the potential for the Ranch Plan to induce growth in Regional Statistical Areas (RSAs) 40 and 43 in Orange County, Subregional Areas (SRA) 42, 43, and 55 in northwest San Diego County, and the Elsinore and Southwest Planning Areas of western Riverside County. FEIR 589 determined that the Ranch Plan would not (1) remove obstacles to growth in the surrounding counties or areas within Orange County; (2) induce unplanned growth; (3) encourage economic activities that would result in adverse impacts to the environment; or (4) require the expansion of one or more public services to areas that were not already planned to receive such services. Growth resulting from the Ranch Plan would be limited to the growth planned as part of the project and would not substantially influence growth outside the project limits. This is primarily due to the fact that much of the surrounding area is currently developed or in public ownership (i.e., MCB Camp Pendleton, Caspers Wilderness Park and the Cleveland National Forest).

FEIR 623

FEIR 623 used existing and projected population, housing, and employment data for unincorporated Orange County contained in the OCP-2014 dataset. This dataset was consistent with SCAG's 2016-2040 RTP, and Regional Growth Forecast projections, which are the currently adopted population, housing and employment projections for the six-county region, including Orange County. The OCR-2014 data set assumed the 14,000 residential units to be provided by the Ranch Plan, as well as development consistent with the AHIA. Development of housing consistent with the AHIA would not represent a substantial increase over the planned growth for the area.

[49] OCP-2000M are the Orange County Projections in affect at the time FEIR 589 was prepared. This data set was developed with a base year of 2000 but were modified (hence the notation of M after the number) by the Center for Demographic Research for consistency for incorporation into the SCAG'S growth forecast for the 2001 Regional Transportation Plan (RTP) and the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP).

PROJECT IMPACT ANALYSIS

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As previously indicated, subsequent to FEIR 589 the OCP numbers were updated to reflect the housing and population projects associated with the Ranch Plan, as approved and housing that would be provided by the AHIA. The updated OCP numbers have been incorporated into the regional growth forecasts and planning documents (such as the Regional Transportation Plan/Sustainable Communities Strategy). Therefore, the significant unavoidable impact identified in FEIR 589 associated with inconsistency with regional planning documents is no longer applicable. It should be noted, neither the OCP numbers nor the regional planning documents identify age-qualified units as a special land use category having special considerations in the local and regional planning programs. Therefore, the proposed Project does not introduce any inconsistencies associated with unplanned growth. This is also discussed in Section 4.11, Land Use and Planning.

FEIR 589 evaluated the historic and projected growth patterns of Orange, San Diego, and Riverside counties. The analysis considered (1) existing land uses; (2) planned land uses; and (3) unplanned lands. Based on regional planning, available infrastructure and infrastructure that would be provided by the Ranch Plan, and landownership of surrounding lands, FEIR 589 determined that the Ranch Plan would not be growth inducing.

FEIR 589 identified that the Ranch Plan, specifically in Planning Area 3, would result in the displacement of employment uses (agricultural and industrial uses) and a limited amount of residences for the agricultural workers. The number of residences identified as being displaced are not of sufficient magnitude (approximately 6 to 10) to affect the regional population and housing projections for the area. The requirement to relocate displaced residents is reflected in PDF 4.3-2 and MM 4.3-1. Additionally, as noted in Section 4.11, Land Use and Planning, the ROSA does provide RMV with the right to replace employee housing. Up to 15 acres has been allocated for potential replacement employee housing.

The proposed reallocation of residential and non-residential uses in accordance with the proposed Project would not change the community-wide mix of land uses or have an impact on the overall number of units assumed for the Ranch Plan. The *Ranch Plan Planned Community Tex*t provides for the reallocation of units between planning areas provided the total is not exceeded. Therefore, the determinations made in FEIR 589 are still valid. As noted above, at the time FEIR 623 was prepared, the OCP dataset, RTP, and Regional Growth Forecast projections had been amended to reflect 14,000 residential units to be provided by the Ranch Plan, as well as development consistent with the AHIA. These forecasts have been carried forward into the most recently adopted forecasts (i.e., OCP-2022 and the SCAG Connect SoCal 2024 Household and Employment forecast). The proposed Project would not change the amount of development forecasted and would not induce substantial unplanned population growth in an area nor result in any residential displacements beyond those addressed in FEIR 589.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new population and housing impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to population and housing that are applicable to Planning Areas 3 and 4 (PDF 4.3-2 and MM 4.3-1), are listed in their entirety as Items 5, 389, and 463 in the RCM in Appendix A of this Addendum.

4.15 PUBLIC SERVICES

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

FEIR 589 evaluated potential impacts associated with the provision of public services and identified potentially significant unavoidable impacts for fire protection services; however, these impacts were generally associated with development in Planning Areas 7 and 9 due to their remoteness. As part of the ROSA (see Section 2.3), development was eliminated in Planning Area 9 and only the RMV headquarters would be allowed in Planning Area 7; therefore, these public services impacts have been eliminated. No significant impacts were identified in FEIR 584.

FEIR 623

FEIR 623 did not identify any significant impacts associated with public services. The infrastructure facilities being developed for the Ranch Plan were deemed to be adequate to serve the affordable housing units. No additional facilities would be required. Therefore, no physical impacts associated with the provision of new or altered government facilities would occur as a result of the additional units associated with the County's Affordable Housing Implementation Plan. Standard Conditions of Approval were identified as being applicable to the affordable housing developments.

PROJECT IMPACT ANALYSIS

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

Fire protection?

Police protection?

Schools?

Parks?

Other Public Facilities?

Fire Protection

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Fire protection services are provided by the OCFA. Consistent with the requirements of MM 4.15-1 and MM 4.15-2 from FEIR 589, RMV and OCFA have entered into a *Secured Fire Protection Agreement* to ensure adequate fire protection service is available to meet the demands

of the Ranch Plan. Additionally, the *Ranch Plan Planned Community-Wide Fire Protection Program* was prepared in cooperation with OCFA and approved by the Board of Supervisors on July 31, 2007. The design of facilities (including but not limited to street access, hydrant locations, residential development and fuel modification) would be in conformance with adopted programs.

The closest existing fire station is a temporary facility located at 31544 Cow Camp Road, in Planning Area 3, which is expected to be replaced with a permanent facility by 2030. Another fire station in the Ranch Plan is located in Planning Area 1 at 56 Sendero Way (Antonio Parkway, north of Cow Camp Road). RMV and OCFA have also coordinated on the construction of a Wildfire Resource Center on a five-acre site in Subarea 3.14, located off Gibby Road. Additionally, there is a fire station in Ladera Ranch (Crown Valley Parkway near Antonio Parkway), a distance of approximately five miles to the western edge of Planning Area 3.

Based on coordination with OCFA the fire station in Planning Area 3 would be able to service the fire service demands for Planning Areas 3 and 4 (OCFA, 2026). OCFA has indicated that the agency may require the accelerated acquisition of the Type 1 Engine associated with Planning Area 5. This would not result in new environmental impacts. The precise size of the permanent fire station will be determined during the design phase for this station. The SFPA for Planning Areas 2 through 10 (SFPA 2-10) acknowledges that Ranch Plan development phasing and other factors may justify refinements in the provision of fire protection facilities and equipment for the Ranch Plan. Per Section 2.C of SFPA 2-10, this may include development of an interim facility and the early acquisition of fire engines if OCFA determines this is necessary to meet the health, safety, and welfare of the Project Area. Therefore, should there be a need for expanding the permanent fire station in Planning Area 3, constructing an interim facility, or increased equipment to serve the additional residential development in Planning Areas 3 and 4, it would be consistent with the SFPA 2-10 and would not result in increased environmental impacts or inability to meet response times or service ratios. The reallocation of residential units and non-residential square footage pursuant to the proposed Project will not expand the response area for the existing station or be expected to impact response times. There are no additional impacts or need for fire protection facilities beyond those that are planned and were addressed in FEIR 589 and FEIR 584. The permanent fire station and any necessary interim facility would be constructed within the previously approved development area and would not result in environmental impacts beyond those evaluated in FEIR 589.

The Master Areas Plan and Subarea Plans for Planning Areas 5 and 8 have not been prepared; therefore, there is no detail available on the anticipated improvements for these planning areas. At the time FEIR 589 was prepared, OCFA recommended new fire stations in Planning Areas 3, 6, and 8. Additionally, Fire Station 56 located in Planning Area 1, has been completed. Since the overall amount of development allowed will remain unchanged, the reallocation of the residential units from these planning areas and the increase in the non-residential square footage is not expected to result in a substantial increase in demand for fire protection services in Planning Area 5 and 8. The need for new facilities will be evaluated at the time the Master Areas Plan and Subarea Plans are prepared and would involve coordination with OCFA. Any new facilities would be constructed within the previously approved development areas and would not result in environmental impacts beyond those evaluated in FEIR 589.

Police Protection

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Police protection services would be provided by the Orange County Sheriff's Department (OCSD), South Operations Division and the California Highway Patrol (CHP), Capistrano Area. At the time FEIR 589 was prepared, the OCSD identified a potential need for an additional substation facility within the Ranch Plan area. A future facility was incorporated into the Ranch

Plan as PDF 4.15-3. MM 4.15-4 identified that RMV would enter into an agreement with the Sheriff's Department specifying the level of services and facilities required to support the Ranch Plan. An Impact Mitigation Agreement was approved by the Board of Supervisors (acting on behalf of the Orange County Sheriff-Coroner Department) on February 6, 2007. However, in April 2015 the Saddleback Station in southeast Orange County became operational and a sheriff's substation in the Ranch Plan area is no longer required. The Saddleback Station has been sized to meet the long-term service demand for south Orange County, including full development of the Ranch Plan.[50] No additional police protection facilities are required to serve the projected demand associated with the Ranch Plan (County 2016 and 2020). Therefore, implementation of the Project would also not require additional facilities because the total amount of development in the Ranch Plan would not change. The patrol units are dispersed throughout the region to facilitate timely response to emergency calls. OCSD has not identified any service response issues associated with serving the Ranch Plan development area. Therefore, there would be no greater travel time to service as a result of the Project.

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities providing police protection services; therefore, the Project would not create a new significant impact or a substantial increase in the severity of previously identified effects in FEIR 589.

Schools

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Project site is within the Capistrano Unified School District. FEIR 589 indicated that the precise locations of the schools would be identified in conjunction with the CUSD, although it projected that Planning Area 3 would likely require two elementary schools. Additionally, the middle school was identified as likely being located in Planning Area 3. FEIR 589 also assumed an elementary school would be built in Planning Area 8. The FEIR assumed the elementary schools would accommodate 700 children and the middle school would be designed for approximately 1,200 students. CUSD has been constructing the newer schools as TK-8. Therefore, a separate middle school is likely not necessary.

FEIR 589 assumed the age-qualified units would not generate school age children because there are generally restrictions that all members of the household have to be 55 or older. Therefore, the adjustment in the number of age-qualified units would generate more households with school age children. However, according to a school capacity analysis conducted by a CUSD District Advisory Board Report in May 2024, the number of elementary school students enrolled in the District has decreased almost 14 percent since 2017-2018. Decreasing local births rates have resulted in consistently shrinking population of school-age children. The 2024 CUSD enrollment year represented 69 percent of the available school capacity.

The reduction in enrollment is also reflected in the student generation factors used by CUSD. A 2013 study conducted for CUSD by Dolinka Group, LLC, titled *Residential Development School Fee Justification Study* identified lower student generation rates than were used in FEIR 589.

[50] The Saddleback Station (Southeast Operations Division serves over 273 square miles and over 280,750 residents. The Southeast Operations Division provides police services to unincorporated communities of Coto de Caza, Ladera Ranch, Las Flores, Wagon Wheel, Trabuco Canyon, and Rancho Mission Viejo. In conjunction with the preparation of the *Orange County Affordable Housing Implementation Plan—Ranch Plan Program Environmental Impact Report* (Final EIR 623, 2016), the OCSD indicated no additional facilities are required to serve the Ranch Plan area and there are no plans for a future substation in the Ranch Plan. This was confirmed in 2020 with the analysis of the La Pata Transfer Station.

Based on the lower student generation rates, there would be no impact to the schools serving the Ranch Plan.

CUSD is currently constructing a TK–8 school in Subarea 3.3. The school has been designed and approved for 1,600 kindergarten through 8th grade students. In addition, Subareas 3.11 and 3.12 identify potential school sites within the Community Facility uses. The schools would be built within the development area of the Planning Area; therefore, there would be no increased physical impacts beyond those addressed in FEIR 589 for the development of the Ranch Plan.

The reallocation of residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4 would increase the number of students in these two planning areas. However, the schools would be sized to accommodate the number of students generated by the Project.

The new school sites would be constructed within the development areas of Planning Area 3 and the impacts of these facilities have been addressed in FEIR 589. There are no known constraints with regard to noise, air quality, hazardous materials, land use compatibility, or access that limit the viability of the school sites. Therefore, there are no substantial adverse physical impacts associated with the provision of new facilities that would cause significant environmental impacts beyond those previously addressed, that are required in order to maintain acceptable service ratios for schools.

Funding for school operations is provided through property tax revenue. Funding for school facilities is addressed through the payment of school fees (as noted in SC 4.15-9 and MM 4.15-5 and provided for in Section 17620 of the *California Education Code* and in Sections 65995 et seq. of the *California Government Code*). Although payment of fees is typically the method of required mitigation of any adverse effects related to the adequacy of school facilities, subsequent to the certification of FEIR 589, RMV and CUSD entered into agreements regarding school facilities funding for Planning Areas 1 and 2 and separately for Planning Areas 3 and 4 that serve to mitigate for public school needs within the Ranch Plan. The agreement for Planning Areas 3 and 4 obligates RMV to provide a school site and fund construction of schools determined necessary (CUSD 2024).

Using the CUSD school generation rates, FEIR 589 did not identify the need for an additional high school; however, FEIR 589 did identify a potential 55-acre high school site that could serve 2,200 students in Planning Area 3, if required. CUSD has not identified the need for an additional high school to support the Ranch Plan or to meet cumulative student demand. Additionally, as part of the RMV/CUSD agreement for school facilities funding in Planning Areas 3 and 4 (August 19, 2020), CUSD did not identify the need for an additional high school.

Parks

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Master Plan of Local Parks, in conjunction with the Local Park Code, is intended to provide for comprehensive local park planning and programming (i.e., acquisition, development, operation, maintenance, and financing). The Local Park Code requires 2.5 acres of land per 1,000 persons when residential dwelling units are proposed. When the requirements of the Local Park Code are calculated with solely on the basis of providing park land, the amount of land to be provided shall be computed multiplying the proposed dwelling units by the park land acres per dwelling unit ratios. As discussed and approved in the *Ranch Plan Planned Community Local Park Implementation Plan (LPIP)*, a total of 94 acres of parkland is required for 14,000 dwelling units (9,000 units at 6.5 du/ac or above and 5,000 units at 6.5 du/ac or below). Calculating the parkland requirement by the overall unit density by number of units does not provide a different

generation rate for age-qualified units; therefore, total number of acres required in the LPIP would not differ due to the adjustment in the number of age-qualified units.

With the relocation of the residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4, the amount of parkland within Planning Areas 3 and 4 would need to meet the requirement for the increased number of units in these planning areas. All required 94 acres of parkland would be provided in Planning Areas 1-4. Currently, 77.528 acres of local parks have been provided within the Ranch Plan,[51] additional parkland will be provided in Planning Areas 3 and 4 to meet the full parkland requirement for the Ranch Plan. Since with the proposed Project, there would be no residential uses in Planning Areas 5 and 8, there would not be a need for parkland in these planning areas. The parks within Planning Areas 3 and 4 would be constructed within the development areas; therefore, the environmental impacts associated with the development of the parks have been assumed within the impacts of the Ranch Plan. The amount of proposed parkland is consistent with the requirements outlined in the *LPIP*. Parks within the Ranch Plan are currently assumed to be maintained by the master maintenance corporation; therefore, the addition of the new parks within Planning Areas 3 and 4 would not result in additional public agency maintenance requirements. As noted in FEIR 589, the precise location and size of other neighborhood and community parks would be determined at the Area Plan level of approval. The implementation of parkland is tracked in the *LPIP*. This is discussed further in Section 4.16.

Other Public Facilities

Libraries

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 determined that there would be an increased demand for library services due to the increased population and related demand for library services. The closest library is located in Ladera Ranch. The need for an additional facility would ultimately depend on utilization rates of existing facilities and projected demand for library services. The County of Orange has made provisions for library services through developer fees used to provide for future demand (SC 4.15-11). Should the County deem that a new facility is required, it can be accommodated within the Planned Community, such as Subarea 3.11 or 3.14. Pursuant to the conditions of approval for the Ranch Plan, the County of Orange and RMV entered into a Library Fee Payment Agreement on September 13, 2016, which would facilitate implementation of the future library should a library be deemed necessary. No impacts are anticipated, as development of any library facility(y/ies) would occur entirely within the development areas.

Drainage Facilities

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589, through the infrastructure overlay, evaluated the physical impacts associated with the construction of a comprehensive storm drain system. As discussed in Section 4.10, Hydrology and Water Quality, the ROMP provides the guidance for mitigative water quality and hydromodification management. The ROMP and the Conceptual WQMP prepared for the Master Plan and Subarea Plan level of planning identified various regional flood control basins, local flood control basins, and water quality basins proposed to provide the necessary flood control protection.

[51] Of the 77.528 acres of parkland credited to the Ranch Plan, 22.873 acres is within Planning Area 3. Therefore, the total amount of parkland within the Ranch Plan would be over 100 acres and in excess to the amount required by the LPIP and the Local Park Code.

The physical impacts associated with construction of the drainage system has been previously evaluated in FEIR 589 and Addendum 3.1 (as prepared for the initial approval of the Master Area Plan and Subarea Plans). The Project would not require substantial modifications that would result in a new significant or substantially more severe impact. A Master Homeowners Association will be responsible for the inspection and maintenance of most of the structural BMPs. The County will be responsible for those BMPs that only serve the public roadway areas. The County will be required to inspect and maintain all of the public roads, storm drain, and flood control infrastructure throughout the Planning Areas, including the various flood control basins accepted for public ownership by the County.

In conclusion, the proposed Project would not result in any new adverse physical impacts associated with the provision of new or physically altered governmental facilities discussed above. There would be the need for new facilities; however, these facilities have been planned as part of the Ranch Plan and would be constructed within the Planning Areas 3 and 4 development areas; therefore, the environmental impacts would be consistent with those previously addressed in the FEIRs. The existing and new facilities would maintain acceptable service ratios, response times, and other performance objectives for the above discussed public services.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new public service impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to public services that are applicable to Planning Areas 3 and 4 are listed in their entirety in the RCM provided in Appendix A, and include:

- MM 4.15-1 and MM 4.15-2 for fire protection are listed as Items 201, 202, 204, and 253 in the RCM
- MM 4.15-4 for police protection is listed as Item 205 in the RCM
- MM 4.15-5 and SC 4.15-9 for schools are listed as Items 206 and 597 in the RCM.

4.16 RECREATION

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

The Ranch Plan would result in a substantial increase in population in the project area. Associated with this increase in population would be an increased demand for recreational resources. The Ranch Plan requires the construction of new parks and recreational facilities, such as trails and bikeways. The *Ranch Plan Planned Community Local Park Implementation Plan (LPIP)* has been prepared to demonstrate how the Ranch Plan will provide a local park program in compliance with the Orange County Local Park Code and the Master Plan of Local Parks Component of the Recreation Element of the General Plan. The LPIP, as amended, requires 94 acres of public and private parkland to support the residents of the entire Ranch Plan. The parks would be constructed within the approved development areas. Therefore, FEIR 589 and FEIR 584 addressed recreation impacts on the environment as part of the development impacts. No significant unavoidable impacts associated with recreation were identified.

FEIR 623

Pursuant to the AHIA, the Affordable Housing units would be constructed in conjunction with the Ranch Plan development. Parkland has been identified in the Master Area Plans and Subarea Plans for Planning Areas 1 through 4 that exceeds the amount of parkland required for build-out of the entire Ranch Plan based on the LPIP. Therefore, the Affordable Housing Project would be located in a "parks rich" community. There would be sufficient local parkland in the Ranch Plan to support the additional population associated with the Affordable Housing and meet the County's Local Park Code requirements. FEIR 623 found that the increased population would not result in or accelerate a substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities nor would it require the construction of new facilities beyond the possible inclusion of a pool and clubhouse associated with the specific apartment complex.

PROJECT IMPACT ANALYSIS

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 and FEIR 584 identified that in connection with development of the Ranch Plan, 2.5 acres of parkland would be provided for every 1,000 residents.[52] The individual improvements and programs are embodied within the project design features, standard conditions and individual mitigation measure established for the Ranch Plan. Applicable PDFs, included provision for a sports park (PDF 4.12-2); protection of over 15,000 acres of open space (PDF 4.12-3); construction of linkages with the local trails in Ladera Ranch (PDF 4.12-4); implementation of components of the Master Plan of Regional Hiking Trails (PDF 4.12-5); implementation of components of the Master Plan of County Bikeways (PDF 4.12-6); and provisions for local park sites (PDF 4.12-8). The standard conditions are generally associated with subdivision maps and grading permits and address the manner for recording dedications and easements (SC 4.12-1 through SC 4.12-5). MM 4.12-1 required the development of a Master Trail and Bikeways Implementation Plan in conjunction with the first Master Area Plan. The Plan was approved on July 18, 2006 (and subsequently updated in June 2011), fulfilling this requirement. With the implementation of these comprehensive measures, any potential impacts to existing local and regional recreation facilities as a result of increased use by area residents would be less than significant.

The LPIP is a program designed to plan and monitor the provision and development of local parks within the Ranch Plan in accordance with Quimby Act and the Local Park Code requirements. The LPIP is maintained and updated over time as the Ranch Plan is implemented. Per the approved LPIP, 94 creditable parkland acres total are required, of which 75 percent or 70.5 acres can be creditable public parkland and 25 percent or 23.5 acres can be creditable private parkland. To date, through Planning Areas 1 and 2, along with Subareas 1-6 of Planning Area 3, RMV has received credit for 70.7 public parkland acres and 6.8 private parkland acres (as shown in LPIP Amendment #5, approved on September 17, 2025). With the parkland acres already credited, 82

[52] It should be noted that FEIR 589 identified 82 acres of local parkland as being required for the Ranch Plan. In March 2007, subsequent to the certification of the FEIR, the *Ranch Plan Planned Community Local Park Implementation Plan* (LPIP) was approved by the Orange County Board of Supervisors. The LPIP as amended in September 2025 identifies a total of 94 acres of parkland as being required with full buildout of all the approved units. The LPIP would prevail, with the 94 acres being comprised of creditable acres of both land and improvements.

percent of the 94 acres required, the Ranch Plan is ahead of schedule and will meet the total required parkland acres.

With the reallocation of residential units to Planning Areas 3 and 4, the full 94 acres of required parkland would need to be accommodated in Planning Areas 1 through 4 because this area would support the full number of residents in the Planned Community. As shown in Table 2, Amended Planning Areas 3 and 4 Development Table, 68 acres of parkland are proposed in Planning Areas 3 and 4. When combined with the parkland acres credited in Planning Areas 1 and 2, the full Ranch Plan parkland requirement under the LPIP would be satisfied. As noted above, with the reallocation of the residential uses from Planning Areas 5 and 8, there would be no requirements for parkland in these Planning Areas.

In addition, there would be sufficient parkland within the Ranch Plan to satisfy the County Local Park Code requirements associated with the Affordable Housing units. Per FEIR 623, there would be a need for between 2.56 acres, and 5.11 acres of parkland dependent on the level of private sector financing that is used for the provision of affordable housing. Should the public sector financing be used County would be responsible for providing the required parkland. Therefore, the Project would not result in any new significant or substantially more severe impacts pertaining to deterioration of recreational facilities associated with the increased population in these Planning Areas as sufficient parks and recreational facilities will be provided within the Ranch Plan to meet the needs of community residents.

b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. As noted in the discussion of parks in Section 4.15, the reallocation of residential units from Planning Areas 5 and 8 would shift the LPIP parkland acreage requirement associated with these reallocated units to Planning Areas 3 and 4. With the proposed Project, implementation of Planning Areas 3 and 4 would provide for up to 68 acres of additional parkland, which, combined with the existing parkland within the Ranch Plan, is more than what is required to meet the requirements of the County Local Park Code. In addition to meeting the parkland requirement for the 14,000 residential units approved as part of the Ranch Plan, the parkland provided in Planning Areas 3 and 4 would be sufficient to meet the parkland requirements for the affordable housing units. The excess amount of parkland within the Ranch Plan was identified in FEIR 623 as providing the necessary parkland for the County's Affordable Housing Implementation Plan.[53]

The impacts associated with the construction of the recreational facilities were addressed as part of the larger Ranch Plan because the parks will be within the development areas. FEIR 589 and FEIR 584 assumed full impact to resources within the development areas. Additionally, FEIR 589 and FEIR 584 assumed the San Juan Creek Class I Bikeway and the San Juan Creek Regional Riding and Hiking Trail would be located along the creek and would have components outside the development area. These impacts were incorporated into total impact areas identified for the Ranch Plan. Therefore, the Project impacts would not exceed those addressed in the certified EIRs. No new significant or substantially more severe impacts would occur as a result of the reallocation of residential units to Planning Areas 3 and 4.

[53] The amount of parkland required for the affordable housing program would be dependent on the amount of public versus private financing that is used. FEIR 623 concluded that using entirely private sector financing, an additional 2.56 acres of parkland would be required. If all of the affordable housing were to be implemented using public sector financing 5.11 acres of parkland would be required.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new recreation impacts, nor would it increase the severity of previously identified recreation impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to recreation that are applicable to Planning Areas 3 and 4 include PDFs 4.12-2 through 4.12-6 and 4.12-8; SC 4.12-1 through SC 4.12-5; and MM 4.12-1. These measures are listed in their entirety as Items 177, 363, 418, 577 through 581, and 583 through 587 in the RCM in Appendix A to this Addendum.

4.17 TRANSPORTATION AND TRAFFIC

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

The FEIRs considered the regional growth in the area using the OCP Projections, as well as forecasts in the adjacent counties. These demographic projections ensure consistency with the local and regional planning efforts, such as the Air Quality Management Plan, the Regional Transportation Plan, and Regional Growth Management Element.

The traffic analysis in FEIR 589 and FEIR 584 was conducted with a 2025 horizon year both with and without the SR-241 extension. For the scenario without the SR-241 extension, an arterial highway was assumed to serve the regional travel demand in southeast Orange County.[54] Significant unavoidable project and cumulative impacts were identified on arterial highway intersections and the freeway network (both ramps and mainline facilities) with buildout of the Ranch Plan. The number of arterial highway intersections impacted would vary based on the circulation network assumed. As part of FEIR 589, a mitigation program, known as South County Roadway Improvement Program (SCRIP) was formulated to address the significant circulation impacts associated with development of the Ranch Plan. However, because the County is unable to ensure that mitigation outside its jurisdictional boundaries would be implemented, the impacts to be mitigated by improvements outside of the County's jurisdiction were identified as significant and unavoidable. It should be noted, however, that a number of the required roadway improvements (e.g., the widening of Antonio Parkway and Ortega Highway, the construction of the La Pata Avenue Gap Closure and Cow Camp Road, Phase 1) have been constructed. Additionally, improvements to the freeway system have also been implemented since FEIR 589 and FEIR 584 were prepared and certified.

FEIR 623

The traffic analysis in FEIR 623 had a 2035 horizon year. As part of the alternative baseline, it assumed full build-out of the Ranch Plan, including the implementation of the SCRIP improvements, as well as other local and regional circulation system improvements that are planned by 2035. FEIR 623 did not identify any project related impacts. Intersection locations analyzed in the study area were forecasted to operate at acceptable levels of service with the exception of the City of San Juan Capistrano Valle Road/San Juan Creek Road intersection during the PM peak hour in this scenario. However, development scenarios do not adversely

[54] In 2020, the Transportation Corridor Agency decided not to pursue the southern extension of the SR-241. Los Patrones Parkway, which is currently constructed to Cow Camp Road, will serve as the arterial highway providing the north-south regional movement in lieu of the toll road.

impact this deficient intersection. Therefore, Project related impacts were identified as less than significant and no mitigation was required.

PROJECT IMPACT ANALYSIS

The quantitative transportation analysis presented in this section is from the study prepared by Fehr & Peers, titled, *Transportation Study of: Rancho Mission Viejo Amendment to PA 3&4 Master and Subarea Plans (PA25-0162)*, which is included as Appendix C to this Addendum (Fehr & Peers 2026). The study complies with the requirements of the *Ranch Plan Planned Community Program Text*, Section 11.A.4, which requires a Traffic Analysis to accompany an amendment to the PC Development Map.

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The Ranch Plan was developed to be consistent with various programs that address circulation needs. This includes the *Orange County General Plan, Transportation Element* (Transportation Element) and Master Plan of Arterial Highways (MPAH). In addition to a network of new roadways, trails and bikeways have been included in the Ranch Plan that would provide alternative modes of transportation. Exhibit B-24, included in Attachment B provides an updated Trails and Bikeways Exhibit for the Master Area Plan.

Although there is currently no public transit in the Ranch Plan area, in 2014 a pilot program providing mobility services was initiated. Known as RanchRide, it offers free or low-cost public transportation, in cooperation with OCTA and the County of Orange, to community events and local destinations across the Ranch Plan and greater south Orange County. The program, which is operated as a Transportation Management Association, has expanded and serves the community as a public-benefit corporation. The program is designed to reduce traffic congestion, ease parking demand and reduce carbon emissions.

The reallocation of residential units to Planning Areas 3 and 4 would not conflict with any of the programs and policies addressing circulation needs, including transit, roadway, bicycle and pedestrian facilities. The amount of development with the Project would not exceed the levels approved for the Ranch Plan. Although there would be a slight shift in the distribution of development, and therefore, a possible redistribution of the trips on the roadway network, no circulation deficiencies were identified. This is further discussed below as part of the level of service and delay analysis. Therefore, there are no new or substantially more severe impacts than what were addressed in FEIR 589.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The CEQA Guidelines Section 15064.3 pertains to using Vehicle Miles Traveled (VMT) as the appropriate metric for assessing transportation impacts. Incorporation of VMT as the metric for assessing transportation impacts implements Senate Bill (SB) 743. The CEQA Guidelines state that lead agencies have discretion to develop and adopt their own, or rely on thresholds recommended by other agencies. Appropriate methodology to evaluate a project's vehicle miles traveled, may include whether to express the change in absolute terms, per capita, per household or in any other measure.

In November 2020, the County of Orange approved the County's *Guidelines for Evaluating Vehicle Miles Traveled Under CEQA* (County VMT Guidelines), as part of its *2020 Local CEQA Procedures Manual*, which outlines the methodology for assessing impacts based on VMT and establish a threshold for determining if an impact is significant based on VMT. The County VMT Guidelines do provide that the County may continue to use delay and level of service (LOS) for transportation projects. Furthermore, to the extent that impacts have already been addressed at a programmatic level, the County VMT Guidelines provide that the analysis may tier from that analysis. The FEIRs being addended by this document are approved projects with Program EIRs.

A regional analysis of VMT has been conducted as part of the Program EIR prepared by SCAG for the Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), called Connect SoCal 2024 (the RTP/SCS), which was approved by SCAG in April 2024. The development associated with the build-out of the Ranch Plan has been incorporated into the regional planning documents through their inclusion in the regional growth forecasts. Although the regional VMT in the six-county SCAG region are expected to increase by approximately 1.4-percent between 2019 and 2050, the VMT per capita in most of the SCAG region is projected to decrease.[55] The increase in VMT is related to the increased population projected for this region by 2050.

As noted, the development associated with the Ranch Plan has been incorporated into the growth projections for Orange County and those used in the RTP/SCS. The Project would reallocate approved land uses between planning areas and would not increase the overall amount of the development allowed. Additionally, the Ranch Plan was found not to be growth inducing in FEIR 589. Use of the level of service and delay analysis (provided below) is consistent with the County's *Guidelines for Evaluating Vehicle Miles Traveled Under CEQA* Therefore, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). There would be no new significant or substantially more severe impacts, and VMT would not be considered new information requiring substantial changes to the FEIRs.

Level of Service and Delay Analysis

As noted above, the County's *2020 Local CEQA Procedures Manual* allows projects where impacts have previously been evaluated at a programmatic level, to tier from that the previous analysis. Therefore, the analysis done for the proposed Project utilizes the level of service and delay analysis methodology to determine if there is the potential for a new or more severe significant impact compared to the FEIRs. This comparative analysis to the 2004 traffic study prepared for FEIR 589 is required by the *Ranch Plan Planned Community Text* when amending the PC Development Map.

In conducting their analysis, Fehr & Peers utilized the latest version of the Orange County Transportation Analysis Model (OCTAM) (Version 5.0.1, released in 2024) to prepare traffic forecasts for the assessment. OCTAM Version 5.0.1 provides forecasts for the Year 2050, with regional land uses and roadway systems consistent with the 2024 Southern California Association of Governments Regional Transportation Plan and Sustainable Communities Strategy (2024 SCAG RTP/SCS). The travel forecasts reflect 2050 conditions, including build-out of the long-range growth forecasts for the region, including the Ranch Plan. OCTAM also incorporates the roadway system defined by the MPAH. For this assessment, the land uses of the Ranch Plan were modified to reflect the proposed Project. This approach supports a more reliable assessment of transportation impacts resulting from the proposed changes, which includes the reallocation of land uses and the adjustment in the number of age qualified units.

[55] Per SCAG's Program EIR, the VMT per capita is only expected to increase in Imperial County.

The 2050 forecasts reflect several changes from previous studies. The most current version of OCTAM reflects four changes that influence the traffic analysis: 1) the socioeconomic forecasts for the County have been revised downward to reflect trends in migration, reduction in household size, work-from-home, etc. 2) the level of trips projected from Riverside County and San Diego County have been reduced, 3) the extension of Los Patrones Parkway has been included to reflect changes to the MPAH, and 4) post-COVID travel patterns have changed due to work-from-home and household deliveries.

Table 6 provides a comparison of the forecasted Average Daily Traffic (ADT) volumes on the key roadway segments surrounding Planning Areas 3 and 4. The table reflects: (1) the ADT volumes from FEIR 589; (2) the 2035 ADT volumes from FEIR 623; (3) the 2050 ADT volumes with the proposed Project; and (4) the 2050 ADT volumes for the currently entitled land use scenario.[56] At every location, the ADT volumes with the proposed Project is less than the ADT volumes identified in FEIR 589 and would result in only minor increases in traffic volume changes at five locations compared to the current entitlement. Since the traffic volume on the roadways in the vicinity of the Ranch Plan would all be substantially less than what was evaluated in FEIR 589, there would be no new or substantially more severe impacts to roadway segments.

TABLE 6
TRAFFIC VOLUME COMPARISON ON KEY ROADWAY SEGMENTS

Roadway Segment	2025 Traffic Volume from FEIR 589[a]	2035 Traffic Volume from FEIR 623[b]	2050 Traffic Volume with Current Entitlement	2050 Traffic Volume with Proposed Project[c]
Ortega Highway, west of Antonio Parkway	41,000	37,000	26,000	27,000
Ortega Highway, east of Cow Camp Road	N/A	19,000	19,500	21,300
Ortega Highway, west of Cow Camp Road	N/A	11,000	6,500	6,200
Ortega Highway, east of Planning Area 4	N/A	19,000	19,500	20,000
Crown Valley Parkway, west of Antonio Parkway	48,000	30,000	32,500	32,600
Oso Parkway, west of Los Patrones Parkway	44,000	32,000	30,600	31,500
Oso Parkway, east of Los Patrones Parkway	24,000	21,000	15,100	15,000
Avenida La Pata, south of Ortega Highway	25,000	29,000	14,000	14,400
Avenida La Pata, north of Avenida Pico	41,000	33,000	18,000	18,000
Avenida Vista Hermosa, west of Avenida La Pata	43,000	22,000	10,600	10200
Avenida Pico, west of Avenida La Pata	34,000	33,000	26,100	24,300
Avenida Pico, east of Avenida La Pata	24,000	34,000	17,800	15,400

N/A: Not Available. FEIR 589 did not have a traffic volume posted on Ortega Highway immediately east of the connect with Cow Camp Road.(identified as New Ortega in FEIR 589).

[a] The traffic volumes from FEIR 589 are utilizing the 2025 ADT Cumulative With Project (Committed Circulation System Plus La Pata) Figure 4-4 from the Traffic Report prepared for FEIR 589.

[b] The traffic volumes from FEIR 623 utilize the 2035 ADT Cumulative with the SR-241 Extension and use of Alternative 3 (Figure 4-12 from the Traffic Report, Appendix E to FEIR 623). This alternative assumed full public financing of the affordable housing; therefore, it had the greatest number of affordable units (i.e. 1,110 affordable units).

[c] The 2050 traffic volumes are taken from the Fehr & Peers, 20265 traffic analysis provided in Appendix C.

Sources: Fehr & Peers 20265.

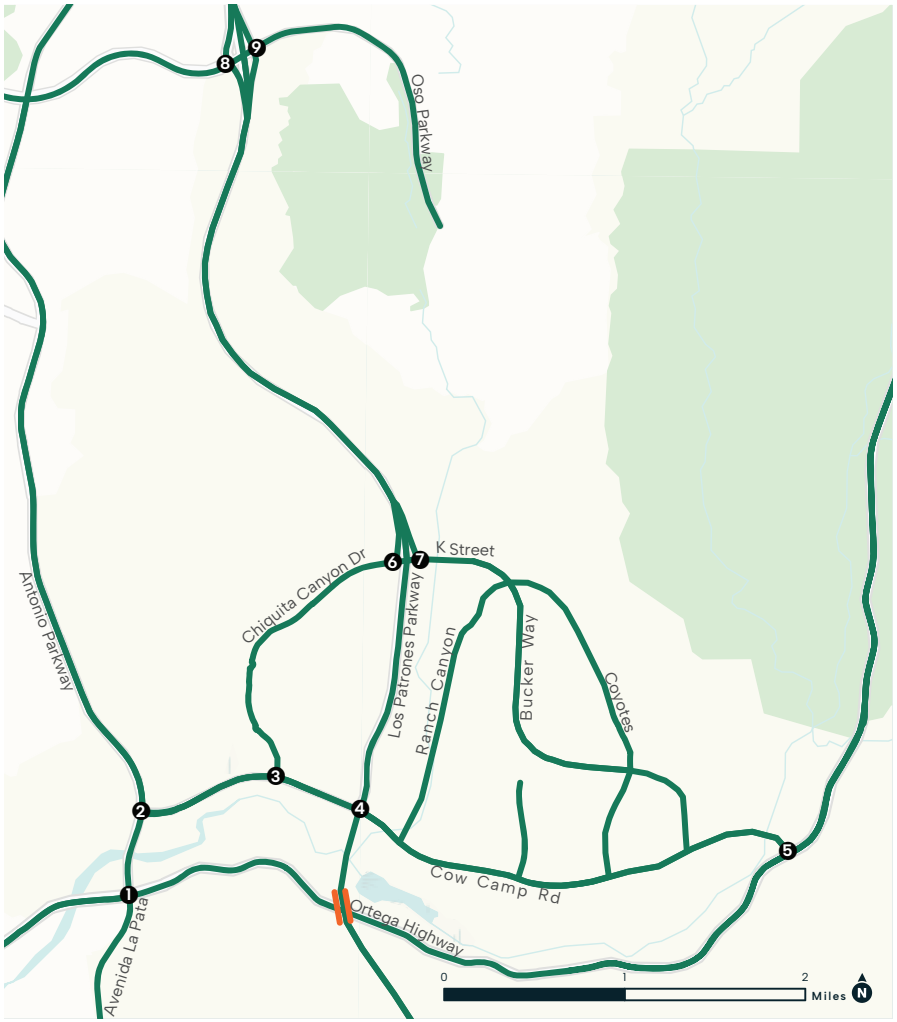
[56] As previously noted in this Addendum, each of the scenarios have different horizon years and slightly different MPAH network; however, all scenarios assumed build-out of the Ranch Plan and regional growth forecast for Orange County and the surrounding areas. The *Ranch Plan Planned Community Text* does not require a comparison the 2035 traffic volumes from FEIR 623 when amending the PC Development Map. This data has been added for informational purposes.

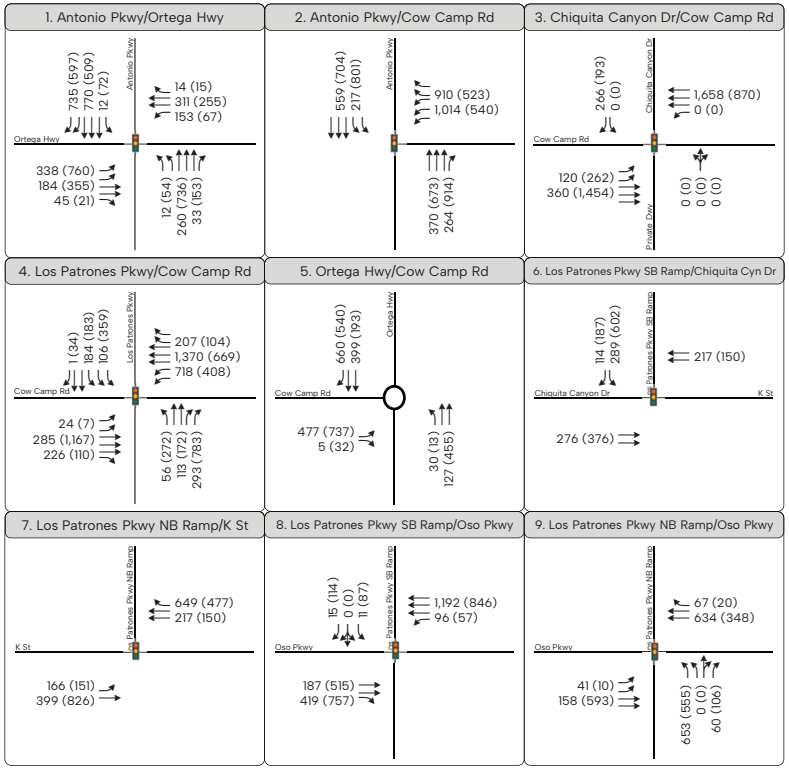
In addition to the forecasted ADT volumes on roadway segments, the traffic analysis provided an evaluation of the proximate intersections covered by South County Roadway Improvement Program (SCRIP)[57] The LOS at each intersection was analyzed using the Intersection Capacity Utilization (ICU) methodology to perform the operational analysis, resulting in estimates of LOS and vehicle-to-capacity (v/c) ratios. The locations evaluated are listed below. The locations of these intersections and the assumed 2050 lane configuration are depicted in Exhibit 6:

1. Ortega Highway/Antonio Parkway
2. Cow Camp Road/Antonio Parkway
3. Cow Camp Road/Chiquita Canyon Drive
4. Cow Camp Road/Los Patrones Parkway
5. Cow Camp Road/Ortega Highway
6. Chiquita Canyon Drive/Los Patrones Parkway Southbound Off-Ramp
7. Chiquita Canyon Drive/K Street/Los Patrones Parkway Northbound On-Ramp
8. Oso Parkway/Los Patrones Parkway Southbound Ramps
9. Oso Parkway/Los Patrones Parkway Northbound Ramps

The traffic operations analysis comparing the operations of the current entitlements and those that are forecast with the Project are shown in Table 7. The data for the current entitlements and proposed amendment is taken from the Fehr & Peers 2026 traffic analysis. All the intersections are projected to operate at LOS A or B, which is better than the County's standard of LOS D for intersections. Additionally, for purposes of comparison, Table 7 also shows 2025 forecasted volumes from FEIR 589; however, the final roadway alignments and names in FEIR 589 do not reflect the alignments established through the subsequent alignment design studies conducted by the County of Orange. The extension of Los Patrones Parkway south of Cow Camp Road was not included in the previous LOS analysis because it had not been added to the MPAH at that time. As a result, traffic on some arterials around Planning Areas 3 and 4 are projected at lower levels due to the presence of Los Patrones Parkway between Cow Camp Road and Avenida La Pata.

[57] SCRIP was adopted as a mitigation measure in conjunction with the certification of FEIR 589. It establishes a comprehensive framework for implementing transportation improvements in South Orange County. SCRIP includes a funding program that is intended to complement existing road fee programs in the South Orange County area.





LEGEND

AM (PM) Peak Hour Traffic Volume

Lane Configuration

Stop Sign

Signalized

Study Intersection

Source: Fehr & Peers 2025

Intersection Locations, Lane Configuration, and Peak Hour Traffic Volumes

Exhibit 6

Amended Master Area Plans and Subarea Plans for Planning Areas 3 and 4

N W E S

Map not to scale

(12/04/2025 PLO) R:\Projects\RMV\3RMV003100\Graphics\Addendum\ex_Intersections.pdf

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TABLE 7
INTERSECTION LEVEL OF SERVICE AND VOLUME TO CAPACITY COMPARISON

Location	Traffic Control	Peak Hour	FEIR 589[a]		FEIR 623[b]		Current Entitlement[c]		Proposed Project[c]	
			LOS	V/C	LOS	V/C	LOS	V/C	LOS	V/C
(1) Ortega Hwy/ Antonio Pkwy	Signal	AM	D	0.85	D	0.88	A	0.36	A	0.39
		PM	D	0.90	C	0.75	A	0.52	A	0.56
(2) Cow Camp Rd/ Antonio Pkwy	Signal	AM	C	0.76	B	0.65	A	0.40	A	0.40
		PM	E	0.94	B	0.71	A	0.54	A	0.56
(3) Cow Camp Rd/ Chiquita Cyn Dr	Signal	AM	C	0.74	B	0.64	A	0.52	A	0.55
		PM	D	0.84	B	0.70	A	0.50	A	0.44
(4) Cow Camp Rd/ Los Patrones Pkwy	Signal	AM	B	0.70	C	0.80	A	0.43	A	0.46
		PM	B	0.70	B	0.64	A	0.56	B	0.65
(5) Cow Camp Rd/ Ortega Hwy	Round-about	AM	A	0.53	C	0.71	A	0.35	A	0.39
		PM	A	0,58	D	0.84	A	0.37	A	0.445
(6) Chiquita Cyn Dr/ Los Patrones Pkwy SB	Signal	AM	N/A	N/A	A	0.54	A	0.43	A	0.30
		PM	N/A	N/A	D	0.82	A	0.46	A	0.51
(7) Chiquita Cyn Dr/ D St/ Los Patrones Pkwy NB	Signal	AM	N/A	N/A	B	0.67	A	0.49	A	0.53
		PM	N/A	N/A	A	0.55	A	0.47	A	0.53
(8) Oso Pkwy/Los Patrones Pkwy SB	Signal	AM	A	0.56	C	0.76	A	0.38	A	0.37
		PM	B	0.70	D	0.83	A	0.56	A	0.56
(9) Oso Pkwy/Los Patrones Pkwy NB	Signal	AM	D	0.87	C	0.77	A	0.46	A	0.46
		PM	A	0.59	A	0.58	A	0.40	A	0.40

LOS: Level of Service; V/C: Volume to Capacity Ratio; N/A; Not available; SB: Southbound; NB: Northbound

[a] LOS and V/C values for FEIR 589 are taken from the 2025 Cumulative with Project without SR-241 and with La Pata Avenue scenario (Table 4-4 in the 2004 Traffic Report). Cow Camp Road was called New Ortega Highway in FEIR 589. The roadway alignments in the 2004 Traffic Study and FEIR 589 for new roadways do not reflect the precise alignments established through the County roadway alignment studies but provide a relative understanding of the LOS evaluated in FEIR 589 for purposes of this Addendum. Locations are shown on Figure 4-4 of the 2004 Traffic Report.

[b] The traffic volumes from FEIR 623 utilize the 2035 ADT Cumulative without the SR-241 Extension and use of Alternative 3 (Table 4-2 from the Traffic Report, Appendix E to FEIR 623). This alternative assumed full public financing of the affordable housing; therefore, it had the greatest number of affordable units (i.e. 1,110 affordable units).

[c] Source: Fehr & Peers, 2026

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The reallocation of residential units to Planning Areas 3 and 4 would not result in any unsafe design features or conflict due to incompatible uses. The residential uses would comply with all local and state design standards and would be consistent with the other residential uses being developed in Planning Areas 3 and 4. Moreover, the Project would not result in any new or substantially more severe hazard impacts due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) than what was addressed in FEIR 589.

d) Would the project result in inadequate emergency access?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. In certifying FEIR 589, the County of Orange did not find that the Ranch Plan would result

in inadequate emergency access. The Ranch Plan is designed to provide adequate and safe access to serve the approved level of development. This includes providing additional access to and from the Ranch Plan and providing an alternative parallel route to Ortega Highway (i.e., Cow Camp Road). This enhancement would facilitate access to the regional network system, such as Los Patrones Parkway and SR-241, as a means of emergency access. Much of the arterial highway network constructed for the Ranch Plan is reflected in the August 2025 Safety Element of the Orange County General Plan as evacuation routes. Therefore, the Project would not result in any new or substantially more severe emergency access impacts than what was addressed in FEIR 589.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. As noted above, SCRIP (MM 4.6-1) is a fee program established to provide funding for improvements at locations identified as deficient throughout the south county roadway network. The standard conditions (SC 4.6-1 through SC 4.6-12) pertain to requirements prior to recordation of subdivision maps and issuance of grading permits. SC 4.6-5 also requires payment of fees for the Major Thoroughfare and Bridge Fee Program. The Project would not result in any new traffic impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to traffic that are applicable to Planning Areas 3 and 4, as well as the Project, are listed in their entirety as Items 99 through 103 and 543 through 554.2 in the RCM in Appendix A to this Addendum.

4.18 TRIBAL CULTURAL RESOURCES

SUMMARY OF FINDINGS

FEIR 589, FEIR 584, and FEIR 623

Tribal Cultural Resources was not a checklist question at the time that FEIR 589, FEIR 584, and FEIR 623, were prepared. This issue was added to the checklist in September 2016 and reflects the requirements of Assembly Bill (AB) 52, requiring consultation with California Native American tribal governments on projects that were initiated on or after July 1, 2015. The Ranch Plan, Southern Subregion HCP/MSAA/NCCP, and County's Affordable Housing Implementation Plan were initiated before that date.

Although this CEQA checklist question was not included in the previous documents, the issue of potential impacts on tribal cultural resources is not new and was evaluated in FEIR 589 and FEIR 584 as part of the cultural resources evaluation. FEIR 623 did not discuss tribal cultural resources because by the time the affordable housing could be implemented, all mass grading would have already occurred and the measures required by FEIR 589 to minimize impacts on cultural resources will have been implemented. This approach would also be applicable to tribal cultural resources.

As noted in Section 4.5, Cultural Resources, because the cultural resources evaluation prepared for FEIR 589 and FEIR 584 was prepared consistent with the standards for CEQA, NEPA, and the requirements of Section 106 of the National Historic Preservation Act, there was consultation with the Native American Heritage Commission and the Juaneño Band of Mission Indians, Acjachemen Nation. Native American consultation was a part of the Section 106 process to determine the significance of resources. Maps and letters regarding the Ranch Plan project were sent to three representatives of the Juaneño Band in February and March 2000.

PROJECT IMPACT ANALYSIS

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. A tribal cultural resource is considered a site, feature, place, cultural landscape, sacred place, or object, which is of cultural value to a California Native American Tribe and is either eligible for the CRHR[58] or a local register.

The second component of this threshold is if the reallocation of residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4 would impact, "A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe." Subdivision (c) states:

> A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
>
> (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
>
> (B) Is associated with the lives of persons important in our past.
>
> (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
>
> (D) Has yielded, or may be likely to yield, information important in prehistory or history.

As discussed above as part of Section 4.5, Cultural Resources, the record search, field surveys, and coordination with the State Historic Preservation Officer, identified two of the recorded archaeological sites within Planning Area 3 (CA-ORA-1121 and CA-ORA-1565) as eligible for both the NRHP and the CRHR based on the information that they may yield (Criterion D). FEIR 589 identified that the Cultural Resource impacts associated with construction were significant and a mitigation program was developed. Based on the mitigation standards set forth in the CEQA

[58] Section 5024.1 of the Public Resources Code established the California Register of Historic Resources, as "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."

Guidelines Section 15126.4(b) and Public Resources Code Section 21083.2, mitigation consistent with the Cultural Resources Management Plan would reduce the impacts to less than significant.

AB 52, which has been incorporated into the Public Resources Code (Section 21080.3.1(b)), provides for consultation with tribes that have formally requested in writing that the lead agency provide notification to the tribe of projects in the tribe's area of traditional and cultural affiliation. This applies to projects for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. This does not apply to addenda. FEIR 589 and FEIR 584 were certified prior to July 1, 2015[59]. However, as noted above, as part of the Section 106 process there was consultation with the NAHC and the Juaneño Band of Mission Indians, Acjachemen Nation.

The reallocation of residential units and non-residential square footage pursuant to the proposed Project would not cause a significance or substantial adverse change in any tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is (1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); nor (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, no major revisions to the FEIRs are required.

MITIGATION PROGRAM

As discussed above in Section 4.5, the applicable measures that would reduce impacts to less than significant are listed in their entirety as Items 170 and 172 through 176 in the RCM in Appendix A to this Addendum.

4.19 UTILITIES AND SERVICE SYSTEMS

SUMMARY OF PREVIOUS FINDINGS

FEIR 589 and FEIR 584

In conjunction with FEIR 589 and FEIR 584, a Water Supply Assessment (WSA) was prepared. These FEIRs also identified the impacts associated with construction of a full network of utility services required to support the Ranch Plan. This includes a number of water reservoirs and pump stations. Most of these facilities are proposed within the footprint of the development areas; however, due to design requirements to accommodate gravity flows, some facilities are proposed in open space areas. The impacts of these facilities are addressed as part of the impact assessment for the overall Planned Community through an infrastructure overlay that identified various facilities (e.g., utilities and roadways) that would be constructed outside of the development areas.

[59] Although the NOP for FEIR 623 was filed after July 1, 2015, the potential for impacting archaeological or tribal cultural resources was not evaluated in the EIR because mass grading would have occurred prior the availability of the sites for affordable housing.

The Ranch Plan requires the construction of a number of storm water facilities to accommodate the flows associated with development. This included construction of basins to retain water during peak flows in order to avoid impacts off site. The footprint for these facilities is included in the acreage identified as part of the development footprint described in FEIR 589 and FEIR 584.

FEIR 589 and FEIR 584 determined that, using both the California Integrated Waste Management Board (CIWMB) and County Integrated Waste Management District solid waste generation factors, there was sufficient capacity at the Prima Deshecha landfill to accommodate the projected daily tonnage generated by implementation of the Ranch Plan.

No significant, unavoidable impacts to utilities and service systems were identified in FEIR 589 and FEIR 584.

FEIR 623

FEIR 623 evaluated potential impacts associated with wastewater treatment facilities, including the potential to exceed treatment capacity and the need to construct new facilities. Based on existing and programmed infrastructure improvements no significant impacts were identified.

As part of the Notice of Preparation further discussion of storm water facilities (question c) and solid waste disposal (questions f and g) were determined not to need further evaluation in the FEIR.

FEIR 623 did not identify any significant unavoidable impacts associated with utilities and service systems.

PROJECT IMPACT ANALYSIS

a) Would the project require or result in the construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. Improvements to meet the increased demand for utilities was addressed as a component of the Ranch Plan in FEIR 589.

Water

FEIR 589 included the analysis from the water supply assessment (WSA) prepared by the SMWD pursuant to Senate Bill (SB) 610 and SB 221. FEIR 623 also included the analysis of a WSA prepared to address the water demand of the affordable housing units.[60] As a part of the preparation of the WSAs, the SMWD identified the approximate water demand associated with implementation of the Ranch Plan. FEIR 589 addressed the type and general locations of facilities needed to accommodate the long-range demand. This included multiple locations for water storage and distribution. The projected water demand for the Ranch Plan was substantially accounted for in SMWD's 2000 Urban Water Management Plan and has continued to be accounted for in the subsequent updates to that plan. Additionally, SMWD has incorporated the

[60] A WSA was not required for the affordable housing developments in Planning Areas 1 and 2 because the total number of units is less than threshold identified in SB 610 (a 500 dwelling unit project). However, based on coordination with the County and SMWD, the units in Planning Areas 1 and 2 were included in the WSA prepared for the Project to facilitate the inclusion of the units in the 2015 UWMP.

necessary facilities into their Plan of Works for the appropriate improvement districts serving the Ranch Plan. Exhibits B-19 and B-20 of Attachment B hereto provide, respectively, (i) an updated Conceptual Domestic Water Plan Exhibit for the Master Area Plan and (ii) an updated Non-Conceptual Domestic Water Plan Exhibit for the Master Area Plan. Since no additional development above the levels approved with FEIR 589 are proposed and all development has been incorporated into the necessary long-range planning programs, the proposed Project would not require changes to the water infrastructure that would result in new or substantially more significant environmental effects associated with the construction or relocation of water infrastructure greater than the impacts evaluated in the FEIRs. The Mitigation Program in FEIR 589 included SCs 4.15.5 and 4.15-6 requiring coordination on the design and placement of water facilities. These conditions are listed in their entirety in the RCM in Appendix A as Items 593 and 594.

Wastewater

FEIR 589 and FEIR 623 evaluated the increased amount of wastewater generated by the development of the Ranch Plan and the affordable housing units. These forecasts have been integrated into the SMWD Plan of Works for the service area. Wastewater would be treated at the Chiquita Water Reclamation Plant (CWRP), which would provide preliminary, primary, secondary, and tertiary wastewater treatment systems. There would be sufficient capacity at the facility to ensure all wastewater treatment meets the requirements of the San Diego Regional Water Quality Control Board. The reallocation of residential units from Planning Areas 5 and 8 to Planning Areas 3 and 4 would not have an impact on the amount of wastewater generated because the amount of development would not exceed the original approvals of the Ranch Plan. Therefore, there would be no need to further expand the CWRP that would result in new significant or substantially more severe impacts to wastewater treatment facilities. Exhibit B-21 of Attachment B, provides an update to the Preliminary Wastewater Systems Exhibit for the Master Area Plan. The Mitigation Program in FEIR 589 included SCs 4.15.7 and 4.15-8 requiring coordination on the design and placement of wastewater facilities. These conditions are listed in their entirety in the RCM in Appendix A as Items 595 and 596.

Stormwater and Drainage

FEIR 589 and the Master Area Plan for Planning Areas 3 and 4 identify a network of storm drains that would serve the Ranch Plan. Exhibit B-22, of Attachment B, provides an updated exhibit of the Preliminary Storm Drainage System for the Master Area Plan. The facilities would include outfalls to San Juan Creek and to Cañada Gobernadora. 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. Additionally, the Ranch Plan has been designed to provide sufficient storage for runoff volumes to mitigate increases in peak discharges to offset impacts of existing development. The collection facilities would be located within the development area. The outfalls located outside the development area were assumed as part of the infrastructure overlay when the impacts were assessed in FEIR 589. Therefore, the impacts associated with the construction of the storm drain improvements were previously evaluated. The affordable housing units evaluated in FEIR 623 would not change the development area of the various planning areas within the Ranch Plan. Therefore, FEIR 623 did not address the storm drain and drainage facilities because the sizing of the storm drains and any associated infiltration basins or detention basins would account for the affordable housing area. With no new or expanded facilities, no further evaluation was needed.

The reallocation of residential units to Planning Areas 3 and 4 would occur within the development areas that are designed to meet stormwater and drainage requirements. These facilities would be capable of accommodating the storm flows associated with the increased residential units in Planning Areas 3 and 4. The Project would not require the construction of additional stormwater and drainage facilities outside of the development areas and infrastructure overlay zone. Therefore, the impacts associated with the construction of the storm drain improvements were previously evaluated and there would be no new significant environmental effects associated with the construction or relocation of stormwater or drainage infrastructure than what was evaluated in the FEIRs.

Electric Power or Natural Gas

FEIR 589 calculated energy demand using utility generation rates from the South Coast Air Quality Management District (SCAQMD) *CEQA Air Quality Handbook* because rates were not available from SDG&E or SoCalGas (i.e., the power service providers for the project area). FEIR 589 identified the need for an electrical substation in Planning Area 3 and potentially a second substation within the Ranch Plan. The substation was intended to serve more than just the Ranch Plan. As previously discussed in Section 4.6, Energy SDG&E needed to bring the substation online prior to any development in the Ranch Plan. The facility was sited and built in Planning Area 2. Therefore, there is sufficient capacity to meet the full demand of the Ranch Plan. FEIR 589 also addressed the impacts of having to relocate transmission lines and utility easements. These utilities were not on the County Environmental Checklist at the time FEIR 623 was prepared and were not discussed in the FEIR. However, similar to drainage facilities, the infrastructure has been sized to accommodate all planned development within the Planning Areas and cumulative growth in the utility service areas.

The reallocation of residential units to Planning Areas 3 and 4 would not result in an increased demand that would require the construction of additional facilities beyond those evaluated in FEIR 589 because the substation was sized by SDG&E to accommodate all the planned development in the Ranch Plan, as well as cumulative growth in the service areas. There would be no significant impact associated with provision of new electrical facilities, beyond those already addressed in FEIR 589.

FEIR 589 identified the physical impacts associated with extending natural gas infrastructure to the area. In addition to new distribution lines, FEIR 589 identified the need for a new regulating station at the northwest corner of the Antonio Parkway at Ortega Highway intersection. The station has been located within the Planning 1 development area; therefore, the grading and associated impacts have been analyzed in the evaluation of the Ranch Plan development area. Other necessary/related infrastructure facilities would be constructed in the road right-of-way or within the development area; therefore, there would be no significant impacts beyond those addressed in FEIR 589. The relocation of residential units to Planning Areas 3 and 4 would not change the overall demand assumptions and types of natural gas facilities evaluated in FEIR 589. Therefore, there would be no significant environmental effects that have not been previously addressed in FEIR 589. PDF 4.15-5 in the Mitigation Program from FEIR 589 identified requirements for constructing subsurface electrical lines (Item 224 in the RCM). SCs 4.15-2 and 4.15-3 pertain to coordination and design of electrical facilities (Items 590 and 591). SC 4.15-4 pertains to coordination and design of natural gas facilities (Item 592).

Telecommunications

Telecommunications facilities would be constructed within the development areas or infrastructure overlay areas of the Planning Areas. This would include phone, internet, and cell towers. Facilities would be sized to meet the overall demand for the Planning Areas. The

relocation of residential units to Planning Areas 3 and 4 would not change the overall demand assumptions and types of required telecommunications facilities. Since the development would be located within areas already evaluated for disturbance (i.e., development area and infrastructure overlay areas), there would be no significant environmental effects beyond those previously evaluated with respect to the provision of telecommunications facilities. This would apply to all the development in the Planning Areas.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. FEIR 589 and FEIR 623 included an analysis from the WSA prepared pursuant to Senate Bill (SB) 610 and SB 221. As a part of the preparation of the WSAs, the SMWD identified the approximate water demand (domestic and non-domestic) associated with implementation of the Ranch Plan at full buildout under normal consumption conditions. The analysis evaluated normal, dry, and multiple dry years scenarios. The projected water demand for the Ranch Plan was substantially accounted for in SMWD's 2000 Urban Water Management Plan (UWMP) and has continued to be accounted for in the subsequent updates to that plan, the most recent being the 2020 UWMP.

Similarly, SMWD approved a WSA for the affordable housing units based on the maximum number of units addressed in FEIR 623 (up to 1,110 units). This information, together with the Ranch Plan development, was incorporated into SWMD's 2015 UWMP and all subsequent updates to the plan. The reallocation of the Ranch Plan residential units would also result in the reallocation of the affordable units to Planning Areas 3 and 4 since the affordable units are to be constructed in conjunction with the Ranch Plan units. However, since the UWMP has provided for all these units as part of SMWD's long-range water planning, there would be sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

FEIR 589 identified improvements including domestic and non-domestic water lines and reservoirs. For Planning Areas 3 and 4 multiple domestic water reservoirs and non-domestic water reservoirs were identified and evaluated in the FEIRs. The reservoirs would provide storage facilities to provide the Ranch Plan with water to meet operational needs, fire-flow volumes, and emergency storage. The vast majority of these facilities are within the development footprint; therefore, there would be no additional impacts associated with their implementation. However, FEIR 589 and FEIR 584 did identify that, due to design requirements, Planning Area 3 would have a domestic water reservoir serving Zone 3 located in open space (Habitat Reserve) area.[61]

Since the reallocation of the residential units and non-residential uses pursuant to the proposed Project would not increase the amount of development approved for the Ranch Plan, said reallocation would not result in an increase in water demand or any new impacts from what was previously evaluated in the FEIRs. These impacts are consistent with the analysis in the FEIRs and no new significant or substantially more severe water supply impacts are anticipated. As identified in Section 3.3.4, Agreements, Permits, and Approvals, a Water Supply Verification (WSV) is required to be prepared and approved by the SMWD Board prior to the County's approval of final tract maps.

[61] For the domestic and non-domestic water systems, SMWD divides the area into five pressure zones. These are based on service area elevations. Zone 3 covers areas between 700 and 900 feet in elevation.

c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The reallocation of residential units and non-residential square footage would not result in any greater demand for wastewater treatment or water treatment facilities. The development approved for the Ranch Plan has been integrated into the SMWD Plan of Works and the facilities have been sized accordingly. Exhibit B-21, included in Attachment B, provides an update to the Preliminary Wastewater System exhibit in the Master Area Plan. Consistent with the assumptions in the FEIRs, wastewater generated by the Ranch Plan would be treated at the CWRP, which has sufficient capacity to ensure all wastewater treatment meets the requirements of the San Diego Regional Water Quality Control Board. The Rienda Lift Station and the Cow Camp Lift Station will serve the development in Planning Areas 3 and 4.[62] These facilities will have sufficient capacity to accommodate the proposed Project without requiring parallel sewer lines or upgrades to the existing Cow Camp Road sewer system. Therefore, assuming implementation of the Project, there is adequate wastewater treatment capacity to serve both the Project's projected demand in addition to SMWD's existing commitments; hence, there would be no new impacts.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No New or More Severe Impacts/No Changes or New Information Requiring Preparation of an EIR. The solid waste disposal needs of the Ranch Plan and the affordable housing projects were evaluated in the FEIRs using waste generation rates provided by the California Integrated Waste Management Board (CIWMB). The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) required all counties to prepare a County Integrated Waste Management Plan ("CIWMP"). Subsequent to the certification of FEIR 589, the County of Orange adopted a 40-year strategic plan for waste disposal for Orange County. OC Waste & Recycling uses long-range population projections when planning for the solid waste disposal needs in the County; therefore, the growth associated with the approved Ranch Plan, as well as the affordable housing, would have been incorporated into the projections for the long-range planning programs.

Additionally, the waste disposal service serving the Ranch Plan is required to abide by the applicable waste reduction and recycling programs required under existing regulations (i.e., AB 939 and the California Mandatory Commercial Recycling Law [AB 341]). The latter Assembly Bill went into effect in 2012; therefore, the expected solid waste generated by the Ranch Plan, including the reallocated residential units in Planning Areas 3 and 4, would reasonably be less than what was assumed in FEIR 589. Additionally, CALGreen requires the reusing and recycling of construction debris to minimize the amount of inert construction waste in the landfills. As part

[62] The construction of the SMWD Rienda Sewer Lift Station is being designed and constructed in a three-phase process. Phase I is currently operational and serving the Planning Area 3 demand. Phase 2 of the Rienda Sewer Lift Station is under design at this time and will be implemented as the demands near the next threshold of its capacity (SMWD is monitoring this). Phase 3 will implement larger pumps and systems to handle the ultimate capacity. RMV is working closely with SMWD to make sure this design meets all the demands of the future development. SMWD will initiate the final design of the Cow Camp Lift Station in 2026, with an anticipated reduction in capacity from the preliminary design concept.

of the existing code, at least 65 percent of all construction wastes must be diverted from landfills. This exceeds the assumptions used in the FEIRs.

Therefore, the overall solid waste disposal impacts associated with the Ranch Plan development would be less than what was assumed in the FEIRs. The reallocation of residential units to Planning Area 3 and 4 would not increase the overall community-wide demand for waste disposal. There are no components of the Project that would generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The Project would comply with the federal, state, and local regulations related to solid waste. There would be no new significant or substantially more severe solid waste impacts associated with the Project. SC 4.15-10 in the Mitigation Program for FEIR 589 identified the need to prepare a Solid Waste Management Plan, which was completed in 2007 (Item 598 in the RCM).

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new impacts on utilities and service systems, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. No new mitigation is required. The measures pertaining to utilities and service systems that are applicable to Planning Areas 3 and 4, as well as the Project, are listed in their entirety as Items, 224, 253, and 589.1 through 598 in the RCM in Appendix A to this Addendum.

4.20 WILDFIRE

SUMMARY OF FINDINGS

FEIR 589

Wildfire was not a separate topic in the CEQA Environmental Checklist at the time FEIR 589 was prepared. However, the impacts associated with wildfires were included in the discussion of hazards and hazardous materials in the FEIRs. In addition to the discussion of wildland fire hazard evaluated as part of the hazards discussion, fire protection was addressed in Section 4.15, Public Services, as part of the Public Services and Facilities evaluation.

FEIR 589 discussed the *Wildland Fire Management Plan* as a component of the Adaptive Management Plan Element of the Habitat Reserve Management Program, an important component of the SSHCP. The wildland fire analysis considered the likelihood of the following conditions when assessing the severity of wildland fires that may affect the area:

- The amount of natural vegetation that would provide fuel for a wildland fire,
- The topography of the area and accessibility for firefighting equipment,
- Water availability, and
- Weather elements

The analysis in FEIR 589 assumed the Ranch Plan site would likely remain as a Special Fire Management Zone area because of the extensive amount of open space associated with the Planned Community.[63] Fire hazard modeling was done as part of the *Wildland Fire Management Plan*, which is contained in the Adaptive Management Program (Appendix J of FEIR 589). The modeling considered not only the vegetation density within the Ranch Plan at the time of the analysis but recognized that as fire frequency is reduced the vegetation could become denser and the species composition would change. This means that fires would burn with more intensity and would potentially be more destructive. With implementation of the provisions in the *Wildland Management Plan*, and applicable OCFA conditions for development of projects within a Special Fire Protection Area, together with improved accessibility and water availability, impacts associated with wildland fires would be less than significant.

At the time FEIR 589 was prepared, there were no officially designated evacuation routes within the Ranch Plan boundaries; therefore, implementation of the Planned Community would not have impaired an evacuation route. However, the FEIR identified that implementation of infrastructure (i.e., roads, water availability, and fire stations) would enhance firefighting capabilities in the area.

FEIR 584

Although not on the CEQA Checklist as a separate topic at the time FEIR 584 was prepared and certified, the FEIR provided a discussion of wildland fire management as a component of the Adaptive Management Plan for the protection of Covered Species and their habitats. The *Wildland Fire Management Plan* identifies that effective implementation of tactical fire suppression operations will avoid and minimize impacts on Covered Species and their habitats in situations where some level of adverse impact will be unavoidable. The Adaptive Management Program is included in Appendix N in FEIR 584).

FEIR 623

Although wildfire was not a separate topic on the CEQA Checklist when FEIR 623 was prepared, the issue of fire protection was discussed under Public Services (Section 4.7 of the FEIR). The FEIR identifies the programs that would minimize the potential risks for a wildfire, such as the two separate Secured Fire Protection Agreements (SFPA) with OCFA. The first SFPA addressed development in Planning Area 1. The second SFPA covers Planning Areas 2 through 10 of the Ranch Plan. The SFPA 2-10 includes, but is not limited to, the requirement for provision of facilities, apparatus, fire and rescue supplies, and equipment for the Ranch Plan. SFPA 2-10 went into effect March 22, 2007 (OCFA 2007). The agreement outlines the timing for the temporary and permanent fire station facilities and fire apparatus/equipment necessary to meet the “health, safety and welfare needs of the Project Area”.

[63] The Office of the State Fire Marshall (or Cal Fire) develops Fire Hazard Severity Zone maps using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Many factors are considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. The maps evaluate “hazard,” not “risk”. “Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. (https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones, accessed November 24, 2025)

PROJECT IMPACT ANALYSIS

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New or More Severe Impacts/ No Changes or New Information Requiring Preparation of an EIR. Although there was not an officially adopted emergency response plan or emergency evacuation plan for the area within the Ranch Plan boundaries at the time the Ranch Plan and County's Affordable Housing Implementation Plan were adopted[64], each new subdivision approved within the Ranch Plan boundaries is reviewed by OCFA with regard to ingress and egress relative to a wildfire event. As required by the *Ranch Plan Planned Community-Wide Fire Protection Plan* (RPFPP), all developments projects with more than 150 units require two exits. Improved access to the site and review of site design by OCFA would minimize potential obstacles for access by fire fighters and firefighting equipment. The addition of the new arterial highways provides routes for evacuation. In August 2025, the County of Orange adopted an updated Safety Element that incorporates policies associated with ensuring adequate fire protection facilities and measures to minimize the loss of life and property. The Safety Element designated official evacuation routes and policies requiring coordination with OCFA on design of development within Very High Fire Hazard Safety Zones (VHFHSZs), which includes portions of the Ranch Plan. RMV has been implementing these requirements well before the adoption of the updated Safety Element through the RPFPP and the OCFA site design review process, which evaluates development layout and required infrastructure support (e.g., street design, building layouts, hydrant locations, and available fire flow). Implementation of the RPFPP and OCFA site design review would be applicable to the reallocated residential units.

The evacuation routes in the vicinity of the Ranch Plan reflected in the 2025 Safety Element include: Ortega Highway east of I-5; Antonio Parkway south to Ortega Highway; Los Patrones Parkway, south to Cow Camp Road; Cow Camp Road east to its current terminus in Planning Area 3; and Chiquita Canyon Road from Cow Camp Road to Los Patrones Parkway. These roadways, with the exception of Ortega Highway, have been constructed or upgraded to meet OCFA design requirements. Ortega Highway is a State Route and is within Caltrans jurisdiction. FEIR 589 identified Cow Camp Road as the parallel facility to Ortega Highway within the Ranch Plan that would provide improved access to the Ranch Plan.

Additionally, RMV and OCFA have coordinated on the construction of a Wildfire Resource Center on a five-acre site in Subarea 3.14, located off Gibby Road. This will enhance emergency response not just for the Ranch Plan but also for surrounding areas. No new significant or substantially more severe impacts to emergency response or evacuation would occur as a result of the Project.

[64] The County of Orange adopted its first Operational Area Emergency Operations Plan in 2017, which consolidated two emergency operations plan: one for unincorporated Orange County and one for all jurisdictions in the County. The plan goes beyond wildfires and "provides procedures to prepare for and respond to natural, technological, conflict-related, and human-caused incidents creating situations requiring a coordinated response" (Safety Element of the Orange County General Plan, 2025).

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No New or More Severe Impacts/ No Changes or New Information Requiring Preparation of an EIR. A *Ranch Plan Planned Community-Wide Fire Protection Plan* (RPFPP) had been developed in conjunction with the OCFA and approved by the Orange County Board of Supervisors in July 2007. The RPFPP provides a comprehensive approach to processing emergency access and fire safety issues, which have been customized to meet OCFA's requirements. The RPFPP addresses design requirements and formalizes RMV's commitment to community-wide fire protection enhancement practices (e.g., automatic fire sprinklers, planting limitations, etc.) and early preparation and tracking of Fire Master Plans, which are intended to simplify and apportion responsibilities for plan check and inspection at subsequent levels of approval.

As noted above, the *Wildland Fire Management Plan* (WFMP) was developed in conjunction with OCFA to support FEIR 584 and FEIR 589. The risks associated with exposure of people or structures to a significant risk involving wildland fires, was fully addressed in FEIR 589. Modeling was done as part of the *Wildland Fire Management Plan*, that considered topography (slope), prevailing winds, and other factors associated with wildfire risks. The *Wildland Fire Management Plan* is contained in the Adaptive Management Program (Appendix J of FEIR 589 and Appendix N of FEIR 584). This information was used in the preparation of the *Ranch Plan Planned Community-Wide Fire Protection Program* approved by the Orange County Board of Supervisors in July 2007 and a Secured Fire Protection Agreement (Planning Areas 2 through 10) between the OCFA and RMV approved in March 2007. The requirements in the WFMP applies to all the development areas within the Planned Community; therefore, the protections would also extend to the affordable housing development within the Ranch Plan.

As part of the OCFA site design review process, development layout and required infrastructure support (e.g., street design, building layouts, hydrant locations, and available fire flow) are reviewed. Fire flow volumes have been incorporated into the long-term water demands for the Ranch Plan. All fire protection facilities and fuel modification areas have been incorporated into the impact analysis either as part of the development areas or the infrastructure overlay zone. Therefore, these impacts have been analyzed in FEIR 589 and FEIR 584.

The WFMP includes a *Short-Term Fire Management Plan* and a *Long-Term Strategic Life Protection Plan*, which would serve for routine fire protection and provide protection from wildland fires. Implementation of the Plan would provide measures intended to reduce the incidence and severity of wildfires (e.g., the use of prescribed burns to reduce fuel loads) and includes a "Strategic Fire Suppression Plan" intended to guide fire suppression actions that protect sensitive habitat areas from repeated wildfires (e.g., by identifying high priority "aggressive" fire suppression areas) and that minimize physical impacts from fire protection activities (e.g., the use of heavy fire suppression equipment).

As noted, RMV and OCFA have entered into a *Secured Fire Protection Agreement* to ensure adequate fire protection service is available to meet the demands of the Ranch Plan. Subsequent to the certification of FEIR 589, the *Ranch Plan Planned Community-Wide Fire Protection Program* was prepared in cooperation with OCFA and approved by the Board of Supervisors on July 31, 2007. With the reallocation of residential units and non-residential square footage pursuant to the proposed Project, these programs would provide the framework and improvements that would protect against wildland fires. Compliance with these programs, and Unified Building Code and OCFA ordinances dealing with the wildland/urban interface, would reduce potential impacts to less than significant.

Further, to minimize potential fire risk during construction, through issuance of permits to access its property, RMV requires the implementation of construction safeguards provided in Chapter 35 of the California Fire Code to prevent accidental ignitions during hot work such as welding and brush clearing.[65] This is consistent with the findings of FEIR 589. Therefore, the Project would not result in any new wildfire impacts, nor would it increase the severity of impacts previously analyzed in FEIR 589.

MITIGATION PROGRAM

As part of the FEIRs, a mitigation program was adopted, which minimizes impacts associated with implementation of the Ranch Plan. The Project would not result in any new wildfire impacts, nor would it increase the severity of previously identified impacts analyzed in the FEIRs. These measures were included in the discussion of Hazards and Hazardous Materials and includes Items 201 through 204, 253, and 589.1 in the RCM, provided in Appendix A. No new mitigation is required.

[65] The U.S. Department of Labor Occupational Safety and Hazard Administration (OSHA) defines hot work as “any work that involves burning, welding, cutting, brazing, soldering, grinding, using fire- or spark-producing tools, or other work that produces a source of ignition” (OSHA 2019).

SECTION 5.0 CUMULATIVE IMPACTS

5.1 INTRODUCTION

The CEQA Guidelines (§15130) require that a project's cumulative impacts be discussed when "…the incremental effect is cumulatively considerable…" According to CEQA Guideline §15065(c), the term cumulatively considerable means "…that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects…" Specifically, CEQA Guidelines §15355 defines cumulative impacts as:

> "…two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> a) The individual effects may be changes resulting from a single project or a number of separate projects.
>
> b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

When addressing cumulative impacts, Section 15130(b) of the CEQA Guidelines notes that the elements necessary to provide an adequate discussion of significant cumulative impacts encompass either:

a) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

b) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency."

5.2 BACKGROUND

For the Ranch Plan, the cumulative evaluation included specific projects, consideration of the adopted general plans for the local jurisdictions, and regional development projections. To determine which projects would contribute to cumulative impacts, the County of Orange considered known projects within the adjacent cities and counties. The Ranch Plan is located within Growth Management Areas (GMA) 9 and 11; therefore, projects within these GMAs were considered. Federal, State, regional, and local agencies were contacted, including San Diego and Riverside County. A search of the www.CEQAnet.ca.gov website was also reviewed for the identification of potential cumulative projects. A total of 20 agencies were contacted in an effort to identify cumulative projects and 73 projects were discussed in the evaluation of cumulative impacts.

Not all projects would contribute to significant cumulative impacts for each topical area. For example, not all projects would have impacts on prime farmland. Not all impacts associated with each cumulative project would contribute to a cumulative impact. Some of the impacts are very site specific and would not compound the impacts associated with the Ranch Plan.

A full discussion of the projects identified as part of FEIR 589 are discussed in Section 7 of FEIR 589. Section 6 of FEIR 584 contains the cumulative evaluation and for FEIR 623, the cumulative analysis is provided in Section 4 of the EIR.

FEIR 589 identified significant unavoidable cumulative impacts for Agricultural Resources for the loss of Important Farmland; Aesthetics associated with landform alteration and creation of light and glare; Air Quality (criteria pollutants and construction emissions); Hydrology and Water Quality associated with pathogens[66]; Mineral Resources (ONIS in Planning Area 5); Noise at Camino Capistrano; and Transportation at various intersections and freeway ramps. In conjunction with FEIR 589, the Orange County Board of Supervisors adopted a Findings of Fact and a Statement of Overriding Considerations. For FEIR 584, a separate Findings of Fact and Statement of Overriding Considerations was not deemed necessary.

For FEIR 623, significant unavoidable cumulative impacts were identified for cumulative construction air quality impacts and greenhouse gas emissions. The Orange County Board of Supervisors adopted a Findings of Fact and a Statement of Overriding Considerations for these two significant impacts.

5.3 CUMULATIVE IMPACT ANALYSIS

As discussed in Section 4 of this Addendum, the proposed Project would not substantially change the impacts associated with implementation of the Ranch Plan. The proposed Project would not result in more severe impacts that would contribute to a cumulative impact not previously identified. The proposed Project would not increase the overall amount of development or the footprint of the planned development. Many of the impacts are less than what was identified in the FEIRs. For example, traffic volumes are less on a number of the roadways and improvements have been implemented. This would potentially reduce air emissions and noise. Although not identified as significant cumulative impacts, the ROSA reduced the area of development and eliminated certain Ranch Plan impacts. There are no Project impacts that would be identified as individually minor but when considered with cumulative projects or growth, would be collectively significant. Therefore, no additional analysis of cumulative impacts is necessary.

[66] See Section 4.10 of this Addendum for an update on studies pertaining to pathogens.

SECTION 6.0 CONCLUSION

Amendment to the Planning Areas 3 and 4 Master Area Plan and Subarea Plans

The County of Orange has determined, on the basis of substantial evidence in the light of the whole record, that:

(1) the proposed amendment to the Master Area Plan for Planning Areas 3 and 4 and the 15 Subarea Plans contained in these Planning Areas (14 Planning Subareas within Planning Area 3 and the 1 in Planning Area 4) (PA25-0162) does not represent a substantial change from the SSHCP, the Ranch Plan, and Orange County Affordable Housing Implementation Plan-Ranch Plan evaluated in FEIR 584, FEIR 589, and FEIR 623, respectively;

(2) development in Planning Areas 3 and 4 would occur within the development areas identified as part of the Ranch Plan and SSHCP approvals;

(3) the proposed amendment will reallocate non-residential uses on the PC Statistical Table (shown in Table 1 of this Addendum) to Planning Areas 5 and 8;

(4) currently, there are no Master Area Plans and Subarea Plans for Planning Areas 5 and 8, however, when they are prepared, all development would occur in the development areas identified as part of the Ranch Plan and SSHCP approvals;

(5) at the time the Master Area Plans and Subarea Plans for Planning Areas 5 and 8 are prepared, the County shall perform requisite environmental review(s);

(6) there are no substantial changes with respect to the circumstances under which the Project is undertaken; and,

(7) there is no new information of substantial importance, which was not known and could not have been known at the time FEIR 584, FEIR 589, and FEIR 623 were certified as complete. The proposed amendments would not have any new or substantially more severe impacts than what was evaluated FEIR 584, FEIR 589, and FEIR 623. There are no new mitigation measures that were not adopted at the time the FEIRs were certified that would further reduce Project impacts. FEIR 584, FEIR 589, and FEIR 623 when considered in conjunction with this Addendum, provide adequate documentation pursuant to the California Environmental Quality Act (CEQA). Furthermore, this Addendum, when combined with FEIR 584, FEIR 589, FEIR 623, and Addendum 3.1 will be considered in determining whether additional CEQA documentation would be required for the eventual implementation of development within Planning Areas 3 and 4.[67]

(8) This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e., Program EIR 589, Program EIR 584, and Program EIR 623) is already in place. Because the proposed project does not reach the threshold for further environmental review, pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162, no further environmental review is required for PA25-0162.

[67] As noted in Section 1.1 of this Addendum, Addendum 3.1 focused on the potential impacts associated with these two Planning Areas and is incorporated by reference in this Addendum. This allows the discussion in this Addendum to be more succinct.

Alternative Development Standard

Alternative Development Standard (ADS) D-23 (PA 26-0009) is proposed separately from the amendment to the Planning Areas 3 and 4 Master Area Plan and Subarea Plans (PA25-0162) but would be applicable to the development in the Ranch Plan, including Planning Areas 3 and 4 and is covered by the analysis in this addendum. In approving ADS D-23, the Orange County Planning Commission, consistent with Regulation 25 of the *PC Program Text* (Section I.B) as the decision maker will make the following findings:

a. ADS D-23 is consistent with the General Plan.

b. The use, activity or improvement(s) contemplated by ADS D-23 is/are consistent with the provisions of the Zoning Code.

c. Approval of the permit application is in compliance with the requirements of the California Environmental Quality Act (CEQA).

d. Implementation of the use, activity or improvement(s) contemplated by ADS D-23 will not (i) create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area (ii) result in conditions or circumstances contrary to the public health and safety and the general welfare of the community.

e. ADS D-23 will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

SECTION 7.0 REPORT PREPARERS AND CONTRIBUTORS

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ATTACHMENT A

PROPOSED RANCH PLAN PLANNED COMMUNITY STATISTICAL SUMMARY (TABLE 1)

AND AMENDED PLANNING AREAS 3 AND 4 DEVELOPMENT TABLE (TABLE 2)

TABLE 1
PROPOSED RANCH PLAN PLANNED COMMUNITY STATISTICAL SUMMARY

Planning Area	Development Use											Open Space Use	Planning Area Totals
	Residential			Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort	Total Gross Development Acres		
	Gross Acres	Maximum Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Maximum Square Footage of Non-Residential Uses (in thousands)	Gross Acres	Maximum Square Footage (in thousands)	Gross Acres	Maximum Square Footage (in thousands)	Gross Acres		Open Space Acres	Gross Acres
Planning Area 1	446	1,247	110	5	30	13	95				464	240	704
Planning Area 2	806	2,776	15	45	495	5	30				856	824	1,680
Planning Areas 3 and 4	**2,490**	**9,977**	**120**	**170**	**2,332**	**20**	**217**				**2,680**	**633**	**3,313**
Planning Areas 5 and 8	1,608			33	498	13	148	80	1,110	25	1,759	3,024	4,783
Planning Area 10												12,203	12,203
Subtotal	*5,350*	*14,000*	*245*	*253*	*3,355*	*51*	*490*	*80*	*1,110*	*25*			
Total											**5,759**	**16,924**	**22,683**

Revised July 26, 2006, per Planning Commission Resolution # 06-05.
Revised February 23, 2011, per PA110003, PA110004, PA110005, and PA110006.
Revised March 27, 2013, per Planning Commission.
Revised February 2015 per Planning Commission

Source: RMV *Proposed Master Area Plan for Planning Areas 3 and 4* Amendment, 2026.

TABLE 2
AMENDED PLANNING AREAS 3 AND 4 DEVELOPMENT TABLE

Planning Area	Development Uses																		Open Space Use	Planning Area Totals
	Residential										Urban Activity Center (UAC)		Neighbor-hood Center		Business Park		Golf Resort Gross Acreage	Total Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multi-Family Dwellings	Estate Lots	Age-Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Parkland Gross Acres	Gross Acres	Maximum Square Footage of Non- Residential Uses (in thousands)	Gross Acres	Maximum Square Footage (in thousands)	Gross Acres	Maximum Square Footage (in thousands)			Open Space Acres	Gross Acres
Planning Areas 3 and 4	**2,490**	**1,669**	**9,977**	**1,964**	**4,947**	**3,066**	**0**	**2,169**	**120**	**68**	**170**	**2,332**	**20**	**217**	**0**	**0**	**0**	**2,680**	**633**	**3,313**
Subarea 3.1	115	76	671	73	346	252			120		13	10						128		
Subarea 3.2a	60	43	279	134	145			145		11								60		
Subarea 3.2b	56	46	514		315	199												56		
Subarea 3.3	76	58	382	175		207				6								76		
Subarea 3.4	84	58	326	44	282			326										84		
Subarea 3.5	173	119	539	178	361			307										173		
Subarea 3.6	166	122	1,060	348	183	529		133		6								166		
Subarea 3.7	149	104	771	75	366	330				5								149		
Subarea 3.8	144	127	1,245	200	470	575		230		5								144		
Subarea 3.9	168	118	690	139	451	100		209			56	686	10	107				234		
Subarea 3.10	144	98	649	124	525			649		5								144		
Subarea 3.11	129	95	596	188	293	115				20	14	150						143		

TABLE 2
AMENDED PLANNING AREAS 3 AND 4 DEVELOPMENT TABLE

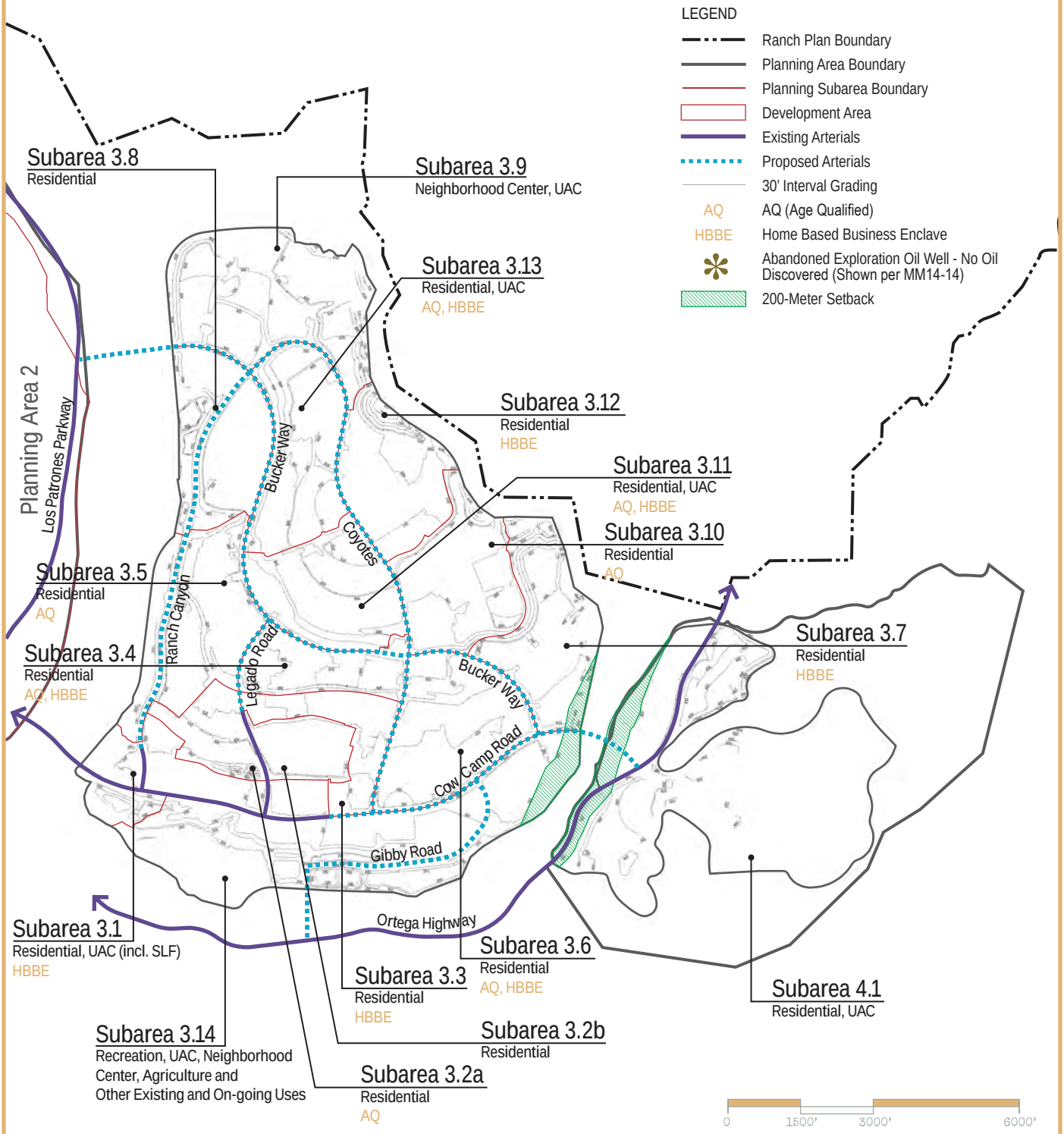
Planning Area	Development Uses																		Open Space Use	Planning Area Totals
	Residential										Urban Activity Center (UAC)		Neighbor-hood Center		Business Park		Golf Resort Gross Acreage	Total Gross Acres		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multi-Family Dwellings	Estate Lots	Age-Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Parkland Gross Acres	Gross Acres	Maximum Square Footage of Non- Residential Uses (in thousands)	Gross Acres	Maximum Square Footage (in thousands)	Gross Acres	Maximum Square Footage (in thousands)			Open Space Acres	Gross Acres
Planning Areas 3 and 4	**2,490**	**1,669**	**9,977**	**1,964**	**4,947**	**3,066**	**0**	**2,169**	**120**	**68**	**170**	**2,332**	**20**	**217**	**0**	**0**	**0**	**2,680**	**633**	**3,313**
Subarea 3.12	131	75	730	65	555	110												131		
Subarea 3.13	150	115	590	65	425	100				5								150		
Subarea 3.14	258	190	265			265					71	686	10	110				339		
Subarea 4.1	487	225	670	156	230	284		170		5	16	800						503		

Source: RMV, Proposed Amended Master Area Plan for Planning Areas 3 and 4 and Subarea Plans, 2026

ATTACHMENT B

MASTER AREA PLAN AND SUBAREA PLANS UPDATED EXHIBITS

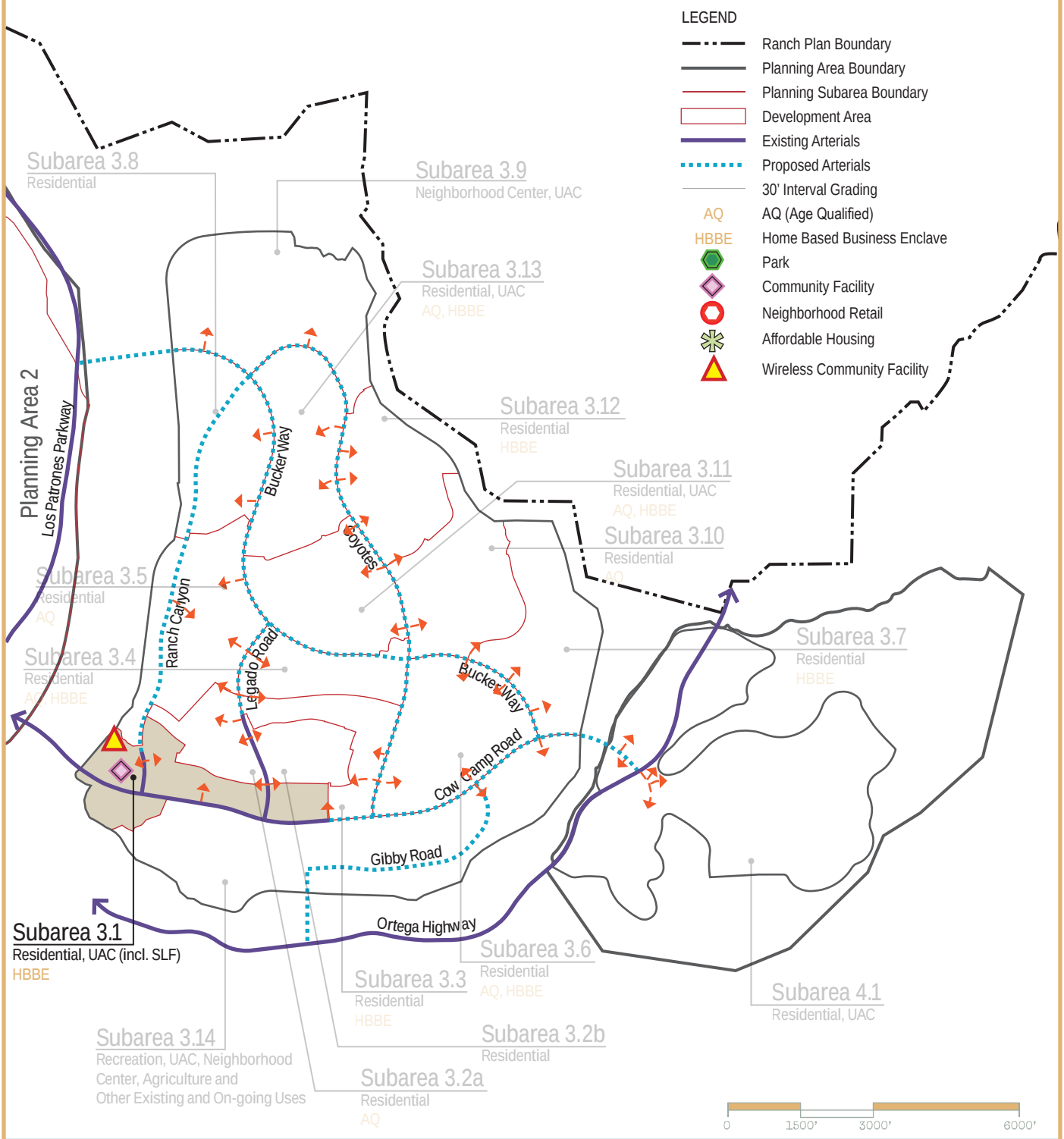
Planning Area 3 & 4



MASTER AREA PLAN
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-1

Planning Area 3 & 4

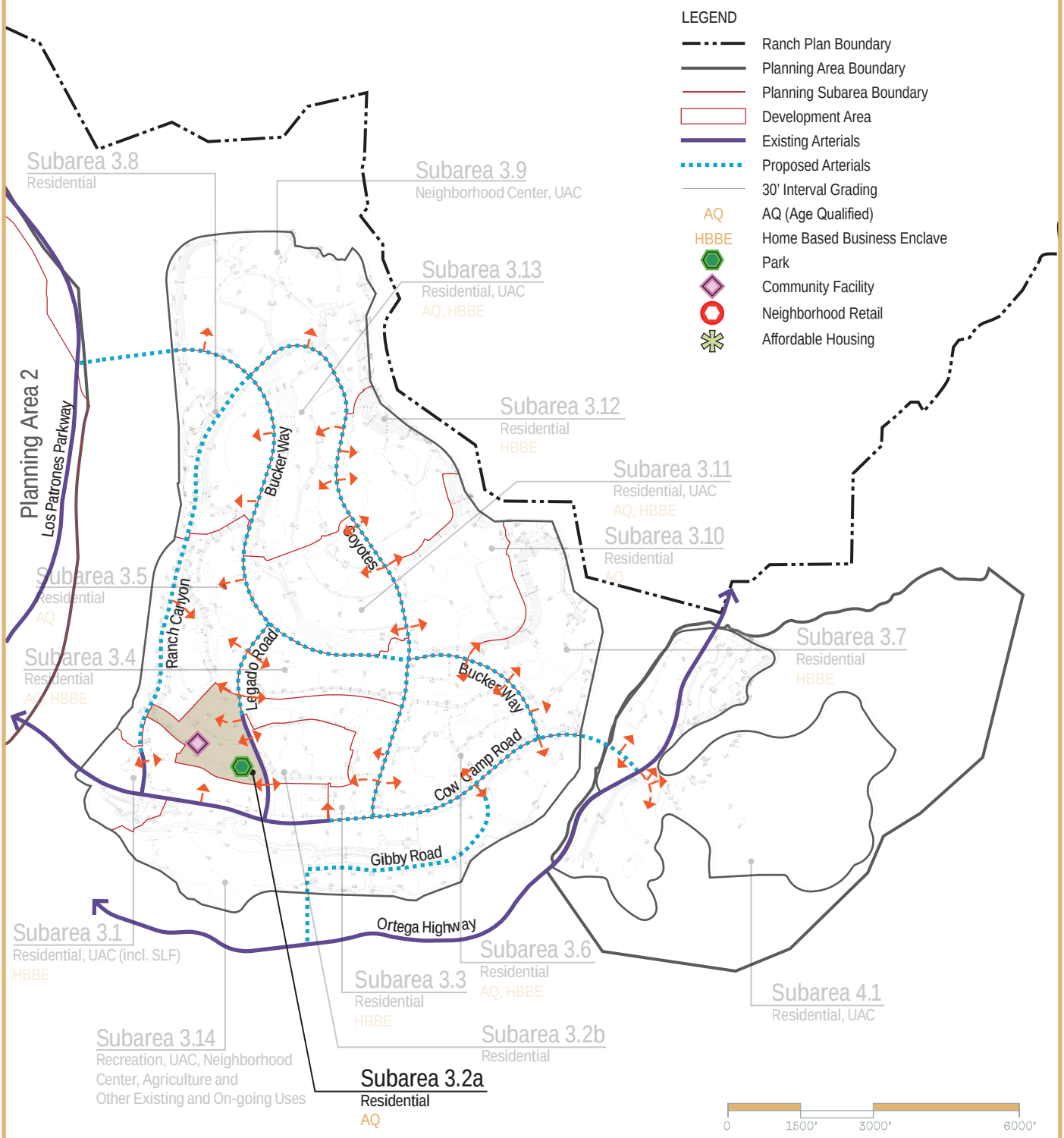


SUBAREA 3.1
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-2

N

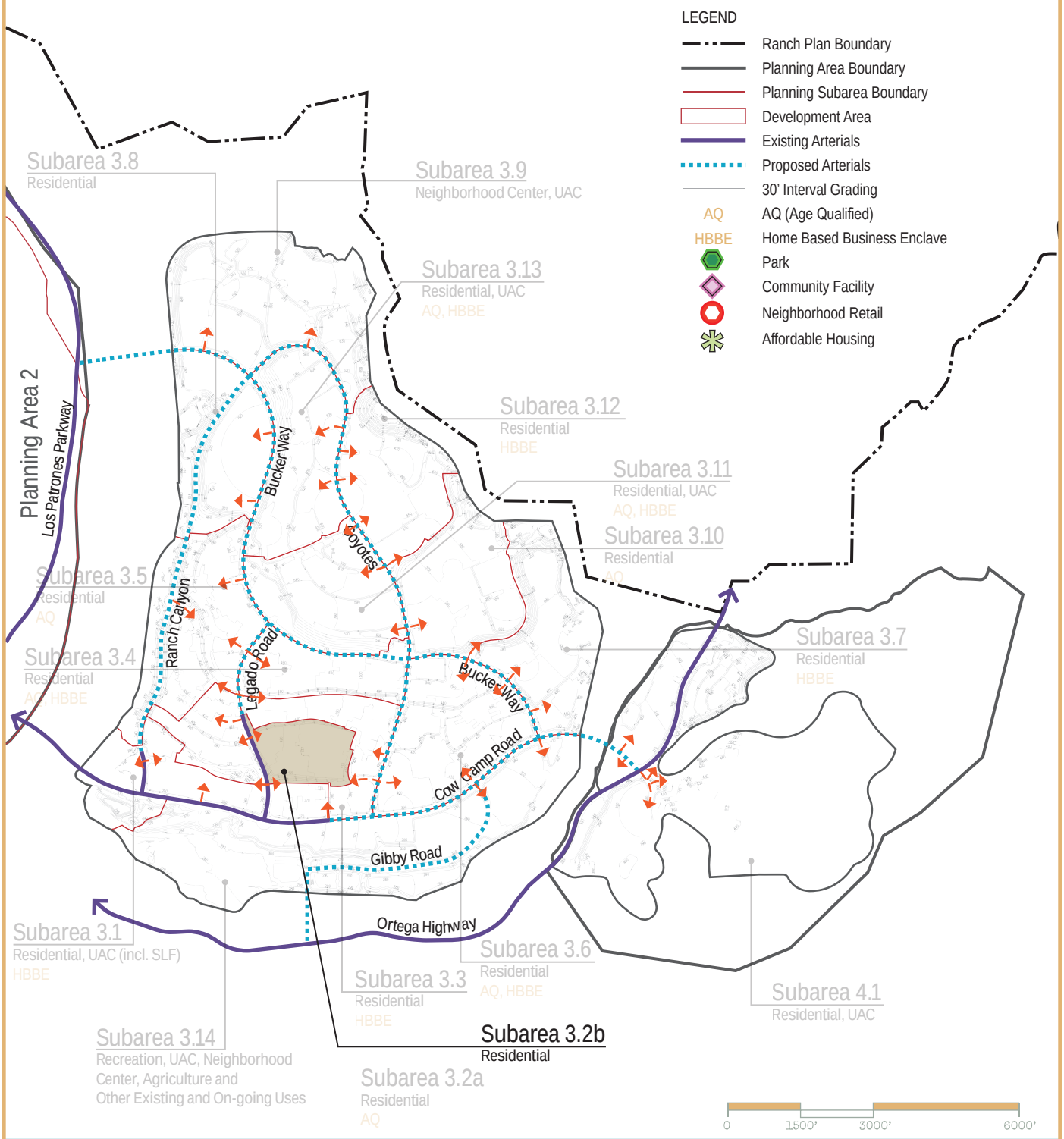
Planning Area 3 & 4



SUBAREA 3.2a
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-3

Planning Area 3 & 4

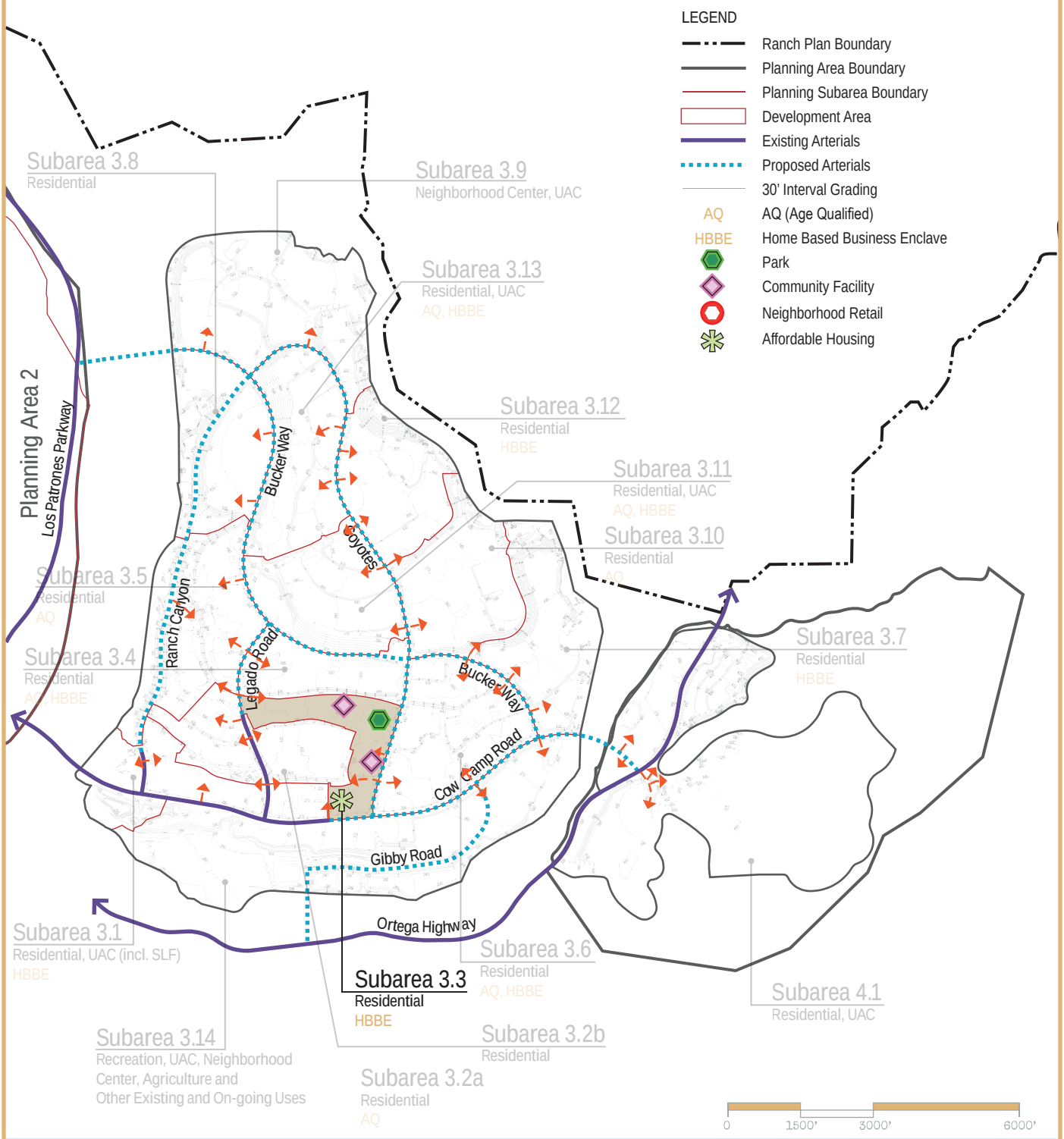


SUBAREA 3.2b
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-4

N

Planning Area 3 & 4

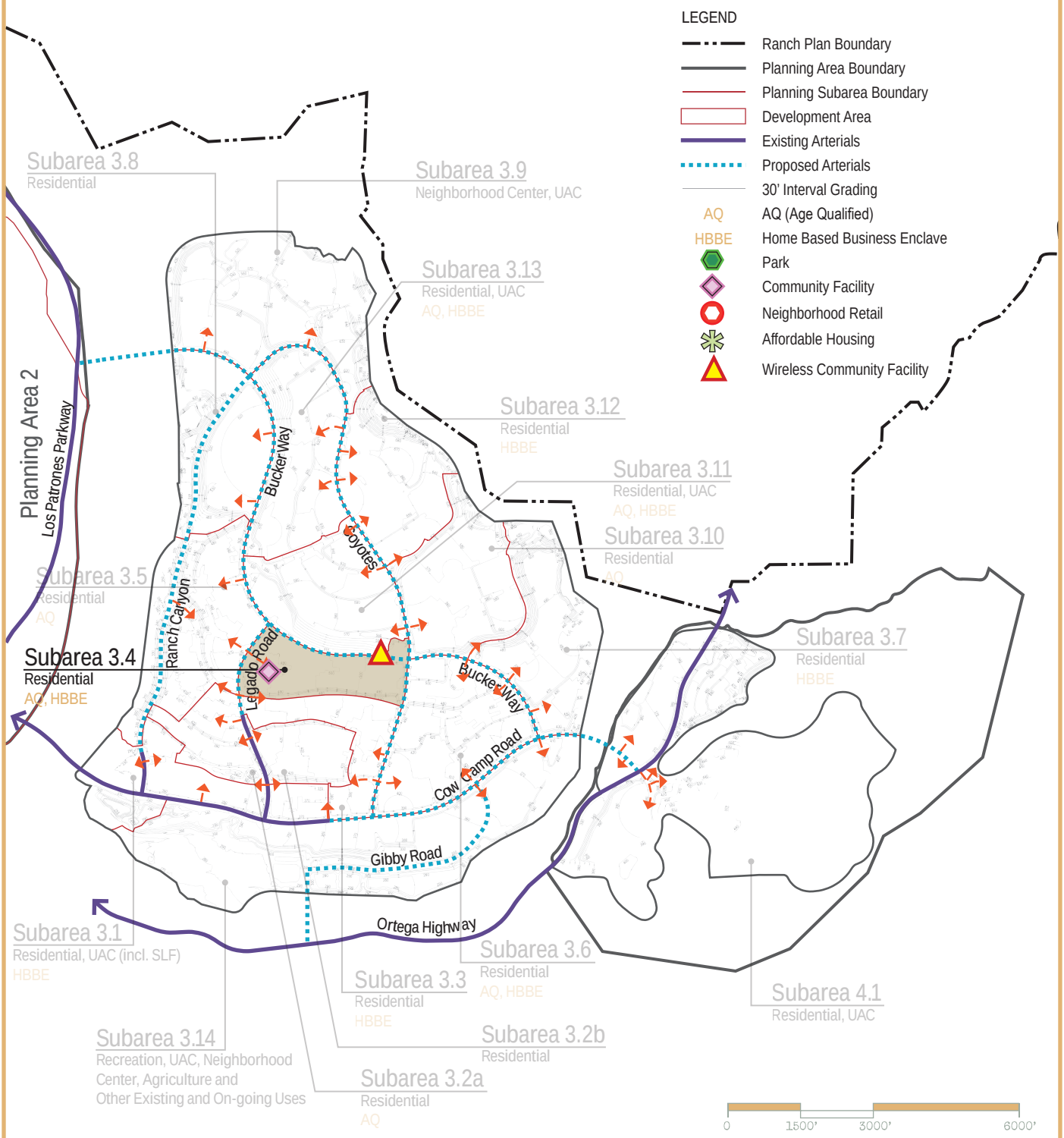


SUBAREA 3.3
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-5

N

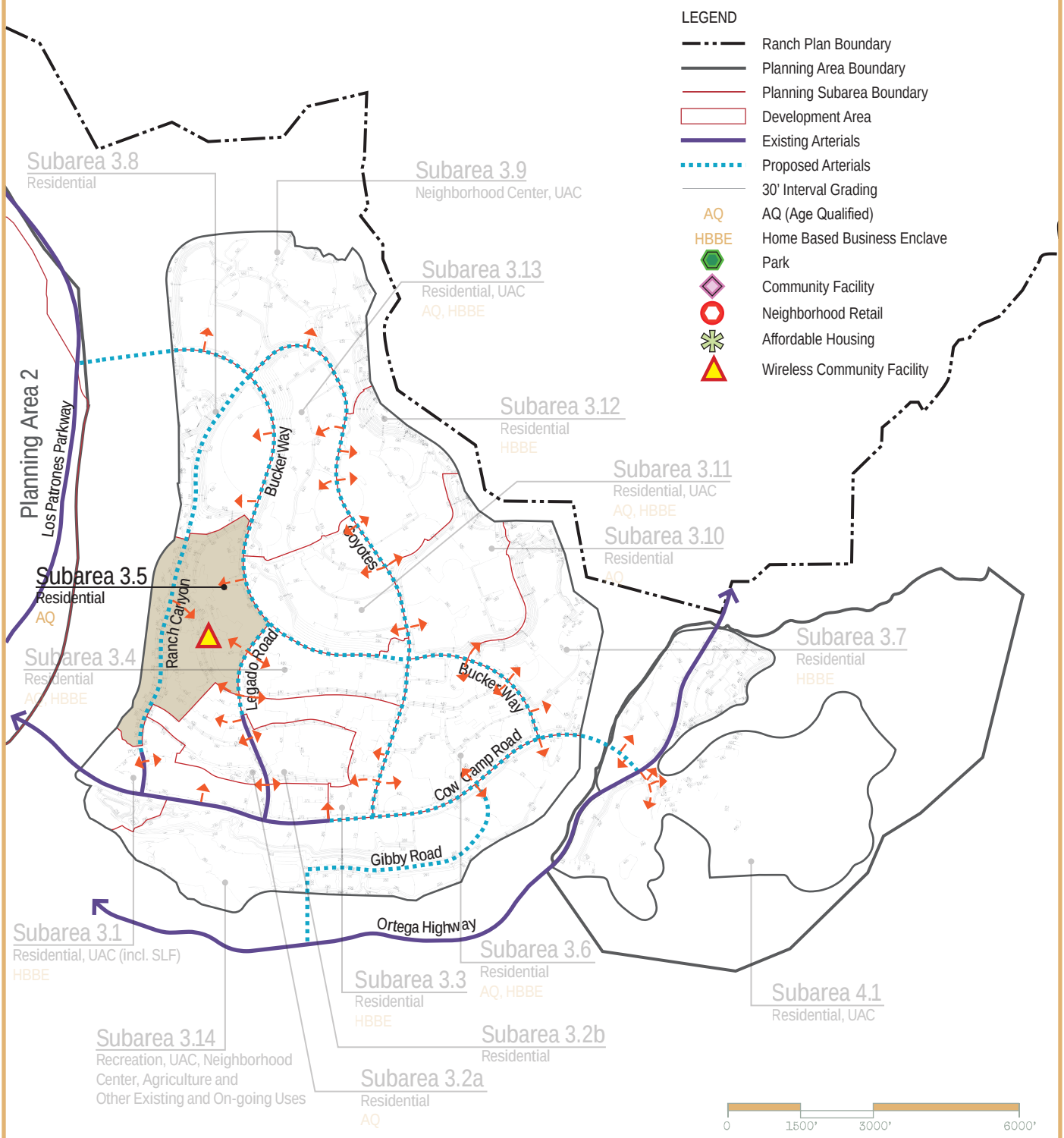
Planning Area 3 & 4



SUBAREA 3.4
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-6

Planning Area 3 & 4

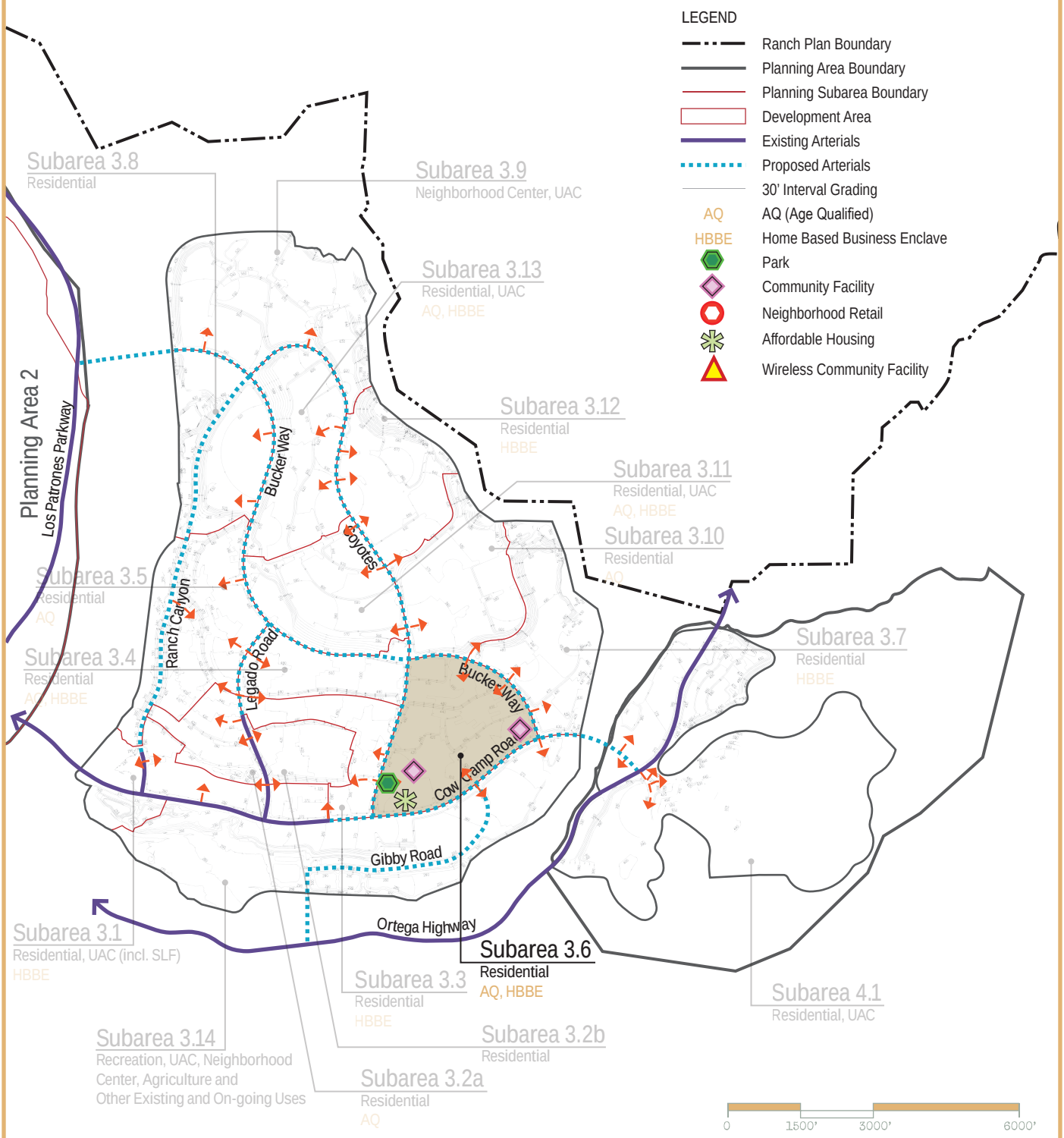


SUBAREA 3.5
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-7

N

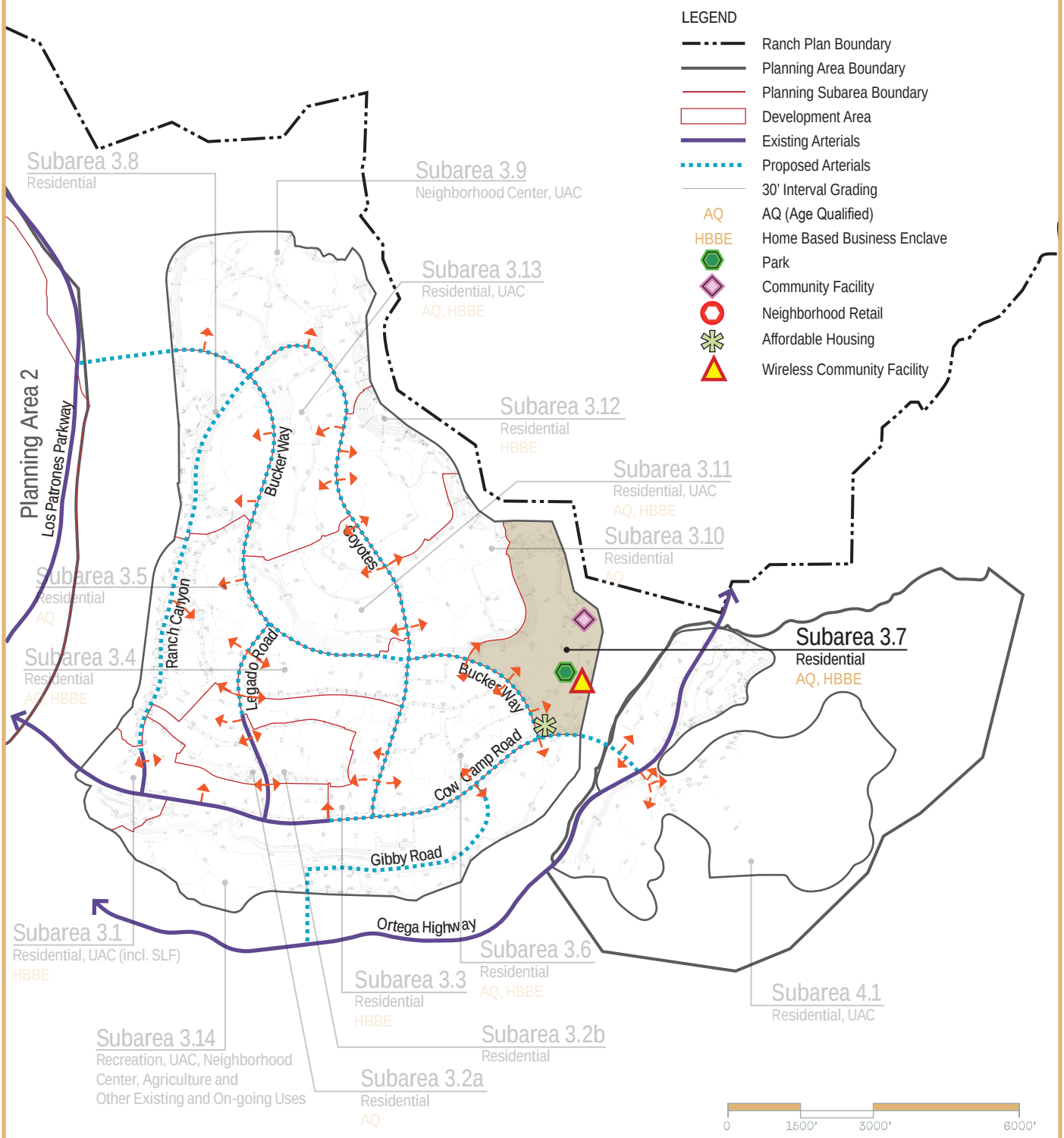
Planning Area 3 & 4



SUBAREA 3.6
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-8

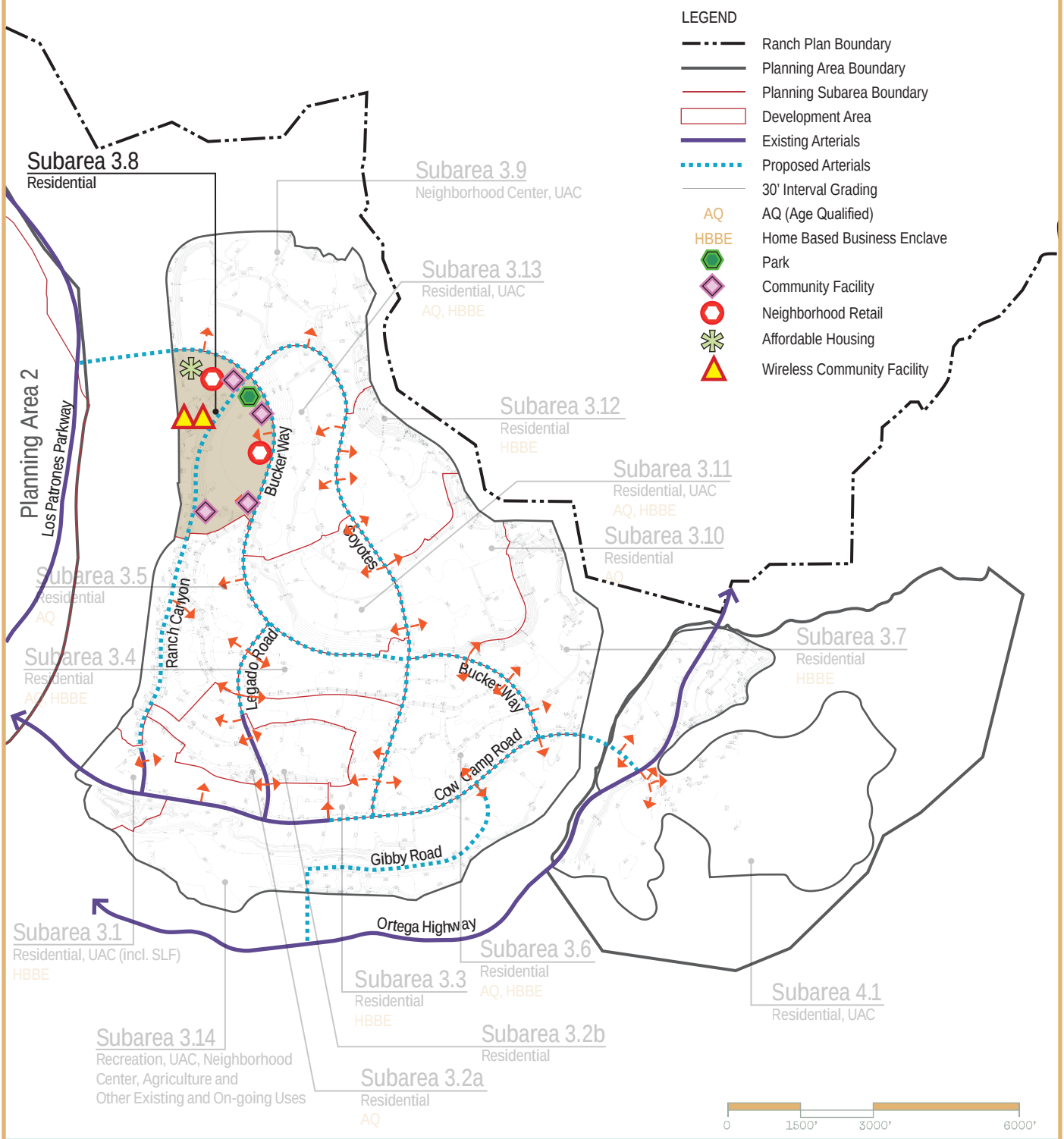
Planning Area 3 & 4



SUBAREA 3.7
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-9

Planning Area 3 & 4

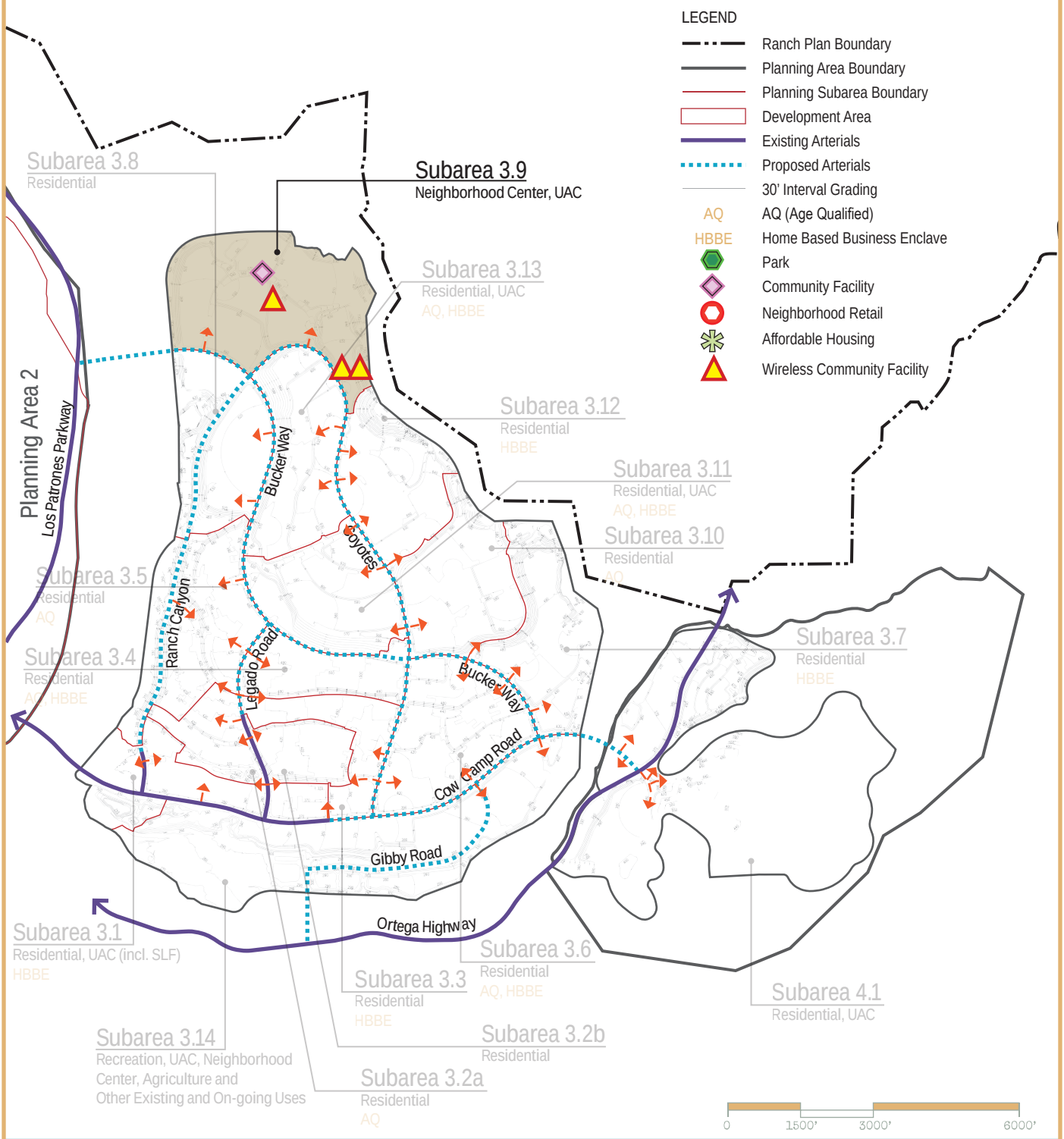


SUBAREA 3.8
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-10

N

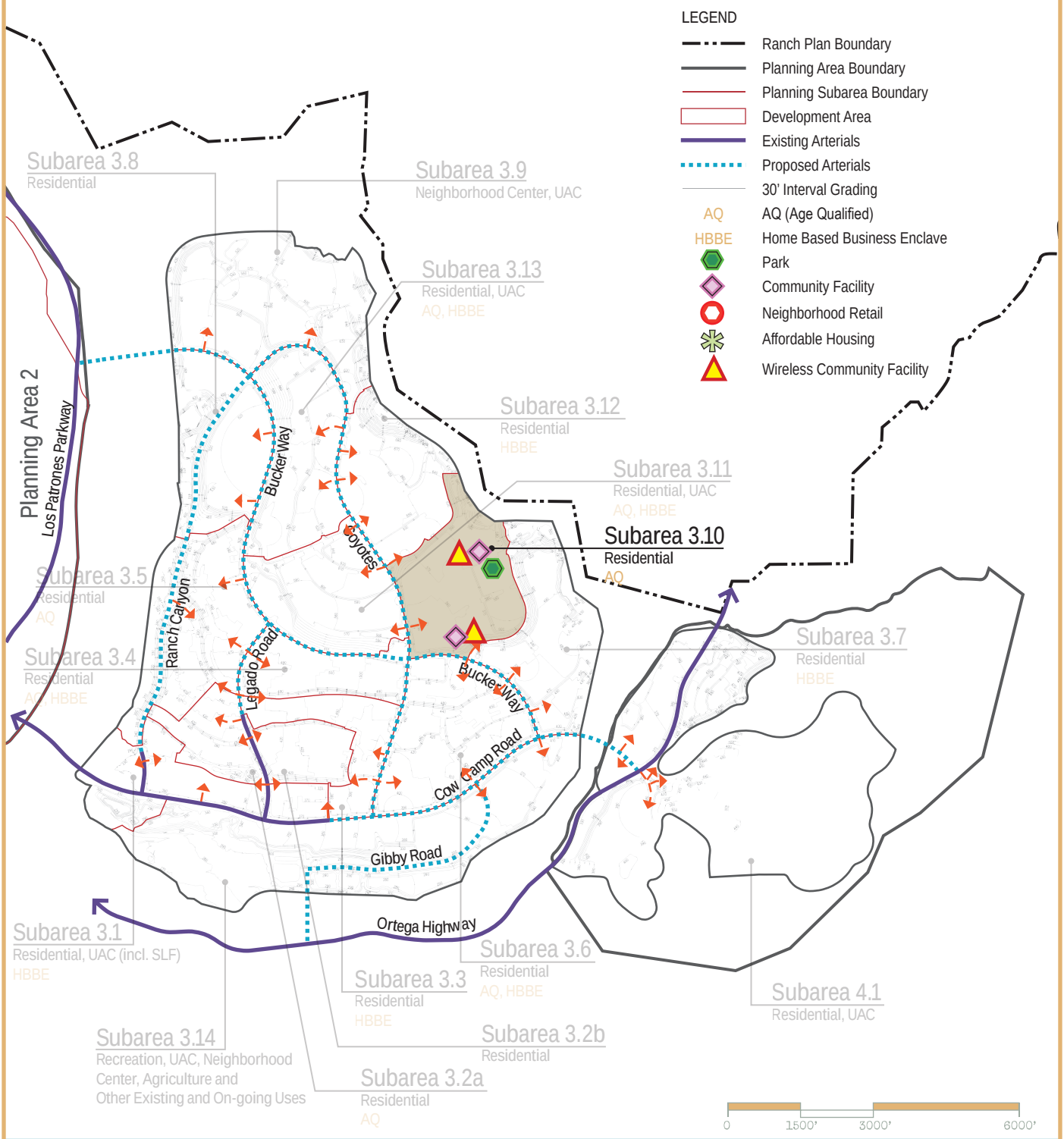
Planning Area 3 & 4



SUBAREA 3.9
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-11

Planning Area 3 & 4

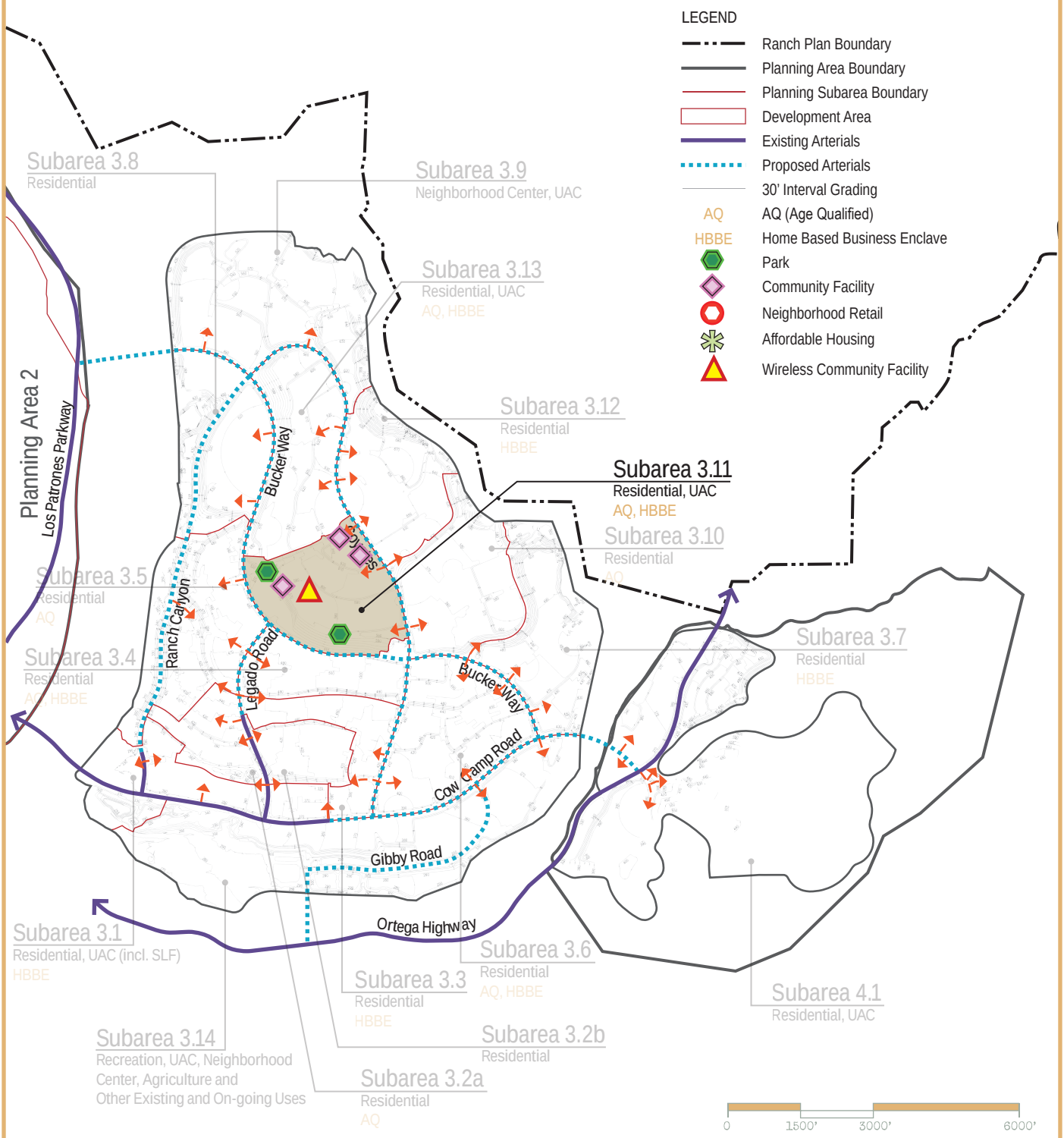


SUBAREA 3.10
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-12

N

Planning Area 3 & 4

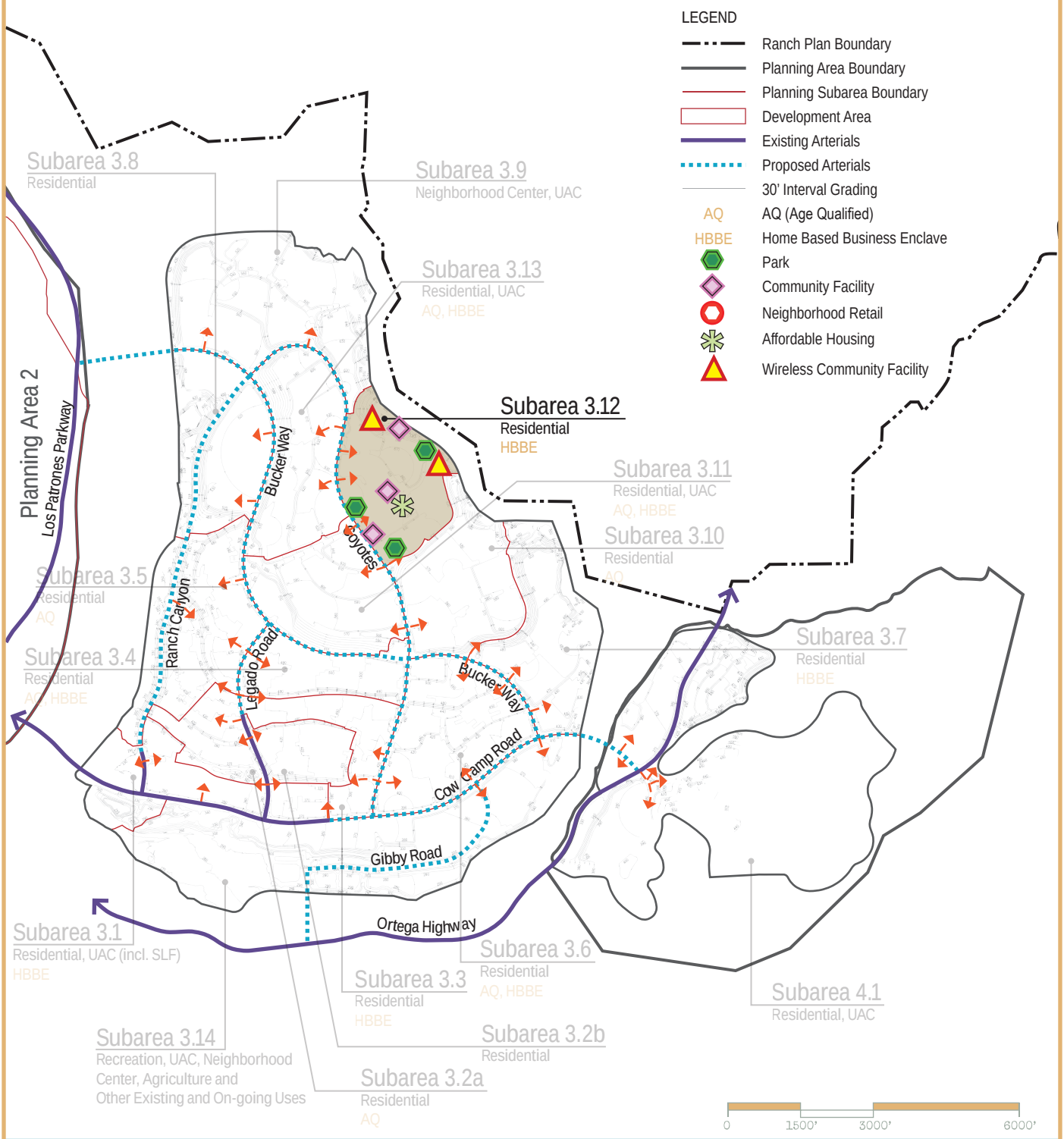


SUBAREA 3.11
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-13

N

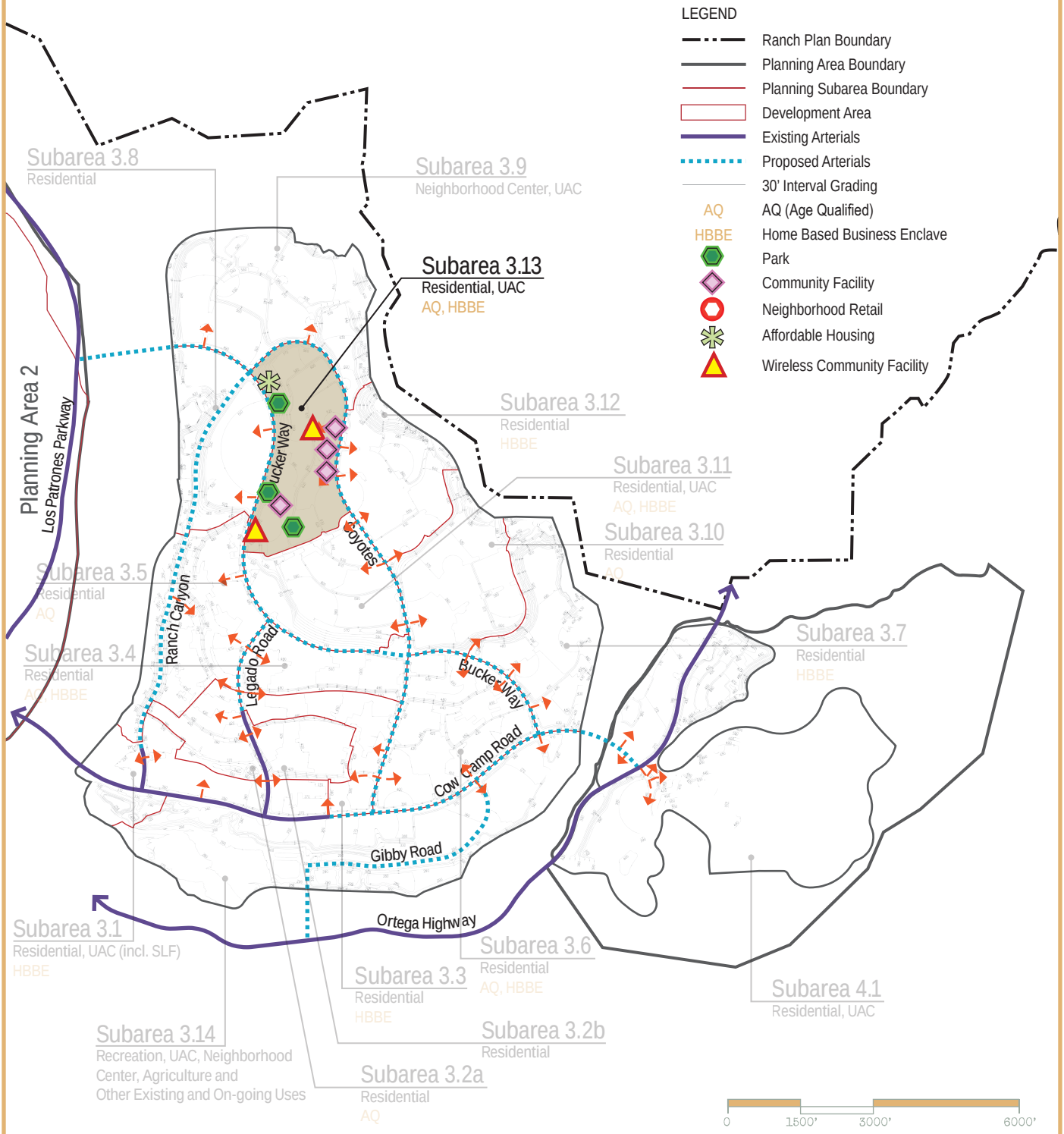
Planning Area 3 & 4



SUBAREA 3.12
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-14

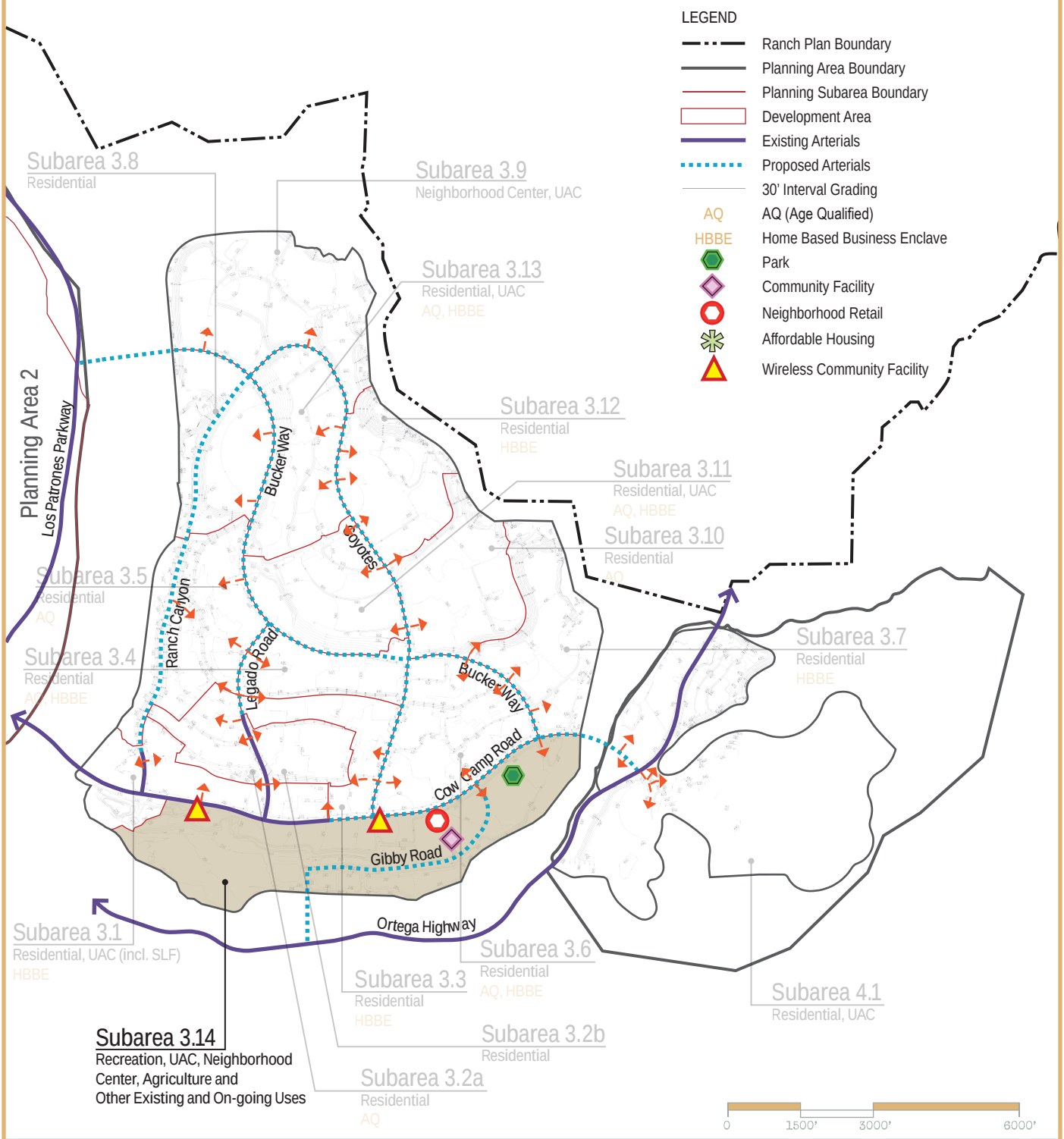
Planning Area 3 & 4



SUBAREA 3.13
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-15

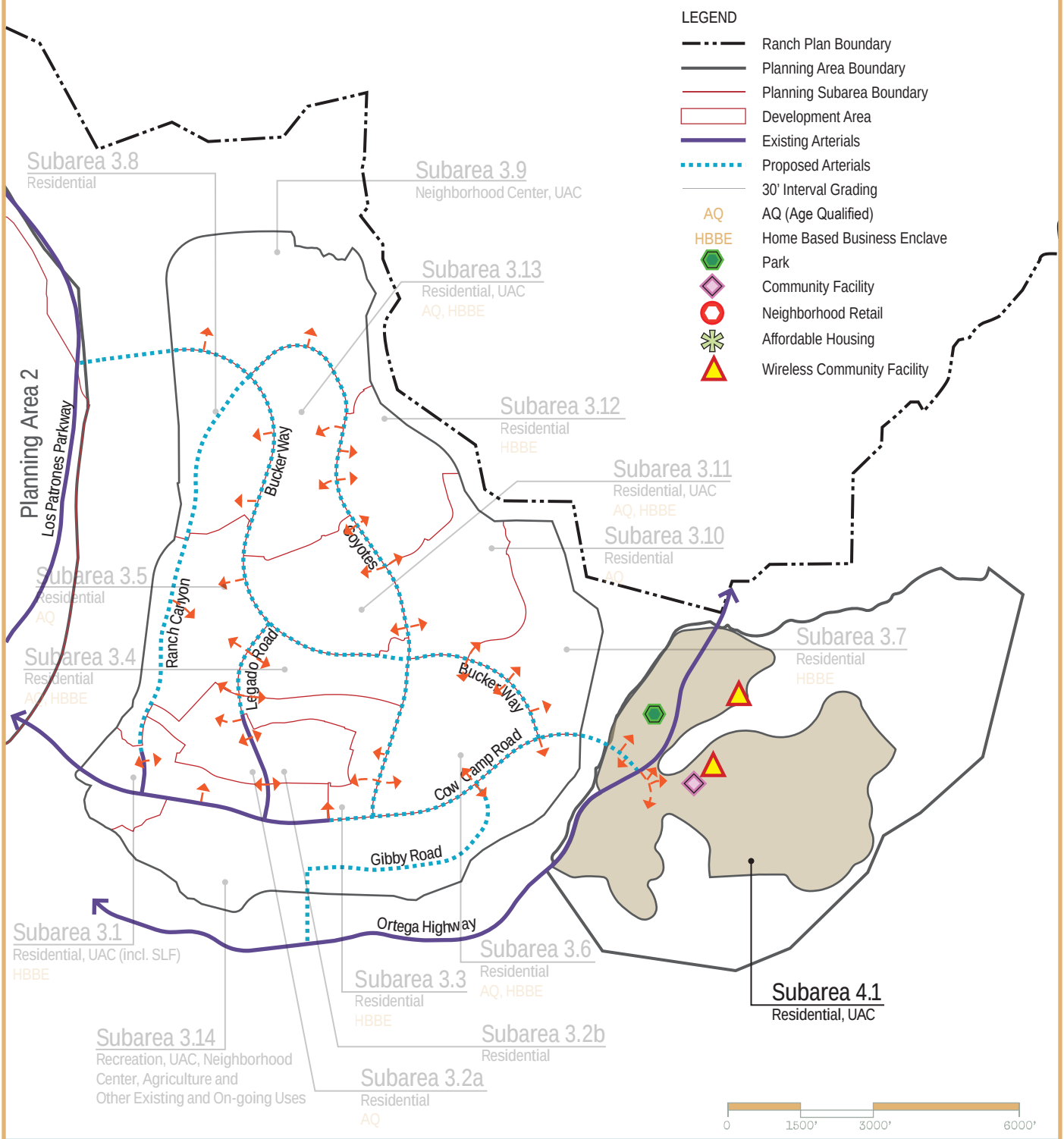
Planning Area 3 & 4



SUBAREA 3.14
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-16

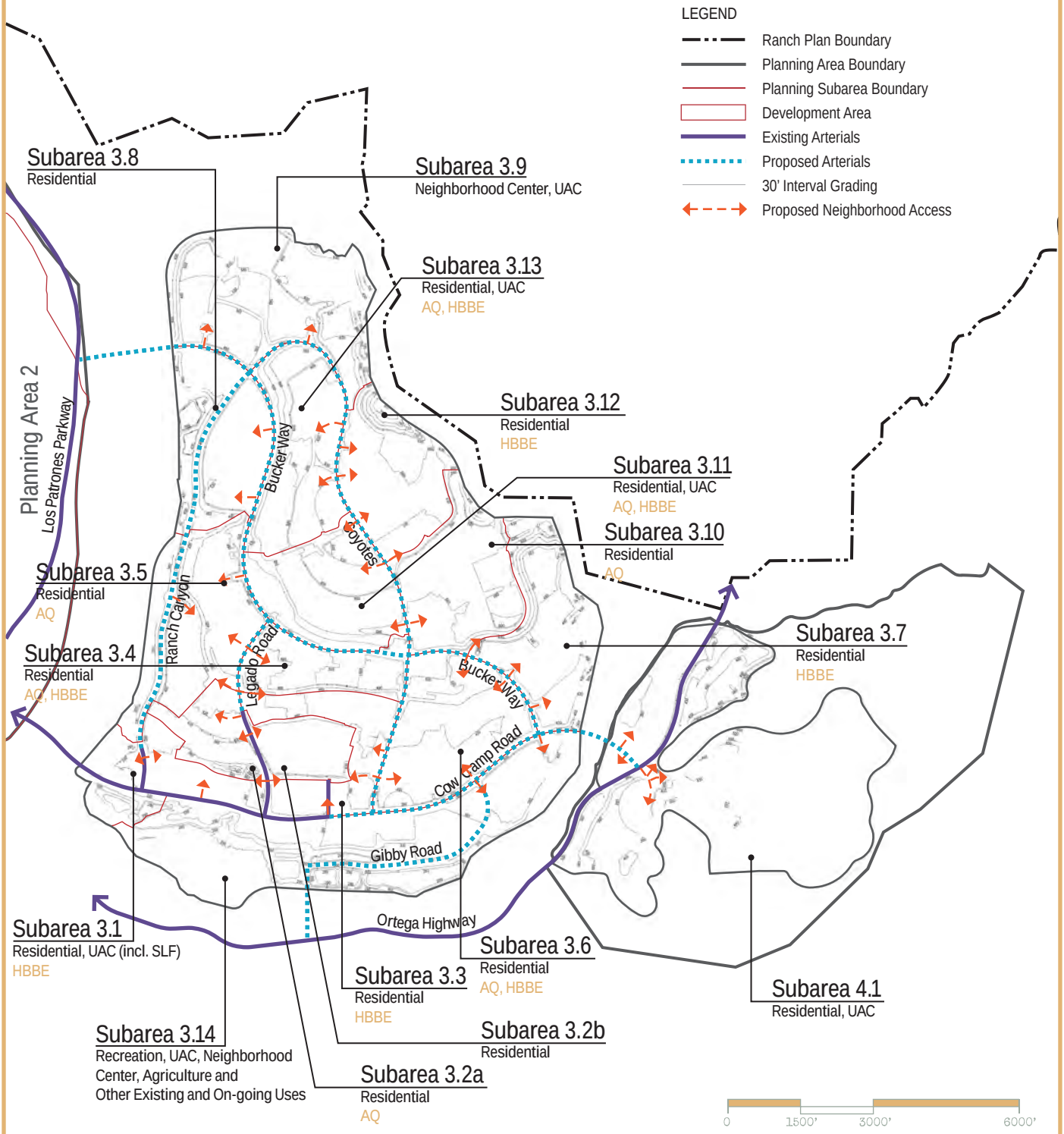
Planning Area 3 & 4



SUBAREA 4.1
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: B-17

Planning Area 3 & 4



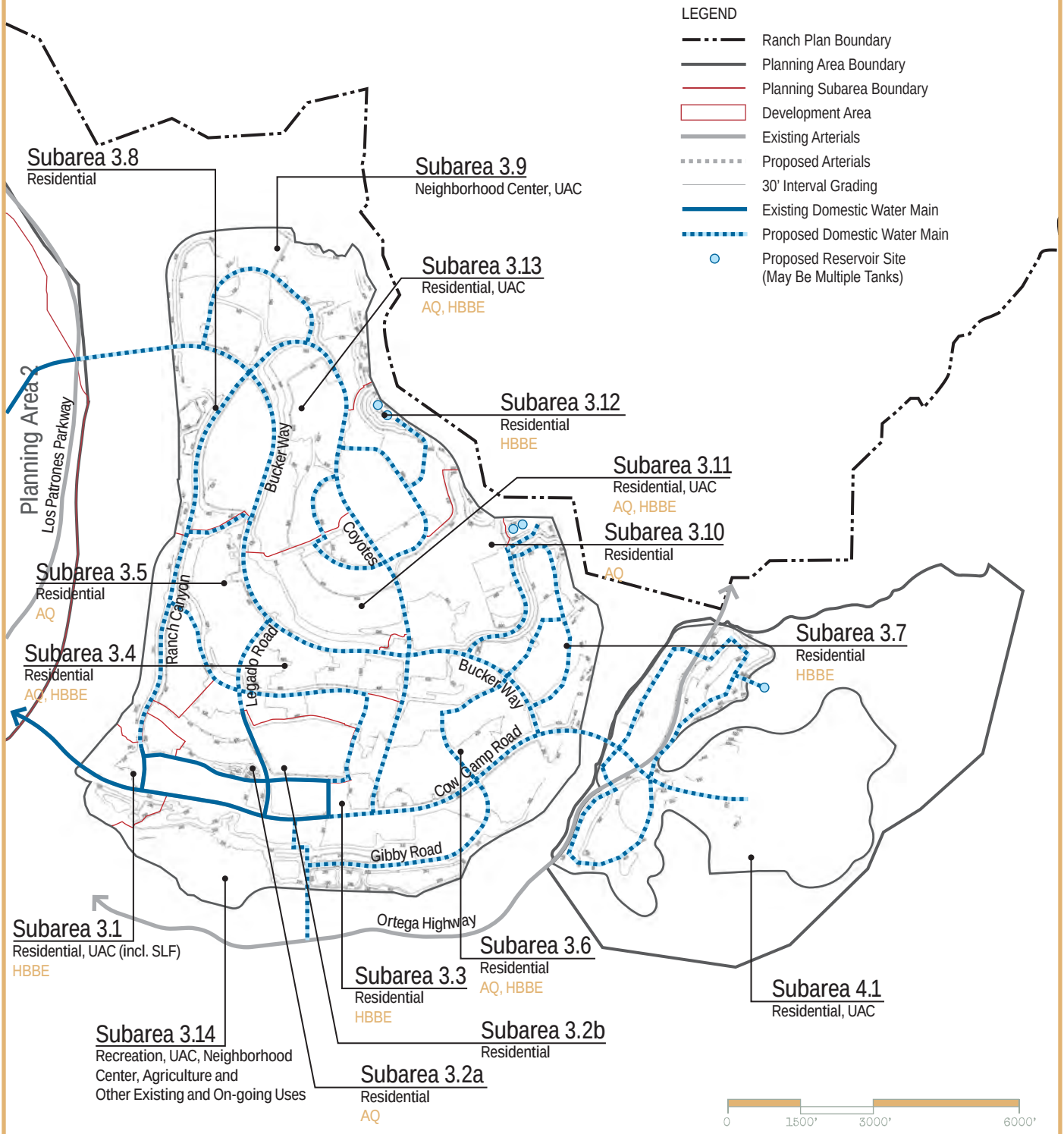
MASTER AREA PLAN
CIRCULATION PLAN

Ranch Plan Planned Community

Exhibit: B-18

N

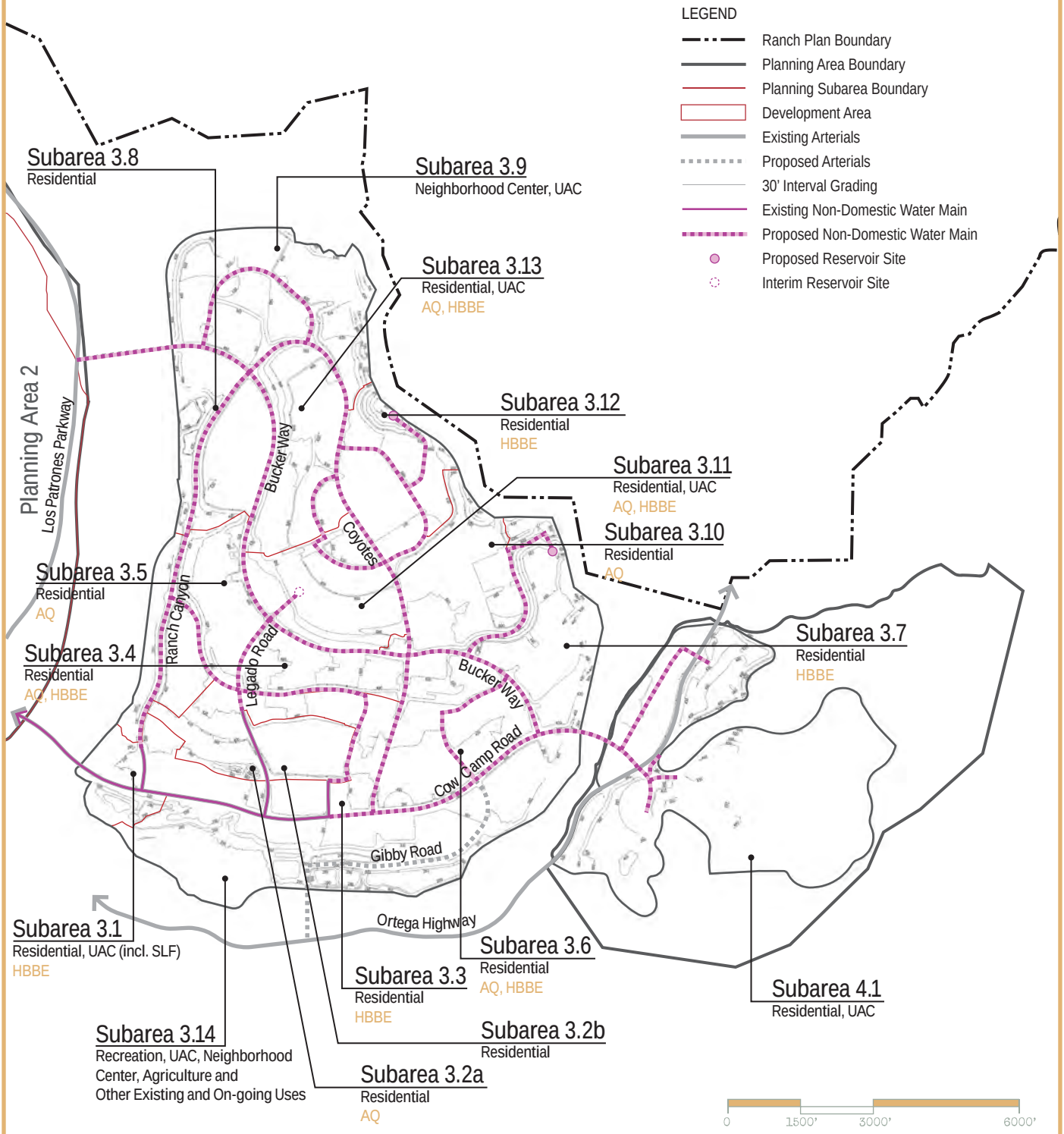
Planning Area 3 & 4



MASTER AREA PLAN
CONCEPTUAL DOMESTIC WATER SYSTEM
Ranch Plan Planned Community

Exhibit: B-19

Planning Area 3 & 4

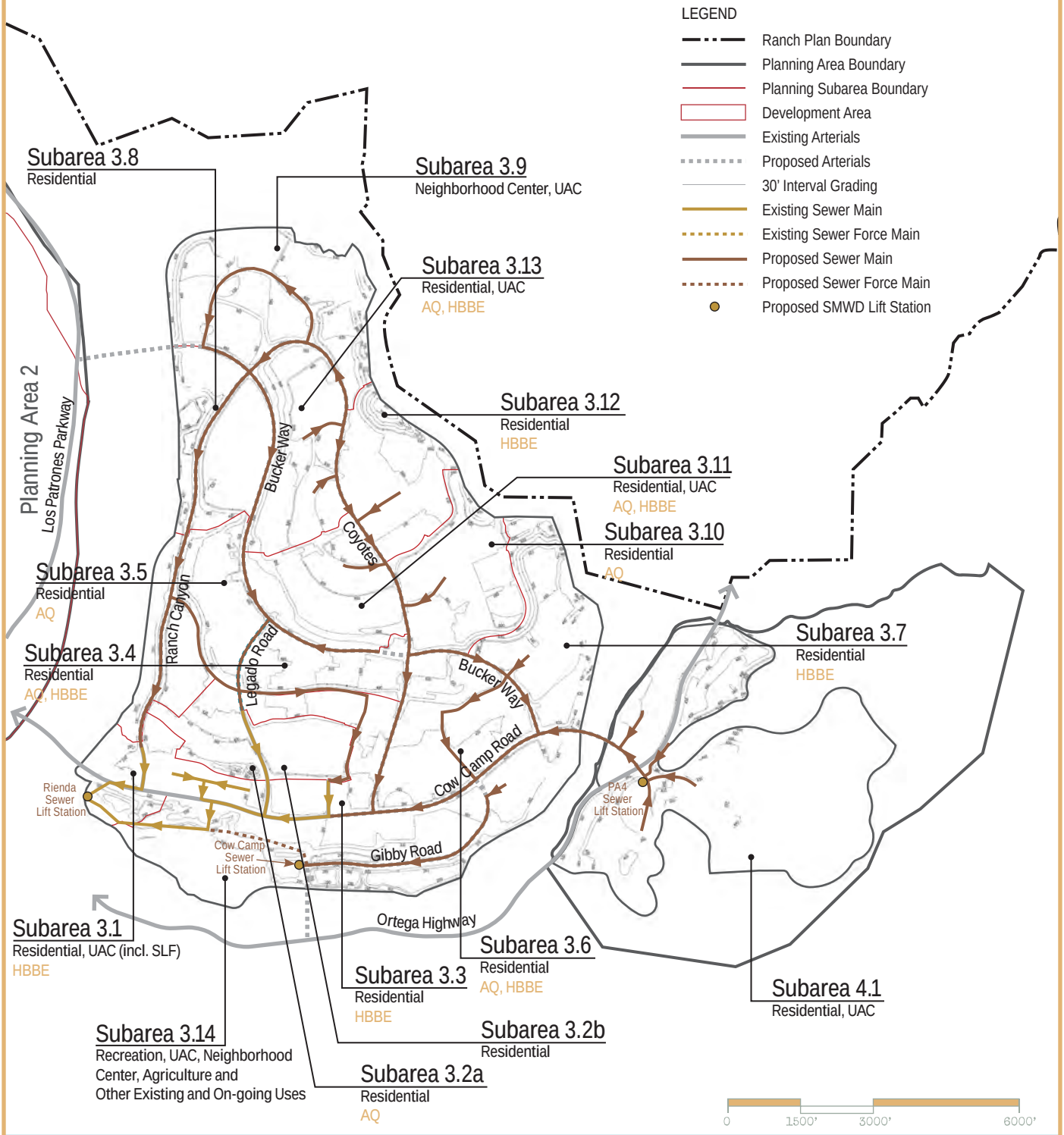


MASTER AREA PLAN
CONCEPTUAL NON-DOMESTIC WATER SYSTEM
Ranch Plan Planned Community

Exhibit: B-20

N

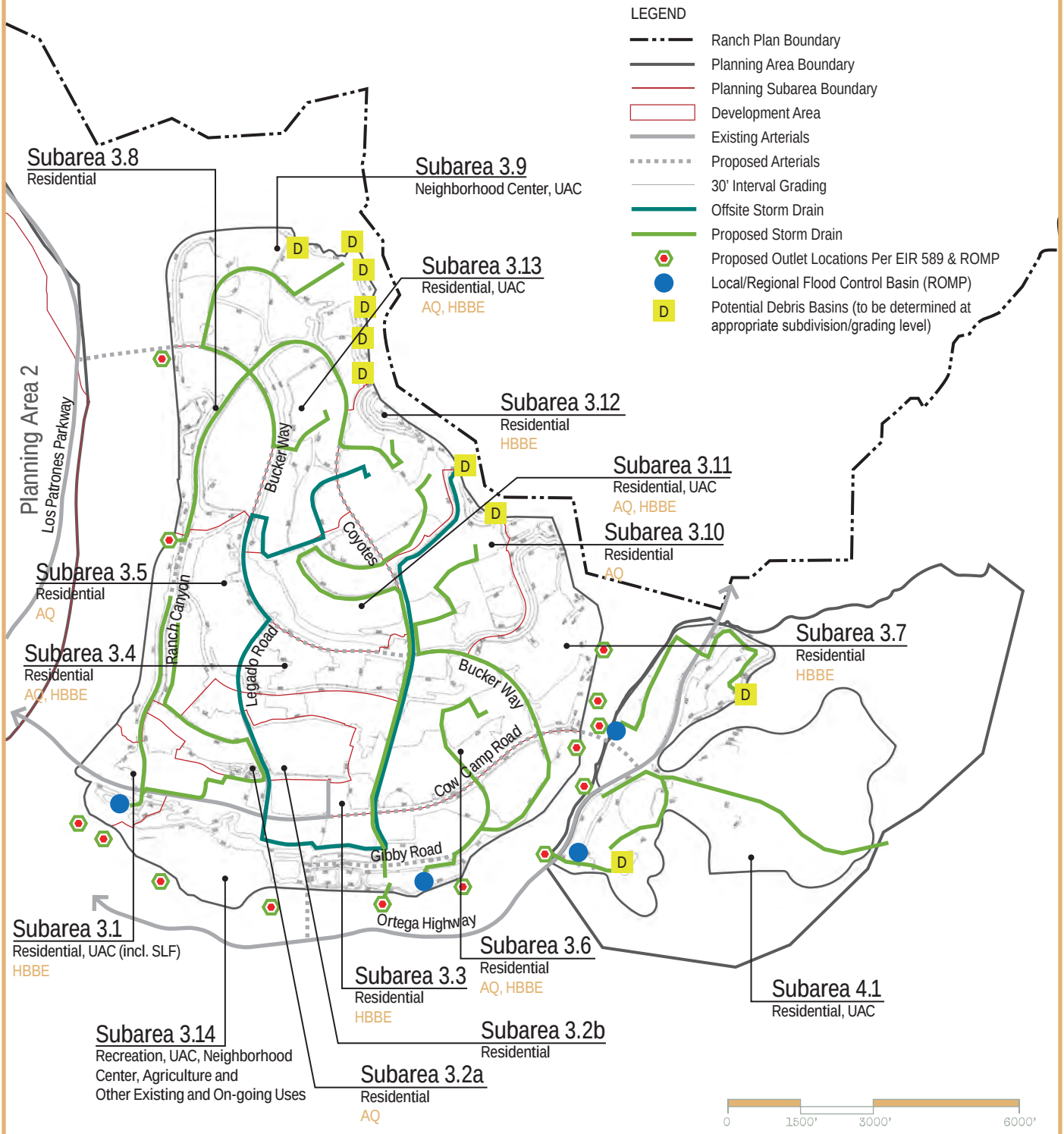
Planning Area 3 & 4



MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM
Ranch Plan Planned Community

Exhibit: B-21

Planning Area 3 & 4

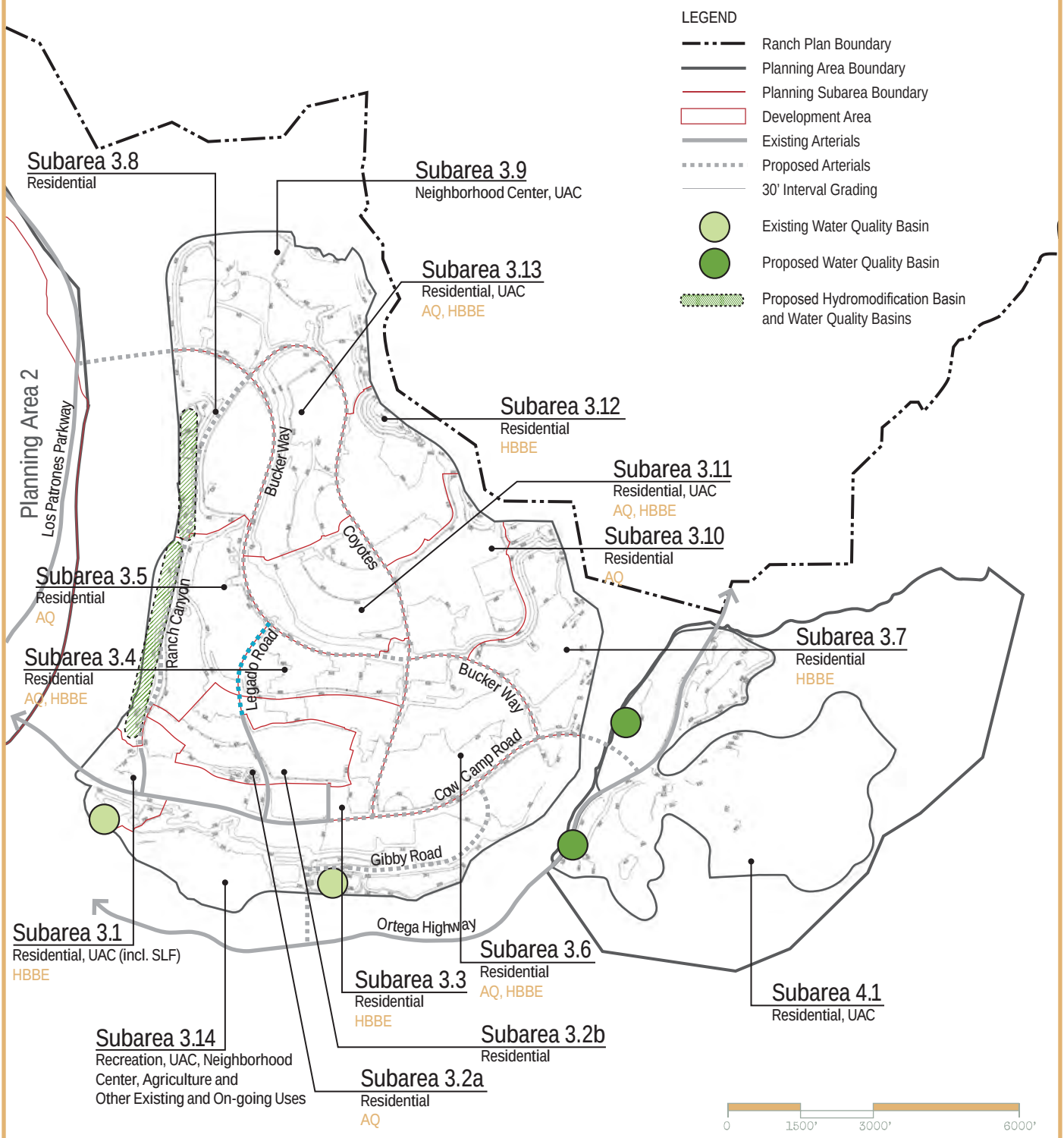


MASTER AREA PLAN
PRELIMINARY STORM DRAINAGE SYSTEM
Ranch Plan Planned Community

Exhibit: B-22

N

Planning Area 3 & 4

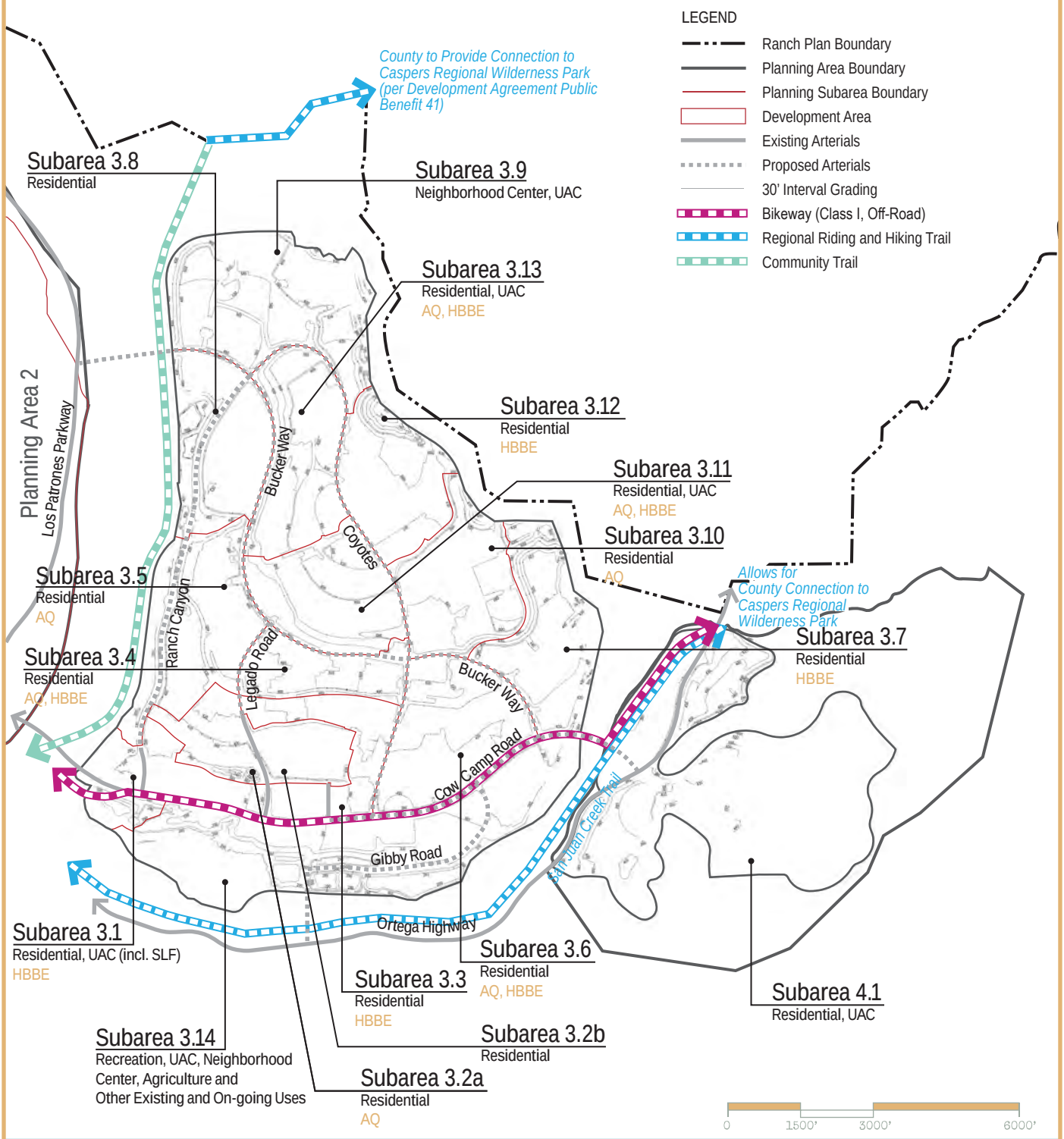


MASTER AREA PLAN
PRELIMINARY WATER QUALITY SYSTEM
Ranch Plan Planned Community

Exhibit: B-23

N

Planning Area 3 & 4



MASTER AREA PLAN
TRAILS AND BIKEWAYS CONCEPT
Ranch Plan Planned Community

Exhibit: B-24

N

APPENDIX A

PLANNING AREAS 3 AND 4 REGULATION COMPLIANCE MATRIX

PLANNING AREAS 3 AND 4 REGULATION COMPLIANCE MATRIX

In conjunction with the approval of the Rancho Mission Viejo Planned Community project, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC), and mitigation measures (MM) that were adopted concurrently with and as a condition of approval of the project. In addition, there are other compliance measures that apply to the Rancho Mission Viejo Planned Community 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 Rancho Mission Viejo Planned Community, a program for monitoring their implementation was developed. The program, called the Regulation Compliance Matrix (RCM), recites and categorizes all of the project's mitigations (from the MMRP), conditions, and other project requirements adopted with the initial approving actions and has been supplemented with added requirements as more detailed plans and programs are approved for the Rancho Mission Viejo Planned Community. The RCM 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 Rancho Mission Viejo Planned Community (i.e., by planning area and type of project), as well as at each level of entitlement. The measures within the RCM applicable to the approvals for Planning Areas 3 and 4 (Master Area Plan, Subarea Plans, tentative tract maps, roadway construction, grading permits, site development permits, and other supporting infrastructure) have been included as Attachment A to this Addendum. No additional measures or modifications to the existing measures are required for Planning Areas 3 and 4.

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RANCH PLAN PLANNED COMMUNITY
PLANNING AREAS 3 AND 4 ADDENDUM REGULATION COMPLIANCE MATRIX

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

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

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

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

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

Guidance Annotations:

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

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

Notes:

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

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

LEGEND

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

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
5	463, (ROSA section 3.7)	EIR 589	MM 4.3-1	In conjunction with approval of an Subarea Plan for portions of PA 1 and PA 3 where existing residential units would be displaced	Population and Housing	Existing Residential Units	Relocation of Existing Residential Units	In conjunction with approval of an Area Plan for those portions of Planning Areas 1 and 3 where existing residential units would be displaced, the applicant shall provide evidence of relocation of any remaining residents.	~~Director, PDS~~ **Director, OC Planning**	Submittal of evidence of relocation of any remaining residents	Complete for PA1: employee housing in PA1 were demolished (DM060125, DM070014-DM070018 and DM070021) and employee housing in PA3 was constructed (RS070456-RS070459)	PA-1 and PA-3
6	7-12 (MM 4.4-1)	EIR 589	MM 4.4-1	Prior to the approval of each ~~the first~~ tentative tract map in each Planning Area	Geology and Soils	Geotechnical Report, Grading Code, Grading Manual	Preliminary Geotechnical Report Submittal Requirements	Prior to the approval of each ~~the first~~ tentative tract map in each Planning Area, the applicant shall submit a geotechnical report to the **Director, OC Planning** ~~Deputy Director, Planning and Development Services~~, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual, and as appropriate, shall adequately address each of the following issues to the satisfaction of the Deputy Director, Planning and Development Services:	~~Director, PDS~~ **Director, OC Planning**	Preparation and submittal of satisfactory geotechnical report addressing required elements	This TT Map geotechnical report is to be qualitative, not quantitative, providing an overview of the site's geologic conditions, demonstrating understanding of geotechnical issues, and how they are to be remediated. A more complete subsurface investigation is to be performed prior to issuance of a grading permit (Item No. 521, SC 4.4-1).	Each PA
7	6 and 8-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, active faults, structural setbacks	Define and Map Active Faults	a. Locate, define and map the activity status of any faults within the development area of the project site, and if any active faults are encountered, determine the appropriate structural setbacks.	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify fault locations per published maps and literature. The Grading Permit study will define limits and activity as necessary.	See Above	Each PA
8	6-7 and 9-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, unconsolidated soils	Identify and Map Unconsolidated Soils	b. Identify and map areas where grading activities may encounter unconsolidated soils (e.g., alluvial deposits, colluvium, native soil, debris flow deposits, etc.) susceptible to soil creep, liquefaction, landslides, or settlement. Define specific measures to be taken when such soils are encountered during grading (i.e., removal and replacement with compacted fill, slope stabilization, etc.).	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify soil types and boundaries. The Grading Permit study will further define soil types and boundaries as necessary.	See Above	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
9	6-8 and 10-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, Fill on top of unconsolidated soils	Fills on Top of Unconsolidated Soils	c. Identify and map areas where fill is to be placed on top of unconsolidated soils (e.g., alluvium, colluvium, landslide debris, etc.). Define specific measures to be taken when such fills are anticipated during grading (i.e., removal and re-compaction of unconsolidated soils, settlement monitoring in deep canyon areas, etc.).	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify where fill is to be placed on top of unconsolidated soils. The Grading Permit study will further define these areas as necessary.	See Above	Each PA
10	6-9 and 11-12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, landslides	Locate and Map Landslides	d. Locate and map all landslides within the development area of the project site and evaluate the lateral extent, depth and potential instability as a result of grading and the potential effects of settlement due to fill loads. Define specific measures to be taken during grading (i.e., bury under proposed fills, complete or partial removal, slope stabilization, avoidance, etc.).	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify landslides per published maps, preliminary exploration, surface mapping & observations, and anticipated limits of remediation. The Grading Permit study will further define the extent and limits of the landslides as necessary.	See Above	Each PA
11	6-10 and 12 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, slumping, debris flow, debris basin	Debris Flows and Slumping Areas	e. Identify and map areas susceptible to debris flows and surficial slumping, including potential debris flow volumes. Define specific measures to be taken during grading (i.e., removal during mass grading, containment within a debris basin, etc.).	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify areas of potential debris flows. The Grading Permit study will further define quantities and remedial measures as necessary.	See Above	Each PA
12	6-11 (MM 4.4-1)	EIR 589	MM 4.4-1 (cont.)	See above	Geology and Soils	Geotechnical Report, expansive soils	Expansive Soils Areas	f. Identify and map areas susceptible to expansive soils. Define specific measures to be taken during grading (i.e., pre-saturation of expansive soils during construction, reinforcement of building foundations and concrete slabs, removal and replacement with non-expansive granular soil beneath structures, etc.).	~~Director, PDS~~ **Director, OC Planning**	The purpose of the TT Map study is to identify and map areas susceptible to expansive soils. It should be understood that expansive soils could end up throughout the site as a result of grading.	See Above	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
14	15-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP	ROMP Standards and Specifications	Prior to the approval of the first Area Plan, or other planning level approval, for any part of the Ranch, the applicant shall prepare a detailed Runoff Management Plan ("ROMP") that shall be approved by the Manager, Flood Control Division, and the Manager, Watershed and Coastal Resources Division, and that meets the following standards and specifications:	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The May 20, 2009 OC Flood Letter [Hyperlink #1a] provides approval of the baseline hydrologic analysis for the 2-yr thru 100-yr EV storm events and the July 14, 2009 OC Flood Letter [Hyperlink #1] provides conditional approval of the 2-year through 100-year Expected Value impact analysis, and the Planning Level Regional Detention Basin Strategy. All other conditions listed on pages 2 and 3 of July 14, 2009 OC Flood Letter are not yet satisfied. These conditions are still outstanding and need to be addressed in the future by RMV per Orange County criteria including the Orange County Hydrology Manual and its addendum ("OCHM), the Orange County Flood Control Design Manual ("FCDM), and any other County criteria and/or standards that are applicable.	PC-Wide
15	14 and 16-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning	Water Resources	Ranch-wide ROMP, OCHM, FCDM, Hydrology Manual, Flood Control Design Manual	Ranch-wide ROMP Criteria	a. The ROMP shall cover the entire Ranch within the regional watersheds (San Juan Creek and San Mateo Creek) and sub-watersheds affected by the Area Plan or other planning level approval, and shall be consistent with Orange County criteria including the Orange County Hydrology Manual and its addendum ("OCHM), the	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The approved and conditionally approved portions of the ROMP listed in Item #14 above are for the San Juan Creek watershed only. The San Mateo Creek watershed needs to be addressed in a	PC-Wide

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				Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.				Orange County Flood Control Design Manual ("FCDM), and any other County criteria and/or standards that are applicable.			separate ROMP in the future.	
16	14-15 and 17-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, San Juan Creek watershed, San Mateo Creek watershed	ROMP San Juan and San Mateo Watershed Requirements	b. The ROMP shall separately cover the San Juan Creek watershed or the San Mateo Creek watershed, depending on the Ranch Plan development proposed and the regional and sub-watershed(s) affected. For the San Juan Creek watershed, the ROMP shall extend to the downstream boundary of the Ranch. For the San Mateo Creek watershed, the ROMP shall extend to the County border for those portions of the Ranch Plan area that are located within the watershed.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	The approved and conditionally approved portions of the ROMP listed in Item #14 above are for the San Juan Creek watershed only. The San Mateo Creek watershed needs to be addressed in a separate ROMP in the future.	PC-Wide
17	14-16 and 18-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, USACOE hydrology application	ROMP Separate from GPA/ZC and USACOE	c. The ROMP shall be separate from the preliminary analyses submitted as part of the GPA/ZC submittals using the U.S. Army Corps of Engineers HEC-1 hydrology application.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Items Nos. 14 - 15	PC-Wide

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18	14-17 and 19-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, OCHM, FCDM	ROMP Level of Detail	d. The ROMP shall be accomplished to a greater level of detail using criteria established by the OCHM and the FCDM.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide
19	14-18 and 20-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, baseline conditions, mitigation measures	ROMP Evaluation of Impacts and Mitigations	e. The ROMP shall re-evaluate and verify baseline conditions, project conditions for all phases of development, post-project conditions, impacts of the development through all phases and scenarios of development, and mitigation measures needed to ameliorate development impacts through all the phases and scenarios of development (including the full Ranch Plan development) within the affected watershed(s), all accomplished to criteria established by the OCHM and FCDM.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	Pursuant to the Ranch Wide ROMP, Chapter 19, the applicant shall submit an updated flow analysis by Planning Area to address changes in flow including development phasing as applicable (i.e. Planning Area 2.1 & 2.2 or 2.3 & 2.4). The flow analysis may include extended areas of the watershed(s) beyond the Planning Area boundary for analysis and mitigation as necessary. The analysis will be completed and approved with facility locations and sizing prior to rough grading (GA) permit issuance for each development phase.	Each PA and immediate water-shed

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20	14-19 and 21-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, sediment, erosion	ROMP Analysis of Sediment and Erosion Potential	f. The ROMP shall analyze existing conditions, potential impacts, and proposed mitigation measures for sediment mass balance, watershed sediment yield, sediment transport and the stability of the creek and watersheds and/or increased erosion potential and other hydraulic characteristics of the creeks and watersheds (San Juan Creek and San Mateo Creek) within the project site and off-site to the La Novia Bridge for development within the San Juan Creek watershed and to the County boundary for development within the San Mateo Creek watershed for all phases of the development.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19. In addition, documentation and analyses for review, comment and approval need to be provided in the future by RMV in order to fulfill the erosion, sedimentation and channel stability Requirements of item no. 20.	PC-Wide
21	14-20 and 22-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, peak discharge, runoff volume, channel stability	ROMP Analysis of Adverse Impacts	g. The ROMP shall analyze and demonstrate that development of the Ranch Plan will not produce adverse impacts during 2-, 5-, 10-, 25-, 50- and 100-year events, including but not limited to increases in runoff peak discharge, increases in runoff volume, channel aggradation/degradation, erosion and channel stability within the project site and off-site from the headwaters of the watershed to the La Novia Bridge for development within the San Juan Creek watershed, and to the County boundary for development within the San Mateo watershed for portions of the streamcourse potentially impacted by the project development. The analyses set forth in the ROMP shall be for existing conditions and for all phases of development, including with and without required mitigation measures.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20.	PC-Wide

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22	14-21 and 23-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, storm drain facilities, basins, BMP concept plan	ROMP Flood Control and Storm Drain Facilities	h. The ROMP shall analyze in sufficient detail to enable the size and alignment of flood control and storm drain facilities, and site selection choices for the retarding basins, water quality detention basins and other mitigation measures to be more precisely evaluated and established. The ROMP should include the preparation of a water quality site design BMP concept plan. The applicant shall work with the County to provide the level of design detail in these facilities that is appropriate to the level of planning and approval at each project phase.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20. In addition, documentation and analyses for review, comment and approval by the County as well all applicable jurisdictional authorities need to be provided in the future by RMV in order to fulfill BMP and all applicable water quality Requirements of item no. 22.	PC-Wide
23	14-22 and 24-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, ownership , maintenance responsibilities	ROMP Ownership and Maintenance Responsibilities	i. The ROMP shall include details as to the proposed future ownerships and maintenance responsibilities, and long term funding (including funding plans for maintenance) for the proposed ROMP flood control and storm drain facilities, retarding basins, and water quality detention basins.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. In addition, future ownership, operation and maintenance including funding Requirements of item no. 23 will be clarified by RMV in the future.	PC-Wide

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24	14-23 and 25-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, OCFCD	ROMP OCFCD Facilities	j. The ROMP shall include proposed Orange County Flood Control District (OCFCD) and/or County ownership facilities identified in sufficient detail with proposed configuration, sizes, alignment, rights-of-way widths, etc. for review and approval during the ROMP review process as to whether the ownership of proposed flood control/drainage facilities are to become OCFCD or County facilities.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. In addition, sufficient ownership details of proposed flood control/drainage facilities per Requirements of item no. 24 will be clarified by RMV in the future.	PC-Wide
25	14-24 and 26-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, diversions between watersheds	ROMP Diversions Between Watersheds	k. The ROMP shall provide that any proposed diversions between watersheds shall be subject to the approval of the Manager, Flood Control Division.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide
26	14-25 and 27-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) RO ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, land use, peak discharges, runoff volumes	ROMP Revisions Per Future Land Use Changes	l. The ROMP shall provide that any future revisions to the ROMP in order to accommodate land use changes or other issues that have the potential of modifying or invalidating previous conclusions regarding peak discharges and runoff volumes shall require the approval of the Manager, Flood Control Division.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15	PC-Wide

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27	14-26 and 28-29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, channel stability, monitoring	ROMP Monitoring and Mitigation Program	m. Consistent with the ROMP, and in order to mitigate project impacts on channel stability and erosion, the applicant shall implement a monitoring and accompanying mitigation program that provides, among other things, assurance for provisions of dedication of any lands needed within the Ranch to accomplish necessary mitigations, if any. Said monitoring and mitigation program shall be subject to the approval of the Manager, Flood Control Division. Monitoring for project impacts shall be conducted for San Juan Creek and its major tributaries within and downstream of the Ranch to the La Novia Bridge; if the San Mateo Creek watershed is affected, the monitoring shall cover those portions of San Mateo Creek and its major tributaries that are within the County and that are likely to be impacted by the project. The monitoring activities shall continue during the project development phases ... (cont.)	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	PA-1 is approved with applicable requirements of the March 27, 2007 approved Streambank Monitoring Program [Hyperlink #6], and the baseline Annual Stream Monitoring Data Inventory Report. [Hyperlink #7]. PA-2 through 5 will modify the Mar. 27, 2007 Monitoring Program to extend creek reach monitoring stations further upstream *to* eventually cover the entire Ranch Development from La Novia to the upstream Ranch boundary. Updates to the Stream Monitoring Program and Annual Monitoring Data Inventory Report need to be provided by RMV for review, comment and approval as new PAs are added to the program/report.	PC-Wide
28	14-27 and 29 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough	Water Resources	Ranch-wide ROMP, storm events, funding, remediation	ROMP Monitoring and Mitigation Program (continued)	m. (cont.): and shall extend for a period of 10 years following the completion of the final grading of the last planning area of the Ranch Plan that includes at least two (2) storm events that generate discharges of at least 20 percent of computed 100-year high confidence discharges, all in a manner meeting the approval of the Manager, Flood Control Division. The accompanying mitigation program shall be based on a detailed study of the watershed and data collected from the monitoring program funded by the	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15 and 19-20. In addition, documentation and analyses for review, comment and approval need to be provided in the future by RMV in order to fulfill the mitigation, remediation and funding Requirements of item no. 28.	PC-Wide

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				grade plan approvals.				applicant. Said mitigation program shall be in addition to the mitigation measures (e.g., construction of flood control structures, setting up funds through bonds) formulated in the ROMP for items that are found to be not adequately mitigating development-related impacts. The applicant and the County/OCFCD will meet in good faith to formulate a plan for remediating and/or improving any under-performing mitigation measures, all at no cost to the County/OCFCD.				
29	14-28 (MM 4.5-1), 30 (MM 4.5-2) and 247-248 (PC Text Cond. 4.a.)	EIR 589	MM 4.5-1 (cont.)	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide ROMP, Locally Preferred Plan	ROMP Locally Preferred Plan (LPP)	n. If a Locally Preferred Plan (LPP) is developed that contemplates or otherwise assumes Ranch Plan development within the San Juan Creek watershed, the County and the applicant may pursue an alternative mitigation measure strategy based on the LPP that includes (i) mitigation measures within the Ranch and (ii) participation in offsite mitigation measures to the extent that said alternative mitigation measures are determined to be consistent with (a) the objectives of the County's Drainage Area Master Plan for water quality purposes, the (b) the ROMP and (c) the MPD.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan with verification of subsequent implementing actions	See guidance above related to Item Nos. 14-15. Requirements of item no. 29 hinge on development of a Locally Preferred Plan (LPP) and will be addressed in the future.	PC-Wide
30	14-29 (MM 4.5-1), 65 (MM 4.5-7) and 249 (PC Text Cond. 4.b.)	EIR 589	MM 4.5-2	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1 (Refer to Exhibit F in Development Agreement) ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Water Resources	Ranch-wide MPD	ROMP Master Plan of Drainage	Prior to the approval of the first Master Area Plan (or other planning level approval) covering any portion of the Ranch, the applicant shall prepare a Master Plan of Drainage ("MPD") that (i) is in a manner receiving the approval of the Manager, Flood Control Division and the Manager, Watershed and Coastal Resources Division and (ii) shows all flood control, storm drain, and water quality features within the affected watershed(s).	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Submittal of satisfactory Master Plan of Drainage	The Master Plan of Drainage (MPD) for the San Juan Creek watershed (PA1 - PA5) has not yet been submitted, but drainage studies and hydrology analyses which are to be the basis for a subset of the MPD have been cleared per the PA1 ROMP Clearance Letter from Harry Persaud dated October 25, 2006	PC-Wide

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											[Hyperlink #2]. A MPD showing all flood control, storm drain and water quality features for consistency with the Aug. 6, 2010 approved San Juan Creek Watershed Study, for drainage studies and hydrology analyses for the PAs will be provided by RMV in the future in fulfillment of the Requirements of item no. 30.	
31		EIR 589	MM 4.5-3	Prior to the approval of a Master Area Plan for each Planning Area	Water Resources:	WQMP, Master Area Plan, Level 2	Master Area Plan-Level 2 WQMP	Prior to the approval of a Master Area Plan for each Planning Area, the applicant shall prepare a Master Area Plan WQMP that (i) is consistent with the terms and content of the Draft WQMP (see PDF 4.5-3) and (ii) provides more particularized information and detail concerning how the provisions of the Draft WQMP will be implemented within the area covered by the individual Master Area Plan. At a minimum, each Master Area Plan WQMP will provide supplemental and refined information concerning (i) how site-design, source-control and treatment control BMPs will be implemented at the Master Area Plan level for the area in question, (ii) potential facility sizing and location within the subject Master Area Plan area, and (iii) monitoring, operation and maintenance of stormwater BMPs within the relevant Master Area Plan area.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Approval of Level 2 WQMP	WQMP for San Juan Creek Watershed (PA-2 through 5) and San Mateo Watershed are pending; see definition of Level 2 WQMP in September , 2010 WQMP Process memo from Director OCPW [Hyperlink #3]. In addition, Planning Area 1 details were reviewed and authorized by RWQCB, San Diego region letter dated October 16, 2006 [Hyperlink #4] (pg. 6, #12 and pg. 13, #3 and #4) and approved per the PA-1 ROMP clearance letter dated Oct. 25, 2006 [Hyperlink #2]	Each PA

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32	33-35 (MM 4.5-4)	EIR 589	MM 4.5-4	Prior to approval of Subarea Plan for any portion of the project area and after approval of Master Area Plan	Water Resources	WQMP, Sub-Area Plan, Level 3	Sub-Area Plan-Level 3 WQMP Criteria	Prior to the approval of a Sub-Area Plan for any portion of the project area that is the subject of an approved Master Area Plan, the applicant shall prepare a Sub-Area Plan WQMP that (i) is consistent with the terms and content of the Draft WQMP (see PDF 4.5-3), (ii) is consistent with the terms and content of the relevant Master Area Plan WQMP (see MM 4.5-3) and (iii) provides more particularized information and detail concerning how the provisions of the Draft WQMP and the relevant Master Area Plan WQMP will be implemented within the area covered by the individual Sub-Area Plan. At a minimum, each Sub-Area Plan WQMP will provide supplemental and refined information concerning:	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	Appropriate Level 2 Chapter of ROMP satisfies Master Planning level	See guidance above related to Item No. 31.	Each PA
33	32 and 34-35 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, site-design, source control, BMPs	Level 3 WQMP Implementation	(i) How site-design, source-control and treatment control BMPs will be implemented at the Sub-Area Plan level for the area in question,	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	See above	See guidance above related to Item No. 31.	Each PA
34	32-33 and 35 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, design features	Level 3 WQMP Design Details	(ii) The size, location and design features of the individual water resource facilities to be developed within the subject Sub-Area Plan area, and	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	See above	See guidance above related to Item No. 31.	Each PA
35	32-34 (MM 4.5-4)	EIR 589	MM 4.5-4 (cont.)	See above	Water Resources	WQMP, monitoring, operation, maintenance, BMPs	Level 3 WQMP Monitoring, Operation and Maintenance	(iii) Monitoring, operation and maintenance of the stormwater BMPs within the relevant Sub-Area Plan area.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning**	See above	See guidance above related to Item No. 31.	Each PA

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36	14 (MM 4.5-1) 37-49 (MM 4.5-5)	EIR 589	MM 4.5-5	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, peak discharges	Verification of Construction/ Implementation of Flood Control Detention Facilities	As appropriate during Ranch Plan development process, the applicant will be required to construct and implement flood control detention facilities to provide hydrologic mitigation for increases in peak discharges. Detention facilities will be located at the lower end of each of the major developed planning areas as necessary within the Ranch Plan project. While the specific design and characteristics of each basin will be refined during the project design process, planning level information is provided in this section to characterize the facilities and their functions. Initial basin locations are shown on **Exhibit 4.5-13** for the Ranch Plan. The specific number, size and locations of the basins will be determined during the ROMP process. Further refinement may be achieved during the design process.	Manager of OC Flood Control Programs in conjunction with Vector Control	Verification of construction/ implementation of flood control detention facilities; Approved monitoring program to track the performance of detention facilities	Validation and refinement for hydrologic mitigation for any development related increases in peak discharges will occur during the Planning Area ROMP process with determination for the number, size and location of basins occurring during the rough grading plan review. The flow analysis may include extended areas of the watershed(s) beyond the Planning Area boundary for analysis and mitigation as necessary. Specific and final design of flood control detention facilities implemented on Final Improvement Plans prior to their approval.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
37	36 and 38-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, hydrograph	Flood Control Detention Facilities Design and Analysis	a. Table 4.5-27 provides an initial estimate of the range of storage volumes that may be required in each of the major planning areas. Refined design and analysis of the basins needs to ensure that these facilities mitigate regional flood control facility impacts and address uncertainties such as timing of hydrograph peaks and the interaction with other elements within the watershed drainage network.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	See guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds

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

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40	36-39 and 41-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, fencing	Detention Facility Fencing	d. The entire detention facility will be fenced to preclude public access. The floor of the basin will likely be colonized by emergent vegetation. This can provide additional water quality improvement of urban runoff, and evaporation potential during the dry season. In addition, this vegetation will provide incidental avian and wildlife habitat. However, the primary intent of the structures is to provide sediment trapping in the forebay, and flood detention in the main basin. As such, maintenance protocols and regulatory permits should be established prior to the design process to facilitate the required periodic sediment removal and facility maintenance.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
41	36-40 and 42-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, outlet structure, spillway	Detention Facility Outlet Structure and Spillway	e. The outlet structure will be configured to control a wide range of flows, providing flow management from the 2- to 100-year flow event. It will also include an overflow spillway, designed to safely convey floods in excess of the outlet structure capacity directly to the stream. A subdrain will be provided to insure complete drainage within several days following a flow event.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
42	36-41 and 43-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities	Flood Control Detention Facilities Implementation Criteria	f. A key element in the long-term effectiveness of the detention facilities is the establishment of an on-going maintenance and monitoring program. The applicant will establish both a management entity and a funding source to insure the implementation of a program to accomplish the following goals:	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	On design plans (see Item 45) Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds

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43	36-42 and 44-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, monitoring	Flood Control Detention Facilities Monitoring	1) The monitoring program will track the performance of the detention facilities as well as the stability of the various stream channels within and downstream of the Ranch Plan project (to La Novia Bridge for San Juan Creek and to County border for San Mateo Creek). The monitoring will serve to identify the regular maintenance needs of the facilities as well as track any emerging problems with erosion or sedimentation in the stream channels. The monitoring shall be in a manner receiving the approval of the County/OCFCD.	Manager of OC Flood Control Programs in conjunction with Vector Control	See above	PA-2 through 5 will modify the Mar. 27, 2007 Monitoring Program to extend creek reach monitoring stations further upstream to eventually cover the entire Ranch Development from La Novia to the upstream Ranch boundary. Updates to the Stream Monitoring Program and Annual Monitoring Data Inventory Report need to be provided by RMV for review, comment and approval as new PAs are added to the program/report.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
44	36-43 and 45-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, maintenance	Flood Control Detention Facilities Maintenance	2) Detention basin maintenance will include:	Manager of OC Flood Control Programs in conjunction with Vector Control		Complete requirements related to Items 45-49 below:	PA-2, 3, 4, 5, and 8 and immediate water-sheds
45	36-44 and 46-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, maintenance	Forebay Sediment Accumulation and Removal	• Identifying the rate of sediment buildup in the forebay or in the main facility and provision for sediment removal when the accumulated sediment reaches a specified depth. The initial sizing criteria for basin volume will include provision for this loss of storage during the period of sediment accumulation.	Manager of OC Flood Control Programs in conjunction with Vector Control	Identify sediment buildup	Requirements of item no. 45 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36. Specific and final design of flood control detention facilities implemented on Final Improvement Plans prior to their approval.	PA-2, 3, 4, 5, and 8 and immediate water-sheds

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46	36-45 and 47-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, vegetation management	Flood Control Detention Facilities Emergent Vegetation Management	• A vegetation management plan will be specified for all of the structural elements of the flood detention system. The applicant will work with the County to identify elements of the detention basin that can accommodate some vegetation (for example if water quality ponds are included in the facility, vegetation criteria will be developed for these). Based on County recommendations, vegetation will be precluded from the active flood detention basins to facilitate sediment removal activities.	Manager of OC Flood Control Programs in conjunction with Vector Control	Prepare vegetation management plan	Requirements of item no. 46 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
47	36-46 and 48-49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities	Flood Control Detention Facilities (Item Nos. 36-49)	• Water Resources - Flood Control Detention Facilities Vector/Nuisance Management: The design and maintenance of the basins will include prevention of vector problems such as mosquitoes, rodents, algal blooms, etc.	Manager of OC Flood Control Programs in conjunction with Vector Control	Include vector control information	Requirements of item no. 47 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
48	36-47 and 49 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, structural components	Detention Facilities Structural Components	• The basin inlet and outlet structures will require periodic maintenance to remove accumulated debris and replacement of damaged or aging elements. If the basins include a water recovery program (i.e., use of detained or infiltrated water for irrigation), the pumps and associated facilities (screens, pipes, valves) will require ongoing monitoring/maintenance.	Manager of OC Flood Control Programs in conjunction with Vector Control	Plan for periodic maintenance	Requirements of item no. 48 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds
49	36-48 (MM 4.5-5)	EIR 589	MM 4.5-5 (cont.)	Prior to the construction of flood control detention facilities	Water Resources	Flood control, detention facilities, appearance, landscaping	Detention Facility Appearance/Landscaping	• The detention basins will be large elements situated at visible locations within the development areas. As such their design and maintenance are important from an aesthetic perspective. The perimeter fencing, access roads and landscaping, on the basin side slopes will require ongoing irrigation and upkeep to insure that the basins represent visually appealing facilities. The basins will be designed to meet the County of Orange design requirements.	Manager of OC Flood Control Programs in conjunction with Vector Control	Meet County of Orange design requirements.	Requirements of item no. 49 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	PA-2, 3, 4, 5, and 8 and immediate water-sheds

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50	51-64 (MM 4.5-6)	EIR 589	MM 4.5-6	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, flow duration matching, water balance	Combined Flow and Water Quality Control System	All developments will be designed in order to achieve flow duration matching, address the water balance, and provide for water quality treatment through a combined flow and water quality control system (termed combined control system).	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	Combined Flow and Water Quality System as set forth in the Master WQMP and Subarea Plan WQMPs	Requirements of item no. 50 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
51	51 and 57-64 (MM 4.5-6) Item Nos. 52-55 were integrated into 51 (the five bullet points under "a" were originally separate items)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, flow duration control, infiltration basin, recycled water, non-domestic supply	Combined Control System Components	a. The proposed combined control system will include one or more of the following components (see Exhibits 4.5-14, 15 and 16), each of which provides an important function to the system: • Flow Duration Control and Water Quality Treatment (FD/WQ) Basin • Infiltration Basin • Bioinfiltration Swale • Storage Facility for Recycling Water for Non-Domestic Supply • Diversion Conduit to Export Excess Flows out of the Sub-basin	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 51 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
57	50-51 and 58-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, water quality treatment control	Combined Control System Components (continued	a. (cont.) The flow duration control and water quality treatment basin provides the initial flow and water quality treatment control functions to the system. The remaining components address the excess flows, alone or in combination with each other, generated during wet weather. Additional water quality treatment control is also provided in the infiltration basin and bioinfiltration swale. The following sub-sections describe each combined control system component in more detail.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 57 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed

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58	50-57 and 59-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, low duration control, water quality treatment, detention capacity	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin	1) The flow duration control and water quality treatment (FD/WQ) basin will provide both flow control and water quality treatment in the same basin. Detention basins are the most common means of meeting flow control requirements. The concept of detention is to collect runoff from a developed area and release it at a slower rate than it enters the collection system. The reduced release rate requires temporary storage of the excess amounts in a basin with release occurring over a few hours or days. The volume of storage needed is dependent on 1) the size of the drainage area; 2) the extent of disturbance of the natural vegetation, topography and soils, and creation of impervious surfaces that drain to the stormwater collection system; 3) the desired detention capacity/time for water quality treatment purposes; and 4) how rapidly the water is allowed to leave the FD/WQ basin, i.e., the target release rates.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 57 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
59	50-58 and 60-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, detention, treatment, vegetation, dry weather flows	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin (continued)	1) (cont.) The FD/WQ basin shall incorporate extended detention to provide water quality treatment for storm flows. The FD/WQ basin shall also incorporate wetland vegetation in a low flow channel along the bottom of the basin for the treatment of dry weather flows and small storm events.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 59 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
60	50-59 and 61-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system,	Flow Duration Control and Water Quality Treatment (FD/WQ) Basin (continued)	1) (cont.) To the extent feasible depending on the topography and grade, the FD/WQ basin will be located in areas where there is a larger depth to groundwater and more infiltrative soils. The FD/WQ basin shall be designed to have two active volumes, a low flow volume and a high flow volume. The low flow volume is designed to capture small to moderate size storms, the initial portions of larger storms, and	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 60 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed

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								dry weather flows. The high flow volume is designed to store and release higher flows to maintain, to the extent possible, the pre-development runoff conditions.				
61	50-60 and 62-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, infiltration, pretreatment	Infiltration Basin	2) The second element in the combined control system shall consist of a separate downstream, shallow basin designed to infiltrate stormwater where soils have a high infiltration capacity. The infiltration basin is sized to infiltrate all the flows released from the lower volume in the FD/WQ basin; nonetheless, an overflow system would convey excess flows that may occur during very wet years to the bioinfiltration swale discussed below. Features of the proposed combined control system that shall guard against groundwater contamination include: (1) pretreatment of all runoff in a FD/WQ basin before it enters the infiltration basin, and (2) locating infiltration basins where there is at least 10 feet of separation to the groundwater.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 61 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
62	50-61 and 63-64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, bioinfiltration swale, pre-development runoff	Bioinfiltration Swale	3) The third element of the combined control system shall be a bio-infiltration swale that leads from the FD/WQ basin to the stream channel. A bio-infiltration swale is a relatively flat, shallow vegetated conveyance channel that removes pollutants through infiltration, soil adsorption, and uptake by the vegetation. In areas characterized by terrains with good infiltration capabilities, flows released from the FD/WQ basin and carried in the bio-infiltration swale will mimic pre-development conditions, in which low flows infiltrate in the soils and only high flows reach the main stem of the stream channel. In catchments where development is located on less pervious soils and	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 62 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed

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								therefore pre-development runoff is higher, the swale may be lined to better mimic pre-development hydrology or flows may be piped to the stream.				
63	50-62 and 64 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, surface storage, recycling	Storage Facility for Recycling Water for Non-Domestic Supply	4) The fourth possible element of the combined control system shall be storage of surface water flows for recycling where there is opportunity for reuse of water for irrigation, such as a golf course, residential common area, or local park. All elements of the combined flow and water quality control system shall be reviewed with the SMWD for determination of feasibility of reuse and connection to non-domestic irrigation facilities. Diversion of outflows from the FD/WQ basin to non-domestic water supply reservoirs will be conducted if feasible and cost effective.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 63 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed
64	50-63 (MM 4.5-6)	EIR 589	MM 4.5-6 (cont.)	In conjunction with Master and Subarea Plans (WQMP Level 2 & 3)	Water Resources	Combined control system, export flows, diversion, San Juan Creek, Lower Cristianitos Creek, Cañada Chiquita	Diversion Conduit to Export Flows out of the Sub-basin	5) The fifth possible element of the combined control system shall be the provision to export flows out of the sub-basin. This element provides an additional option that may be employed to better preserve the pre-development water balance within the sub-basin. Such diversions may be desirable where excess runoff could result in increased stormwater flows or increased base flows in sensitive streams. However, all diversions of drainage area are subject to approval by the County of Orange. The diversions would be for excess runoff only and would only be feasible for development bubbles that adjoin other sub-basins having less sensitive stream channels, or are close to San Juan Creek or Lower Cristianitos Creek, which have characteristics that allow them to handle additional flows without causing damage to the stream channel. In some locations, such as Cañada Chiquita, it may also	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See above	Requirements of item no. 64 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each PA and immediate water-shed

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								be feasible to divert flows to the wastewater treatment plant for reclamation.				
65	66-76 (MM 4.5-7)	EIR 589	MM 4.5-7	Prior to recordation of a subdivision map	Water Resources	Stream stabilization, ROMP, HOA responsibility	Stream Stabilization Program Components	Prior to the recordation of a subdivision map, unless otherwise specified by the provisions of the applicable master area or planning area-specific ROMPs (as appropriate), the development applicant shall prepare a stream stabilization program, including funding, that will be implemented by the HOA or other responsible entity to mitigate anticipated limited local effects of erosion associated with drainage system outlets from the development ~~or~~ downstream of detention basins. These effects from erosion are to be addressed with non-structural biotechnical and geomorphic approaches aggressively at the first phase and if not effective then limited structural measures would be implemented. These approaches vary by terrain and the character of the channels:	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	Submit stream stabilization program, including funding, that will be implemented by the master maintenance association or other responsible entity	Requirements of item no. 65 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and immediate watershed
66	65 and 67-76 (MM 4.5-7)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, sandy and silty-sandy terrain, infiltration basins and ponds	Stream Stabilization Program - Sandy and Silty-Sandy Terrain	(1) Sandy and Silty-sandy terrain: Water quality and infiltration basins and ponds ~~will be~~ are designed to be constructed (or provide evidence of financial security, such as bonding) along unnamed tributary channels and channel-less valleys. Appropriate energy dissipation ~~will be~~ are designed to be installed downstream of each structure or control point. 'Hungry water' or potential downcutting will be controlled by a progressive sequence of:	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 66 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and immediate watershed
67	65-66 and 70-76 (MM 4.5-7) Item Nos. 68 and 69 were integrated into 67 (originally a, b and c were	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, hydrophytic vegetation, turf-reinforced mats (TRM), erosion control fabric	Stream Stabilization Program - Progressive Sequence of "Downcutting" Control	a. Establishment of hydrophytic vegetation, either turf-forming (such as salt grass or sedges) or with interpenetrating roots (such as willows); then b. Placement of turf-reinforced mats (TRM) or other flexible and biodegradable membrane to abet vegetative growth to	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 67 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and immediate watershed

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	separate items)							stabilizes the small drainages downstream of controls; then, c. Conventional erosion control fabrics and structures using techniques developed over the years to control gully- or small-channel incision.				
70	65-67 and 71-76 (MM 4.5-7)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, sandy and silty-sandy terrain, incision	Stream Stabilization Program - Sandy and Silty-Sandy Terrain (cont.)	1) (cont.) In through-flowing named stream corridors, the potential scale of incision is larger, and is most reasonably addressed by a progressive sequence to include:	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 70 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and imme-diate water-shed
71	65-70 and 74-76 (MM 4.5-7) Item Nos. 72 and 73 were integrated into 71 (originally a, b and c were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, Gobernadora Creek, sediment yields, avulsion, riparian vegetation, thalweg	Stream Stabilization Program - Incision Control	a. Attempting to reduce runoff volumes and peaks from the watershed, by a combination of additional retarding of flow and use of (reconnecting, where needed) floodplains for flows of moderate to high recurrence. b. Reducing sediment yields from disturbed watershed upstream, such that avulsion (sudden channel changes, such as recently seen in Gobernadora Creek) can be minimized. c. Where the bed remains within the root zone of riparian vegetation, widening the riparian corridor, and managing its vegetation to promote dense interpenetrating roots, such as naturally occurs along many reaches of these streams, perhaps in combination with reconfiguring the channel pattern to increase sinuosity to a stable thalweg length-to-channel slope value.	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 71 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and imme-diate water-shed
74	65-71 and 76 (MM 4.5-7) Item No. 75 was were integrated into 74 (originally a, b and c were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, clayey terrain, biotechnical stabilization	Stream Stabilization Program - Clayey Terrain	(2) Clayey Terrain: Differences between existing and future conditions will be the least in this terrain. Clayey terrains are also most resistant to incision, in most cases. Hence, biotechnical stabilization is most favored in this setting, especially for the smaller unnamed channels downstream from the small retarding and infiltration basins proposed at many	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 74 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and imme-diate water-shed

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								locations. A progressive sequence of:				
76	65-74 (MM 4.5-7) Item Nos. 77-79 were integrated into 76 (originally a, b, c and d were separate items)	EIR 589	MM 4.5-7 (cont.)	See above	Water Resources	Stream stabilization, hydrophytic or woody riparian vegetation, turf-reinforcing mats, engineered slopes	Stream Stabilization Program - Biotechnical Stabilization	a. Establishing hydrophytic or woody riparian vegetation, especially along the bases and crests of banks; b. Installing turf-reinforcing mats and other shear-resistant soft structures; c. Slight widening of channels where feasible without diminishing bank strength imparted by riparian vegetation, if significant; and d. Engineering slopes using fabrics, or placing thoroughly-keyed structural controls, usually in combination with a., b., and c., above.	**Director, OC Planning** ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 76 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Each Applicable PA and imme-diate water-shed
80	81-97 (MM 4.5-8)	EIR 589	MM 4.5-8	Prior to issuance of a grading permit	Water Resources	Stream monitoring, funding, reporting	Stream Monitoring Program Submittal Requirements	Consistent with the provisions of the applicable master area or planning area-specific ROMPs (as appropriate), a stream monitoring program shall be developed, with assured funding source, by the applicant, and at no cost to County/OCFCD, prior to the construction within the watershed which will include reporting requirements in order to observe changes in the natural alluvial stream system. The minimum program will include and address the following items:	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	Submit stream stabilization program, including funding, that will be implemented by the master maintenance association or other responsible entity	Requirements of item no. 80 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
81	80 and 82-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, geomorphology, flood conveyance	Stream Monitoring Program - Stream Walks	1) A geomorphologist or engineer familiar with both (a) flood conveyance estimation and (b) the bed conditions required to meet habitat needs and conditions for species of concern will walk critical reaches of named channels within the project each year in late April. The stream-walker will note bed conditions, measure high-water marks, note new sources of sediment or bank distress along the channels, estimate Manning's 'n' (roughness) at key locations, and assess whether bed and bank vegetation is suitable to meet conveyance and habitat objectives.	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 81 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide

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82	80-81 and 83-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, rainfall intensity, Chiquita watershed	Stream Monitoring Program - Stream Walks (continued)	1) (cont.) Stream walks will occur during years 1, 2, 3, 4, 5, and 10 following substantial grading in a named-stream basin, and during any year within the first 10 seasons when 6-hour rainfall intensities exceed the 5-year recurrence at a nearby pre-selected recording rainfall gauge. The stream-walker will also similarly canvass the lower 2 miles of Bell Canyon and the upper Chiquita watershed north of Oso Parkway, two stream segments with largely-intact and formally-preserved watersheds, which can serve as control. Photographs showing key sites or problems will be taken. The individual conducting the walks shall be sufficiently senior and knowledgeable as to be registered as a geologist or engineer with the state. This individual will prepare an annual report by June 20 of the relevant year(s) specifying maintenance or repair measures needed to maintain suitable sediment transport and bed conditions	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 82 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
83	80-82 and 92-97 (MM 4.5-8) Item Nos. 84-91 were integrated into 83 (originally a-h were separate items)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, Lower Narrow Creek, Chiquita Creek, Gobernadora Creek, Bell Creek, Upper Cristianitos Canyon, Lower Gabino Creek, La Paz Creek	Stream Monitoring Program - Surveys	2) Monumented cross sections will be established and surveyed on: a. Lower Narrow Creek b. Chiquita Creek (4 locations) c. Gobernadora Creek (4 locations) d. Bell Creek (2 locations) e. Upper Cristianitos Canyon (3 locations) f. Lower Gabino Creek (3 locations) g. Gabino Creek within 0.5 miles of La Paz Creek h. La Paz Creek within 0.6 miles of Gabino Creek	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 83 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
92	80-83 and 92-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, San Juan Creek, geomorphic conventions	Stream Monitoring Program - Surveys (cont.)	2) (cont.) Additional monitoring sections will also be provided on San Juan Creek and all monitoring locations will first be approved by the County of Orange before implementation. The cross sections will be spaced	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 92 need to be addressed by RMV at the design phase. Also, see guidance above	Ranch Plan Wide

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								approximately 0.6 to 1.2 miles apart and approved by the County. They will be surveyed to the nearest 0.05 feet vertical, and include notations of bed material encountered and qualitative descriptions of vegetation, and other observations conforming to geomorphic conventions, such as the International Hydrologic Vigil Network standards.			related to Item No. 36.	
93	80-92 and 94-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, stream walk, rainfall intensity	Stream Monitoring Program - Surveys (cont.)	2) (cont.) The initial surveys will be conducted prior to grading, with resurveys during years 1, 3, 5 and 10 following initial grading or at frequencies determined by the County of Orange. Re-surveys will also be conducted during years when 6-hour rainfall intensities exceed the 5-year recurrence at a nearby pre-selected recording rainfall gauge or selected occurrences by the County of Orange. Results will be analyzed by the stream-walker, and included in the related report, recommending maintenance and restorative measures. The report will be submitted by May 20 of each year, to allow design and implementation (where needed) prior to the next winter.	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 93 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
94	80-93 and 95-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, San Juan Creek	Stream Monitoring Program, Periodic Aerial Photography	3) Aerial photographs of the entire project area will be taken during May or June following project approval, and during each subsequent May or June of years ending in a '5' or '0', until the project has been completed as defined by the County of Orange. Resolution of the photographs will be sufficient to prepare 200-foot scale maps with 2-foot (or 0.5-meter) contours. Contour maps will be prepared for the San Juan Creek channel corridor from the Verdugo Canyon confluence to 0.5 miles downstream of Antonio Parkway showing the topography of the bed and of	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 94 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide

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								the banks to elevations 15 feet above the adjoining bed.				
95	80-94 and 96-97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, LIDAR, photogrammetric, geomorphology	Stream Monitoring Program, LIDAR: (Light Detection and Ranging)	3) (cont.) LIDAR: (Light Detection and Ranging) or other technologies can be substituted for now-conventional photogrammetric methods. A qualified geomorphologist shall review the aerial photographs of the entire project area, identifying new upland sources of sediment, event-related or land-use disturbance, or evidence of channel change and instability. The geomorphologist will also assess discontinuities in sand transport throughout the project area, and will present an assessment of changes, if any, in the San Juan Creek corridor. Results will be presented in a report to be prepared by July 15 of each year, including recommendations for maintenance, repair, or other actions.	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 95 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
96	80-95 and 97 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, geomorphology	Stream Monitoring Program, Evaluation of changes downstream of ponds and basins	4) Longitudinal profiles and channel or drainage-way cross sections will be established downstream of basins or ponds with capacities exceeding 1 acre foot, or which create a 4-foot elevation change in the energy grade line. Resurveys will occur whenever the stream-walker and/or the geomorphologist reviewing the aerial photos identify actual or incipient incision or erosion. Resurveys will be completed prior to July 1 when and where the need is identified in the May 20 report discussed above.	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 96 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide

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97	80-96 (MM 4.5-8)	EIR 589	MM 4.5-8 (cont.)	See above	Water Resources	Stream stabilization, bank conditions	Stream Monitoring Program, Supplemental assessments	5) Adaptive management of channels means changing with the flow of time. Nothing in the program above precludes problem- or condition-related investigations. Additional assessments may be conducted as deemed needed by the applicant to achieve the bed and bank conditions sought.	**Director, OC Planning** (Manager, OC Flood Control) ~~Manager of Watershed & Coastal Resources~~	See above	Requirements of item no. 97 need to be addressed by RMV at the design phase. Also, see guidance above related to Item No. 36.	Ranch Plan Wide
99		EIR 589	MM 4.6-1	As specified in the Transportation Improvement Phasing Plan component of SCRIP (Upon Initiation of Development)	Transportation and Circulation	Transportation improvement program, fair share basis, SCRIP	Transportation Improvement Program	Table 4.6-26 and Table 4.6-27 identify the transportation improvement program proposed as mitigation for the Ranch Plan project for year 2025 and year 2010, respectively. The improvements differ depending on whether the SR-241 southerly extension is assumed. The project applicant shall participate on a fair share basis for improvements associated with cumulative impacts. Funds shall be paid to the County of Orange pursuant to the SCRIP.	~~Director, RDMD~~ **Director, OC Public Works**	Proof of project applicant's payment of funds demonstrating participation on a fair share basis for improvements as a part of the SCRIP Fee Program	See July 30, 2007 "Funding Criteria and Guidelines Relating to SCRIP" prepared by County of Orange (Harris & Associates) [Hyperlink #8]	Each PA
100	101-102 (MM 4.6.2)	EIR 589	MM 4.6-2	Approval of each Master Area Plan	Transportation and Circulation	SCRIP, EIR Traffic Analysis	Master Area Plan Traffic Analysis Criteria	The mitigation program is based on the buildout of land uses in the surrounding area and may change based on the effects of the future land development and future changes to regional transportation patterns. The intersection and freeway ramp improvements shall be implemented and/or pro-rata payment shall be made in accordance with the transportation improvement phasing plan of the SCRIP. Prior to the approval of each Master Area Plan, a traffic analysis which supplements The Ranch Plan EIR Traffic Report (Austin-Foust Associates, Inc., May 2004) shall be submitted for review and approval to the County, Director of Planning and Development Services. The traffic study shall include:	~~Director, PDS~~ **Director, OC Planning** (Area Plans are reviewed by Planning Commission)	Submittal of supplemental traffic study	To be addressed by the Planning Area-wide Traffic Analysis included as part of the environmental documentation addressing each Master Area Plan	Each PA

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101	100 and 102 (MM 4.6.2)	EIR 589	MM 4.6-2 (cont.)	See above	Transportation and Circulation	SCRIP, Development Agreement, EIR Traffic Analysis	Evaluation of Compliance with EIR Mitigation Measures	a. An evaluation of how any proposed refinements to the circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Program EIR mitigation measures.	See above	See above	See above	Each PA
102	100-101 (MM 4.6.2)	EIR 589	MM 4.6-2 (cont.)	See above	Transportation and Circulation	SCRIP, Development Agreement, EIR Traffic Analysis, peak hour ADT	Evaluation of Peak Hour ADT	b. Average Daily Trips generated by uses proposed within the planning area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.	See above	See above	See above	Each PA
103		EIR 589	MM 4.6-3	If County, CalTrans, et al, establish a cumulative mitigation program for 1-5 mainline	Transportation and Circulation	I-5 Mainline	Assessment of I-5 Mainline Cumulative Impacts and Mitigations	No improvements are proposed herein to address the cumulative impacts of the project on I-5 mainline. Improvements to the I-5 mainline are a part of regional transportation improvement programs with associated timing and funding sources. If the responsible agencies establish a cumulative mitigation program, the project applicant shall participate on a fair share basis.	~~Director, PDS~~ **Director, OC Planning** (in consideration with Caltrans)	If the responsible agencies establish a cumulative mitigation program, the project applicant shall participate on a fair share basis.	South County Roadway Improvement Program (SCRIP) [Hyperlink #9] is the appropriate program. There is no applicable CalTrans program.	Each PA

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104	105-107 (MM 4.7-1)	EIR 589	MM 4.7-1	Prior to the issuance of a grading permit	Air Quality	Diesel fuel engine emissions	Diesel Fuel Reduction Plan Criteria:	In order to reduce diesel fuel engine emissions, the project applicant shall require that all construction bid packages include a separate "Diesel Fuel Reduction Plan." This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including, but not limited to, the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology," including diesel particulate trips, on existing diesel engines and vehicles; and c) other appropriate measures. Prior to the issuance of a grading permit, the Diesel Fuel Reduction Plan shall be filed with the County of Orange. The Diesel Fuel Reduction Plan shall include the following provisions:	**Director, OC Planning** ~~Director, PDS~~ (AQMP)	Preparation and submittal of a Diesel Fuel Reduction Plan identifying actions to reduce diesel fuel emissions during construction (with specified provisions)		Each PA

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105	104 and 106-107 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, CARB	Construction Diesel Emissions - CARB Certified Equipment	a. All diesel fueled off-road construction equipment shall be California Air Resources Board (CARB) certified or use post-combustion controls that reduce pollutant emissions to the same level as CARB certified equipment. CARB certified off-road engines are engines that are three years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90 percent of the PM10, carbon monoxide, and volatile organic compounds from engine exhaust, depending on the specific device, sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (i.e., soot filters), oxidation catalysts, and combinations thereof.	**Director, OC Planning** ~~Director, PDS~~ (AQMP)	See above		Each PA
106	104-105 and 107 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, pollutant emissions	Construction Diesel Emissions - Current Year Standards	b. All diesel fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible.	**Director, OC Planning** ~~Director, PDS~~ (AQMP)	See above		Each PA
107	104-106 (MM 4.7-1)	EIR 589	MM 4.7-1 (cont.)	See above	Air Quality	Diesel fuel engine emissions, sulfur content of fuel	Construction Diesel Emissions - Low Sulfur Fuel	c. The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on-road and off-road construction equipment shall be low sulfur (>15 ppm) or other alternative low polluting diesel fuel formulation such as PuriNOXTM or Amber363. Low sulfur diesel fuel shall be required by existing regulations after the year 2007 and it is already being	**Director, OC Planning** ~~Director, PDS~~ (AQMP)	See above		Each PA

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								produced and sold as the regulation is phased in.				
108		EIR 589	MM 4.7-2	Prior to approval of ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Air Quality	Alternative fueling facilities	Identify Alternative Fueling Facility Locations	With the submittal of each Master Area Plan, the project applicant shall identify locations where alternative fueling facilities could be sited. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	~~Director, PDS~~ **Director, OC Planning** (Area Plans are reviewed by Planning Commission)	Show alternative fueling facilities on ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Not applicable in Planning Areas where no service stations are proposed (PA1)	Each PA
109		EIR 589	MM 4.7-3	Prior to approval of ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	~~Director, PDS~~ **Director, OC Planning**	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	~~Director, PDS~~ **Director, OC Planning**	Issuance of Building Permit (Evidence of reflection of materials)		Each PA

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111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	~~Director, PDS~~ **Director, OC Planning**	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
112		EIR 589	MM 4.7-4	Prior to issuance of grading permit	Air Quality	Construction staging areas, stockpile sites	Location of Construction Staging	All construction staging areas and stockpile sites will be located as far as feasible from residential areas. This provision will apply to currently existing residential areas and to future residential developments that are completed prior to later development stages.	~~Director, PDS~~ **Director, OC Planning**	Preparation and approval of construction staging area plan	These locations will change throughout the grading process. OCFA must be kept abreast of the most current access information	Each PA
113		EIR 589	MM 4.7-4 (cont.)	See above	Air Quality	Vegetative buffers, sensitive receptors	Vegetative Buffer of Sensitive Receptors:	A vegetative buffer zone, including trees and shrubs, will be placed between grading sites and residential areas or other locations where sensitive receptors can be reasonably expected.	~~Director, PDS~~ **Director, OC Planning**	Preparation and approval of a grading plan showing a vegetative buffer zone (if applicable) **Handbook should define sensitive receptors**	Currently no sensitive receptors located within Ranch Plan planned community	Each Grading Permit area (if applicable)
121.1	122-124 (MM 4.9-22)	EIR 589	MM 4.9-22	Prior to completion of the Project Report for F Street ~~issuance of a Grading Permit for construction of Cristianitos Road and~~	Biological Resources	Cristianitos Road, Wildlife Movement	Roadway Design to Facilitate Wildlife Movement	Prior to completion of the Project Report ~~issuance of a grading permit~~ for construction of Cristianitos Road from PA 5 to PA 2 ~~and Cow Camp Road~~ (see 121.2 below), the applicant shall demonstrate to the satisfaction of the County's Director of Planning Services Department or his/her designee that the design for the specified portions of Cristianitos Road ~~and Cow Camp Road~~ (see 121.2 below) includes the following features to facilitate wildlife movement: (see Items 122-124 below)	~~Director, PDS~~ **Director, OC Planning**	Approval of a Street Improvement Plan demonstrating the design for Cristianitos Road ~~and Cow Camp Road~~ (see 121.2 below) includes features to facilitate wildlife movement	The portion of Cristianitos Road not eliminated by the ROSA is depicted on the OCTA approved Circulation Plan [Hyperlink #10]	PA-1.1, 2-8 and 10

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121.2	122-124 (MM 4.9-22)	EIR 589	MM 4.9-22 (cont.)	Prior to completion of a Project Report for Cow Camp Road	Biological Resources	Cow Camp Road, Wildlife Movement	Roadway Design to Facilitate Wildlife Movement	Prior to completion of a Project Report for Cow Camp Road, the applicant shall demonstrate to the satisfaction of the County's Director, OC Planning or his/her designee that the design for the specified portions of Cow Camp Road includes the following features to facilitate wildlife movement: (see Items 122-124 below)	Director, OC Planning	Approval of a Street Improvement Plan demonstrating the design for Cow Camp Road includes features to facilitate wildlife movement	121.2 has been added to differentiate compliance between F Street (previously Cristianitos Road) and Cow Camp Road	
122	121 and 123-124 (MM 4.9-22) 133 & 135 (MM 4.9-24 & 25)	EIR 589	MM 4.9-22 (cont.)	In conjunction with siting and design of proposed ground tanks	Biological Resources	SMWD ground tanks, wildlife corridor	Roadway Design to Facilitate Wildlife Movement	Prior to design of the proposed ground tanks, project applicant shall coordinate with SMWD to review potential alternative locations for these tanks that would avoid impacts to Wildlife Corridor linkages G and K, while still meeting SMWD siting criteria for ground tanks.	~~Director, PDS~~ **Director, OC Planning** (Santa Margarita Water District)	Memo from SMWD verifying compliance with this portion of Mitigation Measure .9-22 (or MM 4.9-25, if applicable) per SMWD's authority over siting of water tanks consistent with their Plan of Works, and as the lead agency per CEQA .	Location of tanks shall avoid impacts to Wildlife Corridor linkages G and K (per EIR 589 Exhibit 4.9-8) [Hyperlink #11], or Mitigation Measure 4.9-25 (Item #135) shall apply	PA-2-8 and 10
123	121 and 123-124 (MM 4.9-22) 133 & 135 (MM 4.9-24 & 25)	EIR 589	MM 4.9-22 (cont.)	In conjunction with siting and design of proposed ground tanks	Biological Resources	Tank construction impacts, sensitive habitats, fencing, manufactured slopes, lighting	Roadway Design to Reduce Ground Tank Construction Impacts	In conjunction with construction of these tanks, SMWD shall employ measures to reduce construction impacts, including fencing sensitive habitats and implementing of erosion control. Post construction all temporary disturbance areas shall be restored with native species. All manufactured slopes associated with the ground tanks shall be restored with native species. Lighting shall be restricted to necessary safety lighting and shall be shielded to reduce spill-over into native habitats.	~~Director, PDS~~ **Director, OC Planning** (Santa Margarita Water District)	See above	See above	PA-2-8 and 10
124.1	121-123 (MM 4.9-22)	EIR 589	MM 4.9-22 (cont.)	Prior to completion of the Project Report for F Street ~~issuance of a Grading Permit for construction of Cristianitos Road and~~	Biological Resources	F Street, Cristianitos Road, Wildlife Movement	Lighting on F Street Bridge (Wildlife Movement)	• All lighting on the bridge, if required for public health and safety, shall be shielded to prevent spill-over effects.	~~Director, PDS~~ **Director, OC Planning**	Project Report for F Street	Project Report for F Street shall include sufficient detail to demonstrate that lighting of bridge(s) will prevent spill-over effect, thereby facilitating wildlife movement	PA-2-8 and 10

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124.2	121-123 (MM 4.9-22)	EIR 589	MM 4.9-22 (cont.)	Prior to completion of a Project Report for Cow Camp Road	Biological Resources	Cow Camp Road, Wildlife Movement	Lighting on Cow Camp Road Bridge (Wildlife Movement)	• All lighting on the bridge, if required for public health and safety, shall be shielded to prevent spill-over effects.	Director, OC Planning	Project Report for Cow Camp Road	Project Report for Cow Camp Road shall include sufficient detail to demonstrate that lighting of bridge(s) will prevent spill-over effect, thereby facilitating wildlife movement	PA-2-8 and 10
133	122-123 (MM 4.9-22) 135 (MM 4.9-25) Also, Item No. 134 has been integrated into 133 (originally two parts)	EIR 589	MM 4.9-24	In conjunction with siting and design of proposed ground tanks	Biological Resources	Wildlife corridor linkages G and K	SMWD Siting Criteria for Ground Tank Locations	Prior to design of the proposed ground tanks, project applicant shall coordinate with SMWD to review potential alternative locations for these tanks that would avoid impacts to Wildlife Corridor linkages G and K, while still meeting SMWD siting criteria for ground tanks.	~~Director, PDS~~ **Director, OC Planning** (Santa Margarita Water District)	Memo from SMWD (as the lead agency per CEQA) verifying that potential alternative locations were considered.	Location of tanks shall meet SMWD siting criteria while avoiding impacts to Wildlife Corridor linkages G and K (per EIR 589 Exhibit 4.9-8) [Hyperlink #11], or Mitigation Measure 4.9-25 (Item #135) shall apply	Each Applicable PA
135	122-123 (MM 4.9-22) 133 (EIR 589, MM 4.9-24)	EIR 589	MM 4.9-25	In conjunction with siting and design of proposed ground tanks	Biological Resources	Tank construction impacts, sensitive habitats, fencing, manufactured slopes, lighting	Reduce Biological Impacts of SMWD Ground Tanks	In conjunction with construction of these tanks, SMWD shall employ measures to reduce construction impacts, including fencing sensitive habitats and implementing of erosion control. Post construction all temporary disturbance areas shall be restored with native species. All manufactured slopes associated with the ground tanks shall be restored with native species. Lighting shall be restricted to necessary safety lighting and shall be shielded to reduce spill-over into native habitats.	~~Director, PDS~~ **Director, OC Planning** (Santa Margarita Water District)	Memo from SMWD (as the lead agency per CEQA) verifying that measures to reduce construction impacts are to be implemented in conjunction with construction of tanks.	This Mitigation Measure is only applicable if alternative sites cannot be identified (per MM 4.9-22 or MM 4.9-24)	Each Applicable PA
136	144-150 (MM 4.9-30)	EIR 589	MM 4.9-26	Prior to issuance of grading permit	Biological Resources	Construction monitoring program, nesting raptors	Monitor Construction Noise Impacts on Raptor Nests	During construction, a construction monitoring program shall be implemented to mitigate for short-term noise impacts to nesting raptors, to the satisfaction of the County of Orange, Manager, Subdivision and Grading. Indirect impacts shall be mitigated by limiting heavy construction (i.e., mass grading) within 300 feet of occupied raptor nests. Occupied raptors nests shall be marked as "Environmentally Sensitive	~~Director, PDS~~ **Director, OC Planning**	Preparation and submittal ~~approval~~ of a Construction Monitoring Program with subsequent implementation	Only Construction Monitoring Program submittal documentation is required: [Hyperlink #12] No copy of USFWS approval is required (often no formal written approval granted by USFWS)	Each Applicable PA

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								Areas" on grading/construction plans and shall be protected with fencing consisting of T-bar posts and yellow rope. Signs noting the area as an "Environmentally Sensitive Area" will be attached to the rope at regular intervals.				
137	138-139 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants Prohibited Adjacent to Open Space	All plants identified by the California Exotic Pest Plant Council as an invasive risk in southern California shall be prohibited from development and fuel management zones adjacent to the RMV Open Space. The plant palette for fuel management zones adjacent to the RMV Open Space shall be limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List. Plants native to Rancho Mission Viejo shall be given preference in the plant palette.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Approved Precise Fuel Modification ~~landscape~~ Plans	Submitted plan shall have a certification that palette will not include invasive species.	Each Applicable PA
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list.	Each PA

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139	137-138 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	~~Director, PDS~~ **Director, OC Planning**	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for the entire Planned Community, upon providing RMV CC&R summary letter [Hyperlink #13] stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to the recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of building permits on streets ~~for tracts~~ with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	~~Director, PDS~~ **Director, OC Planning**	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applicable PA
141	140 (EIR 589, MM 4.9-28)	EIR 589	MM 4.9-28 (cont.)	See above	Biological Resources	Light shields, street improvement plans	Streetlight Shielding Verification	a. Prior to the issuance of building permits for a tract with public street lighting adjacent to RMV Open Space habitat areas, the County of Orange shall verify that measures to shield such lighting have been incorporated in the street improvement ~~building~~ plans.	~~Director, PDS~~ **Director, OC Planning**	Preparation of building plans in compliance with lighting measures		Each Applicable PA

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144	136 (MM 4.9-26) 145-150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan	Biological Resources Construction Plan Criteria (BRCP)	Biological resources outside of the Proposed Project impact area shall be protected during construction. To ensure this protection, the Project Applicant shall prepare and implement a Biological Resources Construction Plan (BRCP) that provides for the protection of the resource and established the monitoring requirements. The BRCP shall contain at a minimum the following:	~~Director, PDS~~ **Director, OC Planning**	Preparation and approval of a Biological Resources Construction Plan (BRCP)		Each PA
145	144 and 148-150 (EIR 589, MM 4.9-30) Item Nos. 146 and 147 have been integrated into 145 (originally three bullet points were separate items)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, species protection, protective fencing	BRCP Design Measures	• Specific measures for the protection of sensitive amphibian, mammal, bird, and plant species during construction. • Identification and qualification of habitats to be removed. • Design of protective fencing around conserved habitat areas and the construction staging areas.	~~Director, PDS~~ **Director, OC Planning**	See above		Each PA
148	144-145 and 149-150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, Section 7 consultation, 1600 agreements, Arroyo Trabuco Golf Course	BRCP Wildlife Agency Requirements	• Specific construction monitoring programs for sensitive species required by Wildlife Agencies including, but not limited to, programs for the arroyo southwestern toad, western spadefoot toad, southwestern pond turtle, cactus wren, and coastal California gnatcatcher. Such measures shall be consistent with prior Section 7 consultations and 1600 agreements e.g., Arroyo Trabuco Golf Course.	~~Director, PDS~~ **Director, OC Planning**	See above		Each PA

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149	144-148 and 150 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, Wildlife Agencies, Arroyo Trabuco Golf Course	BRCP Protection Measures	• Specific measures required by Wildlife Agencies (e.g., Arroyo Trabuco Golf Course) for the protection of sensitive habitats including, but are not limited to, erosion and siltation control measures, protective fencing guidelines, dust control measures, grading techniques, construction area limits, and biological monitoring requirements.	~~Director, PDS~~ **Director, OC Planning**	See above		Each PA
150	144-149 (EIR 589, MM 4.9-30)	EIR 589	MM 4.9-30 (cont.)	Prior to issuance of grading (GA) permits	Biological Resources	Biological Resources Construction Plan, biological monitoring	BRCP Monitoring	Provisions for biological monitoring during construction activities to ensure compliance and success of each protective measure. The monitoring procedures will (1) identify specific locations of wildlife habitat and sensitive species to be monitored; (2) identify the frequency of monitoring, monitoring methodology (for each habitat and sensitive species to be monitored); (3) list required qualifications of biological monitor(s); and (4) identify reporting requirements.	~~Director, PDS~~ **Director, OC Planning**	See above	Memo from biologist (GLA or other firm), accompanied by diagram identifying proposed development footprint and overlay of vernal pool location.	Each PA
157	158 (EIR 589, MM 4.9-37)	EIR 589	MM 4.9-37	Prior to issuance of grading permit as monitored by the County Biological Monitor	Biological Resources	Catalina mariposa lily, coastal sage scrub/native grassland restoration areas	Protection of Catalina mariposa lily	Catalina mariposa lily shall be salvaged and relocated to the coastal sage scrub/native grassland restoration and enhancement areas by the Project Applicant; or seed can be collected prior to project impacts for use in the seed mix for coastal sage scrub/native grassland restoration areas. The receiver sites shall support clay soils and other conditions suitable for Catalina mariposa lily.	~~Director, PDS~~ **Director, OC Planning**	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan	Satisfied by GLA's response to comment letter dated August 8, 2013.	Each Applicable PA
158	157 (EIR 589, MM 4.9-37)	EIR 589	MM 4.9-37 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	Biological Resources	Catalina mariposa lily	Protection of Catalina mariposa lily (cont.)	In addition, where feasible, clay soils shall be salvaged from development areas and appropriately transported to restoration areas to provide a seed bank. Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan, outlined in Appendix J-1.	~~Director, PDS~~ **Director, OC Planning**	Verification of Catalina mariposa lily salvage/ relocation		Each Applicable PA

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163	164 (EIR 589, MM 4.9-40)	EIR 589	MM 4.9-40	Prior to issuance of a grading permit as monitored by the County Biological Monitor	Biological Resources	Mud nama inoculum	Protection of Mud nama inoculum	Mud nama inoculum (topsoil and dried plants to obtain seed) shall be collected prior to project impacts for use in the relocation of this species. The receiver sites shall support appropriate soils and other conditions suitable for mud nama.	~~Director, PDS~~ **Director, OC Planning**	Preparation and approval of Final Plant Species Translocation, Propagation and Management Plan		Each Applicable PA
164	163 (EIR 589, MM 4.9-40)	EIR 589	MM 4.9-40 (cont.)	Prior to initiation of grading as monitored by the County Biological Monitor	Biological Resources	Mud nama inoculum	Protection of Mud nama inoculum (cont.)	Implementation details of the salvage and relocation program shall be identified in the Final Plant Species Translocation, Propagation and Management Plan.	~~Director, PDS~~ **Director, OC Planning**	Verification of Mud nama inoculum seed collection		Each Applicable PA
166		EIR 589	MM 4.9-42	Prior to issuance of grading permit for those areas with federal or state endangered species, or jurisdictional land	Biological Resources	Section 404, 1600, and federal and state Endangered Species Act permits	Federal/State Endangered Species Act Permits	The project applicant shall obtain Section 404, 1600, and federal and state Endangered Species Act permits, as applicable.	~~Director, PDS~~ **Director, OC Planning** (CDFG, USFWS, ACOE)	Provide evidence of Section 404, 1600, and federal and state Endangered Species Act permits from the regulatory agencies	Regulatory agency permit summary letter from RMV [Hyperlink #15], accompanied by diagram identifying proposed development footprint and overlay of federal or state endangered species, or jurisdictional land location.	Each Applicable PA
167		EIR 589	MM 4.9-43	Prior to issuance of (GA) grading permit for PA3 or any portion thereof pertaining to the "ox-bow" area of the Gobernadora sub-basin	Biological Resources	Gobernadora sub-basin	Protection of Wildlife Corridor in "Ox-Bow" Area	In conjunction with future regulatory permitting, the project applicant shall examine further minimization of impacts to wetlands in the "ox-bow" area of the Gobernadora sub-basin in order to increase the dimension of Wildlife Corridor Linkage G	~~Director, PDS~~ **Director, OC Planning** (CDFG, USFWS, ACOE)	Provide evidence of permits from the regulatory agencies	Grading in PA3 and in the "ox-bow" area (shown on EIR Exhibit 4.9-8) shall be consistent with the approved State Master 1600 Streambed Alteration Agreement (MSAA) [Hyperlink #16] and Special Area Management Plan (SAMP) Subarea Permit [Hyperlink #17].	PA-3

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170		EIR 589	MM 4.11-1	Prior to the approval of each Master Area ~~Subarea~~ Plan	Cultural and Paleontological Resources		Cultural Resources Management Plan (CRMP) Preparation	Prior to the approval of each Master Area Plan ~~final plans and specifications for the development of Area Plans~~, the project applicant shall prepare a Cultural Resources Management (CRM) Plan to address the presence of cultural resources, evaluate the significance of any resource finds, provide final mitigation and monitoring program recommendations, and determine proper retention or disposal of resources. The CRM Plan shall be reviewed and approved by the County Director of Planning ~~in Consultation with the County Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities.~~	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	Preparation and approval of Cultural Resources Management Plans	PA1 and PA8 Cultural Resources Plans [Hyperlink #18] have been approved, consistent with EIR 589 Cultural Resources chapter.	Each PA
172	173-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3	Prior to issuance of grading permit in vicinity of identified resources	Cultural and Paleontological Resources	CEQA Guidelines §15126.4(b) and Public Resources Code §21083.3	CRMP Mitigation Options	As applicable, the following archaeological sites shall be mitigated to a less than significant level: CA-ORA-656, -753, -754, -882, -1043, -1048, -1121, -1122, -1125, -1137, 1144, -1185, -1449, -1556, -1559, -1560, and -1565, and historic sites CA-ORA-29, 30-176631, 30-176633, 30-176634, and 30-176635. Based on the mitigation standards set forth in the California Environmental Act (CEQA) Guidelines §15126.4(b) and Public Resources Code §21083.2, mitigation shall be accomplished through implementation of one of the following mitigation options consistent with the Cultural Resources Management Plan: ***(Revised per BonTerra, 8/25/06)***	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	Mitigate impacts to archaeological sites through implementation of options set forth in Cultural Resources Management Plan (see below)	Only Pre-historic sites CA-ORA - 1043 (Cow Camp Road), -1048 (PA3), -1121 (PA3), -1122 (PA3), -1559 (PA2), -1560 (PA2), and -1565 (PA3) and historic sites CA-ORA-29 (PA2) still need to be addressed. **Resource Organization Settlement Agreement eliminated development in areas which contain prehistoric sites CA-ORA-1125, -1137, 1144, -1185, -1449, -1556, and historic sites CA-ORA-30-176631.**	Each Applicable PA
173	172 and 174-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources; during grading activities	Cultural and Paleontological Resources	Fuel modification, avoidance, archaeological monitor	CRMP Verification and Avoidance	a. Relocation of grading boundaries/fuel modification zones to completely avoid disturbance to the site(s). Should the boundary relocation be infeasible, an archaeological monitor shall	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks~~	Verify archaeological sites have been avoided or the presence of a county certified archaeologist during grading and brush removal	Approved Planning Area 1 Archaeology report [Hyperlink #19] addresses prehistoric site CA-ORA-882.	Each Applicable PA

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								be present during grading and fuel modification brush clearance in the vicinity of archaeological resources. Fencing or stakes shall be erected outside of the sites to visually depict the areas to be avoided during construction.	~~HBP/Coastal and Historical Facilities~~ **Director, OC Planning**		Approved Planning Area 8 Archaeology report [Hyperlink] addresses prehistoric sites CA-ORA-753 & 754 and historic sites 30-176633, -176634, and -176635 Prehistoric site CA-ORA-656 is not a development area, but rather a utility area (not applicable to Ranch Plan development).	
174	172-173 and 175-176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	Prior to issuance of grading permit in vicinity of identified resources	Cultural and Paleontological Resources	Phase III Data Recovery	CRMP Phase III Data Recovery	b. Prior to grading in the vicinity of archaeological resources (note: confidential archaeological mapping is on file at the County of Orange), Phase III data recovery (salvage excavations) shall be conducted for these archaeological sites or any other sites within the potential impact area of development that cannot be avoided. The Phase III work shall provide sufficient scientific information to fully mitigate the impacts of development on these sites and be performed in accordance with standards of the State Office of Historic Preservation.	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	Conduct Phase III data recovery for archaeological sites		Each Applicable PA

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175	172-174 and 176 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	Cultural and Paleontological Resources	California Health and Safety Code Section 7050.5, human remains, County Coroner	Human Remains Encountered During Construction	In accordance with California Health and Safety Code Section 7050.5, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. The County Coroner shall make such determination within two working days of notification of discovery. The County Coroner shall be notified within 24 hours of the discovery. If the County Coroner determines that the remains are or believed to be Native American, the County Coroner shall notify the Native American Heritage Commission in Sacramento within 24 hours.	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	If human remains found, stop work and follow identified procedures		Each Applicable PA
176	172-175 (EIR 589, MM 4.11-3) 571 (SC 4.11-1)	EIR 589	MM 4.11-3 (cont.)	During performance of grading activities	Cultural and Paleontological Resources	Native American Heritage Commission, California Public Resources Code Section 5097.98, human remains	Native American Human Remains Encountered During Construction	In accordance with California Public Resources Code Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendents shall complete their inspection within 24 hours of notification. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	If Native American remains found, stop work and follow identified procedures		Each Applicable PA

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177		EIR 589	MM 4.12-1	Prior to approval of the first Master Area Plan	Recreation	Regional Riding and Hiking Trails, Bikeways Implementation Plan,, community trails,	Master Trail And Bikeways Implementation Plan:	In conjunction with approval of the first Master Area Plan, the applicant shall develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan that would establish viable routes for trails and bikeways to provide connectivity to community trails and bikeways in adjacent developments and with existing and proposed recreational facilities. The Master Trail and Bikeways Implementation Plan shall meet with the approval by the Director of PSD ~~in consultation with the Manager, OC Parks Harbors, Beaches & Parks Program Management~~.	~~Director, PDS in conjunction with the Manager of Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **Director, OC Planning**	**Completed: Preparation and approval Master Trail and Bikeways Implementation Plan**	Approved July 18, 2006 Master Trail and Bikeways Implementation Plan [Hyperlink #21]	Ranch Plan Wide
178	179-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1	Prior to issuance of a GA grading permit	Hazards and Hazardous Materials	Environmental contaminants, Title 8	Health and Safety Contingency Plan (HSCP) Criteria	Prior to the issuance of a grading permit, the contractor shall develop an approved Health and Safety Contingency Plan (HSCP) in the event that unanticipated/ unknown environmental contaminants are encountered during construction. The plan shall be developed to protect workers, safeguard the environment, and meet the requirements of the California Code of Regulations (CCR), Title 8, General Industry Safety Orders–Control of Hazardous Substances. The HSCP should be prepared as a supplement to the Contractor's Site-Specific Health and Safety Plan, which should be prepared to meet the requirements of CCR Title 8, Construction Safety Orders. Specifically, the HSCP must:	~~Director, PDS (OCFA)~~ **Director, OC Planning (Health Care Agency and OCFA)**	Preparation and approval of a Health and Safety Contingency Plan (with subsequent implementation)	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA

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179	178 and 180-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials	Soil contamination, groundwater contamination, air contamination	HSCP Process	1) Describe the methods, procedures, and processes necessary to identify, evaluate, control, or mitigate all safety and health hazards associated with any soil, groundwater and/or air contamination that may be encountered during field construction activities.	See above	See above	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
180	178-179 and 181-182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials		HSCP Application	2) Apply to all site construction workers, on-site subcontractors, site visitors, and other authorized personnel who are involved in construction operations.	See above	See above	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
181	178-180 and 182 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials		HSCP Approval	3) Be approved by the ~~Manager of Subdivision and Grading Services (PDS)~~ Manager OC Planned Communities in consultation with the Manager of Environmental Resources (PFRD) and/or their appointed consultant team.	See above	See above	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
182	178-181 (EIR 589, MM 4.14-1)	EIR 589	MM 4.14-1 (cont.)	See above	Hazards and Hazardous Materials	Environmental contaminants	HSCP Trigger	The HSCP will take effect only if materials affected by environmental contaminants are exposed during construction. This includes undocumented waste materials, contaminated soils, affected groundwater, and related substances that may be classified as hazardous or regulated materials, and/or materials that could endanger worker or public health. If affected materials are encountered, the HSCP will be implemented to reduce the potential exposure to the environment and workers at the site. All site workers will be required to perform work in a prescribed manner to reduce the potential that they will endanger themselves, others, or the general public.	See above	See above	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA

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183		EIR 589	MM 4.14-2	Prior to issuance of GA grading permits	Hazards and Hazardous Materials	SCAQMD Rule 1166	HSCP Implementation	During construction, if environmentally affected soil, groundwater, or other materials are encountered on-site, the project engineer shall be quickly mobilized to evaluate, assess the extent of, and mitigate the affected materials. The contractor or owner's consultant shall be responsible for implementing all applicable sampling and monitoring of the project. At present, applicable sampling and monitoring activities are expected to include air monitoring (both for personal protection and SCAQMD Rule 1166 compliance), collecting soil and groundwater samples for analysis, and documenting mitigation activities. Specific applicable sampling and monitoring requirements will vary, depending upon the nature, concentration, and extent of affected materials encountered.	~~Director, PDS~~ **Director, OC Planning**	Show condition wording as notes on approved GA grading plans	PA1 approved Health and Safety Contingency Plan HSCP [Hyperlink #22]	Each PA
184		EIR 589	MM 4.14-3	Prior to approval of Subarea Plans for areas within Planning Areas 1, 2, 3 **and** 4 ~~**and 7**~~, that have been used for agricultural activities where pesticides or herbicides have been used	Hazards and Hazardous Materials	Agricultural activities, pesticides, herbicides, Department of Toxic Substance Control (DTSC)	Pesticides and Herbicides	Prior to approval of Area Plan for areas within Planning Areas 1, 2, 3 and 4 ~~and 7~~, that have been used for agricultural activities where pesticides or herbicides have been used, the applicant shall conduct an investigation to assess the possible presence of residual pesticides and herbicides in accordance with applicable Department of Toxic Substance Control (DTSC) Guidance for Sampling Agricultural Soils. If necessary, a remediation program shall be developed and implemented for those areas where the soils testing program has identified that residual pesticides and herbicides exceed DTSC Guidance, to ensure soils meet standards for proposed uses within previous agricultural areas. If significant contamination is encountered, the results of the testing/ investigation, etc. will be provided to OCHCA, or other appropriate agency, for direction and oversight.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Approved site investigation to assess the possible presence of residual pesticides and herbicides in accordance with applicable Department of Toxic Substance Control (DTSC) Guidance for Sampling Agricultural Soils. Implementation of remediation program, if required.	PA1 Completed: Subareas 1.1, 1.2 and 1.5; Testing determined that area not contaminated. Subareas 1.3 and 1.4; EEI Soil Investigation Report and Mitigation Work Plan (Hyperlink #23) PA-7 portion no longer applicable, per Resource Organization Settlement Agreement	PA-1-4 ~~and 7~~

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185		EIR 589	MM 4.14-4	Prior to issuance of a grading permit or a demolition permit for any on-site building constructed prior to 1973	Hazards and Hazardous Materials	Lead-based paint, buildings constructed prior to 1973	Lead Based Paint	Prior to issuance of a grading permit or a demolition permit for any on-site building constructed prior to 1973, the building shall be screened for lead-based paint prior to demolition. If lead-based paint is identified, it shall be mitigated in accordance with all applicable federal, state and local regulatory requirements.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Verification of screening for lead based paint; mitigation, if required		**PA1, PA3 and PA4** ~~Each Applicable PA~~
186		EIR 589	MM 4.14-5	Prior to issuance of a demolition permit for any structure constructed before 1980	Hazards and Hazardous Materials	Asbestos, buildings constructed prior to 1980	Asbestos	Prior to issuance of a demolition permit for any structure constructed before 1980, the applicant shall test for asbestos containing materials. Should the building being demolished contain asbestos, the applicant shall comply with notification and asbestos removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos related health risks.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency, SCAQMD)	Verification of testing for asbestos; mitigation if required		Each Applicable PA
187		EIR 589	MM 4.14-6	Prior to issuance of a grading permit for Planning Areas 1,3,4,5 and 8	Hazards and Hazardous Materials	Underground storage tanks (USTs, fuel dispensers, clarifiers and crushing operations, maintenance areas, petroleum hydrocarbons, heavy metals	Storage Tanks	Prior to issuance of grading permits for Planning Areas 1, 3, 4, 5, and 8, respectively, the applicant shall remove, or require the leaseholder to remove, all storage tanks (underground storage tanks, or USTs, and above ground storage tanks, or AGTs), fuel dispensers, clarifiers and crushing equipment in compliance with OCHCA regulations. This shall include soil and groundwater sampling in and around any existing UST's, dispensers, clarifiers, crushing operations, and maintenance areas, with analysis for petroleum hydrocarbons, heavy metals, and PAHs to determine if any contaminates exist in the tank pit area or in surrounding areas. If contaminates exist, the level of impact shall be assessed and a remediation plan shall be developed, if required pursuant to applicable laws and regulations. If significant contamination is encountered, the results of the testing/investigation, etc. will be provided to OCHCA, or	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Verification of removal of UST and AGT, fuel dispensers, clarifiers, and crushing equipment		PA-1, 3-5 and 8

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								other appropriate agency, for direction and oversight.				
188		EIR 589	MM 4.14-7	Prior to approval of Subarea Plans for areas within Planning Areas 1, 3, and 5, respectively, where soil staining has been identified	Hazards and Hazardous Materials	Contaminated soils, remediation	Soil Remediation	Prior to approval of Area Plan for areas within Planning Areas 1, 3, and 5, respectively, where soil staining has been identified, the applicant or leaseholder shall test the contaminated soils to assess their level of impact and a remediation plan shall be developed, if required pursuant to applicable laws and regulations. If significant contamination is encountered, the results of the testing/investigation shall be provided to OCHCA, or other appropriate agency, for direction and oversight of the remediation.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Verification of testing of soils, with subsequent remediation, if required.		PA-1, 3 and 5
189		EIR 589	MM 4.14-8	Prior to issuance of grading permits for the portion of Planning Area 3 currently occupied by Catalina Pacific Concrete (CPC)	Hazards and Hazardous Materials		Catalina Pacific Concrete	Prior to issuance of grading permits for the portion of Planning Area 3 currently occupied by Catalina Pacific Concrete (CPC), the applicant or leaseholder shall provide verification to OCHCA that the truck washout recycling pond and related chemicals within the CPC lease area have been dismantled/removed and the pond contents removed/disposed in compliance with applicable regulations.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Verification of dismantling of truck washout recycling pond and related chemicals within the CPC lease Area		PA-3

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196	197 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13	Prior to issuance of grading permits	Hazards and Hazardous Materials	Environmental Site Assessments (ESA) , Phase I Update, Phase II Update	Environmental Site Assessments (ESA) Update	Prior to issuance of grading permits within each Planning Area, the Environmental Site Assessments (ESAs) will be updated for that grading permit area. If the Phase I Update identifies new actual or potential impacts, a Phase II ESA will be completed as necessary for the grading area by the landowner or subsequent project applicant. During the Phase II ESA, samples from potential areas of concern will be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the appropriate response/remedial measures will be implemented including directives of the OCHCA and/or Regional Water Quality Control Board (RWQCB), as appropriate.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Updated Environmental Site Assessment and, if required, prepare Phase II (with subsequent remediation, if necessary)		Each PA
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA

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198	199 (EIR 589, MM 4.14-14)	EIR 589	MM 4.14-14	Prior to approval of Master Area Plans 3	Hazards and Hazardous Materials		Oil Well Locations	The Master Area Plan prepared for those Planning Areas containing oil wells (Planning Areas 3) shall graphically depict the location of all oil wells. **Revised to remove reference to PA-9, per Resource Organization Settlement Agreement**	~~Director, PDS~~ **Director, OC Planning** (OCFA)	~~Verification of~~ Graphic depiction of oil well locations on PA3 Master Area Plan		
199	198 (EIR 589, MM 4.14-14)	EIR 589	MM 4.14-14 (cont.)	Prior to issuance of building permits for those locations with oil wells.	Hazards and Hazardous Materials	Division of Oil, Gas, and Geothermal Resources, remedial action	Verification of Oil Well Abandonment Procedures	Prior to issuance of building permits for those locations with oil wells, the applicant shall submit verification that final building plans have undergone review by the Department of Conservation, Division of Oil, Gas, and Geothermal Resources and remedial action in compliance with well abandonment procedures has been completed.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Verification of review by Department of Conservation, Division of Oil, Gas		
200		EIR 589	MM 4.14-15	Prior to the approval of tentative subdivision maps	Hazards and Hazardous Materials		Wildland Fire Hazard	Prior to approval of tentative subdivision maps and site-specific development projects within the project area, the landowner or subsequent project applicant shall submit evidence demonstrating compliance with all applicable OCFA conditions for development projects	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	Each PA
201	202 & 204 (EIR 589, MM 4.15-1 cont. & MM 4.15-3) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-1	Prior to approval of first Master Area Plan	Public Services and Facilities	Ranch Plan Fire Protection Program, Wildland Management Plan	Fire Protection Program	The Ranch Plan Fire Protection Program shall be approved prior to the approval of the first Area Plan. The Ranch Plan project shall conform to the Orange County Fire Authority (OCFA) Special Fire Protection Area (SFPA) Guidelines and exclusions shall be applied to the project by application on a subarea basis in conformance with the Ranch Plan Fire Protection Program. The project applicant shall participate in, and maintain, an approved OCFA Wildland Management Plan for all wildland interface areas and designed open spaces.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide

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202	201 & 204 (EIR 589, MM 4.15-1 cont. & MM 4.15-3) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-1 (cont.)	Prior to approval of first tentative tract map ~~subdivision~~ (as modified by PC Text, Condition 7)	Public Services and Facilities	Fire service, emergency service, medical service	Secured Fire Protection Agreement	a. Prior to approval of the first subdivision, the developer shall enter into a Secured Fire Protection Agreement with OCFA for the provision of necessary approved street improvement plans facilities, apparatus, and fire and rescue supplies and equipment for the Ranch Plan. This comprehensive plan will address fire and emergency medical service delivery within the project site, and will specify the timeframes and trigger points for initiation of services within the project by geographic area. The Secured Fire Protection Agreement shall ensure that OCFA fire protection and emergency medical performance objectives can be achieved for the Ranch Plan area. The applicant will ensure that development is phased in a matter that allows the maximum use of existing fire protection resources before new resources are required to be established.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Preparation and approval Secured Fire Protection Agreement	Secured Fire Protection Agreement [Hyperlink #25] approved in two increments: PA1 and the remainder of the Planned Community	PC-Wide
204	201-202 (EIR 589, MM 4.15-1) 253 (PC Text, Cond. 8)	EIR 589	MM 4.15-3	Prior to approval of the first Master Area Plan	Public Services and Facilities	Adaptive management tools, fuel modeling, defensible space	Fire Protection Program - Fuel Modification	Prior to approval of the first Master Area Plan, applicant shall gain Orange County Fire Authority (OCFA) approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D, including a Planned Community-wide Fuel Modification Plan. If adaptive management tools (grazing, prescribed fires, etc.) for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, the OCFA may choose a total Fuel Modification zone width based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.	~~Director, PDS~~, **Director, OC Planning** and Orange County Fire Authority	Preparation and approval Ranch Plan Fire Protection Program	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide

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205		EIR 589	MM 4.15-4	Prior to approval of the first "A" tentative tract map	Public Services and Facilities	Level of Sheriff services	Sheriff's Agreement	Prior to approval of the first tentative tract map, except for financing purposes, the Orange County Sheriff's Department and the project applicant shall enter into an agreement specifying the level of service and supporting facilities needed to adequately serve the project area, and the amount of funding to be provided by the project applicant. The agreement will specify the timeframes and trigger points for initiation of services within the project by geographic area.	Orange County Sheriff's Department	Negotiation and execution of an agreement for Sheriff's service and support facilities	Approved Sheriff Agreement Impact Mitigation Agreement - OC Sheriff-Coroner and RMV approved by OC Board of Supervisors February 6, 2007 [Hyperlink #45]	PC-Wide
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Payment of school fees	County Counsel's letter of October 19, 2012 concludes that an agreement with CUSD is not required.	PC-Wide
207		EIR 589	MM 4.15-6	Prior to recordation of final tract maps where the relocation of the Santa Fe Pipeline is required	Public Services and Facilities	Kinder-Morgan, fuel pipeline	Santa Fe Pipeline	Prior to recordation of final tract maps where the relocation of the Santa Fe Pipeline is required, except for financing purposes, the project applicant shall coordinate with the pipeline owner, Kinder-Morgan, to ensure that no notable disruptions to the fuel pipeline that extends through the project site would occur as a result of project implementation. Should an alignment for the SR-241 alignment be selected at the time of recordation of the final tract maps, the relocation will not place the pipeline within the right-of-way for the SR-241 extension, nor preclude the relocation of any portion	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning**	Applicant shall coordinate with the pipeline owner, Kinder-Morgan, to ensure that no notable disruptions to the fuel pipeline that extends through the project site would occur as a result of project implementation	Not applicable: The February 2006 FTC alignment allows the pipeline to cross the SR-241 alignment within the Donna O'Neill open space reserve area, which contradicts the requirement stating "Pipeline shall not be placed within the right-of-way for the SR-241 extension".	Each Applicable PA

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								of the pipeline currently within the right-of-way for the SR-241 alignment.				
208		PC Text	Gen. Reg. 11	Annually	Annual Monitoring Report	Infrastructure, Growth Management Program, Development Monitoring Program,	Annual Monitoring Report	An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the Director, PDS for forwarding to the County Chief Executive Officer (CEO). The submittal of an AMR is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Ranch Plan PC until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies, which will ensure adequate infrastructure for the community. *[Note: the first Annual Monitoring Report was approved on February 8, 2008.]*	~~Director, PDS~~ **Director, OC Planning** for forwarding to the County Chief Executive Officer (CEO)	Preparation of an Annual Monitoring Report	First AMR (Template) was approved February 8, 2008 [Hyperlink #26]. Subsequently there has been no development activity, hence no AMRs for 2009 and 2010.	PC-Wide

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214		PC Text	Gen. Reg. 15.a.	Prior to Approval of a Master Area Plan or Subarea Plan	Planning Area Boundaries		Measure PA Boundaries from Street Centerline	Except as otherwise indicated, dimensions are measured from the centerlines of streets.	~~Planning Commission Director of PDS~~ **Director, OC Planning**	Amend Statistical Table & Development Map		Each PA
215		PC Text	Gen. Reg. 15.b.	Prior to Approval of an Area Plan	PA Boundaries, Acreages, Densities		Master Area Plan to Establish PA Boundaries, Acreages and Densities	Boundaries, acreage and densities not dimensioned on the PC Development Map (see Exhibit 6) shall be established during the Area Plan submittal and approval process. If not in compliance with the PC Development Map, the procedures in Section II.A.4 shall be followed.	~~Planning Commission Director of PDS~~ **Director, OC Planning**	Amend Statistical Table & Development Map		Each PA
216		PC Text	Gen. Reg. 15.c.	Prior to Approval of an Area Plan	PA Boundaries Revisions		Reallocate Acreage from PA to PA	Any revision to reallocate acreage from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less shall require approval of the Director, PDS, subject to Section II.A.4.	~~Planning Commission Director of PDS~~ **Director, OC Planning**	Amend Statistical Table & Development Map		Each PA
222		PC Text	Gen. Reg. 18	Prior to approval of first tentative tract map	Compliance with OC Local Park Code	Local park sites, Quimby Act,	Local Park Implementation Plan	Local park sites will be identified ~~provided~~ in accordance with the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area. Park sites will also be identified at the Master Area Plan level per Section II.B.3.a.6. *[Note: The Ranch Plan Local Park Implementation Plan was approved on March 14, 2007.]*	Subdivision Committee	Completed (Hyperlink)	Establish consistency with approved March 14, 2007 Ranch Plan Local Park Implementation Plan [Hyperlink #27]	Each PA
223		PC Text	Gen. Reg. 19	Prior to each Temporary Event	Temporary Uses		Temporary Special Community Events	Temporary Special Community Events shall be allowed per Section III.J.8 of this Ranch Plan PC Text.	~~Director PDS~~ **Director, OC Planning**	Compliance with PC Program Text Section III.J.8		Each PA

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224	397 (EIR 589, PDF 4.15-5)	PC Text	Gen. Reg. 20	Prior to approval of the first tentative tract map in each Planning Area	Electrical Lines	SDG&E	Subsurface Electric Transmission Lines	Unless otherwise waived by the Director, PDS, (or determined not to be feasible by SDG&E per Final Program EIR 589, Project Design Feature 4.15-5) all permanent electric transmission lines less than 66 K.V. shall be subsurface within those portions of the Ranch Plan PC Area approved for development.	~~Director PDS~~ **Director, OC Planning**	Evidence of SDG&E approval of plans for subsurface lines	Undergrounding is only required within areas designated for development, not within open space areas. If a waiver is requested (as referenced in Gen. Reg. 20), OC Planning may consider financial hardship as a criteria.	Each PA
225	416 (EIR 589, PDF 4.10.3)	PC Text	Gen, Reg. 21	Prior to issuance of building permits in Planning Areas 3 and 4 adjacent to Caspers Wilderness Park	Exterior Lighting	Caspers Wilderness Park, diffusion of refractive light	Refractive Light Adjacent to Caspers Park	Within Planning Area 4 (PA-4) and along the easterly development edge of Planning Area 3 (PA-3) adjacent to Caspers Wilderness Park, the exterior lighting shall be designed and located to confine direct rays to the premises. In addition, parking lots and lighting within PA-4 and along the easterly development edge of PA-3 shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.	~~Director PDS~~ **Director, OC Planning**	Plans to confine direct rays to the premises		PA-3 & 4
226		PC Text	Gen, Reg. 22	Prior to approval of Master Area Plan for Planning Areas 3 and 4	Compatibility	Caspers Wilderness Park, exterior walls, roofing materials	Exterior Treatments Adjacent to Caspers Park	Within Planning Area 4 and along the easterly development edge of Planning Area 3 adjacent to Caspers Wilderness Park, the Master Area Plan shall demonstrate that the exterior walls, and particularly the roofing materials, of homes and businesses visible from Caspers Regional Park are compatible with the natural surroundings.	Planning Commission	Evidence of compatibility with natural surroundings		PA-3 & 4

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227		PC Text	Gen. Reg. 23	Prior to approval of the first tentative tract map in each Planning Area containing FP-2 Floodplain District	Floodplain	FEMA, LOMR, FIRM, Floodplain zoning Sections 7-9-48 and 7-9-113, flooding hazards	Flooding District Regulations	The Floodplain category, as indicated on the Ranch Plan PC Zoning Map (Exhibit 3), is intended to recognize the Floodplain District regulations per Sections 7-9-48 and 7-9-113 of the Orange County Zoning Code as pertain to areas of the County which, under present conditions, are subject to periodic flooding and accompanying hazards.	~~Director PDS~~ **Director, OC Planning**	Each subdivision map to appropriately identify the FP-2 Floodplain District	The intent of this condition is to ensure that all habitable structures comply with OC Zoning Code Sections 7-9-48 and 7-9-113. OC Public Works defers to the Federal Emergency Management Agency (FEMA) regarding any approved Letter of Map Revision (LOMR) regarding the location of the FP-2 Floodplain District boundaries or Flood Insurance Rate Maps (FIRM).	Each Applicable PA
241		PC Text	Gen. Reg. 27	Each Master Area Plan	Senior Housing	Development table, Senior Housing dwelling units	Provision of Senior Housing	Of the 14,000 dwelling units proposed within the Ranch Plan PC Area, the Final Program EIR 589 has analyzed the provision of approximately 6,000 senior citizen housing dwelling units. Each Master Area Plan shall provide a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea. [Note: for the purposes of clarification, the beginning of the second sentence of this requirement should be interpreted to read as follows: Each Master Area Plan shall provide a Master Development Table estimating the proposed ...]	Planning Commission	Inclusion in Master Area Plan of a development ~~statistical~~ table estimating the proposed senior citizen housing dwelling units by Planning Subarea	Senior citizen (age qualified) housing units are not tracked as part of the Statistical Table (Exhibit 7 of the PC Program Text). These units are actually to be tracked as part of the Master Development Table, as described on Page 10 of the Ranch Plan Planning Handbook [Hyperlink #29]	Each PA
242		PC Text	Gen. Reg. 27 (cont.)	Each Master Area Plan	Senior Housing	Senior Housing dwelling units, Annual Monitoring Report	Location of Senior Housing	Each subsequent Subarea Plan shall then specify the location and number of Senior Housing dwelling units as regulated by Section III.A.5 of this Ranch Plan PC Text. An Annual Monitoring Report (per General Note 11) will be prepared each year as an inventory of dwelling units.	Planning Commission	Preparation of a development table specifying the Subarea location and number of Senior Housing dwelling units		Each PA

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243	244 (PC Text Cond. 1 cont.) 376 (EIR 589, PDF 4.1-2)	PC Text	Cond. 1	First Area Plan for each Planning Area	Master Area Plans		Master Area Plan Submittal Criteria	An Area Plan is required to be prepared for each of the Ranch Plan PC Planning Areas proposed as development areas ~~(i.e., Planning Areas 1 through 9), but not required for Planning Area 10.~~ The first Area Plan filed within each Planning Area must be filed as a Master Area Plan covering the entire Planning Area addressing the requirements listed in Section II.B.3.a of this Ranch Plan PC Text. Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC Text. **[Note: The end of the first sentence of this Condition of Approval shall be interpreted as: "… (i.e., Planning Areas 1 through 5 and 8). An Area Plan is not required for Planning Area 6, 7, 9 and 10." This clarification brings the text into conformance with Section 4 of the Resource Organization Settlement Agreement (ROSA) approved by the Orange County Board of Supervisors on August 16, 2005, which eliminates Development Area designations in PA6, PA7 and PA9. No Area Plans are required for PA6, PA7, PA9 or PA10]**	Planning Commission	Preparation of a Master Area Plan covering the entire Planning Area in accordance with requirements / contents specified in PC Text Section II.B.3.a		Each PA
244	243 (PC Text Cond. 1 cont.) 377 (EIR 589, PDF 4.1-2)	PC Text	Cond. 1 (cont.)	Prior to approval of any tentative tract subdivision map	Subarea Plans		Subarea Plan Submittal Criteria	Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC.	Planning Commission	Preparation and submittal by applicant	Compliance with Checklist III-2	Each PA
245		PC Text	Cond. 2	Prior to recordation of each Final Tract Map, except for financing purposes	Master Area Plan Monitoring	Ranch Plan Monitoring Program, AMR	Master Area Plan Monitoring Summary Report	Prior to recordation of each Final Tract Map, except for financing purposes, applicant shall submit a summary report to assist the Director, PDS in monitoring approvals within the framework of each Master Area Plan. Information to be provided shall include, but not be limited to, each tentative tract map and Site Development Permit number	~~Director PDS~~ **Director, OC Planning**	Ranch Plan Monitoring Program ~~Prepare and submit summary report (containing identified information)~~	Accomplished with annual submittal along with AMR; does not require separate submittal of information.	Each PA

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								and approval date, fuel modification plans and park implementation plans.				
247	248-249 (Cond. 4) 14-29 (MM 4.5-1), 30 (MM 4.5-2) and 248-250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4	Prior to the approval of the first Master Area Plan, with the exception of PA-1 ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Runoff Management Plan (ROMP) & Master Plan of Drainage (MPD)		ROMP and MPD Criteria	Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	See specifics below	Complete Requirements related to items 248-249 below.	PC-Wide (except PA-1)
248	247 and 249 (Cond. 4) 14-29 (MM 4.5-1), 30 (MM 4.5-2) and 247 & 249-250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4.a.	Prior to the approval of the first Master Area Plan, with the exception of PA-1 ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Runoff Management Plan		ROMP Submittal Criteria	a. Prepare a Runoff Management Plan (ROMP) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	Approved Runoff Management Plan (ROMP)	See guidance above related to Item Nos. 14-15, 19-20, 22-24, 27-28, 65 and 80.	PC-Wide (except PA-1)
249	247-248 (Cond. 4) 14-30 (MM 4.5-1), 247-248 & 250 (PC Text Conds. 4 & 5)	PC Text	Cond. 4.b.	Prior to the approval of the first Master Area Plan, with the exception of PA-1 ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Master Plan of Drainage	Flood control facilities, storm drain features, watersheds	Master Plan of Drainage Submittal Criteria	b. Prepare a Master Plan of Drainage (MPD) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division showing all flood control and storm drain features within the affected watershed(s).	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	Approved Master Plan of Drainage	See guidance above related to Item No. 30 and previous guidance related to Item Nos. 14 & 15.	PC-Wide (except PA-1)

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250	14-30 (MM 4.5-1), 247-249 (PC Text Conds. 4 & 5)	PC Text	Cond. 5	Prior to recordation of first Final Tract Map, except for financing purposes, within each Planning Area ROMP studies for Planning Areas 3 and 4 will be developed at the level of Tentative Map approvals and prior to rough grade plan approvals.	Runoff Management Plan (ROMP) & Master Plan of Drainage (MPD)	Dedication of acreage	Land Necessary to Implement ROMP and MPD	Prior to the recordation of the first Final Tract Map (except for financing purposes) within each Planning Area, the applicant shall set aside all land necessary to implement the ROMP and MPD in a manner satisfactory to Manager Flood Control Division and Manager, Watershed and Coastal Resources Division.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	Provide evidence that all land necessary to implement the ROMP and MPD has been set aside	Dedication requirements (in fee or easement) shall be limited to land necessary to implement phasing of all applicable Ranch-wide ROMP and MPD or OCFCD facilities. County of Orange acceptance of improvements as identified by separate agreement.	Each PA
251		PC Text	Cond. 6	Prior to approval of final design of facilities that are to be County or OCFCD operated and maintained	Flood Control	OCFCD, regulatory agency maintenance permit conditions	Flood Control Maintenance Permits	Prior to approval of final design of facilities per Orange County Flood Control District (OCFCD) criteria that are to be County or OCFCD operated and maintained, the applicant shall obtain regulatory agency maintenance permit conditions and receive approval from Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.	*Manager of OC Flood Control and ~~Manager of Watershed and Coastal Resources~~ **Director, OC Planning,**	Provide evidence that all regulatory agency maintenance permits have been obtained	Pending. Prior to acceptance of any regulatory permit, the draft of all regulatory permit applications as well as any required mitigation shall be provided to OCFCD/County for review and approval to determine if regulatory permit conditions are consistent with OCFCD/County standards and do not contain obligations which are unusual, excessive and cost prohibitive Approval will not be unreasonably withheld.. Procurement of all regulatory permits shall be at no cost to OCFCD/County.	Each applicable PA
252		PC Text	Cond. 7	Prior to approval of first tentative tract map subdivision within the Ranch Plan PC Area, with the exception of PA-1	Fire Protection	Pro-rata fair share funding, fire protection facilities, fire protection equipment, fire protection personnel	Secured Fire Protection Agreement	Prior to the approval of the first subdivision within the Ranch Plan PC Area, with the exception of Planning Area 1, the applicant shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority (OCFA). This agreement	Orange County Fire Authority	Secured Fire Protection Agreement	Secured Fire Protection Agreement to be approved in two increments: PA1 and the remainder of the Planned Community.	PC-Wide (except PA-1)

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								shall specify the pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities, equipment and/or personnel for the Ranch Plan PC Area. *[Note: OCFA approved two separate Ranch Plan Secured Fire Protection Agreements which were recorded on April 4, 2007; one for Ladera and Ranch Plan Planning Area 1, the other for Ranch Plan Planning Areas 2 through 8.]*				
253	201-202 and 204 (EIR 589, MM 4.15-1 & 4.15-3)	PC Text	Cond. 8	Prior to approval of the first Master Area Plan	Fire Protection	Fuel, modification, adaptive management tools,	Ranch Plan Fire Protection Program	Prior to the approval of the first Master Area Plan, the applicant shall obtain Orange County Fire Authority approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D hereof, including a Planned Community-wide Fuel Modification Plan. If adaptive management tools (grazing, prescribed fires, etc.) for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space. **[Note: Ranch Plan Fire Protection Program was approved by Board of Supervisors on July 31, 2007.]**	**Board of Supervisors** ~~Orange County Fire Authority~~	Preparation of a Ranch Plan Fire Protection Program, per requirements of PC Text Section II.D, including a PC-wide Fuel Modification Plan	Approved Fire Protection Program dated July 31, 2007 (Hyperlink #24)	PC-Wide
254	255-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9	Prior to approval of first Master Area Plan	Open Space		Open Space Agreement	Prior to the approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address: **[Note: Open Space Agreement was approved July 25, 2006 by the Board of Supervisors.]**	~~Director RDMD~~ **Director, OC Public Works**	Preparation and execution of an Open Space Agreement	Approved Open Space Agreement dated July 25, 2006 (Hyperlink #14)	PC-Wide

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255	254 & 256-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.a.	See above	Open Space	Conservation easement	Open Space Preservation	a. Method of preservation for this open space (i.e., conservation easement or similar mechanism)	See above	See above	See Above	PC-Wide
256	254-255 & 257-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.b.	See above	Open Space		Open Space Agreement Definitions	b. Permitted uses within the Open Space, as defined in Section IV, "Definitions" and as regulated by Section III.I Open Space.	See above	See above	See Above	PC-Wide
257	254-256 & 258-259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.c.	See above	Open Space	Non-permitted uses	Open Space Agreement Prohibited Uses	c. Non-permitted (prohibited) uses as regulated by Section III.I, "Open Space".	See above	See above	See Above	PC-Wide
258	254-257 & 259 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.d.	See above	Open Space	Open space preservations areas, development phasing	Open Space Agreement Phasing	d. Phasing of Open Space preservation areas, consistent with development phasing.	See above	See above	See Above	PC-Wide
259	254-258 (PC Text Cond. 9), 370-375 & 402-407 (EIR 589, PDF 4.1-1 & 4.9-1)	PC Text	Cond. 9.e.	See above	Open Space	Adaptive Management Program (AMP)	Open Space Agreement Funding	e. Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in Final Program EIR 589.	See above	See above	See Above	PC-Wide
271		DA	Public Benefit 4	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Avenida Pico	Pico / I-5 Interchange Improvements	Accelerated payment of Owner's Fair Share contribution for Avenida Pico / I-5 interchange improvements	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of San Clemente)	Complete Payment of $571,000 into SCRIP	Total Cost Share by RMV of $571,000. This project is fully funded by OCTA/Caltrans. Project's Fair Share assumed to be available for reallocation to other State Highway projects.	PA-1, 2 and 3

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272		DA	Public Benefit 5	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, I-5 South Bound Ramps, Oso Parkway	I-5 South Bound Ramps at Oso Parkway	Accelerated payment of Owner's Fair Share contribution for freeway ramp improvements at southbound I-5 / Oso Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Mission Viejo)	Complete Payment ~~of~~ ~~$4,126,000~~ into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $3,068,000 per the Mission Viejo Settlement Agreement. The I-5 SB Ramps at Oso Parkway improvements are fully funded by OCTA/Caltrans. The Total Project Share is allocated to Mission Viejo Local Improvements.	PA-1, 2 and 3
273	306-308 (DA Public Benefit 21) 315-317 (DA Public Benefit 24)	DA	Public Benefit 6	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Ortega Highway	Widen Ortega Highway - Antonio Parkway to west of San Juan Creek, including bridge	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within unincorporated County (westerly of Antonio Parkway)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Complete Payment ~~of~~ ~~$6,000,000~~ into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $6,000,000 per the Mission Viejo Settlement Agreement. $1.5 Million Ladera DA Funds. $5 Million Ladera Ranch JCFA/CFD Funds available (No SCRIP Credit) * RMV has invested $5.5 million in design, pending $2.5 million in construction and County has reimbursed 1.5 million from Ladera DA funds and pending $2.5 million from JCFA funds. Net 4.0 million by RMV for reimbursement.	PA-1, 2 and 3
274	440 (City of MV Settlement Agreement Item 4.1)	DA	Public Benefit 7	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Crown Valley Parkway, Marguerite Parkway Analysis	Crown Valley Parkway and Marguerite Parkway	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Crown Valley & Marguerite in Mission Viejo. In addition to OWNERS' Fair Share obligation, OWNERS shall contribute an extra $724,000 toward the cost of accomplishing the intersection improvements described above.	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Complete payment ~~of the aggregate obligation of~~ ~~$894,000~~ into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $1,078,000 per the Mission Viejo Settlement Agreement. $106,000 Credit from letter dated 3/7/06. Pre-Fund Ladera CFD at 1 Million.	PA-1, 2 and 3

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275	440 (City of MV Settlement Agreement Item 4.6)	DA	Public Benefit 8	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Oso Parkway and Felipe	Oso Parkway and Felipe	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Felipe & Oso in Mission Viejo. In addition to OWNERS' Fair Share obligation, OWNERS shall contribute an extra $552,000 toward the cost of accomplishing the intersection improvements described above.	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Complete payment ~~of the aggregate obligation of $876,000~~ into SCRIP	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $1,750,000 per the Mission Viejo Settlement Agreement.	PA-1, 2 and 3
276		DA	Public Benefit 9	Prior to Issuance of Building Permit for 1,000th EDU	Transportation	SCRIP, Flex Funds Part I	Flex Funds Part I: Roadway Improvements	Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part I")	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Complete Payment of $5,000,000 into SCRIP		PA-1, 2 and 3
277	278 (DA Public Benefit 10) 440 City of MV Settlement Agreement Item 4.1)	DA	Public Benefit 10	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	Transportation	SCRIP, I-5, Crown Valley Parkway	I-5 Crown Valley Parkway (ramp improvements for SB off-ramp)	Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Laguna Niguel)	Payment into SCRIP of $160,000	Total Cost Share by RMV of $240,000, paid in phases, per timing column.	PA-1 through 5
278	277 (DA Public Benefit 10) 440 City of MV Settlement Agreement Item 4.1)	DA	Public Benefit 10 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, I-5, Crown Valley Parkway	I-5 Crown Valley Parkway (ramp improvements for SB off-ramp) (cont.)	Accelerated payment of Owner's Fair Share obligation for construction of southbound off-ramp improvements at I-5 and Crown Valley Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Laguna Niguel)	Payment into SCRIP of $80,000	Total Cost Share by RMV of $240,000, paid in phases, per timing column.	PA-1 through 5
279	280 (DA Public Benefit 11) 443 City of MV Settlement Agreement Item 4.4)	DA	Public Benefit 11	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	Transportation	SCRIP, Crown Valley Parkway I-5 Bridge Widening	Crown Valley Parkway I-5 Bridge Widening	Accelerated payment of Owner's Fair Share contribution for widening of Crown Valley Parkway Bridge at I-5	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of	Payment into SCRIP of $73,000	Total Cost Share by RMV of $109,000, paid in phases, per timing column.	PA-1 through 5

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									all requirements per CalTrans and City of Mission Viejo)			
280	281 (DA Public Benefit 11) 443 City of MV Settlement Agreement Item 4.4)	DA	Public Benefit 11 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, Crown Valley Parkway I-5 Bridge Widening	Crown Valley Parkway I-5 Bridge Widening (cont.)	Accelerated payment of Owner's Fair Share contribution for widening of Crown Valley Parkway Bridge at I-5	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and City of Mission Viejo)	Payment into SCRIP of $36,000	Total Cost Share by RMV of $109,000, paid in phases, per timing column.	PA-1 through 5
281	282 (DA Public Benefit 12)	DA	Public Benefit 12	Following Issuance of Building Permit for 1,001st EDU, But Not Later than Issuance of Building Permit for 2,000th EDU	Transportation	SCRIP, I-5/Ortega Interchange	I-5/Ortega Interchange (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Ortega Highway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of $9,100,000	Total Cost Share by RMV of $13,600,000. A Ladera CFD obligation prior to SCRIP. Caltrans Support Costs/ Overhead (including design) is not included and is assumed to be the total responsibility of CalTrans as Administrator of State Highway system. (Paid in phases, per timing column)	PA-1 through 5
282	281 (DA Public Benefit 12)	DA	Public Benefit 12 (cont.)	Following Issuance of Building Permit for 2,001st EDU, But Not Later than Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, I-5/Ortega Interchange	I-5/Ortega Interchange	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Ortega Highway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP of $4,500,000	Total Cost Share by RMV of $13,600,000. A Ladera CFD obligation prior to SCRIP. Caltrans Support Costs/ Overhead (including design) is not included and is assumed to be the total responsibility of CalTrans as Administrator of State Highway system. (Paid in phases, per timing column)	PA-1 through 5
283	443 City of MV Settlement	DA	Public Benefit 13	Prior to Issuance of Building Permit for 2,500th EDU	Transportation	SCRIP, Flex Funds	Flex Funds for Roadway Improvements (Part II)	Payment of defined financial contribution to assist in implementation of local and	~~Director, RDMD~~	Complete Payment into SCRIP ~~of $5,000,000~~	Revised SCRIP Table 4 lists a Total Cost Share	PA-1 through 5

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

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

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
297	298-299 (DA Public Benefit 18)	DA	Public Benefit 18	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $99,200	Total Cost Share by RMV of $248,000, paid in phases, per timing column.	PA-1 through 7
298	297 and 299 (DA Public Benefit 18)	DA	Public Benefit 18 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $99,200	Total Cost Share by RMV of $248,000, paid in phases, per timing column.	PA-1 through 7
299	297-298 (DA Public Benefit 18)	DA	Public Benefit 18 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Ortega/La Novia Intersection	Ortega/La Novia Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Ortega Highway & La Novia in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $49,600	Total Cost Share by RMV of $248,000, paid in phases, per timing column.	PA-1 through 7

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
300		DA	Public Benefit 19	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $21,600	Total Cost Share by RMV of $54,000, paid in phases, per timing column.	PA-1 through 7
301		DA	Public Benefit 19 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $21,600	Total Cost Share by RMV of $54,000, paid in phases, per timing column.	PA-1 through 7
302		DA	Public Benefit 19 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Camino Capistrano/Del Obispo Intersection	Camino Capistrano/Del Obispo Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at Camino Capistrano & Del Obispo in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $10,800	Total Cost Share by RMV of $54,000, paid in phases, per timing column.	PA-1 through 7
303		DA	Public Benefit 20	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $120,000	Total Cost Share by RMV of $300,000, paid in phases, per timing column.	PA-1 through 7
304		DA	Public Benefit 20 (cont.)	Following Issuance of Building Permit	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction	~~Director, RDMD~~ **Director, OC**	Payment into SCRIP of $120,000	Total Cost Share by RMV of $300,000, paid in	PA-1 through 7

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
				for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU				of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	**Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)		phases, per timing column.	
305		DA	Public Benefit 20 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, San Juan Creek/Valle Intersection	San Juan Creek/Valle Intersection (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of intersection improvements at San Juan Creek Road & Valle Road in San Juan Capistrano	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $60,000	Total Cost Share by RMV of $300,000, paid in phases, per timing column.	PA-1 through 7
306	273 and 315-317	DA	Public Benefit 21	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of Avenida La Novia [context sensitive design])	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP ~~of $1,600,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,000,000 per the Mission Viejo Settlement Agreement. (SCRIP Credit to be given for design)	PA-1 through 7
307	273 (DA Public Benefit 6) and 315-317 (DA Public Benefit 24)	DA	Public Benefit 21 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano (cont.)	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of Avenida La Novia [context sensitive design])	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP ~~of $160,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,000,000 per the Mission Viejo Settlement Agreement. (SCRIP Credit to be given for design)	PA-1 through 7
308	273 (DA Public Benefit 6) and 315-317 (DA Public Benefit 24)	DA	Public Benefit 21 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of	Transportation	SCRIP, Ortega Highway	Ortega Highway 4-Lane Widening (Context Sensitive Design) in San Juan Capistrano (cont.)	Accelerated payment of Owner's Fair Share contribution for widening portions of Ortega Highway to 4-lanes within San Juan Capistrano (easterly of	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP ~~of $80,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,000,000 per the Mission Viejo	PA-1 through 7

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				Building Permit for 5,000th EDU				Avenida La Novia [context sensitive design])			Settlement Agreement. (SCRIP Credit to be given for design)	
309		DA	Public Benefit 22	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $539,600	Total Cost Share by RMV of $1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7
310		DA	Public Benefit 22 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $539,600	Total Cost Share by RMV of $1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7
311		DA	Public Benefit 22 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Oso Intersection	Antonio/Oso Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Oso Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $269,800	Total Cost Share by RMV of $1,349,000, paid in phases, per timing column. (Portion to be paid by Ladera Ranch Community Facilities District)	PA-1 through 7
312		DA	Public Benefit 23	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $122,000	Total Cost Share by RMV of $305,000, paid in phases, per timing column.	PA-1 through 7
313		DA	Public Benefit 23 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $122,000	Total Cost Share by RMV of $305,000, paid in phases, per timing column.	PA-1 through 7
314		DA	Public Benefit 23 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Crown Valley Intersection	Antonio/Crown Valley Intersection (cont.)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Crown Valley Parkway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $61,000	Total Cost Share by RMV of $305,000, paid in phases, per timing column.	PA-1 through 7

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315	273 (DA Public Benefit 6) and 306-308(DA Public Benefit 21)	DA	Public Benefit 24	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of $168,000	Total Cost Share by RMV of $420,000, paid in phases, per timing column. (Cost increases anticipated) $400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7
316	273 (DA Public Benefit 6) and 306-308(DA Public Benefit 21)	DA	Public Benefit 24 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection (continued):	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of $168,000	Total Cost Share by RMV of $420,000, paid in phases, per timing column. (Cost increases anticipated) $400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7
317	273 (DA Public Benefit 6) and 306-308(DA Public Benefit 21)	DA	Public Benefit 24 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Antonio/Ortega Intersection	Antonio/Ortega Intersection (continued):	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of intersection improvements at Antonio Parkway & Ortega Highway in the County of Orange	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans)	Payment into SCRIP of $84,000	Total Cost Share by RMV of $420,000, paid in phases, per timing column. (Cost increases anticipated) $400,000 may be available from CUSD. Credit to be given when construction contract is awarded.	PA-1 through 7

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318		DA	Public Benefit 25	Following Issuance of Building Permit for 2,501st EDU, But Not Later than Issuance of Building Permit for 3,500th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of $60,800	Total Cost Share by RMV of $152,000, paid in phases, per timing column.	PA-1 through 7
319		DA	Public Benefit 25 (cont.)	Following Issuance of Building Permit for 3,501st EDU, But Not Later than Issuance of Building Permit for 4,500th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange (continued)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of $60,800	Total Cost Share by RMV of $152,000, paid in phases, per timing column.	PA-1 through 7
320		DA	Public Benefit 25 (cont.)	Following Issuance of Building Permit for 4,501st EDU, But Not Later than Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, I-5/Avery Parkway Interchange	I-5/Avery Parkway Interchange (continued)	Accelerated payment of Owner's Fair Share contribution for construction of interchange improvements at I-5 and Avery Parkway	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the cities of Laguna Niguel and Mission Viejo)	Payment into SCRIP of $30,400	Total Cost Share by RMV of $152,000, paid in phases, per timing column.	PA-1 through 7

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321		DA	Public Benefit 26	**Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU** (Revised per the Mission Viejo Settlement Agreement)	Transportation	SCRIP, Park and Ride Facility t	Allocate funds previously identified for Park and Ride Facility to the City of Mission Viejo Local Improvements	Provision of land for Park & Ride facility. OWNERS shall dedicate to COUNTY a parcel of land (the "P&R Parcel") that may be used for the development, construction and operation of the desired Park & Ride facility.	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	OWNERS shall prepare and deliver to COUNTY an offer of dedication relative to the P&R Parcel. The offer of dedication shall be irrevocable.	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $600,000 to be provided, per the Mission Viejo Settlement Agreement.	PA-1 through 7
322		DA	Public Benefit 27	Prior to Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP	Fund Preliminary Designs, Environmental Studies for Priority 2 Projects (25% of Administration/ Contingency Amount)	Payment of defined financial contribution to offset costs incurred in the preparation of preliminary designs and environmental studies for traffic improvement projects (Part II)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per all applicable agencies)	Payment into SCRIP of $4,880,000		PA-1 through 7
323		DA	Public Benefit 28	Prior to Issuance of Building Permit for 5,000th EDU	Transportation	SCRIP, Flex Funds Part III	Flex Funds for Roadway Projects (Part III)	Payment of defined financial contribution to assist in implementation of local and regional transportation improvements (i.e., "Flex Funds Part III")	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP ~~of $6,000,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $3,222,000 to be provided, per the Mission Viejo Settlement Agreement.	PA-1 through 7
324		DA	Public Benefit 29	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 40% ~~$2,800,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9

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325		DA	Public Benefit 29 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 40% ~~$2,800,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9
326		DA	Public Benefit 29 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Saddleback I-5 Connectors	Re-Allocate funds previously identified for Saddleback I-5 Connectors for Regional Improvements Benefiting Mission Viejo (cont.)	Accelerated payment of Owner's Fair Share contribution for construction of Saddleback College / I-5 connector ramps in Mission Viejo	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of Mission Viejo)	Payment into SCRIP of 20% ~~$1,400,000~~	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,348,000 to be provided, per the Mission Viejo Settlement Agreement, paid in phases, per timing column.	PA-1 through 9
327		DA	Public Benefit 30	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per the Transportation Corridor Agencies)	Payment into SCRIP of $12,864,000	Total Cost Share by RMV of $32,160,000, paid in phases, per timing column. RMV has funded $2 million (soon to be more) for design, for eventual reimbursement or SCRIP credit.	PA-1 through 9
328		DA	Public Benefit 30 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega (continued)	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per the Transportation Corridor Agencies)	Payment into SCRIP of $12,864,000	Total Cost Share by RMV of $32,160,000, paid in phases, per timing column. RMV has funded $2 million (soon to be more) for design, for eventual reimbursement or SCRIP credit.	PA-1 through 9
329		DA	Public Benefit 30 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later	Transportation	SCRIP, Cow Camp Road	Extend Cow Camp Road easterly to existing Ortega (continued)	Accelerated payment of Owner's Fair Share contribution for extension of Cow Camp Road (easterly to Ortega Highway)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP	Payment into SCRIP of $6,432,000	Total Cost Share by RMV of $32,160,000, paid in phases, per timing column.	PA-1 through 9

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
				for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU				for construction intersection improvements at Crown Valley Parkway & Cabot Road in the City of Laguna Niguel	**Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)		phases, per timing column.	
336		DA	Public Benefit 32 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Crown Valley/Cabot Intersection	Crown Valley/Cabot Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Cabot Road in the City of Laguna Niguel	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of $195,400	Total Cost Share by RMV of $977,000, paid in phases, per timing column.	PA-1 through 9
337		DA	Public Benefit 33	Following Issuance of Building Permit for 5,001st EDU, But Not Later than Issuance of Building Permit for 6,000th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of $270,400	Total Cost Share by RMV of $676,000, paid in phases, per timing column.	PA-1 through 9
338		DA	Public Benefit 33 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of $270,400	Total Cost Share by RMV of $676,000, paid in phases, per timing column.	PA-1 through 9
339		DA	Public Benefit 33 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Crown Valley/Forbes Intersection	Crown Valley/Forbes Intersection (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction intersection improvements at Crown Valley Parkway & Forbes Road in the City of Laguna Niguel	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Laguna Niguel)	Payment into SCRIP of $135,200	Total Cost Share by RMV of $676,000, paid in phases, per timing column.	PA-1 through 9

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
344		DA	Public Benefit 35 (cont.)	Following Issuance of Building Permit for 6,001st EDU, But Not Later than Issuance of Building Permit for 7,000th EDU	Transportation	SCRIP, Oso Parkway Widening	Oso Parkway Widening West (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Oso Parkway widening in Mission Viejo (Marguerite to I-5)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP ~~of $1,890,400~~	No additional funds required by Items No. 343-345 (Oso Parkway Widening) covered by Mission Viejo Settlement Agreement. Revised SCRIP Table 4 lists an aggregate RMV share of $13,274,000 for all City of Mission Viejo Local Improvements, as set forth in the Mission Viejo Settlement Agreement.	PA-1 through 9
345		DA	Public Benefit 35 (cont.)	Following Issuance of Building Permit for 7,001st EDU, But Not Later than Issuance of Building Permit for 7,500th EDU	Transportation	SCRIP, Oso Parkway Widening	Oso Parkway Widening West (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Oso Parkway widening in Mission Viejo (Marguerite to I-5)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo)	Payment into SCRIP ~~of $945,200~~	No additional funds required by Items No. 343-345 (Oso Parkway Widening) covered by Mission Viejo Settlement Agreement. Revised SCRIP Table 4 lists an aggregate RMV share of $13,274,000 for all City of Mission Viejo Local Improvements, as set forth in the Mission Viejo Settlement Agreement.	PA-1 through 9
346		DA	Public Benefit 36	Following Issuance of Building Permit for 7,501st EDU, But Not Later than Issuance of Building Permit for 8,500th EDU	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Avenida La Pata extension (Phase II)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of $4,000,000	Total Cost Share by RMV of $10,000,000, paid in phases, per timing column.	PA-1 through 9
347		DA	Public Benefit 36 (cont.)	Following Issuance of Building Permit for 8,501st EDU,	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation	~~Director, RDMD~~ **Director, OC Public Works**	Payment into SCRIP of $4,000,000	Total Cost Share by RMV of $10,000,000, paid	PA-1 through 9

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
				But Not Later than Issuance of Building Permit for 9,500th EDU				for construction of Avenida La Pata extension (Phase II)	(SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)		in phases, per timing column.	
348		DA	Public Benefit 36 (cont.)	Following Issuance of Building Permit for 9,501st EDU, But Not Later than Issuance of Building Permit for 10,000th EDU	Transportation	SCRIP, Avenida La Pata	Avenida La Pata Extension Phase II (continued)	Accelerated financial contribution in excess of Owner's Fair Share obligation for construction of Avenida La Pata extension (Phase II)	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per City of San Clemente)	Payment into SCRIP of $2,000,000	Total Cost Share by RMV of $10,000,000, paid in phases, per timing column.	PA-1 through 9
349		DA	Public Benefit 37	Following Issuance of Building Permit for 7,501st EDU, But Not Later than Issuance of Building Permit for 8,500th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $64,000	Total Cost Share by RMV of $160,000, paid in phases, per timing column.	PA-1 through 9
350		DA	Public Benefit 37 (cont.)	Following Issuance of Building Permit for 8,501st EDU, But Not Later than Issuance of Building Permit for 9,500th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange (continued):	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans and the City of San Juan Capistrano)	Payment into SCRIP of $64,000	Total Cost Share by RMV of $160,000, paid in phases, per timing column.	PA-1 through 9
351		DA	Public Benefit 37 (cont.)	Following Issuance of Building Permit for 9,501st EDU, But Not Later than Issuance of Building Permit for 10,000th EDU	Transportation	SCRIP, Junipero Serra at I-5 Interchange	Road Improvements to Junipero Serra at I-5 Interchange (continued):	Accelerated payment of Owner's Fair Share obligation for construction of lane improvements at Junipero Serra and I-5	~~Director, RDMD~~ **Director, OC Public Works** (SCRIP Administrator to confirm RMV satisfaction of all requirements per CalTrans	Payment into SCRIP of $32,000	Total Cost Share by RMV of $160,000, paid in phases, per timing column.	PA-1 through 9

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

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

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

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				the first residential unit, or County's completion of all necessary trail connections/ improvements within the Thomas F. Riley Wilderness Park and Coto de Caza, whichever occurs last			Caspers Wilderness Park (cont.)	(i.e., following prior issuance of any precise residential grading permits for the Ranch Plan project), COUNTY shall notify OWNERS concerning said completion and OWNERS shall thereafter tender the written offer of dedication to COUNTY.	**Director, OC Public Works**			
363	177 (EIR 589, MM 4.12-1) 420 (EIR 589, PDF 4.12-4)	DA	Public Benefit 43	Implementation in Accordance with Terms and Conditions Set Forth in Supplemental Agreement	Trails	Trail Z	Trail Z Connection Between Wagon Wheel Community Connector Trail and San Juan Creek Class I Bikeway	OWNERS (Applicant) shall design and implement a community trail connection between Coto de Caza and the proposed Wagon Wheel Community Connector Trail (see Section III.A, above) and the proposed San Juan Creek Class I Bikeway. As further depicted, Trail Z shall be located upon existing RMV ranch roads in an area easterly of Gobernadora Creek; Trail Z shall not be improved beyond its current ranch road condition. Trail Z shall be maintained by OWNERS (Applicant) until such time as the underlying property (and all maintenance obligations pertaining thereto) are transferred to a master area association or similar property owners association. The implementation schedule for Trail Z shall be the subject of a supplemental agreement between OWNERS (Applicant) and the Director, RDMD, in consultation with the Director, HB&P.	Director, RDMD, in consultation with the ~~Director, HB&P~~ **Director, OC Planning**	Implementation in Accordance with Terms and Conditions Set Forth in Supplemental Agreement	Trail and Bikeways Implementation Plan for the Ranch Plan [Hyperlink #21], approved 7/18/06, addresses these routes. It is important to note that these community trails are not County Bikeways or Regional Riding and Hiking Trails.	PA-3 and 10
364		DA	Public Benefit 44	Within 12 months following COUNTY's adoption of an ordinance approving this Development Agreement	Affordable Housing	Affordable rental housing projects	Affordable Housing Site Provision	OWNER shall enter into an agreement with COUNTY concerning the provision of one or more sites that may be used by COUNTY for the development of affordable rental housing projects.	~~Director, RDMD~~, **Director, OC Public Works**	Complete: OWNER shall enter into an agreement with COUNTY concerning the provision of one or more sites that may be used by COUNTY for the development of affordable rental housing projects	Affordable Housing Agreement Adopted 7/31/06 [Hyperlink #44]	PC-Wide
365		DA	Public Benefit 44 (cont.)	Concurrent with Preparation of Master Area Plans for Individual Planning Areas (as appropriate)	Affordable Housing	Dedicated land	Affordable Housing Land Dedication	a. For each Master Area Plan prepared, OWNERS shall identify the amount of Dedicated Land (if any) located within the relevant Planning Area that will be available for conveyance to	~~Director, RDMD~~, **Director, OC Public Works**	Identification of Affordable Housing Site(s)/Acreage	The Development Agreement requirements were clarified in the Affordable Housing Implementation	PC-Wide

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								COUNTY pursuant to the terms of the Land Agreement. Upon preparing a Master Area Plan and identifying the Dedicated Land acreage located within the relevant Planning Area, OWNERS shall provide written notice to COUNTY concerning (i) the location of the Dedicated Land acreage, (ii) the size of the Dedicated Land acreage, and (iii) such other information concerning the Dedicated Land acreage that is in the possession of OWNERS and that OWNERS consider relevant concerning the identified Dedicated Land acreage.			Agreement (AHIA) approved by the Board of Supervisors on July 18, 2006.	
366		DA	Public Benefit 44 (cont.)	Within 120 days following Master Area Plan approval, or prior to the expiration of such other period that is mutually acceptable to COUNTY and OWNERS	Affordable Housing	Development program	Affordable Housing Development Program	b. COUNTY shall prepare and deliver to OWNERS a plan describing COUNTY's intended development program with respect to the Dedicated Land acreage located within the relevant Planning Area	~~Director,~~ ~~RDMD~~, **Director, OC Public Works**	COUNTY shall prepare and deliver to OWNERS a plan describing COUNTY's intended development program	See guidance above related to Item No. 365.	PC-Wide
367		DA	Public Benefit 44 (cont.)	Within 45 days following OWNERS' receipt of the development plan/program	Affordable Housing		Affordable Housing Development Program Approval	c. OWNERS shall review and either approve or reject COUNTY's development plan/program by delivering written notice thereof to COUNTY.?	~~Director,~~ ~~RDMD~~, **Director, OC Public Works**	Written notice from OWNER to COUNTY of approval or rejection of COUNTY's development plan/program	See guidance above related to Item No. 365.	PC-Wide
368		DA	Public Benefit 44 (cont.)	Following Identification of Affordable Housing Site(s)/Acreage and Approval of COUNTY Preliminary Development Plan/Program	Affordable Housing	60 gross acres, Very-Low and Low income households	Affordable Housing Land Dedication	d. Offer of 60 gross acres of land (comprised of one or more sites) that may be developed, operated and managed by COUNTY as affordable housing site(s) for Very-Low and Low Income households in South Orange County	~~Director,~~ ~~RDMD~~, **Director, OC Public Works**	Irrevocable Offer(s) of Dedication	See guidance above related to Item No. 365.	PC-Wide
369		DA	Public Benefit 44 (cont.)	If affordable housing site in PA, concurrent with Occurrence of Development Activity in Planning Area	Affordable Housing	Land conveyed and improved	Affordable Housing Land Improvement	e. Each portion of the Dedicated Land conveyed by OWNERS to COUNTY (vis-à-vis execution and delivery of a Deed in accordance with the provisions of Sections 3 and 4, above) shall be improved.	~~Director,~~ ~~RDMD~~, **Director, OC Public Works**	Provide rough grading of affordable housing site	See guidance above related to Item No. 365.	PC-Wide
389		EIR 589	PDF 4.3-2	When existing residences are to be removed	Population and Housing		Jobs/Housing Balance (cont.)	Rancho Mission Viejo would relocate displaced residents prior to approval of demolition permits. Mitigation Measure	Not Applicable (Director, OC Planning)	Relocate displaced residents	Letter from Rancho Mission Viejo listing all housing	Each PA

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								4.3-1 further supports this project design feature.			relocations (Cow Camp area and PA1) (Hyperlink #36)	
415		EIR 589	PDF 4.10-2	Prior to Approval of Master Area Plan for Planning Areas 2 & 3	Aesthetics and Visual Resources		Buffer	A 2,100-foot-wide buffer shall be provided between Coto de Caza and the project site.	~~Director, PDS~~ **Director, OC Planning** (Area Plans are reviewed by Planning Commission)	Approved Master Area Plan showing buffer	Verification that the Development Area boundaries for PAs 2 and 3 have been drawn sufficiently to comply.	PA-2 and 3
418		EIR 589	PDF 4.12-2	In conjunction with approval of Master Area Plan for Planning Area 3	Recreation		Sports Park	The project incorporates 20 to 25 acres of sports park	~~Director, PDS~~ **Director, OC Planning** (Area Plans are reviewed by Planning Commission)	Verification of incorporation of 20 to 25 acres of sports parks into the Master Park Implementation Plan		PA-3
437		Mission Viejo Settle-ment Agree-ment	3.1	Upon OCTA consideration of South Orange County Long-Range Transportation Study	Transportation and Circulation	OCTA, South Orange County Long-Range Transportation Study, SR-73 Extension	Potential SR-73 Extension:	The County and RMV shall actively support the City's advocacy to Orange County Transportation Authority ("OCTA") for the inclusion within the South Orange County Long-Range Transportation Study of a study for the potential SR-73 Extension that would traverse easterly to Antonio Parkway/Cow Camp Road or to the Foothill Transportation Corridor-South extension, as a new east/west arterial within South Orange County.	Not applicable	County & RMV: Manifest support for inclusion of SR-73 Study in Long-Range Transp. Study		PC-Wide
438		Mission Viejo Settle-ment Agree-ment	3.2	Upon inclusion of SR-73 extension in the Long-Range Transp. Plan, the RTP and MPAH	Transportation and Circulation	SCRIP, Regional Transportation Plan (RTP), Master Plan of Arterial Highways, South Orange County Long-Range Transportation Plan	Potential SR-73 Extension (continued):	Upon inclusion of the SR-73 Extension in the Orange County Long-Range Transportation Plan, the Regional Transportation Plan ("RTP") and the Orange County Master Plan of Arterial Highways ("MPAH"), the City, through participation in SCRIP Part 2, may request (pursuant to Section V.9 of the SCRIP) that the County of Orange substitute the SR-73 Extension into the SCRIP program and that it re-prioritize funds from other improvements for the SR-73 Extension. The substitution of the SR-73 Extension shall (i) be done in compliance with SCRIP, including satisfaction of the requirements of CEQA as may be appropriate, and (ii) require approval of findings by the County of	SCRIP Administrator	City: Submit request for substitution of SR-73 extension County: Substitute SR-73 extension upon compliance with conditions		PC-Wide

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								Orange, on recommendation(s) by the SCRIP Advisory Team, that said substitutions provide an equivalent level of mitigation for the impacts associated with cumulative growth within the sub-region to that mitigation identified in Program EIR No. 589.				
439		Mission Viejo Settle-ment Agree-ment	4.1	When City requests SCRIP funds	Transportation and Circulation	SCRIP, Local and Regional Improvements	Total Obligation for SCRIP Improvements in the City of Mission Viejo	The Parties agree that the total monetary obligation of the Project to the City's Local and Regional Improvements is $18,123,000.00. The County shall allocate, re-allocate, or both, SCRIP funds in order to advance the funds identified by the City as needed to supplement existing or available funds to provide 100% funding for City's Local Improvements, based upon current cost estimates, as more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.	SCRIP Administrator	County: Allocate or reallocate SCRIP funds (subject to requirements)	$18,123,000 is an aggregate RMV share for all City of Mission Viejo Local and Regional Improvements as set forth in the Mission Viejo Settlement Agreement (Exhibit A – Table 1). Revised SCRIP Table 4 lists a Cost Share by RMV of $2,000,000 for the initial milestone of the first building permit.	PC-Wide
440	274, 277 & 278 (DA Public Benefits 7 & 10)	Mission Viejo Settle-ment Agree-ment	4.1 (cont.)	When City requests change in funding priority for SCRIP funds	Transportation and Circulation	SCRIP, Regional Improvements, Measure M	Apply SCRIP funds first to Local Improvements in the City of Mission Viejo (including Crown Valley Parkway and Marguerite Parkway intersection, and I-5 Crown Valley Parkway bridge widening and southbound off-ramp improvements)	The SCRIP Funds shall first be applied to the City Local Improvements set forth in Table 1 of Exhibit A, and any remaining funds shall be expended on the Regional Improvements within the City set forth in Table 2 of Exhibit A, except that the City reserves the right to request changes in the funding priority and County and RMV shall cooperate in effectuating any such requests for revisions that may be made. The City agrees that the SCRIP funds are solely intended to supplement (and not replace) other existing funds available to the City that have been allocated for the identified improvements, and all of the funds received by the City pursuant to this Agreement shall be used for identified improvements. The City agrees to use its best efforts to obtain all potentially available or existing funds from other (i.e., non-RMV,	SCRIP Administrator	County: Allocate SCRIP Funds in accordance with requirements. RMV & County: Cooperate with City in addressing requested changes City: Apply SCRIP funds in accordance with requirements		PC-Wide

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								non-SCRIP, non-County) sources, including Measure M funds.				
441		Mission Viejo Settle-ment Agree-ment	4.2	When City requests SCRIP funds or reallocation thereof	Transportation and Circulation	SCRIP	Written Request to allocate and/or re-allocate SCRIP funds	A written request for allocation, reallocation, or combination thereof, of SCRIP funds, which includes documentation necessary to demonstrate City's compliance with the terms of this Agreement, shall be provided by the City to the SCRIP Administrator.	SCRIP Administrator	City: Submit written request to County for SCRIP funds		PC-Wide
442.1		Mission Viejo Settle-ment Agree-ment	4.3	0 to 1 EDU (Except for Model Homes)	Transportation and Circulation	SCRIP, Local Improvements, Funding Phasing Schedule	Allocate Funds for Local Improvements in the City of Mission Viejo	The allocation, re-allocation, or both, of SCRIP funds shall provide approximately $13,274,000.00 of the funds due to the City for City Local Improvements pursuant to this Agreement in accordance with the Funding Phasing Schedule shown on Exhibit B. attached hereto and incorporated herein by this reference. All estimates of development timing (and the corresponding funding phasing schedule) are estimates. Funds for City Local Improvements shall be paid pursuant to the Funding Phasing Schedule established in Exhibit B.	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	County: Allocate or reallocate SCRIP funds in accordance with Funding Phasing Schedule	Revised SCRIP Table 4 lists a Total Share by RMV of $2,000,000 for the initial milestone of the first building permit, per the Mission Viejo Settlement Agreement.	PC-Wide
442.2		Mission Viejo Settle-ment Agree-ment	4.3 (continued)	1001 EDU-2,500 EDU	Transportation and Circulation	SCRIP, Local Improvements, Funding Phasing Schedule	Allocate Funds for Local Improvements in the City of Mission Viejo (cont.)	See above	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	County: Allocate or reallocate SCRIP funds in accordance with Funding Phasing Schedule	Revised SCRIP Table 4 lists a Cost Share by RMV of $13,274,000 for City Local Improvements through project buildout, per the Mission Viejo Settlement Agreement.	
443	279-280 (DA Public Benefit 11) 283 (DA Public Benefit 11), 343--348 (DA Public Benefits 35 & 36)	Mission Viejo Settle-ment Agree-ment	4.4	1001 EDU-2,500 EDU	Transportation and Circulation	SCRIP, Regional Improvements	Allocate and/or Re-allocate Funds for Regional Improvements in the City of Mission Viejo	The allocation, re-allocation, or both, of SCRIP funds shall provide approximately $4,849,000.00 of the funds due to the City for Regional Improvements pursuant to this Agreement. Funds for Regional Improvements shall be paid when all of the following conditions have occurred: (a) a contract relating to the design and/or construction of the specific Regional Improvement has	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	County: Allocate or reallocate SCRIP funds following satisfaction of conditions	Revised SCRIP Table 4 lists a Total Cost Share by RMV of $4,849,000 through Project Buildout for Regional Improvements, per the Mission Viejo Settlement Agreement.	PC-Wide

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								been executed; and (b) funds relating to said Regional Improvement have been received by the County. In the absence of the conditions set forth in subsections (a) and (b) of this Section 4.4, the County may elect, in its sole and unfettered discretion, to advance Funds for Regional Improvements if the SCRIP Administrator and/or County determines that the SCRIP Program has sufficient funding capacity to advance said funding request.				
444		Mission Viejo Settle-ment Agree-ment	4.5	When City requests reallocation of SCRIP funds	Transportation and Circulation	SCRIP, Regional Improvements, Local Improvements	Allocate and/or Re-allocate Funds for Local or Regional Improvements in the City of Mission Viejo	Nothing in this Agreement, shall preclude the City from petitioning the County, pursuant to the provisions of SCRIP Part 2, for re-allocation of any available funds or re-prioritization of any City Local or Regional Improvement.	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	City: Submit petition to County for reallocation of SCRIP funds		PC-Wide
445	270 (DA Public Benefit 3) and 2750 (DA Public Benefit 8)	Mission Viejo Settle-ment Agree-ment	4.6	When SCRIP funds are reallocated from regional improvements to other SCRIP improvements	Transportation and Circulation	SCRIP, Regional Improvements, SB Ramp Improvements at I-5/Oso Parkway and/or the Saddleback/I-5 Connectors	Regional Improvements in the City of Mission Viejo (including Flex Funds Part I Roadway Improvements, and Oso Parkway widening in unincorporated County, exclusive of Las Flores)	The City agrees that those funds initially allocated to the regional improvements benefiting the City under SCRIP (SB Ramp Improvements at I-5/Oso Parkway and/or the Saddleback/I-5 Connectors) may be re-allocated to other SCRIP improvements set forth in Exhibit A, in accordance with applicable SCRIP provisions.	Not applicable	Not applicable; City has consented to reallocation		PC-Wide
446		Mission Viejo Settle-ment Agree-ment	5.1	During SCRIP Part 2	Transportation and Circulation	SCRIP, SCRIP Part 2	SCRIP Implementation and Monitoring	During SCRIP Part 2, the County will further define the strategies for implementation of transportation improvements, after consulting with the SCRIP Advisory Team in accordance with Sections V.15 and V.17 of the SCRIP. The City agrees to participate actively in SCRIP Part 2, by serving as a member of the Advisory Team, thereby allowing City input into transportation implementation strategies.	SCRIP Administrator to confirm RMV satisfaction of all requirements per City of Mission Viejo	City: Participate in SCRIP Part 2 and serve on Advisory Team County: Consult with SCRIP Advisory Team to further define SCRIP strategies		PC-Wide
447	324-326 (DA Public Benefit 29) & 330-333 (DA Public Benefit 31)	Mission Viejo Settle-ment Agree-ment	5.2	Within 2 weeks following County's receipt of each annual Ranch Plan AMR	Transportation and Circulation	SCRIP, AMR	Further Cooperation In Support of Regional Transportation:	Pursuant to SCRIP, the County shall utilize an Annual Monitoring Report ("AMR") program to monitor development of the Ranch Plan and related traffic, which	~~Director PDS~~, **Director, OC Planning**	County: Transmit AMR to City of Mission Viejo within identified time frame	First AMR was completed by end of 2006 and provided to City thereafter.	PC-Wide

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								process includes preparation, and submittal to the County, of an AMR in the fall of each year, as set forth in section 11 of General Provisions of the Ranch Plan Planned Community Program Text. County agrees to provide to the City, for its review and comment, a copy of each AMR submitted by RMV in compliance with SCRIP within 2 weeks after the date on which RMV submits the AMR to the County.				
448		Mission Viejo Settle-ment Agree-ment	6.1	During consideration of re-authorization of Measure M	Transportation and Circulation	SCRIP, regionally significant transportation projects, Measure M	Further Cooperation In Support of Regional Transportation (cont.):	The Parties agree to cooperate with OCTA and other agencies in identifying and developing potential regionally significant transportation projects and programs for inclusion in any re-authorization of Measure M.		All parties to cooperate with OCTA and other agencies		PC-Wide
449		Mission Viejo Settle-ment Agree-ment	6.2	On-going	Transportation and Circulation	SCRIP, South County Sub-Area Model (SCSAM)	SCRIP Implementation and Monitoring (cont.):	In order to maximize consistency between City and County traffic forecasting, the County and RMV shall provide current and, as it becomes available, future socioeconomic, land use and traffic characteristics contained within the South County Sub-Area Model ("SCSAM") to the City for use in developing and refining the City's traffic model.	~~Director RDMD~~, **Director, OC Public Works**	County & RMV: Provide SCSAM data to City	Completed: Info re SCSAM was provided by Austin-Foust to County (for City) on 9/14/05	PC-Wide

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450	209-210 (PC Text, Gen. Reg. 12)	San Clemente Settle-ment Agree-ment	K.3.	Upon execution of any settlement agreement pertaining to the Ranch Plan project	PC Statistical Table Reallocations	PC Statistical Table, San Juan Creek Watershed, San Mateo Creek Watershed	Limits to Transfer of Residential Density to the San Mateo Creek Watershed	Rancho Mission Viejo (RMV) shall not enter into any written and oral settlement agreement with any third party in connection with any dispute relating to the Ranch Plan Project and Ranch Plan Project Approvals that results in a transfer of residential density from the San Juan Creek Watershed (i.e., Ranch Plan Project Planning Areas 1, 2, 3, 4 and 5) to the San Mateo Creek Watershed (i.e., Ranch Plan Project Planning Areas 6, 7, 8 and 9) over that residential density currently allocated in the Ranch Plan PC Community Statistical Table, a constituent element of the Ranch Plan PC Program.		RMV: No execution of Settlement Agreement that reallocates density from SJC watershed to SMC watershed in excess of limits specified in P.C. Text	August '05 settlement agreement with Resource Organizations is consistent with this provision	PC-Wide
451	209-210 (PC Text, Gen. Reg. 12)	San Clemente Settle-ment Agree-ment	K.3. (cont.)	Concurrent with planning activities contemplating shift of units from SJC watershed to SMC watershed	PC Statistical Table Reallocations	PC Statistical Table, San Juan Creek Watershed, San Mateo Creek Watershed	Limits to Transfer of Residential Density to the San Mateo Creek Watershed (continued):	Notwithstanding the foregoing, RMV in connection with future planning and entitlement activities, shall not transfer residential density of more than ten percent (10%) over that residential density currently allocated in the Ranch Plan PC Community Statistical Table (i.e., 161 dwelling units) from the San Juan Creek Watershed to the San Mateo Creek Watershed. City shall have no right to challenge any transfer of residential density from the San Juan Creek Watershed to any one or more of the planning areas in the San Mateo Creek Watershed that is ten percent or less of the San Mateo Watershed density and notwithstanding that any other consent may be required.		RMV: No transfer of residential units in contravention of limitation City: No challenge of any proposed transfer that complies with limitations	On-going	PC-Wide

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452		San Clemente Settle-ment Agree-ment	K.4	Within ninety (90) days of the effective date of the Settlement Agreement (Effective date of agreement December 8, 2004, funding of study due March 8, 2005)	Recreation	Regional utilization of recreational facilities and programs, Recreational Amenities	Recreational Facilities Cooperation Study	Rancho Mission Viejo (RMV), at its sole cost and expense, shall fund a study of the potential regional utilization of recreational facilities and programs which shall include, but not be limited to, an analysis of the opportunities, benefits and potential uses of the City's recreational facilities, including the Recreational Amenities, and programs by future Ranch Plan residents.		RMV: Fund a study of the potential regional utilization of recreational facilities and programs	Completed: Compliance deadline was extended; Condition satisfied per submittal of Recreational Study to City of San Clemente on January 31, 2006 [Hyperlink #39]	PC-Wide
453		San Clemente Settle-ment Agree-ment	K.4 (cont.)	Within ninety (90) days of the effective date of the Settlement Agreement (i.e., on or before March 8, 2005)	Recreation	Regional utilization of recreational facilities and programs, Recreational Amenities	Recreational Facilities Cooperation Study (continued)	The Parties shall determine the scope of the study within ninety (90) days of the effective Date. After the completion of the study, the City and RMV shall discuss potential funding mechanisms for RMV to participate in the Recreation Amenities. The parties agree that to the extent there is any financial participation by RMV with Respect to the Recreational Amenities, such participation is an accommodation to resolve other issues raised by City, and in no way evidences an acknowledgement of any CEQA impact or mitigation obligation on RMV's part.		Parties: Determine scope of recreational amenity study Parties: Discuss potential funding mechanisms for RMV participation in recreational amenities	Completed: Compliance deadline was extended; Condition satisfied per submittal of Recreational Study to City of San Clemente on January 31, 2006 [Hyperlink #39]	PC-Wide
454		Resource Organ-izations Settle-ment Agree-ment	3.1	No required timeframe; rights operative throughout term of Ranch Plan project	Approved Uses and Practices		Right to Develop in Conformity with Project Entitlements	**Except as otherwise expressly provided in this Agreement, RMV shall have the right, but not the obligation, to develop and implement the Project in accordance with the Project Approvals and Subsequent Project Approvals.**	Applicable Permitting Authority	RMV: Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals/ Subsequent Project Approvals and the Resource Organizations Settlement Agreement	Ongoing: Not a requirement	PC-Wide

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455		Resource Organ-izations Settle-ment Agree-ment	3.2	No required timeframe; rights and obligations operative throughout term of Ranch Plan project	Approved Uses and Practices	Subsequent Project Approvals, Wildlife/Resource Agencies	Development and Use of Project in Conformity with Settlement Agreement	**RMV shall not file any application for, or otherwise seek, a Subsequent Project Approval from the County, or any municipal corporation that becomes a succeeding land use permitting authority through annexation, that is inconsistent with the Project Approvals or this Agreement. The Parties acknowledge that the Subsequent Project Approvals granted by the Wildlife/Resource Agencies and/or other permitting authorities may vary from the scope and nature of the Project as contemplated by this Agreement. Irrespective of the scope, nature and extent of Project development activity hereafter authorized/approved by the Wildlife/Resource Agencies and/or other permitting authorities, RMV shall develop and implement the Project in a manner that complies with the terms and provisions of this Agreement.**	Applicable Permitting Authority	RMV: Submit Master Area and Subarea Plan applications that comply with the terms of Project Approvals (GPA/ZC/EIR) and the Resource Organizations Settlement Agreement	Ongoing.	PC-Wide
456		Resource Organ-izations Settle-ment Agree-ment	3.3	Concurrent with submittal of Master Area Plan ("MAP") application	Approved Uses and Practices		Confirmation of Development Area Boundaries	**(a) At the time of its submission, RMV shall provide to each Resource Organization a copy of any application seeking approval of a Master Area Plan for any Development Area. The Resource Organizations may notify RMV and the County that the boundaries for the Development Area that is the subject of the application are not in conformity with those boundaries depicted in Exhibit A. The provision of such notice shall commence the process set forth in Section 14.2, below.**	~~Director PDS~~, **Director, OC Planning**	RMV: Provide copy of MAP application to each applicable Resource Organization	Ongoing. [Note: PA1 MAP application provided to ROs on 4/19/06]	PC-Wide
457		Resource Organ-izations Settle-ment	3.3 (cont.)	Following Resource Organizations' ("ROs'") receipt	Approved Uses and Practices		Written Acknowledgement of Development Area Boundaries	**(b) At any time following the Resource Organizations' receipt of any Master Area Plan application, RMV may**	~~Director PDS~~, **Director, OC Planning**	Written acknowledg-ment from ROs -*OR*- evidence that 30 days have transpired since	No Request Yet Submitted to ROs	PC-Wide

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		Agree-ment		of MAP application				**request that the Resource Organization Designee provide written acknowledgment of the conformance of the Development Area boundary reflected in Exhibit A with the Development Area boundary depicted in the Master Area Plan application. If the Resource Organization Designee does not provide such written acknowledgement within thirty (30) calendar days of RMV's request, the Development Area boundary in the Master Area Plan application shall be deemed to conform to the Development Area boundary in Exhibit A.**		transmittal of MAP application to ROs		

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458	209-210 (PC Text, Gen. Reg. 12) 450-451 (San Clemente Settlement Agreement, K.3)	Resource Organ-izations Settle-ment Agree-ment	3.3 (cont.)	In conjunction with Area Plan approvals	Approved Uses and Practices	Residential units, residential uses, and non-residential square footage and uses	Allocation/Reallocation of Authorized Development	**(c) RMV shall have the right, consistent with the provisions of the Ranch Plan Planned Community Text, to relocate and/or reallocate residential units, residential uses, and non-residential square footage and uses among and between individual Planning Areas in order to allow, within the Development Areas depicted in Exhibit A, for the full development of residential units, residential uses and nonresidential square footage and uses authorized in the Project Approvals and Subsequent Project Approvals, and to allow for the fulfillment of Project conditions of approval and Development Agreement obligations (including facilitating the County's efforts and obligations regarding affordable housing as set forth in the Project Development Agreement), provided that any such reallocation complies with the other terms and provisions of this Agreement.**	~~Director PDS~~ (Planning Commission to approve Area Plans), **Director, OC Planning** (Planning Commission to approve Area Plans)	Revision to statistical table; confirmation that relocation/ reallocation is consistent with P.C. Text	Ongoing.	PC-Wide
459	209-210 (PC Text, Gen. Reg. 12) 450-451 (San Clemente Settlement Agreement, K.3)	Resource Organ-izations Settle-ment Agree-ment	3.3 (cont.)	In conjunction with preparation of Master Area Plans; throughout term of Ranch Plan project implementation	Approved Uses and Practices	Development areas	Allocation/Reallocation of Authorized Development (cont.)	**(c) (cont.) This Section 3.3(c) applies only to uses within Development Areas and is not intended to authorize any additional or expanded uses within Defined Open Space.**	~~Director PDS~~, **Director, OC Planning**	Confirm that additional / expanded uses within Defined Open Space are not contemplated or authorized.	Ongoing. [Note: PA1 MAP application provided to ROs on 4/19/06]	PC-Wide
460		Resource Organ-izations Settle-ment Agree-ment	3.4	No required timeframe; rights and limitations operative throughout term of Ranch Plan project	Approved Uses and Practices	Defined Open Space	Open Space Uses	**Except as expressly authorized by this Agreement, uses within Defined Open Space shall be limited to Open Space Uses. Except as otherwise limited or modified by this Agreement, RMV shall have the right, but not the obligation, to conduct and perform any/all of the Open Space Uses within any/all portions of the Ranch Plan Area.**	Applicable Permitting Authority	Limit uses within Defined Open Space to more restrictive Open Space Uses (per definitions in Resource Organization Settlement Agreement)	Ongoing.	PC-Wide

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461		Resource Organ-izations Settle-ment Agree-ment	3.5	No required timeframe; rights operative throughout term of Ranch Plan project	Approved Uses and Practices	Ranching and agricultural practices	Conduct of Ranching and Agricultural Practices in Development Areas	**RMV shall have the right, but not the obligation, to carry out and conduct ranching and agricultural practices throughout the Development Areas (and each of them) in a manner consistent with the Project Approvals and Subsequent Project Approvals. (See Planned Community Program Text Section III. H.)**	~~Director PDS~~, **Director, OC Planning**	Development of project per Ranch Plan Planned Community Program Text, Section III.H.	Ongoing.	PC-Wide
462		Resource Organ-izations Settle-ment Agree-ment	3.6	Prior to submittal of any application affecting recycling and recovery facility; limitation operative throughout term of Ranch Plan project	Approved Uses and Practices	Adjacent to Avenida La Pata, recyclable materials	Recycling and Recovery Facility	**RMV shall have the right, but not the obligation, to relocate, maintain, operate and/or lease a recycling and recovery facility ("Recycling Facility") adjacent to Avenida La Pata and within the bounds of the area depicted as "Recycling and Recovery Facility Area" in the attached Exhibit C. The Recycling Facility shall not exceed 18.3 acres in size, and use of the facility/area shall be limited to the collection, sorting, processing, storage and distribution of recyclable materials. [Note: Section 3.6 was revised to clarify that size of Recycling Facility can be 18.3 acres rather than 15 acres.]**	~~Director PDS~~ or Zoning Administrator per P.C. Text page 89, c.2, **Director, OC Planning** or Zoning Administrator per P.C. Text page 89, c.2	Relocation, operation and maintenance of Recycling Facility per terms of Resource Organization Settlement Agreement	TBD	PC-Wide
463	5 (MM 4.3-1)	Resource Organ-izations Settle-ment Agree-ment	3.7	No required timeframe; rights and limitations operative throughout term of Ranch Plan project	Approved Uses and Practices	PC Text Section III.H.3.c.1, Employee Housing Area	Employee Housing	**RMV shall have the right, but not the obligation, to relocate, maintain, and operate employee housing within the bounds of the area proximately depicted as "Employee Housing Area" in the attached Exhibit D. (see also PC Text Section III.H.3.c.1, which regulates how existing employee housing "may be relocated within and throughout the Ranch Plan PC Area without the need for issuance of a new permit or other prior approval from the County")**	No permit approval required	Relocation, maintenance and operation of employee housing per terms of Resource Organization Settlement Agreement	TBD	Planning Areas 1 and 3

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487		Resource Organ-izations Settle-ment Agree-ment	4.6 (a)	Prior to submittal of any Area Plan for PA 3; rights and limitations operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Planning Area 3	**(a) Development activities within Planning Area 3 (as reconfigured and depicted in Exhibit A as "PA 3") may proceed in accordance with the terms established in the Project Approvals and Subsequent Project Approvals, except that RMV shall identify and maintain within Planning Area 3 a development setback (the "Planning Area 3 Setback") sufficient to provide a restricted use area not less than 200 meters in width, extending perpendicularly and generally westerly of the centerline of San Juan Creek. The conceptual location of the setback area is depicted in Exhibit A.**		1. All applications and development shall comply with these restrictions 2. RMV to identify and maintain 200 meter setback	Completed: Applied to Ranch Plan Planned Community Development Map, as revised July 26, 2006, per Planning Commission Resolution No. 06-05) [Hyperlink #42]	PA-3
488		Resource Organ-izations Settle-ment Agree-ment	4.6 (a) (cont.)	Prior to submittal of any Area Plan for PA 3; rights and limitations operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Planning Area 3 (cont.)	**(a) (cont.) Notwithstanding any other provision of this Agreement, activities within the Planning Area 3 Setback shall be consistent with the provisions and limitations set forth in Section 4.8, below. Nothing in this Agreement shall limit or otherwise restrict RMV's right to seek and obtain from the relevant Wildlife/Resource Agencies a modification and/or reduction of any other required setback area(s) located westerly of the Planning Area 3 Setback required by this Agreement.**		1. All applications and development shall comply with these restrictions 2. RMV to maintain 200 meter setback in accordance with identified requirements	Ongoing.	PA-3

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489		Resource Organ-izations Settle-ment Agree-ment	4.6 (b)	Prior to submittal of any Area Plan for PA 3 involving proposed replacement of Cow Camp uses	Activities Within Identified Planning Areas		Planning Area 3 (cont.)	**(b) Existing uses of Cow Camp in Planning Area 3 shall not be replaced unless RMV obtains a NCCP or Biological Opinion that addresses potential impacts to the arroyo toad. This Section 4.6(b) shall not apply to the relocation of up to ten (10) units of employee housing as set forth in Section 3.7.**		Execution of NCCP -**OR**- issuance of Biological Opinion that addresses arroyo toad impacts	Refers to the relocation of agricultural uses.	PA-3
499		Resource Organ-izations Settle-ment Agree-ment	4.8 (cont.)	Prior to submittal of any Area Plan for PA-3 and/or PA-4; restrictions operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Uses in Setback Areas (cont.)	**(c) Creation, installation and maintenance of the following infrastructure facilities necessary for implementation of the Project, provided that said facilities are consistent with any approved/executed NCCP, MSAA and/or SAMP or otherwise authorized by USFWS, or CDFG:**		All applications and development shall comply with these restrictions	TBD	PA-3 & 4
500		Resource Organ-izations Settle-ment Agree-ment	4.8 (cont.)	Prior to submittal of any Area Plan for PA-3 and/or PA-4; restrictions operative throughout term of Ranch Plan project	Activities Within Identified Planning Areas		Uses in Setback Areas (cont.)	**(c) (cont.) (i) natural treatment systems for water quality treatment and related drainage facilities (e.g., outfalls), if such facilities meet arroyo toad ecological requirements as determined by USFWS; (ii) bridge crossings approved by CDFG, (iii) underground water, sewer and power facilities, if accompanied by surface restoration; (iv) other necessary infrastructure facilities that cannot be located within a Development Area outside the Planning Area 3 or Planning Area 4 Setback; and (v) pedestrian, vehicular and other access reasonably necessary to accomplish and perform the uses and activities permitted in this Section 4.8.**		All applications and development shall comply with these restrictions	TBD	PA-3 & 4

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502		Resource Organ-izations Settle-ment Agree-ment	6	Offer of Dedication prior to com-mencement of any grading or construction activities within a phase of development (i.e., Subarea) Recordation of Conservation Easement upon issuance of 75 percent of C of O's within a Subarea (incremental conservation easement dedication)	Phased Dedication and Management of Open Space:		Phased Dedication and Management of Open Space:	**All portions of the Defined Open Space located within the San Mateo Creek and San Juan Creek watersheds shall ultimately be placed in conservation, agricultural or other restrictive easements (collectively "Conservation Easements"). The Conservation Easements shall incorporate the terms of this Agreement and shall provide a right of enforcement to the Resource Organizations. The required Conservation Easement dedications within each watershed shall occur in phases as development proceeds within the respective watershed, and shall be consistent with the requirements of local, state and federal approvals and entitlements. The specific portions of the Defined Open Space to be placed in a Conservation Easement in the San Juan Creek watershed in connection with the implementation of the Project in Development Areas 1 through 7 and Development Area 9 shall be roughly proportionate to the size of the relevant Development Area and the sensitivity of resources impacted by said Development Area.**		RMV: Consistent with the Open Space Agreement, phased dedication/ conservation of Defined Open Space in conjunction with development of Planning Areas 1 through 7 and PA-9. [Note: Under terms of the Settlement Agreement, Development Areas (Planning Areas) 6, 7 and 9 will not be developed.]	Refer to most current phased dedication map as part of approved Open Space Agreement [Hyperlink #14]	Each PA
504		Resource Organ-izations Settle-ment Agree-ment	7.1	Prior to commencement of any grading or construction activities within the first Subarea	Long-Term Management Funding Strategy:		Long-Term Management Funding Strategy:	**RMV shall cause to be established a long-term funding program for management and oversight of all Defined Open Space areas placed into Conservation Easements. Individual funding resources for the program shall be developed over time as the Project is implemented. Sources of funds may include, but not be limited to: (i) imposition of periodic assessments and/or fees upon development within the Project area; (ii) conservation and habitat**		RMV: Consistent with the Open Space Agreement, establish a long-term funding program for management and oversight of all Defined Open Space areas placed into conservation, agricultural or other restrictive easements.	**Completed for entire Planned Community, per approved NCCP Implementation Agreement** [Hyperlink #43]	Each PA

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								bond proceeds; (iii) amounts collected pursuant to the special rule and fee program established for the Southern Subregion NCCP/HCP under Section 4(d) of the Endangered Species Act; and (iv) amounts received from agencies, governmental authorities and other entities/individuals engaged in open space preservation and management activities.				
505		Resource Organ-izations Settle-ment Agree-ment	7.2	Prior to sale, conveyance or transfer of fee interest (or management authority) in open space lands to unaffiliated third party (other than a public agency/body)	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	**In the event RMV: (i) conveys or otherwise transfers its fee interest in all or a portion of the Defined Open Space lands to an unaffiliated third party (other than to a public agency or body or a utility); or (ii) relinquishes or otherwise transfers its management authority/rights over all or a portion of the Defined Open Space lands to an unaffiliated third party (other than to a public agency or body or a utility), RMV shall ensure that a funding program is in place adequate to meet the long-term management and oversight needs of those portions of the Defined Open Space conveyed and relinquished.**		RMV: Ensure that long-term funding program is in place prior to transfer of fee interest (or management authority) in open space lands to an unaffiliated third party	**Completed for entire Planned Community, per approved Chapter 12 of HCP** [Hyperlink #30]	Each PA

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506		Resource Organ-izations Settle-ment Agree-ment	7.3 (i)	Prior to issuance of a grading permit within each Subarea	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	**Prior to the commencement of any grading or construction activities in connection with new development within any Subarea Plan portion of a Planning Area ("Subarea"), RMV shall provide the Resource Organizations documentation demonstrating that: (i) an Open Space Management Fund ("Fund") has been established for the sole purpose of managing the Defined Open Space to be dedicated in conjunction with development of the subject Subarea consistent with the obligations and requirements established in the Conservation Easements, the AMP, and any other program, permit or entitlement applicable to the Project;**		RMV: Provide ROs with documentation demonstrating establishment of Open Space Management Fund	**Completed for entire Planned Community, per approved Chapter 12 of HCP** [Hyperlink #30]	Each PA
507		Resource Organ-izations Settle-ment Agree-ment	7.3 (ii)	See above	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	**(ii) all funds necessary to fully implement management and monitoring requirements for the dedicated open space associated with the Subarea for at least a five-year period have been obtained or committed;**		RMV: Provide ROs with evidence of near-term (i.e., 5 years) funding for dedicated open space	**Completed for entire Planned Community, per approved Chapter 12 of HCP** [Hyperlink #30]	Each PA
508		Resource Organ-izations Settle-ment Agree-ment	7.3 (iii)	See above	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	**(iii) a long-term funding plan for the dedicated open space associated with the Subarea for subsequent years is in place; and**		RMV: Provide ROs with evidence of long-term (i.e., greater than 5 years) funding plan for dedicated open space	**Completed for entire Planned Community, per approved Chapter 12 of HCP** [Hyperlink #30]	Each PA
509		Resource Organ-izations Settle-ment Agree-ment	7.3 (iv)	See above	Long-Term Management Funding Strategy (cont.):		Long-Term Management Funding Strategy (cont.):	**(iv) a management plan governing the Defined Open Space lands to be dedicated in conjunction with development of the subject Subarea and incorporating all applicable requirements has been developed. The documentation shall include a detailed five-year budget identifying the projected costs of implementing the plan.**		RMV: Provide ROs with evidence of management plan (including 5-year budget)	**Management Plan on-going for entire Planned Community, per approved Chapter 12 of HCP** [Hyperlink #30]	Each PA
509.1		Resource Organ-izations	7.3	Following recordation of conservation	Long-Term Management		Long-Term Management Funding Strategy (cont.):	**After recordation of Conservation Easements, and pending any**		RMV: Implement open space management plan	**Completed for entire Planned Community, per**	Each PA

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		Settle-ment Agree-ment		easements, and continuing throughout term of the Ranch Plan project	Funding Strategy (cont.):			**conveyance and relinquishment of Defined Open Space lands, RMV and/or its designee shall implement the open space management plan using the resources in the Fund.**		using collected funding resources	**approved Chapter 12 of HCP** [Hyperlink #30]	
510	520 (ROSA Exhibit G)	Resource Organ-izations Settle-ment Agree-ment	8	Annually, as part of the **Annual Compliance and Effectiveness Report (ACER)** preparation process	Limited Right of Inspection:		Limited Right of Inspection:	**RMV shall provide Resource Organization representatives Joel Reynolds and/or Dan Silver the opportunity to physically verify, on an annual basis, RMV's compliance with the terms of this Agreement. RMV shall have the right to approve any person nominated to undertake this verification in place of either Joel Reynolds or Dan Silver, and RMV's approval shall not be unreasonably withheld. In the alternative, if the Resource Organizations so elect, the verification of RMV's compliance with the terms of this Agreement shall be undertaken by the County, in which case the County shall perform the next inspection no later than one (1) year from the date of the last inspection, and on an annual basis thereafter, unless and until such time as the Resource Organizations, by written notice to the County and RMV, elect to resume inspections pursuant to this Section 8.**		RMV: Provide opportunity to identified RO representatives (or County, as appropriate) to conduct annual, authorized inspections	First Annual Compliance and Effectiveness Report (ACER) approved in 2007, and conducted annually thereafter. First Inspection Occurred on October 12, 2006. Resource Organizations have elected not to go in field thereafter.	PC-Wide
510.1		Resource Organ-izations Settle-ment Agree-ment	8 (cont.)	Annually, as part of the AMR preparation process	Limited Right of Inspection (cont.):		Limited Right of Inspection (cont.):	**The County's findings from this annual inspection shall be included verbatim in the Annual Monitoring Report required by Section 1. B.11 of the Ranch Plan Planned Community Text, which shall be provided to the Resource Organizations.**		County: 1. Incorporate findings into AMR, and 2. Provide AMRs to ROs		PC-Wide
510.2		Resource Organ-izations Settle-ment Agree-ment	9.1	On or before 8/31/05	Dismissal of Ranch Plan Litigation.		Dismissal of Ranch Plan Litigation.	**Within fifteen (15) days following [the] Effective Date, the Resource Organizations shall dismiss, with prejudice, the Ranch Plan Litigation.**		ROs: File Notice of Dismissal.	**Completed for entire Ranch Plan August 17, 2005**	

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510.3		Resource Organ-izations Settle-ment Agree-ment	9.2	Within 30 days following the dismissal of the Ranch Plan Litigation	Attorneys' Fees and Costs.		Attorneys' Fees and Costs.	**RMV shall pay to the Resource Organizations the sum of Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00) in full satisfaction of any award to which Resource Organizations may be entitled under Section 1021.5 of the California Code of Civil Procedure. RMV and the Resource Organizations agree that the Resource Organizations may not seek or be awarded any additional amounts for attorneys' fees or costs in connection with the Ranch Plan Litigation. RMV shall pay the foregoing amount within thirty (30) days following the dismissal of the Ranch Plan Litigation. The County shall have no liability for the payment of the attorneys' fees or costs of RMV or the Resource Organizations incurred in connection with the Ranch Plan Litigation.**		RMV: Pay $350,000 to Resource Organizations	Paid in 2005	

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511		Resource Organ-izations Settle-ment Agree-ment	Exhibit B	Prior to submittal of any Area Plan which includes Open Space land uses; restrictions operative throughout term of Ranch Plan project	Uses Prohibited in Defined Open Space		Uses Prohibited in Defined Open Space	**Notwithstanding their classification in the Project Approvals as approved open space uses, the following uses and activities shall be prohibited within the Defined Open Space.** **1. Nurseries** **2. Construction offices** **3. Maintenance yards** **4. Commercial stables (except the St. Augustine's Training Center and Stables or successors in its current location)** **5. Research and development facilities (except for the uses at the Northrup Grumman-Capistrano Test Site permitted by the lease)** **6. Waste disposal operation and associated uses (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement)** **7. Storage facilities** **8. Mining and quarrying of materials** **9. Materials recycling and recovery facilities (except the Recycling and Recovery facility as described in Section 3.7 of this Agreement)** **10. New, expanded and/or relocated citrus or other orchard crops (not including the additional 50 acres of orchards allowed pursuant to Section 4.2(b) of this Agreement)**		Area Plan compliance with these restrictions.	Noted	Each PA
511.1		Resource Organ-izations Settle-ment Agree-ment	Exhibit B	Prior to submittal of any Area Plan which includes Open Space land uses; restrictions operative throughout term of Ranch Plan project	Uses Prohibited in Defined Open Space (cont.)		Uses Prohibited in Defined Open Space (cont.)	**11. New, expanded and/or relocated dry farming** **12. Irrigated crops (except citrus or other orchard crops as provided in Paragraph 10, above)** **13. Packing plants (except when located within allowed orchards)** **14. Any uses or activities that are not Existing Agricultural / Ranching Practices as defined in the section 1.4 of Agreement, except as expressly authorized by this Agreement**		Area Plan compliance with these restrictions.	Noted	Each PA

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								15. Caretaker or employee housing and related facilities except as authorized by Sections 3.8 and 4.2(a) of this Agreement **16. Feed lots** **17. Active recreation and related facilities except Existing Agricultural / Ranching Practices** **18. Passive public recreation except as may be authorized via an NCCP or equivalent ecologically-based management plan** **19. Fire station or permanent wildland fire training facility** **20. Fuel modification zones**				
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the ~~Manager of Subdivision~~ **Manager OC Planned Communities** and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the ~~Manager of Subdivision and Grading~~ **Manager OC Planned Communities** determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	f the Subdivision Committee fails to make such a finding, the applicant shall process a	Subdivision Committee review for	Process new subdivision, if necessary		Each PA

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								revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	substantial conformance, if required			
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the ~~Manager of Subdivision and Grading~~ **Manager OC Planned Communities** shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Approval of grading plan		Each PA
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit,	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any	~~County of Orange Director of Planning & Development~~	Submittal of satisfactory of drainage study		Each PA

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				whichever comes first				grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	~~Services~~, **Director, OC Planning**			
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

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529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of construction of drainage improvement		Each PA
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of installation of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA

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533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement ~~the recordation of a Subdivision Map~~	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility_____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA

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								the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b, modified)				
536		EIR 589	SC 4.5-7	Prior to the recordation of a Subdivision Map	Runoff Management Plan:		Runoff Management Plan:	Prior to the issuance of any grading permits, applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval. (County Standard Condition D10)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Runoff Management Plan		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading of Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Water Quality Management Plan		Each PA

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP;	~~County of Orange Manager of Building Inspection~~, **Manager, OC Inspection Division**	Verification of compliance with Water Quality Management Plan		Each PA

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539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WQ03)	See above	See above		Each PA
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review	~~County of Orange Manager of Building Inspection~~ **Manager, OC Inspection Division** (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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								on request. (County Standard Condition WQ04)				
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	~~County of Orange Manager of Building Permits,~~ **Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
542		EIR 589	SC 4.5-12	Prior to recordation of a subdivision map (except for financing purposes) or issuance of any grading permit or building permit, whichever comes first	Development Within Floodplain.		Development Within Floodplain.	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or the issuance of any grading or building permits, whichever occurs first, within the FP-2 Zoning District, the applicant shall submit all of the necessary documents to the Federal Emergency Management Agency (FEMA) to receive a Conditional Letter of Map Revision (CLOMR) of the Flood Insurance Rate Map (FIRM). Concurrently, the applicant shall submit to the Manager, Subdivision and Grading, three (3) sets of the calculations and plans showing the method of satisfying FEMA and FP-2 Zoning District Regulations, all in a manner meeting the	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Submittal of a CLOMR and three sets of calculations	Cleared per transmittal of CLOMR to FEMA on January 29th, 2007 (Determine whether approval is for PA1 only, or for entire Ranch Plan PC)	Each PA

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								approval of the Manager, Subdivision and Grading. (County Standard Condition D08A)				
543		EIR 589	SC 4.6-1	Prior to the approval of a Tentative Tract Map for Urban Activity Center development	Transportation Demand Management:		Transportation Demand Management:	As a part of the submittal of a Tentative Tract Map for an Urban Activity Center development, the project applicant shall submit a Transportation Demand Management (TDM) program consistent with the requirements of the County of Orange TDM Ordinance.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Transportation Demand Management Plan	TDM Ordinance (incorporated as Section 7-9-143 of the Zoning Code) is only applicable to uses exceeding 100 employees.	Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA
545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	Private Street Improvements:		Private Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T02)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements ~~(cont.)~~:		Street Improvements ~~(cont.)~~:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) the	~~County of Orange Director of Planning & Development Services~~,	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/installation of improvements	If applicable, bonding may substitute for construction of each of the	Each PA

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								following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	**Director, OC Planning**		required improvements.	
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved grading plans verifying adequate sight distance		Each PA
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or	~~County of Orange Director of~~	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for	Each PA

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								provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	~~Planning & Development Services~~, **Director, OC Planning**		construction of each of the required improvements.	
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory internal pedestrians circulation plans		Each PA

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551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of __ % of the cost of / /enter into an agreement with the County of Orange, accompanied by financial security, for the cost of __ % of) a traffic signal at the intersection of ___ and ___, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
553		EIR 589	SC 4.6-11	Prior to the recordation of a Subdivision Map	Access Easement for Commercial Centers:		Access Easement for Commercial Centers:	Prior to the recordation of a subdivision map, the applicant shall demonstrate that any applicable ~~delineate on the subdivision map a~~ two way reciprocal access and parking easements are in effect ~~to all parcels within the map and place a note on the final map reserving the easement~~ for the benefit of all parcels on the map, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T15)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of note on map reserving reciprocal parking and access	Only applicable to subdivision maps which include lots to be developed as commercial centers.	Each PA
554		EIR 589	SC 4.6-12	Prior to the recordation of a Subdivision Map	Traffic Study:		Traffic Study:	Prior to the recordation of a subdivision map, the applicant shall submit a traffic study of the development for review and approval by the Manager, Subdivision and Grading, in accordance with the Growth Management Plan, Transportation Implementation Manual. The applicant shall retain a traffic engineer licensed in the State of California to perform the traffic study. (County Standard Condition T16)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning**	Submittal of satisfactory traffic study	Traffic study to be reviewed by Planned Community Division of OC Public Works	Each PA
554.1		EIR 589	SC 4.6-13	Prior to approval of subdivision	MPAH Designation of		MPAH Designation of Crown Valley Parkway:	Prior to the approval of any subdivision map (except for	~~County of Orange~~	Finding being made in conjunction with	While Crown Valley Parkway	PA2

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

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								District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	~~Planning & Development Services~~, **Director, OC Planning**			
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO_X	~~County of Orange Director of~~	Place as general notes on approved grading plan		Each PA

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								and ROC from heavy equipment.	~~Planning & Development Services~~, **Director, OC Planning**			
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA

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558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services~~, **Director, OC Planning and Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA

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559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services~~, **Director, OC Planning and Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division**	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA

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561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Approved acoustical analysis		Each PA

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								Ordinance, Division 6 (Noise Control). (County Standard Condition N08)				
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division**	Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor		Each PA
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services in consultation with Manager, HBP~~, **Director, OC Planning**	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan−Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation	See above	See above		Each PA

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								Plan). (County Standard Condition LA01b)				
565		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services & Manager HBP~~, **Director, OC Planning**	Landscaping and irrigation plan certification from landscape architect		Each PA
566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	~~County of Orange Manager, Construction and Manager, Building Inspection Services,~~ **Manager, OC Inspection Division**	Approved irrigation management report		Each PA
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved detailed landscape plan for privately maintained common areas		Each PA

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								Conservation Implementation Plan). (County Standard Condition LA02b)				
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**	Approved irrigation management report for each landscape irrigation system		Each PA
570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA

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571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Approval of the archaeologist's follow-up report		Each PA

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573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA

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575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Approval of the paleontologist's follow-up report		Each PA
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
577		EIR 589	SC 4.12-1	Prior to recordation of any applicable subdivision map	Public Park Dedication:		Public Park Dedication:	a. Prior to the recordation of any subdivision map that creates building sites and is immediately adjacent to or contains a public park lot, the subdivider shall make an irrevocable offer of fee dedication for local park purposes to the County of Orange or its designee over Lot(s)_____[1]. The form of the offer shall be suitable for recordation as approved by the Manager, Current Planning Services. Said offer shall be free and clear of money and all other encumbrances, liens, leases, fees, easements (recorded	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Irrevocable offer of fee dedication for local park purposes to the County of Orange	The irrevocable offer of dedication (IOD) may be satisfied per the appropriate designation (notes and delineation) on the subject subdivision map. The IOD will only be applied to portions open to public (i.e. no gated pool areas).	Each PA

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								and unrecorded), assessments and unpaid taxes except those meeting the approval of the Manager, Current Planning Services. (County Standard Condition CP01)				
578		EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map				b. The subdivider applicant shall grade (or provide evidence of financial security, such as bonding) Lot(s) _____, the public park site(s), to provide minimum acres of creditable local park land and shall secure the park site(s) against erosion and shall stub out sewer, water, gas, electricity, telephone, storm drain, etc., connections to the property lines. (County Standard Condition CP01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify subdivider applicant would grade the public park site(s) to provide minimum acres of creditable local park land	Grading, erosion control, utility stub-outs, etc. would be done in conjunction with park construction. Typically local parks would be constructed by Rancho Mission Viejo.	Each PA
579		EIR 589	SC 4.12-1 (cont.)	Prior to recordation of any subdivision map	Public Park Dedication (cont.):		Public Park Dedication (cont.):	c. The developer, or his assigns, and successors in interest shall maintain the offered park site(s) until such time as the County or its designee accepts the offer of dedication. (County Standard Condition CP01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify developer would maintain the offered park site(s) until Orange County accepts the offer of dedication	Verification of maintenance would only be necessary if the County were anticipating acceptance of a local park, which typically does not occur.	Each PA
580		EIR 589	SC 4.12-2	Prior to recordation of an applicable subdivision map which creates building sites	Private Local Park:		Private Local Park:	a. Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall make an irrevocable offer to dedicate an easement over Lot(s) ____for private local park purposes to the County of Orange in a form approved by the Manager, the Manager, Current Planning Services. The subdivider shall not grant any other easement over the private park easement which is inconsistent with the local park uses, unless that easement is made subordinate to said local park easement in a manner meeting the approval of the Manager, Current Planning Services. (County Standard Condition CP02)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify subdivider would make an irrevocable offer to dedicate an easement for private local park purposes to the County of Orange	Applicant is only required to establish consistency with the approved March 14, 2007 Ranch Plan Local Park Implement-ation Plan [Hyperlink #27]. This may not require the dedication of parkland within each subdivision map which creates building sites.	Each PA

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581		EIR 589	SC 4.12-2 (cont.)	Prior to approval of Site Development Permit ~~recordation of applicable final subdivision map~~	Private Local Park (cont.):		Private Local Park (cont.):	b. Prior to the approval of Site Development Permit recordation of an applicable final subdivision map, the subdivider shall submit a preliminary concept plan of the proposed private recreation facilities to the Manager, Current Planning Services, for review and approval. (County Standard Condition CP02, modified)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify submission of a preliminary concept plan of private recreation facilities for review and approval	Private local parks are to be reviewed and approved in compliance with the approved March 14, 2007 Ranch Plan Community- Wide Local Park Implementation Plan (LPIP) [Hyperlink #27]	Each PA
583		EIR 589	SC 4.12-5	Prior to recordation of final tract map	Recreation Easement for Regional Trail:		Recreation Easement for Regional Trail:	The subdivider shall provide an easement for a recreational trail for riding and hiking trail purposes in accordance with the following: a. Prior to the recordation of an applicable subdivision map, the subdivider shall: (County Standard Condition HP03)	~~County of Orange Manager of Harbors, Beaches & Parks, Program Management~~, **Director, OC Planning**	Verify subdivider would provide an easement for a recreational trail for riding and hiking trail purposes	Subdivider is only required to verify dedication of an easement if the map is associated with a link on the Trail and Bikeways Implementation Plan for the Ranch Plan, [Hyperlink #21] approved 7/18/06. Trails are an allowed activity The underlying owner will be RMV, a conservation easement will be dedicated to The Reserve and a trail easement will be dedicated to the County. In areas where a conservation easement has already been dedicated, USFWS and Reserve approval are required.	Each PA

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583.1		EIR 589	SC 4.12-5 (cont.)	See above	Recreation Easement for Regional Trail:		Recreation Easement for Regional Trail:	1. Irrevocably offer a recreation easement for riding and hiking trail purposes in a location and in a manner meeting the approval of the Manager HBP/Program Manage-ment. The subdivider shall not grant any easement(s) over the property subject to the recreation easement unless such easements are first reviewed and approved by the Manager HBP/Program Management. (County Standard Condition HP03)	See above	See above	Subdivider is only required to verify dedication of an easement if the map is associated with a link on the Trail and Bikeways Implementation Plan for the Ranch Plan, [Hyperlink #21] approved 7/18/06. Trails are an allowed activity	Each PA
584		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	2. Design the necessary improvements for the trail, including, but not limited to grading, erosion control, signage, fencing, and a grade-separated crossing, as applicable, in a manner meeting the approval of the Manager HBP/ Program Management, in consultation with the Manager, Subdivision and Grading. Trail design shall also avoid affecting areas known to contain sensitive biological resources as identified in Section 4.9, Biological Resources. (County Standard Condition HP03)	~~County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify approval of design improvements for the trail by the Manager HBP/ Program Management		Each PA
585		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of final certificates of use and occupancy	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	3. Enter into an agreement, accompanied by financial security, with the County of Orange, to insure the installation of the necessary improvements. (County Standard Condition HP03)	~~County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Manager of Construction~~, **Director, OC Planning in consultation with Manager, OC Inspection Division**	Verify existence of an agreement accompanied by financial security with the County to insure installation of necessary improvements	The underlying owner will be RMV, a conservation easement will be dedicated to The Reserve and a trail easement will be dedicated to the County. In areas where a conservation easement has already been dedicated, USFWS and Reserve approval are required.	Each PA

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586		EIR 589	SC 4.12-5 (cont.)	Prior to the issuance of precise grading permits	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	b. Prior to the issuance of precise grading permits, applicant shall obtain approval from the Manager HBP/ Program Management, that the proposed grading provides for and will not interfere with or preclude the installation of the recreational riding and hiking trail. (County Standard Condition HP03)	~~County of Orange Director of Planning & Development Services County of Orange Manager of Harbors, Beach & Parks Program Management~~, **Director, OC Planning**	Verify grading would not interfere with installation of recreational riding and hiking trail		Each PA
587		EIR 589	SC 4.12-5 (cont.)	Prior to issuance of final certificates of use and occupancy and release of financial security	Recreation Easement for Regional Trail (cont.):		Recreation Easement for Regional Trail (cont.):	c. Prior to the issuance of final certificates of use and occupancy and the release of financial security guaranteeing the riding and hiking trail improvements, the applicant shall install the riding and hiking trail improvements in a manner meeting the approval of the Manager HBP/ Program Management, in consultation with the Manager, Construction. (County Standard Condition HP03)	~~County of Orange Manager of Harbors, Beach & Parks Program Management in consultation with County of Orange Manager of Construction~~, **Director, OC Planning in consultation with Manager, OC Inspection Division**	Verify installation of riding and hiking trail improvements meet the approval of the Manager of HBP/Program Management in consultation with the Manager of Construction		Each PA
588		EIR 589	SC 4.14-1	Prior to the recordation of a subdivision map	Hazardous Materials Assessment Report:		Hazardous Materials Assessment Report:	Prior to the recordation of a subdivision map, the subdivider shall submit a "Hazardous Materials Assessment" and a "Disclosure Statement" covering the property (both fee and easement) which will be offered for dedication or dedicated to the County of Orange or the Orange County Flood Control District, for review and approval by the Manager, Subdivision and Grading, in consultation with the Manager, PFRD/ Environmental Resources. (County Standard Condition HM-01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of Hazardous Materials Assessment and Disclosure Statement	Applicant is only required to submit a TDS if land is being dedicated to County of Orange, and then only for the property covered by the dedication.	Each PA

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract ~~a subdivision~~ maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Approved water improvement plans with subsequent construction of improvement	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
590		EIR 589	SC 4.15-2	Prior to recordation of final tract maps for the proposed land development area (alternatively subdivider may enter into a subdivision improvement agreement with the County	Utilities (Electricity Availability Report):		Utilities (Electricity Availability Report):	Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SDG&E in the design and implementation of future electrical service and facilities (transmission lines, access road, etc.) within the project study area to ensure that: (1) no notable service disruptions during the extension and upgrading of these services would arise; (2) the nature, design, and timing of electrical system improvements are in accordance with all SDG&E requirements; and (3) the improvements are adequate to serve the proposed land uses.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SDG&E)	Approved Electricity Availability Report	This condition required only if an existing transmission line or access road would potentially be affected by the subject subdivision map.	Each PA

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591		EIR 589	SC 4.15-3	Prior to recordation of final tract map	Utilities (SDG&E Transmission Line):		Utilities (SDG&E Transmission Line):	Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SDG&E to ensure that no notable disruptions to the existing 138 kV transmission line that extends through the project study area would occur as a result of project implementation.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SDG&E)	Verification to ensure that no notable disruptions to the existing 138 kV transmission line that extends through the project study area would occur as a result of project implementation.	This condition required only if an existing 138kv transmission line would potentially be affected by the subject subdivision map.	Each PA
592		EIR 589	SC 4.15-4	Prior to recordation of final tract map	Utilities (SoCal Gas):		Utilities (SoCal Gas):	Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SoCalGas in the design and implementation of future natural gas service and facilities within the project study area to ensure that: (1) no notable service disruptions during the extension and upgrading of these services would arise; (2) the nature, design, and timing of natural gas system improvements are in accordance with SoCalGas requirements; and (3) the improvements are adequate to serve the proposed land uses.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SoCalGas)	Approved natural gas improvement plans	This condition required only if a major existing gas line would potentially be affected by the subject subdivision map.	Each PA
593		EIR 589	SC 4.15-5	Prior to recordation of final tract map	Utilities (SMWD Facilities):		Utilities (SMWD Facilities):	Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SMWD and MWD to ensure that no notable disruptions to the existing domestic and non-domestic water facilities that extend through the project study area would occur as a result of project implementation.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SMWD, and MWD)	Verification to ensure that no notable disruptions to the existing domestic and non-domestic water facilities that extend through the project study area would occur as a result of project implementation	This condition required only if a major existing water facility or transmission line would potentially be affected by the subject subdivision map.	Each PA

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594		EIR 589	SC 4.15-6	Prior to Subarea Plans approval (Prior to Recordation, per Rose Fistrovic 8/8/13)	Utilities (SMWD Improvement Plans):		Utilities (SMWD Improvement Plans):	During development of area plans, the project applicant shall coordinate with SMWD to determine specific sizing and placement of water facilities.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SMWD)	Approved water improvement plans	Applicant must submit one of the following: (1) approved water improvement plan consistent with referenced Water Plan of Works, (2) letter from SMWD indicating sufficient placement and sizing of facilities for Map area, or (3) subdivision improvement agreement with County.	Each PA
595		EIR 589	SC 4.15-7	Prior to recordation of final tract maps	Utilities (SMWD Sewer Facilities):		Utilities (SMWD Sewer Facilities):	Prior to recordation of final tract maps for the proposed land development area, the project applicant shall coordinate with SMWD to ensure that no notable disruptions to the existing sewer conveyance facilities, which extend through the project study area, would occur as a result of project implementation.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SMWD)	Verification of coordination to ensure that no notable disruptions to the existing sewer conveyance facilities, which extend through the project study area, would occur as a result of project implementation	This condition required only if a major existing sewer line would potentially be affected by the subject subdivision map.	Each PA
596		EIR 589	SC 4.15-8	Prior to Subarea Plans approval (Prior to Recordation, per Rose Fistrovic 8/8/13)	Utilities (SMWD Wastewater):		Utilities (SMWD Wastewater):	During development of area plans, the project applicant shall coordinate with SMWD to determine specific sizing and placement of wastewater facilities.	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (SMWD)	Approved wastewater improvement plans	Applicant must submit one of the following: (1) approved wastewater improvement plan consistent with referenced Wastewater Plan of Works, (2) letter from SMWD indicating sufficient placement and sizing of wastewater facilities for Map area, or (3) subdivision improvement agreement with County.	Each PA

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597		EIR 589	SC 4.15-9	N/A	CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Monitored through compliance with MM 4.15-5	Fees must be paid in accordance with the CUSD Mitigation Agreement [Hyperlink] approved prior to issuance of the first residential building permit.	Each PA
598		EIR 589	SC 4.15-10	Prior to approval of the first Master Area Plan	Solid Waste:		Solid Waste:	Prior to approval of the first master area plan, a Solid Waste Management Plan shall be prepared and submitted to OCIWMD for review and approval. This plan, which shall include specific measures to reduce the amount of refuse generated by construction of the proposed project, shall be developed to meet waste reduction requirements established by the California Integrated Waste Management Act of 1989.	~~County of Orange Director of Planning & Development Services, and Integrated Waste Management Department,~~ **Director, OC Planning, and Director, OC Waste & Recycling**	Submittal of satisfactory Solid Waste Management Plan		Each PA
599		EIR 589	SC 4.15-11	Prior to the recordation of any final tract/parcel map except for financing programs	Library Facilities:		Library Facilities:	Prior to the recordation of any final tract/parcel map for the proposed land development area, the project proponent shall pay appropriate developer fees, as determined by the County of Orange, for needed library facilities.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verify payment of developer fees via a payment receipt, if program is in place at the time of map recordation	Library fees to be paid on a "per dwelling unit" basis. Program being developed, in compliance with August 17, 2012 letter from RMV commiting to an agreement on a fee program prior to issuance the 600th building permit.	Each PA

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602		Fire Prot. Prog.	Cond. 1	Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit	Sprinklers:		Sprinklers:	Prior to approval of any Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall demonstrate to the Director, PDS, that all new habitable structures (residential, retail, industrial, etc.) within the Ranch Plan Planned Community shall be equipped with the Appropriate Automatic Fire Sprinkler System by Land Use Type (see RPFPP Section F, Definitions), with the following three exceptions:	~~Director, PDS~~, **Director, OC Planning**	Complete per RMV Signature on Ranch Plan Fire Protection Program Agreement, as approved by Orange County Board of Supervisors March 27, 2007	Ranch Plan Fire Protection Program Agreement [Hyperlink #24]	EachVTTM, TPM and SDP
603			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	a) All new or relocated agricultural and other existing and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed by OCFA on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether a structure is to be equipped with an automatic fire sprinkler system, or whether equivalent protection can be established.	~~Director, PDS~~, **Director, OC Planning**	No compliance necessary, listed as exception only		
604			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	b) All existing agricultural and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) are not required to be equipped with an automatic fire sprinkler system.	~~Director, PDS~~, **Director, OC Planning**	No compliance necessary, listed as exception only		

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
605			Cond. 1 (cont.)	See above	Sprinklers (cont.):		Sprinklers (cont.):	c) The following development-related structures are not required to be equipped with an automatic fire sprinkler system: Patio covers, storage sheds, bridges, decks, carports, Neighborhood Electrical Vehicle trellis coverings, greenhouses, wireless facilities, pump stations, or similar structures (unless specifically required by the locally adopted Fire Code).	~~Director, PDS~~, **Director, OC Planning**	No compliance necessary, listed as exception only		
606		Fire Prot. Prog.	Cond. 2.a.	Prior to approval of any "A" Tentative Tract Map	A Map Fire Master Plan:		A Map Fire Master Plan:	a) Prior to approval of any "A" Tentative Tract Map the applicant shall provide the ~~Manager, RDMD Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA indicating that all applicable Fire Master Plan details (see RPFPP Section B, Fire Master Plan Guidelines) have been included as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee.	~~Director, PDS~~, **Director, OC Planning**	OCFA signature on Fire Master Plan sheets of "A" TT Map		Each "A" Tentative Tract Map
607			Cond. 2.b.	Prior to approval of any "B" Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	b) Prior to approval of any "B" Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall provide the ~~Manager, RDMD Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA indicating that all applicable Fire Master Plan details (see RPFPP Section B, Fire Master Plan Guidelines) have been included as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee, or included as part of the Site Development Permit to be considered by the appropriate decision maker. All Fire Master Plans addressing "B" Tentative Tract Maps, Tentative Parcel Maps and Site Development Permits shall also include applicable approved Fuel Modification Plan details, and	~~Director, PDS~~, **Director, OC Planning**	OCFA signature on Fire Master Plan sheets of "B" TT Map or SDP		Each "B" TT Map and Site Development Permit

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
								construction details allowed within Radiant Heat/Ember Mitigation & Basic Zones per Section B.7, Attachment 15 and Section G-__.				
608			Cond. 2.c.	Prior to issuance of building permits for large lot and/or custom lot "B" Tentative Tract Map (if applicable)	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	c) If applicable to a large lot and/or custom lot "B" tentative tracts, an abbreviated subsequent Single Family Fire Master Plan may be required to address only the following requirements of RPFPP Section B, Fire Master Plan Guidelines: • B.1.c.1) and B.1.c.3) and Exhibit 4b and 4c • B.1.g Gradient of accessway • B.3 Gates, and attachment 9 (if applicable) • B.4 Hydrants	~~Director, PDS~~, **Director, OC Planning**	OCFA clearance of the Single Family Fire Master Plan for each applicable lot		Each applicable "B" TT Map
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	~~Director, PDS~~, **Director, OC Planning**	Site inspection		
610			Cond. 2.e.	Prior to approval of any new or relocated agricultural and other existing and on-going structures	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	e) All new or relocated agricultural and other existing and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) shall be reviewed by OCFA on a case-by-case basis, taking into account the historical value and operational factors, prior to a determination by the Fire Chief whether aspects of RPFPP Section B, Fire Master Plan Guidelines, shall be applied or whether equivalent protection can be established.	~~Director, PDS~~, **Director, OC Planning**	No compliance necessary		
611			Cond. 2.f.	Not applicable	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	f) All existing agricultural and on-going structures (as regulated by Section H of the Ranch Plan PC Program Text and the Resource Organization Settlement Agreement defined Existing Agricultural/Ranching Practices) do not require a Fire Master Plan.	~~Director, PDS~~, **Director, OC Planning**	No compliance necessary		

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612			Cond. 2.g.	First subdivision within each portion of the Ranch Plan Planned Community Development Planning Area	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	g) Subsequent revisions to an approved Fire Master Plan are to be approved by OCFA staff, and shall not require Subdivision Committee or Site Development Permit decision-maker approval.	~~Director, PDS~~, **Director, OC Planning**	Each tentative tract and parcel map include a Fire Master Plan		Each Applicable TT Map
613			Cond. 3.a.	Approval of Ranch Plan Fire Protection Program	Preliminary Fuel Mod:		Preliminary Fuel Mod:	a) A Ranch Plan Planned Community-wide Preliminary Fuel Modification Plan (RPFPP Attachments 17 through 27) has been approved for the peripheral edge of all Ranch Plan development Planning Areas.	~~Director, PDS~~, **Director, OC Planning**	Complete upon approval of Ranch Plan Fire Protection Program	Ranch Plan Fire Protection Program Agreement [Hyperlink #24]	
614		Fire Prot. Prog.	Cond. 3.b.	Prior to approval of Master Area Plan	Master Area Plan Preliminary Fuel Mod:		Master Area Plan Preliminary Fuel Mod:	b) Prior to approval of each Master Area Plan the applicant shall provide the Director, PDS, with a clearance from OCFA indicating their review and approval of a Preliminary Fuel Modification Plan that either confirms or modifies the assumed 110-foot wide fuel modification zones in the approved Community-wide Preliminary Fuel Modification Plan (per RPFPP Section C.1). If adaptive management tools for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.	~~Director, PDS~~, **Director, OC Planning**	Provide the Director, PDS, with a clearance from OCFA indicating their review and approval of a Preliminary Fuel Modification Plan		

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615		Fire Prot. Prog.	Cond. 3.c.	Prior to approval of any Tentative Tract Map	Conceptual Fuel Mod:		Conceptual Fuel Mod:	c) Prior to Vesting Tentative Tract Map approval, the applicant shall provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan (per RPFPP Section C.2, and Attachments 17 through 30), shall also include applicable approved construction details allowed within Radiant Heat & Basic Zones per Section B.7, C.2.e., Attachment 15 and Section G-__.	~~Director, PDS~~, **Director, OC Planning**	Provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities**, with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	~~Director, PDS~~, **Director, OC Planning**	Provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		

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618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	~~Director, PDS~~, **Director, OC Planning**	Submit a copy of the proposed Tract map to OCFA for administrative approval		
620		Fire Prot. Prog.	Cond. 5	Prior to recordation of each applicable Tract Map	Financial Security for Opticon Devices		Financial Security for Opticon Devices	Prior to recordation of each applicable Tract Map, the applicant shall provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating financial security (i.e., bonding, letter of credit, etc.) has been secured to address Opticom device at the signalized intersection of _____ and _____.	~~Director, PDS~~, **Director, OC Planning**	Provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating financial security has been secured		

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621		Fire Prot. Prog.	Cond. 6	Prior to approval of any GA "Mass Grading Permit", operations that include generators and fuel tanks (up to 10,000 gallons)	Generators and Fuel Tanks		Generators and Fuel Tanks	Prior to approval of any GA "Mass Grading Permit", operations that include generators and fuel tanks (up to 10,000 gallons), shall be included as part of the grading plan notes. The applicant commits to the following (a-d) prior to bringing fuel storage or deliver systems within the grading permit area:	~~Director, PDS~~, **Director, OC Planning**	Notes on grading plan		
622		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	a) All Weather Surface access, a minimum of 16-feet wide, to within 300 feet of any fuel tank and/or generator.	~~Director, PDS~~, **Director, OC Planning**	Notes on grading plan		
623		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	b) No combustible vegetation or combustible structures within 500 feet of any fuel tank and/or generator.	~~Director, PDS~~, **Director, OC Planning**	Notes on grading plan		
624		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	c) Only Class II or III combustible liquids are stored or dispensed.	~~Director, PDS~~, **Director, OC Planning**	Notes on grading plan		
625		Fire Prot. Prog.	Cond. 6 (cont.)	See above	Generators and Fuel Tanks (cont.)		Generators and Fuel Tanks (cont.)	d) Prior to actual installation of tanks, RMV agrees to process the required OCFA plan approvals.	~~Director, PDS~~, **Director, OC Planning**	Notes on grading plan		
626		Fire Prot. Prog.	Cond. 7	Upon issuance of 95% of the residential and non-residential certificates of occupancy within each development Planning Area (PA1-PA5, and PA8)	Remapping from SRA to LRA		Remapping from SRA to LRA	Upon issuance of 95% of the residential and non-residential certificates of occupancy within each development Planning Area (PA1-PA5, and PA8), OCFA shall recommend -- and use best commercial efforts to accomplish -- that as part of the State of California Department of Forestry and Fire Protection regular mapping updates, the entire Planning Area be redesignated from State Responsibility Area (SRA) to Local Responsibility Area (LRA) Urbanized/Developed Areas, and that the surrounding approved Fuel Modification Zone be redesignated as Moderate Fire Hazard Zone.	OCFA	At 95% occupancy, OCFA to recommend remapping		

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627		Afford. Hous. Agmt.	Cond. 5 (Pg. 11)	Within six months after the Board approves Affordable Housing Implementation Agreement	Infrastructure Financing:		Infrastructure Financing:	To ensure that OWNERS will be able to provide Housing Sites located with the Subarea Plans and Approved Builders will be able to construct Affordable Housing Projects on the Housing Sites, within six months after the Board approves this Implementation Agreement, the COUNTY and OWNERS will submit to the Board a proposed agreement regarding implementation of infrastructure. COUNTY and OWNERS agree to consider financing mechanisms, including but not limited to (i) an IFD, (ii) a similar financing mechanism that will meet the goals established in Sections 6, 7 and 8 of the Site Set-aside Agreement, and (iii) County ownership/operation/ maintenance of infrastructure. COUNTY and OWNERS wish to have the financing mechanism in place no later than the date the first Approved Builder obtains site control pursuant to Section 4(g) for the first Housing Site.	~~Director, RDMD~~, **Director, OC Public Works**	Submit to the Board a proposed agreement regarding implementation of infrastructure.		Each PA

APPENDIX B

TABLE B-1 – SPECIAL-STATUS WILDLIFE SPECIES ANALYZED FOR POTENTIAL TO OCCUR IN THE RMV PLANNING AREAS 3 AND 4 PROJECT AREA

TABLE B-2 – SPECIAL-STATUS PLANT SPECIES ANALYZED FOR POTENTIAL TO OCCUR IN THE RMV PLANNING AREAS 3 AND 4 PROJECT AREA

Table B-1
Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Invertebrates					
*Bombus crotchii**	Crotch's bumble bee	None/SC	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum. Grassland and scrub habitats.	Species known from the study area.	Moderate potential to occur in suitable grassland and scrub habitat.
Branchinecta lynchi	Vernal pool fairy shrimp	FT/None	Vernal pools	Species does not occur within the study area.	No potential to occur due to lack of suitable vernal pool habitat.
Branchinecta sandiogonensis	**San Diego fairy shrimp**	FE/None	Vernal pools	Occurs in the study area, including on Chiquita Ridge and along Radio Tower Road south of Ortega Highway.	No potential to occur due to lack of suitable vernal pool habitat.
*Danaus plexippus plexippus**	Monarch butterfly (California overwintering population)	FPT/None	Wind-protected tree groves with nectar sources and nearby water sources	Roosting sites are known in the larger study area near the coast but not known on RMV lands; host and nectar plants occur and species has the potential to move through study area	Low potential to overwinter due to lack of roosting sites. Moderate potential to occur or migrate through Project Area.
Euphydryas editha quino	Quino checkerspot butterfly	FE/None	Sparsely vegetated hilltops, ridgelines, occasionally rocky outcrops; host plant *Plantago erecta* and nectar plants must be present.	Species does not occur within subregion or expected within the study area.	No potential to occur.
Euphyes vestris Harbisoni	Harbison's dun skipper	None/SAL	Restricted to springs and seeps within riparian, oak woodlands, and chaparral habitats supporting host plant *Carex spissa.*	Although no data points exist for this species, it potentially occurs within the study area due to the presence of *Carex spissa.*	Low potential to occur due to a general lack of suitable habitat.
Streptocephalus Woottoni	**Riverside fairy shrimp**	FE/None	Vernal pools	Occurs in the study area, including on Chiquita Ridge and along Radio Tower Road south of Ortega	No potential to occur due to lack of suitable vernal pool habitat.

Table B-1
Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				Highway.	
			Fish		
Eucyclogobius Newberryi	Tidewater goby	FE/SSC	Low-salinity waters in coastal wetlands.	Not expected, no suitable habitat present within the study area.	No potential to occur due to lack of suitable habitat and outside range.
Gasterosteus aculeatus microcephalus	**Partially armored threespine stickleback**	None/SAL	Weedy permanent pools or backwaters, and in slow moving water along the margins of the stream.	Known to occur within San Juan Creek.	Known to occur within San Juan Creek.
Gila orcuttii	**Arroyo chub**	None/SSC	Warm, fluctuating streams with slow-moving or backwater sections of warm to cool streams; substrates of sand or mud.	Known to occur within San Juan Creek and lower Cañada Gobernadora.	Known to occur within San Juan Creek.
Oncorhynchus mykiss irideus	Southern steelhead DPS	FE/SC, SSC	Adult phase primarily in ocean, occur in drainages of coastal watersheds with perennial flow. Spawn in meandering channels.	No current records for San Juan Creek, believed to be extirpated from this drainage.	Very low potential to occur.
			Amphibians		
Anaxyrus californicus	**Arroyo toad**	FE/SSC	Open, braided stream channels for breeding and adjacent stream terraces and uplands for foraging and wintering.	San Juan Creek, lower Gabino Creek, lower Cristianitos Creek, and Talega Creek.	Known to occur within San Juan Creek.
Rana draytoni	California red-legged frog	FT/SSC	Lowland streams, wetlands, riparian woodlands, livestock ponds; dense, shrubby or emergent vegetation associated with deep, still or slow-moving water; uses adjacent uplands.	Does not occur within the study area.	No potential to occur.
Spea hammondii	**Western spadefoot**	FC/SSC	Most common in grasslands, coastal sage scrub near rain pools or vernal pools; sometimes riparian habitats.	Vernal pools on Radio Tower Road, San Juan Creek from the Rancho Mission Viejo Headquarters to the confluence with Verdugo	Moderate potential to occur in grassland habitat and floodplain of San Juan Creek.

Table B-1
Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				Canyon, a stock pond in upper Cristianitos Canyon, and Lower Gabino Canyon.	
Taricha torosa	California (Coast Range) newt	None/SSC (Monterey Co. south only)	Grassland, woodland, forest, but require ponds, reservoirs or slow-moving streams for reproduction.	Although not observed, potential to occur within suitable habitat in the study area.	Moderate potential to occur in suitable habitat.
			Reptiles		
Actinemys pallida (Emys marmorata)	**Southwestern (western) pond turtle**	FPT/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, reservoirs with emergent basking sites; adjacent uplands used during winter.	Known to occur in San Juan Creek, the upper portion of Cristianitos Creek in a small stockpond, at Jerome's Lake in the upper portion of Gabino Canyon, and at a stock pond within the nursery north of Ortega Highway.	High potential to occur in San Juan Creek.
Anniella pulchra pulchra	Silvery legless lizard	None/SSC	Loose soils (sand, loam, humus) in coastal dune, coastal sage scrub, woodlands, and riparian habitats	Expected within San Juan Creek and other areas within the study area containing suitable habitat.	Moderate potential to occur in San Juan Creek floodplain, woodlands, and scrub and chaparral habitats.
*Anniella stebbinsi**	Southern California legless lizard	None/SSC	Dunes, beaches, dry washes, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils	Expected within San Juan Creek and other areas within the study area containing suitable habitat.	Moderate potential to occur in San Juan Creek floodplain, woodlands, and scrub and chaparral habitats.
Arizona elegans occidentalis	**Coastal (California) glossy snake**	None/SSC	Grassland, chaparral, coastal sage scrub, woodlands in sandy and rocky substrates.	Observed in upland habitats adjacent to San Juan Creek. Expected elsewhere throughout the study area.	Moderate potential to occur in grassland, scrub, and riparian habitats, especially where associated with San Juan Creek or other drainages.
Charina trivirgata	Rosy boa	None/None	Rocky chaparral, coastal sage scrub, oak woodlands, desert and semi-desert scrub.	Although not observed within the study area, species is known from nearby Casper's	Moderate potential to occur in suitable habitat.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				Wilderness Park. Expected within the study area in rocky areas.	
Aspidoscelis tigris stejnegeri	Coastal whiptail	None/SSC	Coastal sage scrub, chaparral, and woodland.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Aspidoscelis hyperythra	**orange-throated whiptail**	None/SAL	Coastal sage scrub, chaparral, grassland, juniper and oak woodland.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Coleonyx variegatus abbotti	San Diego banded gecko	None/SSC	Cismontane chaparral, coastal sage scrub, desert scrub; granite outcrops.	Although not observed within the study area, this secretive species may still occur within the study area in suitable habitat.	Moderate potential to occur in suitable habitat.
Crotalus ruber	**Red-diamond rattlesnake**	None/SSC	Variety of shrub habitats where there is heavy brush, large rocks, or boulders.	Known to occur throughout the study area within suitable habitat.	High potential to occur.
Diadophis punctatus similis	San Diego ringneck snake	None/SAL	Moist habitats; woodland, forest, grassland, scrub, chaparral; typically found under debris.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Plestiodon skiltonianus interparietalis	Coronado skink	None/SAL	Grassland, riparian and oak woodland; found in litter, rotting logs, under flat stones.	Known to occur throughout the study area within suitable habitat although distinction from western skink is not clear.	Moderate potential to occur in suitable habitat.
Lampropeltis zonata (pulchra) (San Diego population)	San Diego mountain kingsnake	None/None	Coniferous forest, oak-pine and riparian woodlands, chaparral, and scrub.	Although not observed, this species may still occur within the study area in suitable habitat.	Low potential to occur.
Phrynosoma blainvillii	**Coast (Blainville's) horned lizard**	None/SSC	Coastal sage scrub, annual grassland, chaparral, oak and riparian woodland, coniferous forest.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Salvadora	**Coast patch-**	None/SSC	Chaparral, coastal scrub,	Although only observed in	High potential to occur in suitable

Table B-1
Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
hexalepis virgultea	**nosed snake**		grassland, woodland, washes, sandy flats, rocky areas.	upper Cristianitos Canyon, this species is expected to occur throughout the study area within suitable habitat.	habitat.
Thamnophis sirtalis	South coast garter snake	None/SSC	Marsh and upland habitats near permanent water that have strips of riparian vegetation.	Although not observed, this species may still occur within the study area in suitable habitat.	Moderate potential to occur in San Juan Creek.
Thamnophis hammondii	Two-striped garter snake	None/SSC	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools.	Know to occur at Chiquita Canyon, San Juan Creek, Talega Cayon, and upper Gabino Canyon. May occur elsewhere the study area within suitable habitat.	Moderate potential to occur in San Juan Creek.
			Birds		
Accipiter cooperii	**Cooper's hawk**	None/WL (nesting)	Riparian and oak woodlands, mountain canyons.	Known to occur in the study area for foraging and nesting.	High potential to forage; high potential to nest in suitable habitat.
Accipiter striatus	Sharp-shinned hawk	None/WL (nesting)	Nests in coniferous forests, ponderosa pine, black oak, riparian deciduous, mixed conifer, Jeffrey pine; winters in lowland woodlands and other habitats.	This species occurs in Orange County only as a migrant and winter visitor and does not breed here. This species is known to occur and is expected throughout the study area.	Moderate potential to occur as migrant and winter visitor.
Agelaius tricolor	**Tricolored blackbird**	BCC/ST, SSC (nesting colony)	Nests near fresh water, emergent wetland with cattails or tules; forages in grasslands, woodland, agriculture.	This species has been observed in Chiquita Canyon, lower Cañada Gobernadora, south of Ortega Highway, San Juan Creek, Trampas Canyon, Gabino Canyon, and mouth of Verdugo Canyon. This species may forage	Moderate potential to occur in suitable habitat in San Juan Creek, depending on formation of suitable wetlands.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				throughout the study area within suitable habitat.	
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL	Grass-covered hillsides, coastal sage scrub, chaparral with boulders and outcrops.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Ammodramus savannarum	**Grasshopper sparrow**	None/SSC (nesting)	Open grassland and prairie, especially native grassland with a mix of grasses and forbs.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Artemisiospiza belli belli	Bell's sage sparrow	None/WL	Coastal sage scrub and dry chaparral along coastal lowlands and inland valleys.	Although not observed within the study area, this species may still occur within the study area in suitable habitat.	Moderate potential to occur in suitable habitat.
Aquila chrysaetos	Golden eagle	None/WL (nesting & wintering), FP	Open country, especially hilly and mountainous regions; grassland, coastal sage scrub, chaparral, oak savannas, open coniferous forest.	Suitable foraging habitat for this species occurs within the study area. Unlikely to nest within the study area.	Moderate potential to forage but no suitable nesting habitat is present.
Asio flammeus	Short-eared owl	BCC/SSC (nesting)	Grassland, prairies, dunes, meadows, irrigated lands, saline and freshwater emergent wetlands.	Although not observed, this species may still occur within the study area in suitable habitat. Not expected to nest in study area.	Moderate potential to forage in Project Area.
Asio otus	**Long-eared owl**	BCC/SSC (nesting)	Riparian, live oak thickets, other dense stands of trees, edges of coniferous forest.	This species nests and forages within suitable habitat in the study area.	Moderate potential to nest or forage in suitable habitat.
Athene cunicularia	**Burrowing owl**	BCC/SC, SSC (burrow sites & some wintering sites)	Grassland, lowland scrub, agriculture, coastal dunes and other artificial open areas.	Species not believed to nest within the study area but may occur during the winter.	Moderate potential to occur in winter but low potential to nest.
Botarus lentiginosus	American bittern	None/SAL	Emergent habitat of freshwater marsh and vegetation borders of ponds and lakes.	Observed within Cañada Chiquita. Freshwater marsh area of Cañada Gobernadora currently	Low potential to occur in San Juan Creek due to lack freshwater marsh in Project Area.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				provides potential nesting habitat for this species.	
Buteo swainsoni	Swainson's hawk	BCC/ST (nesting)	Open grassland, shrublands, croplands.	Species known to occur within the area as a rare migrant. May periodically forage onsite during migration. No longer nests in Orange County.	May occasionally occur as migrant; no potential to nest.
Buteo regalis	Ferruginous hawk	None/WL (wintering)	Open, dry country, grasslands, open fields, agriculture.	Species known to occur within the study area during winter as a visitor for foraging. Does not nest in the region.	Moderate potential to forage in grassland during winter.
Calypte costae	Costa's hummingbird	BCC/SAL (nesting)	Occurs in desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis.	Known to nest throughout the study area within suitable habitat.	Moderate potential to occur.
Campylorhynchus brunneicapillus sandiegensis	**Coastal cactus wren**	BCC/SSC (San Diego & Orange Counties only)	Southern cactus scrub, maritime succulent scrub, cactus thickets in coastal sage scrub.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Charadrius montanus	Mountain plover	BCC/SSC (wintering)	Nests in open, shortgrass prairies or grasslands; winters in shortgrass plains, plowed fields, open sagebrush, and sandy deserts.	Moderate potential to occasionally occur in agriculture in study area during winter.	Moderate potential to occasionally occur in agriculture and grassland during winter.
Chondestes grammacus	Lark sparrow	None/None	Grassland-shrub-woodland margins	Known to occur throughout the study area in suitable habitat.	Moderate potential to occur in grassland.
Circus cyaneus	Northern harrier	BCC/SSC (nesting)	Open wetlands (nesting), pasture, old fields, dry uplands, grasslands, rangelands, coastal sage scrub.	Known to occur within the study area and potentially nests within the study area.	High potential to forage but low potential to nest in Project Area due to lack of suitable open wetland habitat.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Coccyzus americanus occidentalis	Western yellow-billed cuckoo	FT/SE	Dense, wide riparian woodlands and forest with well- developed understories.	Species has not been observed within study area, not expected.	Very low potential to occur due to lack of large, intact patches of riparian habitat.
Elanus leucurus	**White-tailed kite**	None/FP (nesting)	Open grasslands, savanna-like habitats, agriculture, wetlands, oak woodlands, and riparian.	Known to occur within San Juan Creek, Cañada Gobernadora, Gabino Canyon, and Richard and Donna O'Neill Conservancy.	High potential to forage and moderate potential to nest in analysis area.
Empidonax traillii extimus	**Southwestern willow flycatcher**	FE/SE (nesting)	Riparian woodlands along streams and rivers with mature, dense stands of willows or alders; may nest in thickets dominated by tamarisk.	Known to nest only in Cañada Gobernadora.	Moderate potential to forage in San Juan Creek, but low potential to nest due to lack of suitable riparian habitat.
Eremophila alpestris actia	California horned lark	None/WL	Open habitats, grassland, rangeland, shortgrass prairie, montane meadows, coastal plains, fallow grain fields.	Known to occur throughout the study area in suitable habitat.	High potential to occur in grassland.
Falco columbarius	Merlin	None/WL (wintering)	Nests in open country, open coniferous forest, prairie; winters in open woodlands, grasslands, cultivated fields, marshes, estuaries and sea coasts.	This species occurs in Orange County only as a rare migrant and winter visitor. This species has been observed in the study area.	Moderate potential to forage in grassland during winter.
Falco mexicanus	Prairie falcon	None/WL (nesting)	Grassland, savannas, rangeland, agriculture, desert scrub, alpine meadows; nest on cliffs or bluffs.	Species known to occur within the area as an occasional winter visitor to forage. No longer nests in Orange County.	Moderate potential to forage in grassland during winter.
Falco peregrinus anatum	American peregrine falcon	FD/SD, FP (nesting)	Nests on cliffs, buildings, bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present.	Species known to occur within the area as an occasional winter visitor to forage. No potential to occur to nest within the study area.	Moderate potential to forage in grassland during winter.
Haliaeetus	Bald eagle	FD/SE, FP	Seacoasts, rivers, swamps,	No potential to occur.	No potential to occur.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
leucocephalus		(nesting & wintering)	large lakes; winters at large bodies of water in lowlands and mountains.		
Icteria virens	**Yellow-breasted chat**	None/SSC (nesting)	Dense, relatively wide riparian woodlands and thickets of willows, vine tangles and dense brush.	Known to occur within Cañada Chiquita, Cañada Gobernadora, San Juan Creek, Cristianitos Creek, Blind Canyon, and Gabino Canyon	High potential to forage and nest in suitable riparian habitat.
Ixobrychus exilis	Least bittern	None/SSC (nesting)	Dense emergent wetland vegetation, sometimes interspersed with woody vegetation and open water.	Has occurred within the study area, Cañada Gobernadora may provide suitable habitat for this species.	Moderate potential to forage suitable riparian habitat, but low potential to nest due to lack of suitable nesting habitat.
Lanius ludovicianus	Loggerhead shrike	None/SSC (nesting)	Open ground including grassland, coastal sage scrub, broken chaparral, agriculture, riparian, and open woodland.	Known to occur infrequently within the study area. Resident, migrant, and wintering populations expected.	Moderate potential to forage in grassland and open scrub.
Larus californicus	California gull	BCC/WL (nesting colony)	Agriculture, water, beach, and marsh.	Known to occur within the study area.	Nesting colonies do not occur.
Pandion haliaetus	Osprey	None/WL (nesting)	Large waters (lakes, reservoirs, rivers) supporting fish; usually near forest habitats, but widely observed along the coast.	Known to occur along San Juan Creek and in the vicinity of the open water areas of the silica mining operations south of Ortega Highway.	Moderate potential to forage along San Juan Creek in analysis area.
Pelecanus erythrorhynchos	American white pelican	BCC/SSC (nesting colony & communal roosts)	Open water.	Potential to occur within the study area in large water bodies.	Nesting colonies and communal roost sites do not occur.
Phalacrocorax auritus	Double-crested cormorant	None/WL (nesting colony)	Lakes, rivers, reservoirs, estuaries, ocean; nests in tall trees, rock ledges on cliffs, rugged slopes.	Known to occur within the study area. Open water areas along San Juan Creek and at the silica mine south	Nesting colonies do not occur.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				of Ortega Highway provide suitable habitat.	
Piranga rubra	Summer tanager	None/SSC (nesting)	Nests in riparian woodland; winter habitats include parks and residential areas.	May occur within the study area but only as a rare migrant.	Low potential to occur as a migrant.
Plegadis chihi	White-faced ibis	None/WL (nesting colony)	Nests in marsh; winter foraging in shallow lacustrine waters, muddy ground of wet meadows, marshes, ponds, lakes, rivers, flooded fields and estuaries.	Expected to occur within the study area in suitable habitat but only as a rare visitor.	Nesting colonies do not occur.
Polioptila californica californica	**Coastal California gnatcatcher**	FT/SSC	Coastal sage scrub, coastal sage scrub-chaparral mix, coastal sage scrub-grassland ecotone, riparian in late summer.	Known to occur throughout the study area.	High potential to occur in suitable habitat.
Progne subis	Purple martin (nesting)	None/SSC	Nests in tall sycamores, pines, oak woodlands, coniferous forest; forages over riparian, forest and woodland.	May occur within the study area but only as a rare migrant.	Low potential to occur as a migrant.
Rynchops niger	Black skimmer	BCC/SSC (nesting colony)	Open water of ocean and coastal zone.	Not expected.	Nesting colonies do not occur.
Selasphorus sasin	Allen's hummingbird	BCC/None	In the region, breeds primarily in riparian and urban habitats. Migrants occur in a variety of woodland and scrub habitats.	Known to nest within the study area within suitable habitat.	Moderate potential to occur in suitable habitat.
Setophaga petechial	**Yellow warbler**	None/SSC (nesting)	Nests in lowland and foothill riparian woodlands dominated by cottonwoods, alders and willows; winters in a variety of habitats.	Known to occur within Cristianitos Creek, San Juan Creek, Cañada Gobernadora, and Cañada Chiquita.	High potential to forage and nest in riparian habitat.
Spinus lawrencei	Lawrence's goldfinch	BCC/SAL (nesting)	Riparian and woodland habitats in association with grasslands.	Known from one location but likely to occur throughout the study area within suitable habitat.	Moderate potential to occur in suitable habitat.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Sphyrapicus ruber	Red-breasted sapsucker	None/None	Riparian and woodland habitats.	Expected to occur within the study area, but only as a winter visitor.	Moderate potential to occur in riparian habitat in winter.
*Strix occidentalis occidentalis**	California spotted owl	FPE/SSC	Nests and forages in dense, old-growth, multi-layered mixed-conifer, redwood, and Douglas-fir habitats.	Known from forest habitats in the Cleveland National Forest portion of the Study Area but not from the lower elevations on RMV lands.	Not expected to nest and low potential to forage.
Thalasseus elegans	Elegant tern	BCC/WL (nesting colony)	Open water of ocean and coastal zone.	Not expected.	No potential to occur.
Vireo bellii pusillus	**Least Bell's vireo**	FE/SE (nesting)	Nests in southern willow scrub with dense cover within three to six feet of the ground; habitat includes willows, cottonwoods, baccharis, and wild blackberry.	Known to occur within Cañada Gobernadora, middle San Juan Creek, Chiquita Creek, and lower Cristianitos Creek.	High potential to forage and nest in riparian habitat within San Juan Creek.
Mammals					
Antrozous pallidus	Pallid bat	None/SSC	Arid habitats, including grasslands, shrublands, woodlands and forests; for roosting, prefers rocky outcrops, cliffs and crevices with access to open habitats for foraging.	Known to occur within Cañada Chiquita and Cristianitos Canyon. May occur throughout the study area within suitable habitat, but suitable roosting habitat likely limited.	Moderate potential to forage in suitable habitat; low potential for roosting.
Chaetodipus fallax fallax	Northwestern San Diego pocket mouse	None/None	Coastal sage scrub, grassland, sage scrub-grassland ecotones, and sparse chaparral; rocky substrates, loams and sandy loams.	Moderate potential to occur in suitable habitat within the southern portion of the study area.	Moderate potential to occur in suitable habitat.
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/None	Coastal sage scrub, chaparral, and riparian-scrub ecotone; more mesic areas.	Moderate potential to occur in suitable habitat within the southern portion of the study area.	Moderate potential to occur in suitable habitat.
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC	Mesic habitats characterized by coniferous and deciduous	Moderate potential to forage throughout the study area	Moderate potential to forage in suitable habitat; low potential for roosting.

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Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
			forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, also man-made structures and tunnels.	within suitable habitat, but suitable roosting habitat likely limited.	
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover.	Not expected to occur; current range excludes Orange County but known from Riverside Co and Camp Pendleton	Does not occur.
Euderma maculatum	Spotted bat	None/SSC	Foothills, mountains, desert regions of Southern California, including arid deserts, grasslands, and mixed conifer forests; roosts in rock crevices and cliffs; feeds over water and along washes.	Moderate potential to forage throughout the study area within suitable habitat, but suitable roosting habitat likely limited.	Moderate potential to forage in suitable habitat; low potential for roosting.
Eumops perotis californicus	Western mastiff bat	None/SSC	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees and tunnels.	Known to occur within the areas of San Juan Creek and Cristianitos Canyon. May occur throughout the study area within suitable habitat.	Moderate potential to forage in suitable habitat; low potential for roosting.
*Lasiurus frantzii**	Western red bat	None/SSC	Forages along open streams and rivers; roosts in tree canopy in forest, woodland, riparian, mesquite bosque and orchards, including fig, apricot, peach, pear, almond, walnut, and orange.	Moderate potential to forage and roost in suitable woodland and forest habitats in the study area.	Moderate potential to roost or forage in suitable habitat
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/None	Arid habitats with open ground; grasslands, coastal sage scrub, agriculture, disturbed areas, and rangelands.	Although suitable habitat for this species is present throughout the study area, this species has not been	Low potential to occur due to lack of historical observations.

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Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				observed within the study area.	
Macrotus californicus	California leaf-nosed bat	None/SSC	Riparian woodlands, desert wash, desert scrub; roosts in mines and caves, occasionally buildings.	Moderate potential to forage throughout the study area within suitable habitat, but suitable roosting habitat likely limited.	Moderate potential to forage in suitable habitat; low potential for roosting.
Myotis ciliolabrum	Western small-footed myotis	None/SAL	Arid woodlands and shrublands, but near water; roosts in caves, crevices, mines, abandoned buildings	Moderate potential to forage throughout the study area within suitable habitat, but suitable roosting habitat likely limited.	Moderate potential to forage in suitable habitat; low potential for roosting.
Myotis volans	Long-legged myotis	None/SAL	Primarily mountainous coniferous forests, but also seasonally in riparian and desert habitats; roosts in crevices in cliffs, caves, mines, buildings, exfoliating tree bark, and snags.	Moderate potential to seasonally forage in analysis area, but low potential to roost due to lack of suitable habitat.	Moderate potential to seasonally forage in suitable habitat; low potential for roosting.
Myotis yumanensis	Yuma myotis	None/SAL	Riparian, arid scrublands and deserts, and forests associated with water (streams, rivers, tinajas); roosts in bridges, buildings, cliff crevices, caves, mines, and trees;	Moderate potential to forage and roost in suitable woodland and forest habitats in the study area.	Moderate potential to forage in suitable habitat; low potential for roosting.
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC	Coastal sage scrub, chaparral, and pinyon-juniper woodland with rock outcrops, cactus thickets, dense undergrowth.	Known to occur throughout the study area within suitable habitat.	High potential to occur in suitable habitat.
Nyctinomops femorosaccus	Pocketed free-tailed bat	None/SSC	Desert habitats, roosts in rock crevices in cliffs	Low potential to forage and roost in the study area due to lack of suitable habitat.	Low potential to forage and roost due to lack of suitable habitat.
Onychomys torridus ramona	Southern grasshopper mouse	None/SSC	Grassland and sparse coastal sage scrub.	Suitable habitat for this species occurs throughout the study area, but has not	Low potential to occur due to lack of documented occurrences in vicinity.

Table B-1
Special-Status Wildlife Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State	Primary Habitat Associations	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
				been documented during various trapping studies.	
Perognathus longimembris pacificus	Pacific pocket mouse	FE/SSC	Grassland and coastal sage scrub with sandy soils; along immediate coast.	Not expected within the study area, due to this species' range restriction to areas along the coast.	Not expected.
Puma concolor †	Mountain lion	None/SC (Southern California / Central Coast ESU)	Large, connected terrestrial habitats with forests, oak woodlands, riparian, scrub, chaparral, and grassland.	Very wide ranging species known from the study area and adjacent park lands, National Forest, and Camp Pendleton	High potential to occur at very low density, especially along San Juan Creek.
Taxidea taxus	American badger	None/SSC	Dry, open treeless areas, grasslands, and coastal sage scrub.	Known to occur throughout the study area within suitable habitat.	Moderate potential to occur in suitable habitat.

[1] Species in bold face are Covered Species under the SSHCP.

[2] Species with "*" are special-status species that were not analyzed in the FEIR 584/589

[3] Based on FEIR 589 and updated as necessary

Federal Designations:
BCC - Fish and Wildlife Service Bird of Conservation Concern
FC - Federal Candidate Species (formerly Category 1 candidates)
FD - Federally-delisted
FE - Federally-listed Endangered
FSC - Federal Species of Concern (no longer used)
FT - Federally-listed Threatened
FPE - Proposed for listing as Federally Endangered
FPT - Proposed for listing as Federally Threatened

State Designations:
SSC - California Special Concern Species
SC - State Candidate for Listing as Threatened or Endangered
FP - California Department of Fish and Wildlife Fully Protected Species
SAL - Species tracked in CNDDB and CDFW Special Animals List
SD - State-delisted
SE - State-listed Endangered
WL - Watch List

† - On February 12, 2026, the California Fish and Wildlife Commission determined that listing a Central Coast and Southern California Distinct Population Segment of Mountain Lions as threatened under the California Endangered Species Act is warranted.

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Abronia villosa var. *aurita*	Chaparral sand-verbena	None/None/List 1B.1	Chaparral, coastal sage scrub, sandy soils/annual herb/January-August.	No records in SSHCP database. Nearest record from the Alberhill quadrangle, but may be extirpated from Orange County.	Low potential to occur. Although there is coastal scrub habitat with sandy soils, there are no records in the study area database and no records in CNDDB in the Project Area or within 5 miles (CDFW 2025).
Aldama purisimae	La Purisima aldama	None/None/List 2B.3	Chaparral, Coastal bluff scrub/shrub/Apr–Sep	No records in SSHCP database.	Low potential to occur. Chaparral habitat occurs but coastal bluffs are absent from the Project Area. No records within the Project Area; nearest CNDDB record is within 5 miles in San Diego County on Camp Pendleton.
Ambrosia pumila	San Diego ambrosia	FE/None/1B.1/None	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; sandy loam or clay, often in disturbed areas, sometimes alkaline/perennial rhizomatous herb/Apr–Oct	No records in SSHCP database.	Not expected to occur. The species' known geographic range is south and east of the Project Area and there are no CNDDB records within the Project Area or within 5 miles (CDFW 2025).
Artemisia palmeri	San Diego sagewort	None/None/List 4.2	Chaparral, coastal sage scrub, riparian, sandy soils/shrub/May-September.	No records in SSHCP database; Known from the San Clemente quadrangle.	Low potential to occur. Although there is suitable habitat, there are no records in the study area database and no records in CNDDB in the Project Area or within 5 miles (CDFW 2025).
Astragalus brauntonii	Braunton's milk-vetch	FE/None/List 1B.1	Closed-cone conifer forest, chaparral, coastal sage scrub, valley and foothill grassland, recent burns or disturbed areas/perennial herb/March-July.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Atriplex coulteri	**Coulter's saltbush**	None/None/List 1B.2	Coastal bluff scrub, coastal sage scrub, valley and foothill needlegrass grasslands, alkaline or clay soils/perennial herb/March-October.	Coulter's saltbush is known from three general locations in the study area: Chiquita Canyon, upper Cristianitos Canyon and upper Gabino Canyon. Coulter's saltbush occurs in alkaline soils.	Low potential to occur. Not known from and no records in the Project Area.

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Atriplex pacifica	South Coast saltscale	None/None/List 1B.2	Coastal bluff scrub, coastal sage scrub, alkali playas/annual herb/ March-October.	No records in SSHCP database. Known from San Clemente quadrangle.	Not expected to occur due to lack records in the vicinity.
Atriplex parishii	Parish's brittlescale	None/None/List 1B.1	Alkali swales, sinks, depressions, and grasslands with heavy clay-alkali components/annual herb/June-October.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Atriplex serenana var. *davidsonii*	Davidson's saltscale	None/None/List 1B.2	Coastal bluff scrub, coastal sage scrub, alkaline soils/annual herb/April-October.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Berberis nevinii	Nevin's barberry	FE/SE/List 1B.1	Chaparral, cismontane woodland, coastal sage scrub, riparian scrub, sandy or gravelly soils/shrub/March-April.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Bergerocactus emoryi	Golden-spined cereus	None/None/List 2B.2	Closed-cone conifer forest, chaparral, coastal sage scrub, sandy soils/shrub (stem succulent)/May-June.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Brodiaea filifolia	**Thread-leaved brodiaea**	FT/SE/List 1B.1	Coastal sage scrub, chaparral, grassland, vernal pools; heavy clay soils/perennial herb (bulbiferous)/ March-June.	Found in six general locations in the study area, excluding the translocated population at Forster Ranch: Chiquadora Ridge; Cristianitos Canyon; lower Gabino Canyon; Trampas Canyon; Talega ridgeline east of Northrup-Grumman; and just east of Trabuco Creek in the Arroyo Trabuco Golf Course project area.	High potential to occur. There is suitable chaparral, cismontane woodland, coastal scrub, and grassland vegetation present, as well as clay soils. There is single SSHCP record with a population of 250 south of San Juan Creek in a future Habitat Reserve area associated with PA 3.
Brodiaea	Mesa brodiaea	None/None/None	Grassland, foothill	Two locations in Cristianitos	Low potential to occur. Two records in

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
jolonensis			woodland, clay soils/perennial herb/April-May.	Canyon. Not tracked in CNDDB.	SSHCP database in PA 8.
Calochortus catalinae	Catalina mariposa lily	None/None/List 4.2	Coastal sage scrub, chaparral, Valley and foothill needlegrass grasslands in heavy soils/perennial herb (bulbiferous)/February-May.	Occurs on Chiquita Ridge, in Cañada Gobernadora, the northeast portion of the Talega development and the Saddleback Meadows area.	High potential to occur. There is suitable habitat present and SSHCP records within Project Area and within 5 miles.
Calochortus plummerae	Plummer's mariposa lily	None/None/List 4.2	Chaparral, cismontane woodland, coastal sage scrub, lower montane conifer forest, valley and foothill grassland, granitic soils/perennial herb (bulbiferous)/May-June.	No records in SSHCP database. Known from Sitton Peak quadrangle.	Not expected to occur due to lack of records in vicinity.
Calochortus weedii var. *intermedius*	Intermediate mariposa lily	None/None/ List 1B.2	Chaparral, coastal sage scrub, coastal sage scrub-grassland ecotone, purple needlegrass grasslands/perennial herb (bulbiferous)/May-July.	Weed's-Intermediate mariposa lily hybrids generally occurs in four main areas: Chiquita Canyon/Chiquadora Ridge, Cañada Gobernadora, Cristianitos Canyon/southern Trampas Canyon sub-basin, and La Paz Canyon.	High potential to occur. There is suitable habitat present and SSHCP records within Project Area and within 5 miles.
Caulanthus simulans	Payson's jewel-flower	None/None /List 4.2	Chaparral, coastal sage scrub, sandy and granitic soils/annual herb/March-June.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Centromadia parryi* spp. *australis	**Southern tarplant**	None/None/ List 1B.1	Alkali soils, sinks, depressions, and grasslands with heavy clay-alkali components/ annual herb/ May-November.	In Chiquita Canyon and the GERA site in Cañada Gobernadora.	High potential to occur. There is suitable habitat present and SSHCP records in the Project Area within future Habitat Reserve areas and within 5 miles.
Centromadia	Smooth tarplant	None/None/ List	Chenopod scrub, meadows	No records in SSHCP database.	Not expected to occur due to lack of records

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
pungens spp. *laevis*		1B.1	and seeps, playas, riparian woodland, valley and foothill grassland/annual herb/April-September.	Known from Alberhill quadrangle.	in vicinity.
Choloropyron maritimum spp. *maritimum*	Salt marsh bird's-beak	FE/SE/List 1B.2	Coastal dunes, coastal saltwater marsh and swamp/annual herb/May-October.	No records in SSHCP database. Known from Alberhill quadrangle.	Not expected to occur. No suitable coastal bluff or coastal dune habitat present and no records in the vicinity.
Chorizanthe parryi var. *Fernandina*	San Fernando Valley spineflower	None/SE/List 1B.1	Coastal sage scrub, sandy soils/ annual herb/April-June.	No records in SSHCP database. Known Alberhill quadrangle, but very likely extirpated in county. Only known from two locations in Los Angeles County – Laskey Mesa and Newhall Ranch.	Not expected to occur due to lack of records in vicinity.
Chorizanthe parryi var. *parryi*	Parry's spineflower	None/None/ List 1B.1	Chaparral, coastal sage scrub, sandy openings/annual herb/April-June.	No records in SSHCP database. Known from Alberhill quadrangle.	Not expected to occur due to lack of records in vicinity.
Chorizanthe polygonoides var. *longispina**	Long-spined spineflower	None/None/ List 1B.2	Chaparral, coastal sage scrub, meadows and seeps, valley and foothill grasslands, vernal pools/annual herb/April-July	No records in SSHCP database. Known from Alberhill, San Clemente and Sitton Peak quadrangles.	Low potential to occur. Although there is suitable habitat, there are no records in the study area database and no records in CNDDB in the Project Area; CNDDB records within 5 miles in Riverside and San Diego counties (CDFW 2025).
Chorizanthe procumbens	Prostrate spineflower	None/None/ None	Chaparral, coastal sage scrub, pinyon-juniper woodland, valley needlegrass grassland; associated with weathered mesa soils and gabbroic clay/April-June.	No locations in SSHCP database, but found along Cristianitos Road south of RMV property.	Not tracked as a special-status species. Low potential to occur due to lack of appropriate soils.
Clinopodium chandleri	San Miguel savory	None/None/ List 1B.2	Chaparral, oak woodlands, oak forest, shaded stream courses/perennial	No records in SSHCP database. Known from Upper Hot Spring Canyon in CNF and Alberhill,	Moderate potential to occur in suitable habitat. No records in SSHCP database; no CNDDB records in Project Area but multiple

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
			herb/March-July.	Sitton Peak and Cañada Gobernadora quadrangles.	records within 5 miles (CDFW 2025).
Comarostaphylis diversifolia spp. *diversifolia*	Summer holly	None/None/ List 1B.2	Chaparral/shrub (evergreen)/April-June.	No records in SSHCP database. Known from Dana Point, Sitton Peak and San Juan Capistrano quadrangles.	Low potential to occur in suitable habitat. No records in SSHCP database; no CNDDB records in Project Area and single record within 5 miles in Cleveland National Forest (CFDW 2025).
Deinandra paniculata	paniculate tarplant	None/None/List 4.2	Coastal scrub, Valley and foothill grassland, Vernal pools; usually vernally mesic, sometimes sandy/annual herb/(Mar)Apr–Nov(Dec)	Known from several areas in the study area	Moderate potential to occur in suitable habitat. No records within Project Area but several SSHCP records within 5 miles.
Dichondra occidentalis	Western dichondra	None/None/ List 4.2	Coastal sage scrub, chaparral, burned areas/perennial herb (rhizomatous)/ March-July.	Occurs in upper/middle portion of Gabino Canyon and several small populations in Cristianitos Canyon.	Moderate potential to occur in suitable habitat. No records within Project Area but several SSHCP records within 5 miles.
Diplacus clevelandii	Cleveland's bush monkeyflower	None/None/ List 4.2	Chaparral, lower montane conifer forest (often in disturbed areas)/ perennial herb/May-July.	No records in SSHCP database or in vicinity.	Not expected to occur. The site is outside of the species' known elevation range.
Dodecahema leptoceras	Slender-horned spineflower	FE/SE/List 1B.1	Chaparral, coastal sage scrub (alluvial fan)/annual herb/April-June.	No records in SSHCP database. Known from Alberhill quadrangle.	Not expected to occur due to lack of records in vicinity.
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	None/None/List 1B.1	Coastal bluff scrub, coastal sage scrub, Valley and foothill needlegrass grassland/perennial herb/April-June.	No records in SSHCP database. Known from San Clemente and Dana Point quadrangles.	Not expected to occur due to lack of records in vicinity and lack of coastal bluff scrub.
Dudleya cymosa spp. *ovatifolia*	Santa Monica Mountains dudleya	FT/None/List 1B.2	Chaparral, coastal sage scrub, volcanic substrates/perennial herb/March-June.	No records in SSHCP database. Known only from Santiago Peak quadrangle.	Not expected to occur due to lack of records in vicinity.
Dudleya	**Many-stemmed**	None/None/ List	Coastal sage scrub,	Known from several areas in the	High potential to occur. There is suitable

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
multicaulis	**dudleya**	1B.2	chaparral, Valley needlegrass grasslands; mesic barrens and cobbly clay soils/ [perennial herb/April-July.	study area: Chiquita Ridge; Chiquadora Ridge; Cañada Gobernadora/Central San Juan east of Gobernadora Creek; Trampas Canyon/Cristianitos Canyon; and upper Gabino and La Paz canyons.	chaparral, coastal scrub, and grassland vegetation present, as well as clay soils, and SSHCP and CNDDB records within the Project Area (CDFW 2025).
Dudleya stolonifera	Laguna Beach dudleya	FT/ST/List 1B.1	Chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland, rocky areas/perennial herb/May-July.	No records in SSHCP database. Known from San Juan Capistrano quadrangle.	Low potential to occur in suitable habitat.
Dudleya viscida	Sticky dudleya	None/None/ List 1B.2	Coastal bluff scrub, coastal sage scrub, chaparral; on shaded steep rocky cliffs and canyon walls/perennial herb/May-June.	No records in SSHCP database. Known from Cañada Gobernadora, Margarita Peak and Sitton Peak quadrangles.	Moderate potential to occur in suitable habitat. No records in Project Area but CNDDB records within 5 miles (CDFW 2025).
Echinodorus berteroi	Upright burhead	None/None/ None	Ponds and ditches/annual herb/August.	One location known from Upper Cristianitos. Not tracked in CNDDB.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Eleocharis parvula	Small spikerush	None/None/List 4.3	Saltmarsh/perennial herb/June-September.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Erythranthe diffusa	Palomar monkeyflower	None/None/ List 4.3	Chaparral, lower montane conifer forest/annual herb/April- June.	No records in SSHCP database or vicinty.	Not expected to occur. The site is outside of the species' known elevation range.
Euphorbia misera	Cliff spurge	None/None/ List 2B.2	Sea bluffs, coastal sage scrub/shrub/ December-August.	No records in SSHCP database. Known from Dana Point and San Juan Capistrano quadrangles.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Harpagonella palmeri	Palmer's grapplinghook	None/None/ List 4.2	Open patches of coastal sage scrub, coastal sage scrub-grassland ecotone, purple needlegrass grassland/annual	Occurs on Chiquita Ridge, east of Gobernadora Creek and in Cristianitos Canyon.	High potential to occur. There is suitable chaparral, coastal scrub, and grassland vegetation present, as well as clay soils. There are SSHCP and CNDDB records within 5 miles of Project Area (CDFW 2025).

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
			herb/March-May.		
Holocarpha virgata ssp. *elongata*	Graceful tarplant	None/None/ List 4.2	Coastal sage scrub, valley and foothill needlegrass grasslands, chaparral, and cismontane woodland/annual herb/July-November.	No records in SSHCP database or the vicinity.	Not expected to occur due to lack of records in vicinity.
Hordeum intercedens	Vernal barley	None/None/ List 3.2	Valley and foothills grasslands (saline flats and depressions), vernal pools/ annual herb/March-June.	Populations known from Cañada Gobernadora, Cristianitos Canyon, and the northeastern portion of the Talega development project area.	High potential to occur in suitable coastal scrub and grassland habitat. No records in Project Area but SSHCP records within 5 miles.
Horkelia cuneata ssp. *puperula**	Mesa horkelia	None/None/ List 1B.1	Chaparral (maritime), coastal sage scrub, cismontane woodland/perennial herb/February-September.	No records in SSHCP database. Known from Alberhill and Sitton Peak quadrangles.	Low potential to occur in suitable habitat.
*Imperata brevifolia**	California satintail	None/None/ List 2B.1	Chaparral, coastal scrub, Mojavean desert scrub, meadows and seeps, riparian scrub/perennial rhizomatous herb/September-May.	No records in SSHCP database. Known from Cañada Gobernadora quadrangle.	High potential to occur in suitable habitat. CNDDB record within the Project Area.
Isocoma menziesii var. *decumbens*	Decumbent goldenbush	None/None/ List 1B.2	Exposed areas on coastal bluffs, coastal bluff scrub/shrub/April-November.	No records in SSHCP database. Known from the Laguna Beach quadrangle.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Juncus acutus spp. *leopoldii*	Southwestern spiny rush	None/None/ List 4.2	Coastal dunes, meadows and seeps (alkaline), saltwater marsh/perennial herb/May-June.	No records in SSHCP database or in vicinity.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Lasthenia glabrata spp. *coulteri*	Coulter's goldfields	None/None/ List 1B.1	Saltwater marsh and swamps, playas, vernal pools/annual	No records in SSHCP database. Known from Lake Elsinore, Newport Beach, Laguna Beach	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
			herb/February-June.	and Seal Beach quadrangles.	
Lepechinia cardiophylla	Heart-leaved pitcher sage	None/None/ List 1B.2	Chaparral above 1,000 feet, cismontane woodland, conifer forest/ shrub/April-November.	No records in SSHCP database. Two populations known from Trabuco Peak in CNF. Known from Alberhill and Santiago Peak quadrangles.	Not expected to occur. The site is outside of the species' known elevation range.
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	None/None/ List 4.3	Chaparral, coastal sage scrub/annual herb/January-July.	No records in SSHCP database. Known from Alberhill, El Toro, Margarita Peak and Santiago Peak, quadrangles.	Low potential to occur in suitable habitat. No SSHCP or CNDDB records within Project Area or within 5 miles (CDFW 2025).
Lilium humboldtii spp. *ocellatum*	Ocellated Humboldt lily	None/None/ List 4.2	Oak woodland and stream courses in foothill-mountain transition zone/ perennial herb (bulbiferous)/March-July.	Suitable habitat on Starr Ranch, Caspers Wilderness Park and in the CNF.	Low potential to occur in suitable habitat. No SSHCP or CNDDB records within Project Area or within 5 miles (CDFW 2025).
*Lilium parryi**	Lemon lily	None/None/ List 1B.2	Lower and upper montane coniferous forest, meadows and seeps, riparian forest/ perennial herb (bulbiferous)/July-August	No records in SSHCP database. Known from Sitton Peak quadrangle.	Not expected to occur. The site is outside of the species' known elevation range.
Microseris douglasii ssp. *platycarpha*	Small-flowered microseris	None/None/ List 4.2	Cismontane woodland, coastal sage scrub, valley and foothill grassland, clays/annual herb/March-May.	Populations known from Cañada Gobernadora and Cristianitos Canyon.	Moderate potential to occur in suitable habitat. No records within Project Area but SSHCP records within 5 miles.
Monardella hypoleuca ssp. *intermedia**	Intermediate monardella	None/None/ List 1B.3	Chaparral, Cismontane woodland, Lower montane coniferous forest (sometimes)/perennial rhizomatous herb/Apr–Sep	No records in SSHCP database.	Moderate potential to occur in suitable habitat. No records within Project Area but CNDDB records within 5 miles (CDFW 2025).
Monardella hypoleuca spp. *lanata*	Felt-leaved monardella	None/None/ List 1B.2	Chaparral, cismontane woodland/ perennial herb/May-July.	No records in SSHCP database. Known from Alberhill, Sitton Peak and Santiago Peak quadrangles.	Not expected to occur. The site is outside of the species' known elevation range.

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
Mondardella macrantha ssp. *hallii*	Hall's monardella	None/None/ List 1B.3	Broad-leaved upland forest, chaparral, cismontane woodland, lower conifer forest, valley and foothill grassland/ perennial herb/June-August.	No records in SSHCP database. Known from Alberhill, Sitton Peak, and Santiago Peak quadrangles.	Not expected to occur. The site is outside of the species' known elevation range.
Mucronea californica	California spineflower	None/None/ List 4.2	Chaparral, cismontane woodland, coastal dunes, coastal sage scrub, valley and foothill grassland, sandy soils/annual herb/March-August.	No records in SSHCP database or in vicinity.	Not expected to occur due to lack of records in vicinity.
Myosurus minimus spp. *apus*	Little mousetail	None/None/ List 3.1	Vernal pools (alkaline)/annual herb/March-June.	No records in SSHCP database. Known from San Clemente quadrangle	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Nama stenocarpum	Mud nama	None/None/ List 2B.2	Marsh and swamps, lake margins and riverbanks/annual-perennial herb/ January-July.	Known from vernal pool on Chiquita Ridge, and the margin of stockponds located between Trampas and Cristianitos canyons and west of an RMV residence south of Ortega Highway.	Moderate potential to occur in suitable habitat. No records within Project Area but SSHCP records within 5 miles.
Nasturtium gambellii	Gambel's water cress	FE/ST/List 1B.1	Marsh and swamps (freshwater and brackish)/perennial herb/April-June.	No records in SSHCP database or vicinity.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Navarretia fossalis	Spreading navarretia	FT/None/ List 1B.1	Chenopod scrub, shallow freshwater marsh and swamps, vernal pools/ annual herb/April-June.	No records in SSHCP database or vicinity.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Nemacaulis denudata var. *denudata*	coast woolly-heads	None/None/1B.2/None	Coastal dunes/annual herb/Apr–Sep/0–330	No records in SSHCP database.	Not expected to occur. No suitable coastal dune habitat present.
Nolina	**Chaparral nolina**	None/None/ List	Chaparral and coastal sage	Occurs in two areas in study	Low potential to occur in suitable habitat.

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
cismontana		1B.2	scrub; mostly associated with Cieneba sandy loam and Cieneba-Rock outcrop complex/shrub (evergreen)/May-July.	area: east of Live Oak Canyon Road and on the steep, south-facing slopes east of the Northrup-Grumman facility.	SSHCP and CNDDB records along boundary with Camp Pendleton (CDFW 2025).
Ophioglossum californicum	California adder's-tongue	None/None/ List 4.2	Chaparral, valley and foothill grassland, vernal pools (margins)/ perennial herb/ December-May.	No records in SSHCP database or vicinity.	Not expected to occur due to lack of records in vicinity.
Orcuttia californica	California Orcutt grass	FE/SE/List 1B.1	Vernal pools/annual herb/April-June.	No records in SSHCP database or vicinity.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Pentachaeta aurea ssp. *aurea*	Golden-rayed pentachaeta	None/None/ List 4.2	Cismontane woodland, coastal sage scrub, lower montane conifer forest, valley and foothill grassland/annual herb/March-May.	No records in SSHCP database or vicinity.	Not expected to occur due to lack of records in vicinity.
Phacelia keckii	Santiago Peak phacelia	None/None/ List 1B.3	Closed-cone conifer forest, chaparral/ annual herb/May-June.	No records in SSHCP database. Known from Santiago Peak quadrangle.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Piperia cooperi	Chaparral rein orchid	None/None/ List 4.2	Chaparral, cismontane woodland, valley and foothill grassland/annual herb/March-July.	One location known from Central San Juan subunit north of San Juan Creek.	High potential to occur in suitable habitat. SSHCP record in Project Area.
Polygata cornuta var. *fishiae (Rhinotropis cornuta*)	Fish's milkwort	None/None/ List 4.3	Chaparral, cismontane woodland, riparian woodland/shrub/ May-August.	Known only from Gabino Canyon.	Low potential to occur in suitable habitat. No records within Project Area but SSHCP record within 5 miles.
*Pseudognaphalium leucocephalum**	White rabbit-tobacco	None/None/ List 2B.2	Chaparral, cismontane woodland, coastal sage scrub, riparian woodland, sandy, gravelly soils/perennial herb/ July-December.	No records in SSHCP database. Known from Cañada Gobernadora, Dana Point, Margarita Peak, San Clemente, San Juan Capistrano and Sitton Peak quadrangles.	High potential to occur in suitable habitat. No records in Project Area but multiple CNDDB records within 5 miles (CDFW 2025).

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
*Quercus dumosa**	Nuttall's scrub oak	None/None/ List 1B.1	Closed-cone coniferous forest, chaparral, coastal sage scrub, sandy, clay loam soils/perennial evergreen shrub/February-August	No records in SSHCP database. Known from Dana Point and San Juan Capistrano quadrangles.	Low potential to occur in suitable habitat. No records in Project Area but CNDDB records within 5 miles (CDFW 2025).
Romneya coulteri	Coulter's matilija poppy	None/None/ List 4.2	Coastal sage scrub and chaparral, dry washes, canyons, and mesic slopes/perennial shrub/March-July.	No records in SSHCP database, but one location known from upper Chiquita Canyon north of Oso Parkway.	Low potential to occur in suitable habitat.
Sagittaria sanfordii	Sanford's arrowhead	None/None/List 1B.2	Chaparral, oak woodlands, oak forest, shaded stream courses/perennial herb/March-July.	No records in SSHCP database or in vicinity.	Low potential to occur in suitable habitat.
Senecio aphanactis	Chaparral ragwort	None/None/ List 2B.2	Coastal sage scrub, cismontane woodland, alkaline soils/annual herb/ January-April.	No records in SSHCP database or in vicinity. Known from Dana Point headlands.	Low potential to occur in suitable habitat.
Sidalcea neomexicana	Salt Spring checkerbloom	None/None/ List 2B.2	Chaparral, coastal sage scrub, lower montane conifer forest, Mojavean Desert scrub, seeps, playas, alkaline-mesic areas/ perennial herb/ March-June.	Known from two slope wetlands in Chiquita Canyon and one slope wetland in Cañada Gobernadora.	Moderate potential to occur in suitable habitat. No records in Project Area but SSHCP and CNDDB records within 5 miles (CDFW 2025)
Suaeda esteroa	Estuary seablite	None/None List 1B.2	Saltmarsh/perennial herb/July-October.	No records in SSHCP database. Known from San Clemente quadrangle.	Not expected to occur due to lack of suitable habitat and lack of records in vicinity.
Tetracoccus dioicus	Parry's tetracoccus	None/None/ List 1B.2	Chaparral and coastal sage scrub on gabbroic soils/shrub (deciduous)/April-May.	No records in SSHCP database. Known from Sitton peak quadrangle.	Low expected to occur due to lack of suitable habitat. No records in Project Area but CNDDB record within 5 miles in Cleveland National Forest.
Verbesina dissita	Big-leaved	FT/ST/List 1B.1	Maritime chaparral, coastal	No records in SSHCP database.	Low potential to occur in suitable habitat. No

Table B-2
Special-Status Plant Species Analyzed for Potential to Occur in the RMV Planning Areas 3 and 4 Project Area

Scientific Name[1,2]	Common Name	Status Federal/State/ Rare Plant Rank	Primary Habitat Associations and Blooming Period	Occurrence in Rancho Mission Viejo Study Area[3]	Occurrence in Project Area
	crownbeard		sage scrub/perennial herb/April-July.	Known from San Juan Capistrano quadrangle.	records in Project Area or within 5 miles.
Viguiera laciniata	San Diego County viguiera	None/None/ List 4.2	Chaparral, coastal sage scrub/ shrub/February-June.	No records in SSHCP database or vicinity. Known from northern San Diego County near San Clemente.	Low potential to occur in suitable habitat. No records in Project Area or within 5 miles.
Xanthisma junceum	Rush-like bristleweed	None/None/ List 4.3	Chaparral, coastal sage scrub/ perennial herb/June-October.	No records in SSHCP database or in vicinity.	Low potential to occur in suitable habitat. No records in Project Area or within 5 miles.

[1] Species in bold face are Covered Species under the SSHCP.

[2] Species with "*" are special-status species that were not analyzed in the FEIR 584/589

[3] Based on FEIR 589 and updated as necessary

Federal Designations:

FE - Federally-listed Endangered
FSC - Federal Species of Concern (no longer used)
FT - Federally-listed Threatened

State Designations:
SE - State-listed Endangered
ST – State-listed Threatened

California Rare Plant Ranks

1A: Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B: Plants Rare, Threatened, or Endangered in California and Elsewhere
2A: Plants Presumed Extirpated in California, But More Common Elsewhere
2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
3: Plants About Which More Information is Needed - A Review List
4: Plants of Limited Distribution - A Watch List
Threat Rank Extension:
0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

APPENDIX C

TRANSPORTATION STUDY OF: RANCHO MISSION VIEJO AMENDMENT TO PA 3&4 MASTER AND SUBAREA PLANS (PA25-0162)

Fehr & Peers

Transportation Study of: Rancho Mission Viejo Amendment to PA 3&4 Master and Subarea Plans (PA25-0162)

Prepared for:
County of Orange

Submitted:
May 2026

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1. Background

This report provides an evaluation of the transportation impacts associated with Rancho Mission Viejo's (RMV) proposal to reallocate residential units and commercial square footage within the approved Planning Area (PA) 3, 4, 5, and 8 of the Ranch Plan Planned Community. The details of RMV's request are provided in **Figure 1** and **Figure 2.** This proposed reallocation of uses will require an amendment to the County of Orange approved PA 3&4 Master and Subarea Plans (PA25-0162) … Section II.A.4.h of the Ranch Plan Planned Community Program Text states, "Any amendment to the PC Development Map shall be accompanied by a Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004), concluding that there will be no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity following approval of the amendment." This application proposed adjusting the PA3-4 portion of the Ranch Plan Planned Community Program Text Statistical Table (Figure 2), as summarized below:

- Residential: Gross acreage would be increased from 2,396 to 2,490 acres, and dwelling units would be increased from 7,500 to 9,977 units (vis-à-vis reallocation of units from PAs 5 and 8), all within the previously approved PA3-4 Development Boundary
- Non-Residential: Urban Activity Center, Neighborhood Center and Business Park uses would be adjusted as follows:
    - Approved gross acreage would be decreased from 270 to 190 acres.
    - Approved gross floor area would be decreased from 3,280,000 to 2,549,000 square feet, with 1,092,000 square feet of non-residential previously approved in the northern portions of Planning Area 3 (Subareas 3.8,3.9, and 3.11) shifting southward (i.e., 361,000 square feet being added to Subareas 3.14 and 4.1, and 731,000 square feet being added to PAs 5 and 8).

The most recent prior comprehensive look at transportation conditions in/around RMV was prepared in 2018 and is presented in the Rancho Mission Viejo Planning Area 3-4 Transportation Study (the 2018 Study). At the time of the 2018 Study, the extension of Los Patrones Parkway south of Ortega Highway was not included in the Orange County Transportation Authority (OCTA) Master Plan of Arterial Highways (MPAH). Therefore, the 2018 Study did not assume Los Patrones Parkway would be extended from the current terminus at Cow Camp Road to the south and connect to Avenida La Pata, which was reflected in the travel forecasts. Subsequently, the Los Patrones Parkway extension was added to the 2021 MPAH Amendment, and the roadway design has been advanced along with a corresponding environmental document for the roadway project. This 2026 transportation impact evaluation for RMV's proposed master area plan amendment assumes that Los Patrones Parkway will be extended south to Avenida La Pata within the 25-year horizon of the travel forecasts.

For the comparison of LOS results between the current approved entitlements for the Ranch Plan Planned Community (Current Entitlements) and the requested reallocation of land uses (Amendment Request), we applied the OCTA regional model (OCTAM) to forecast what the traffic volumes will be on the area roadways. The future roadway network is reflective of the MPAH. The Current Entitlement land use assumptions for PA 3 and 4 (Figure 2A) and for PA 5 and 8 (Figure 2B) are reflected in the Master Area Plan Table (**Figure 2**). The current version of OCTAM was used to evaluate both the Current Entitlements and Amendment Request, such that the difference in performance is due exclusively to the land use reallocation.

The most recent forecasts reflect several changes from the 2018 Study as reflected in OCTAM: 1) the socio-economic forecasts for the County have been revised downward to reflect trends in migration, reduction in household size, work-from-home, etc. 2) the level of trips projected from Riverside County and San Diego County have been reduced, 3) the extension of Los Patrones Parkway has been included, and 4) post-COVID travel patterns have changed due to work-from-home and household deliveries.

This study examines the intersections in the area to be sure that the mitigation measures defined in Final Environmental Impact Report (FEIR) 589 for the Ranch Plan Planned Community are still adequate. Those mitigation measures were formalized into the South County Roadway Improvement Program (SCRIP), which has provided a mechanism for implementing and funding the roadway improvements and new roadway construction identified in FEIR 589. As will be shown, no changes to the mitigation measures defined in FEIR 589 are needed with the updated traffic forecasts.

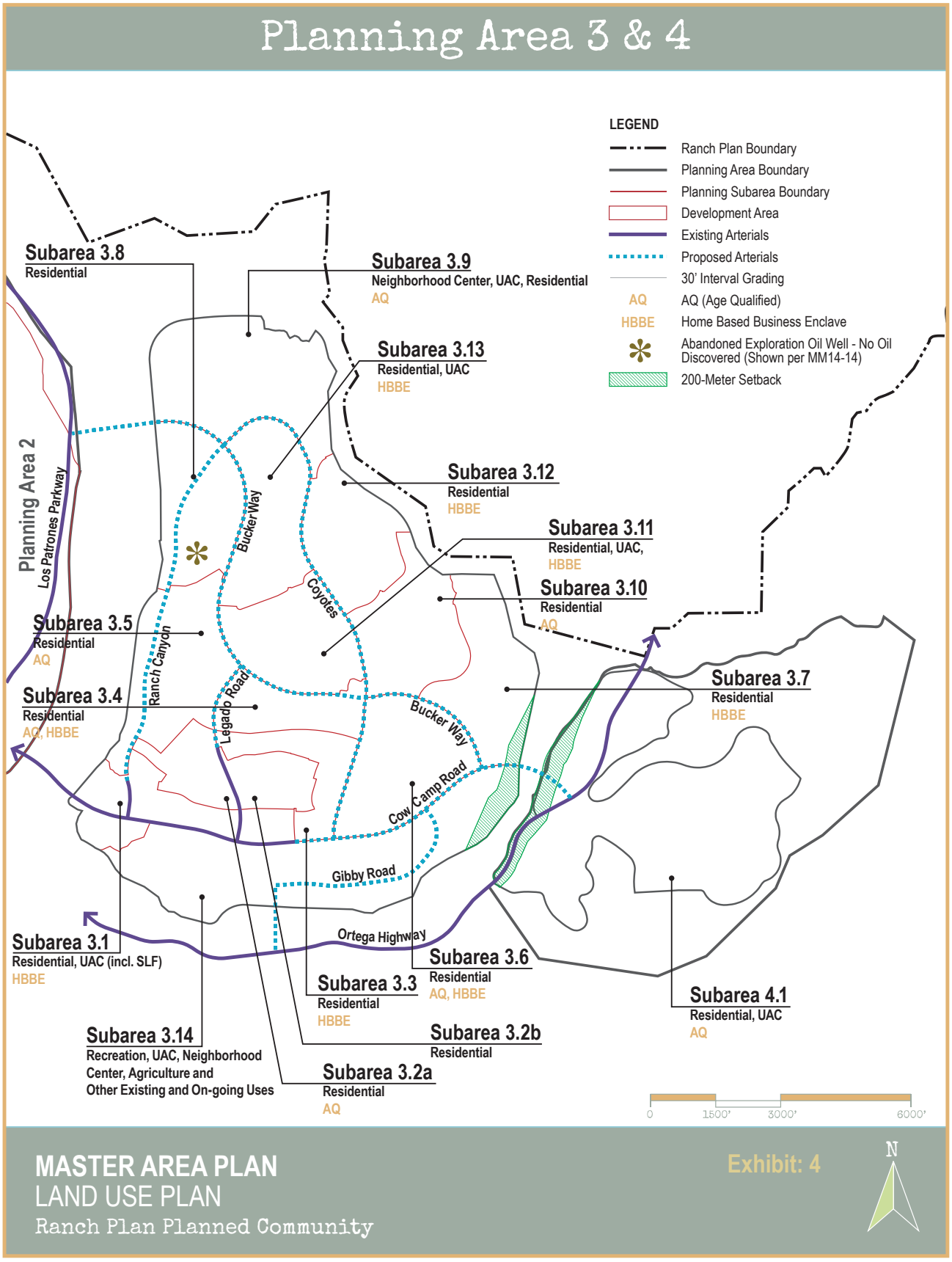


FIGURE 1

PA 3-4 Updated Site/Land Use Plan (May 2026)

Fehr & Peers

UPDATED DEVELOPMENT TABLE

Planning Area 3 & 4 Master Area Plan & Subarea Plans

Planning Area	Development Use																	Golf Resort Gross Acreage		Open Space Use	Planning Area Totals
	Residential										Urban Activity Center (UAC)		Neighbor-hood Center		Business Park						
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Estate Lots	Age Qualified Dwelling Units*	Maximum Non-Residential Square Footage (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres	Open Space Acres	Gross Acres
Planning Areas 3 & 4	~~2,396~~ 2,490	~~1,579~~ 1,669	~~7,500~~ 9,977	~~1,625~~ 1,964	~~3,499~~ 4,947	~~2,376~~ 3,066	~~0~~ 0	~~2,876~~ 2,169	~~120~~ 120	~~95~~ 68	~~201~~ 170	~~2,830~~ 2,332	~~19~~ 20	~~145~~ 217	~~50~~ 0	~~305~~ 0	0	~~2,666~~ 2,680	~~647~~ 633	3,313
Subarea 3.1	~~105~~ 115	76	671	73	346	252			120	~~5~~ 0	13	10						~~118~~ 128		
Subarea 3.2a	~~58~~ 60	43	279	134	145			145		~~5~~ 11								~~58~~ 60		
Subarea 3.2b	~~47~~ 56	~~37~~ 46	514		~~314~~ 315	~~200~~ 199												~~47~~ 56		
Subarea 3.3	~~88~~ 76	~~65~~ 58	~~450~~ 382	~~200~~ 175		~~250~~ 207				~~10~~ 6								~~88~~ 76		
Subarea 3.4	~~80~~ 84	58	~~331~~ 326	~~140~~ 44	~~125~~ 282	~~66~~ 0		~~331~~ 326		~~5~~ 0								~~80~~ 84		
Subarea 3.5	~~177~~ 173	119	~~740~~ 539	~~123~~ 178	~~504~~ 361	~~113~~ 0		~~390~~ 307										~~177~~ 173		
Subarea 3.6	~~172~~ 166	122	~~1,135~~ 1,060	~~350~~ 348	~~185~~ 183	~~600~~ 529		~~135~~ 133		~~5~~ 6								~~172~~ 166		
Subarea 3.7	~~106~~ 149	~~77~~ 104	~~360~~ 771	~~50~~ 75	~~160~~ 366	~~150~~ 330		~~160~~ 0		5								~~106~~ 149		
Subarea 3.8	~~101~~ 144	~~79~~ 127	~~355~~ 1,245	200	~~160~~ 470	~~195~~ 575		~~240~~ 230		5	~~25~~ 0	~~405~~ 0	~~14~~ 0	~~100~~ 0				~~140~~ 144		
Subarea 3.9	~~14~~ 168	~~12~~ 118	~~0~~ 690	139	451	100		209			~~77~~ 56	~~970~~ 686	~~5~~ 10	~~45~~ 107	~~50~~ 0	~~305~~ 0		~~146~~ 234		
Subarea 3.10	~~169~~ 144	~~123~~ 98	~~825~~ 649	~~200~~ 124	~~625~~ 525			~~825~~ 649		5								~~169~~ 144		
Subarea 3.11	~~235~~ 129	~~171~~ 95	~~300~~ 596	188	~~300~~ 293	115		145 0		20	~~8~~ 14	~~210~~ 150						~~243~~ 143		
Subarea 3.12	~~157~~ 131	~~85~~ 75	~~515~~ 730	~~80~~ 65	~~305~~ 555	~~130~~ 110												~~157~~ 131		
Subarea 3.13	~~133~~ 150	~~97~~ 115	~~305~~ 590	~~50~~ 65	~~155~~ 425	~~100~~ 100		~~305~~ 0		5								~~133~~ 150		
Subarea 3.14	~~276~~ 258	~~195~~ 190	~~220~~ 265			~~220~~ 265				~~20~~ 0	~~53~~ 71	~~535~~ 686	~~0~~ 10	~~0~~ 110				~~329~~ 339		
Subarea 4.1	~~478~~ 487	~~220~~ 225	~~500~~ 670	~~225~~ 156	~~175~~ 230	~~100~~ 284		~~200~~ 170		5	~~25~~ 16	~~700~~ 800						~~503~~ 503		

PA25-0162

**Age Qualified dwelling units are included within each subcategory of residential types..*

FIGURE 2A

PA 3&4 Master Area Plan Table (May 2026)

PA 5&8 Master Area Plan Table Current Entitlement

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	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 Areas 5 & 8	1,705	2,477				13	220	30	805	25	1,773	3,010	4,783

PA 5&8 Master Area Plan Table Amendment Request

Planning Area	Development Use																		Open Space Use	Planning Area Totals	
	Residential										Urban Activity Center (UAC)		Neighbor-hood 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 Lots	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)		Gross Acres	Open Space Acres	Gross Acres	
Planning Areas 5 & 8	**1,608**	0								14	**33**	**498**	**13**	**148**	**1,110**	**158**	**25**	**1,759**	**3,024**	**4,783**	
Planning Areas 5											**16.5**	**249**	**7**	**74**	**555**	**79**					
Planning Areas 8											**16.5**	**249**	**6**	**74**	**555**	**79**					

**A 50/50 land use split was assumed for PA 5 and 8, however RMV has the flexibility to allocate between the two Planning Areas*

FIGURE 2B

PA 5&8 Master Area Plan Table (May 2026)

2. Multi-Modal Systems

It is possible through Transportation Demand Management to reduce the number of vehicle trips by incentivizing residents and employees to use other modes of transportation. The Ranch Plan NEV Transportation and Sustainable Circulation Plan (2017) provides details of sustainable mobility facilities that have been, and will continue to be, developed throughout RMV.

Providing multimodal features can complement the roadway network and reduce vehicle trips in the network. Multimodal infrastructure integrated into the RMV community includes walking paths, bike paths, Neighborhood Electric Vehicle (NEV) paths, and a community circulator bus system. In addition to reducing traffic on roadways within RMV, these sustainable mobility choices would contribute to reduced emissions and increased energy savings.

Although RMV is committed to supporting alternative modes, no credit was applied for purposes of this report. In sizing the roadways within RMV and evaluating off-site impacts, a worst-case approach was taken in not deducting from the potential auto trips to account for alternative mode usage.

3. Travel Forecasting Method

Fehr & Peers utilized the latest version of the Orange County Transportation Analysis Model (OCTAM) (Version 5.0.1, released in 2024) to prepare traffic forecasts for the assessment. OCTAM Version 5.0.1 provides forecasts for the Year 2050, with regional land uses and roadway systems consistent with the 2024 Southern California Association of Governments Regional Transportation Plan and Sustainable Communities Strategy (2024 SCAG RTP/SCS).

The travel forecasts reflect 2050 conditions, including build-out of PA1-4, PA5, and PA8. OCTAM incorporates the roadway system defined by the Master Plan of Arterial Highways (MPAH), which includes the extension of Cow Camp Road to Ortega Highway and the extension of Los Patrones Parkway, south of Cow Camp Road. The planned future conditions of PA3-4 are summarized in the site plan shown on **Figure 1**. We incorporated this site plan into OCTAM by updating the Socioeconomic Data (SED) to reflect the land use of the PAs when the community is built out. Starting from the OCTAM Traffic Analysis Zone (TAZ) structure, we disaggregated the TAZs within RMV to ensure the details of the land use distribution in the designated area can be accurately reflected in the traffic loading on the local arterials in the area. This approach supports a more reliable assessment of transportation impacts resulting from the proposed reallocation of land uses.

4. Trip Generation

This section addresses the cumulative trip generation for the Ranch Plan for all areas (both built and planned). The updated trip generation calculation changes are based on the requested land use changes for PA3-4 Master Area Plan and the corresponding changes to PA 5 and 8 land use allocations. The changes maintain the original land use totals for RMV as a whole.

We applied the definitive source for travel forecasts in Orange County, OCTAM, to identify both the internal and external trips from RMV. Internal trips being defined as those that both begin and end within RMV. External trips have one end of the trip within RMV. The number of peak hour external trips generated by PA1-5 was a benchmark used in FEIR 589.

OCTAM covers all of Southern California, with an enhanced level of detail in Orange County. We further amplified the details within RMV, given that is the focus of this effort. More zones were added for the RMV area, and the proposed roadway system was made more granular than the base version of OCTAM.

The trip generation in **Table 1** and **Table 2** were generated based on the trip assignment values produced from the updated Amendment Request and Current Entitlement OCTAM model runs. **Table 1** shows the results of internal, external, and total trip generation within PA 3 and 4 only as the TAZs within these planning areas were used as a boundary for trips entering, existing, and remaining internal. **Table 2** shows the results of internal, external, and total trip generation throughout PA 1-5 with the TAZs in all five planning areas as the boundary.

Table 1: RMV PA 3-4 Trip Generation Comparison

Study	Planning Areas	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Amendment Request (this study)	Internal	577	577	1,544	756	756	1,511	24,088
	External	968	2,935	3,903	2,971	1,783	4,754	61,082
	Total	1,545	3,512	5,057	3,727	2,539	6,265	85,170
Current Entitlement	Internal	471	471	942	586	586	1,172	18,628
	External	1,254	2,150	3,404	2,257	1,880	4,137	51,843
	Total	1,725	2,621	4,346	2,843	2,466	5,309	70,472
Change due to Amendment Request	*External*			*+15%*			*+15%*	*+18%*
	Total			*+16%*			*+18%*	*+18%*

Source: Fehr & Peers, 2026.

Table 2: RMV PA 1-5 Trip Generation Comparison

Study	Planning Areas	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Amendment Request (this study)	Internal	902	902	1,803	1,173	1,173	2,346	37,150
	External	1,608	3,885	5,493	4,074	2,732	6,806	86,336
	Total	2,510	4,787	7,296	5,247	3,905	9,152	123,486
Current Entitlement	Internal	744	744	1,487	930	930	1,860	29,430
	External	1,516	3,605	5,121	3,767	2,554	6,321	80,523
	Total	2,260	4,349	6,608	4,697	3,484	8,181	109,953
Change due to Amendment Request	*External*			*+7%*			*+8%*	*+7%*
	Total			*+10%*			*+12%*	*+12%*

Source: Fehr & Peers, 2026.

Table 3 shows the results of the external trip generation when compared to the estimates in prior relevant documents. The trend has been downwards due to changes in land uses and greater specificity/granularity in the land plans. The external trip comparison in this table shows that the 5,493 trips in the AM peak hour and 6,806 trips in the PM peak hour are substantially less than estimated in FEIR 589 and all subsequent documents.

Table 3. RMV External Trip Generation Comparison

Study	Planning Areas	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Amendment Request (this study)	PA 1-5	1,608	3,885	5,493	4,074	2,732	6,806
2015 CEQA Analysis[1]	PA 1-5	3,412	4,241	7,653	4,534	4,062	8,596
Change due to Amendment Request				*-2,160*			*-1,790*
2004 CEQA Analysis[2]	PA 1-5	4,415	4,902	9,321	5,399	5,261	10,661
Change due to Amendment Request				*-3,828*			*-3,855*

[1] *PA 3-4 Area Plan Traffic Study, Austin-Foust Associates,* 2015 prepared for CEQA study of Master and Subarea Plans.
[2] *The Ranch Plan EIR Traffic Report*, Austin-Foust Associates, Inc, May 2004, prepared for the *Ranch Plan Draft Program EIR No. 589*

5. Roadway Infrastructure

In order to evaluate the appropriate roadway sizing within PA3, average daily traffic (ADT) volumes on roadways within PA3 were calculated based on the land uses detailed in **Figure 1**. As has been the protocol for all planning areas, the sizing of the backbone roadways within PA4 will occur when more detail is known about the configuration of the driveways and minor roadways at the sub-division level. However, the trips from PA4 have been accounted for in all analysis in this document.

Based on the ADT volumes produced from the model as described in Section 3, the LOS s for each study segment was determined based on OCTA MPAH capacity values, as shown below in **Table 4**.

Table 4. Roadway LOS Based upon ADT

Arterial Type	Level of Service[1]					
	A	B	C	D	E	F
2-Lane Arterial (Undivided)	7,500	8,800	10,000	11,300	12,500	-
2-Lane Arterial (Divided)	9,000	12,000	15,000	20,000	22,000	-
4-Lane Arterial (Undivided)	15,000	17,500	20,000	22,500	25,000	-
4-Lane Arterial (Divided)	22,500	26,300	30,000	33,800	37,500	-
6-Lane Arterial (Divided)	33,900	39,400	45,000	50,600	56,300	-
8-Lane Arterial (Divided)	45,000	52,500	60,000	67,500	75,000	-

Source: Fehr & Peers, 2026.
Notes:
1. Level of Service "C" or better is the desirable value when planning the arterial system as set by OCTA MPAH.

Facility types and the ADT results produced from the model, based on the May 2026 Land Use Plan, are illustrated in **Figure 3**. For the roadways within PA3, the proposed sizes (**Figure 3**) are sufficient to meet the LOS C sizing guidelines (**Table 4**) based upon the travel forecasts for the proposed 2026 land use plan.

Consistent with the requirements of the Ranch Plan Planned Community Program Text, **Table 5** displays the forecasted ADT of the internal roadways within PA 3. These roadways are forecasted to fall under the OCTA MPAH threshold for the LOS C/D, such that the internal roadways are appropriately sized.

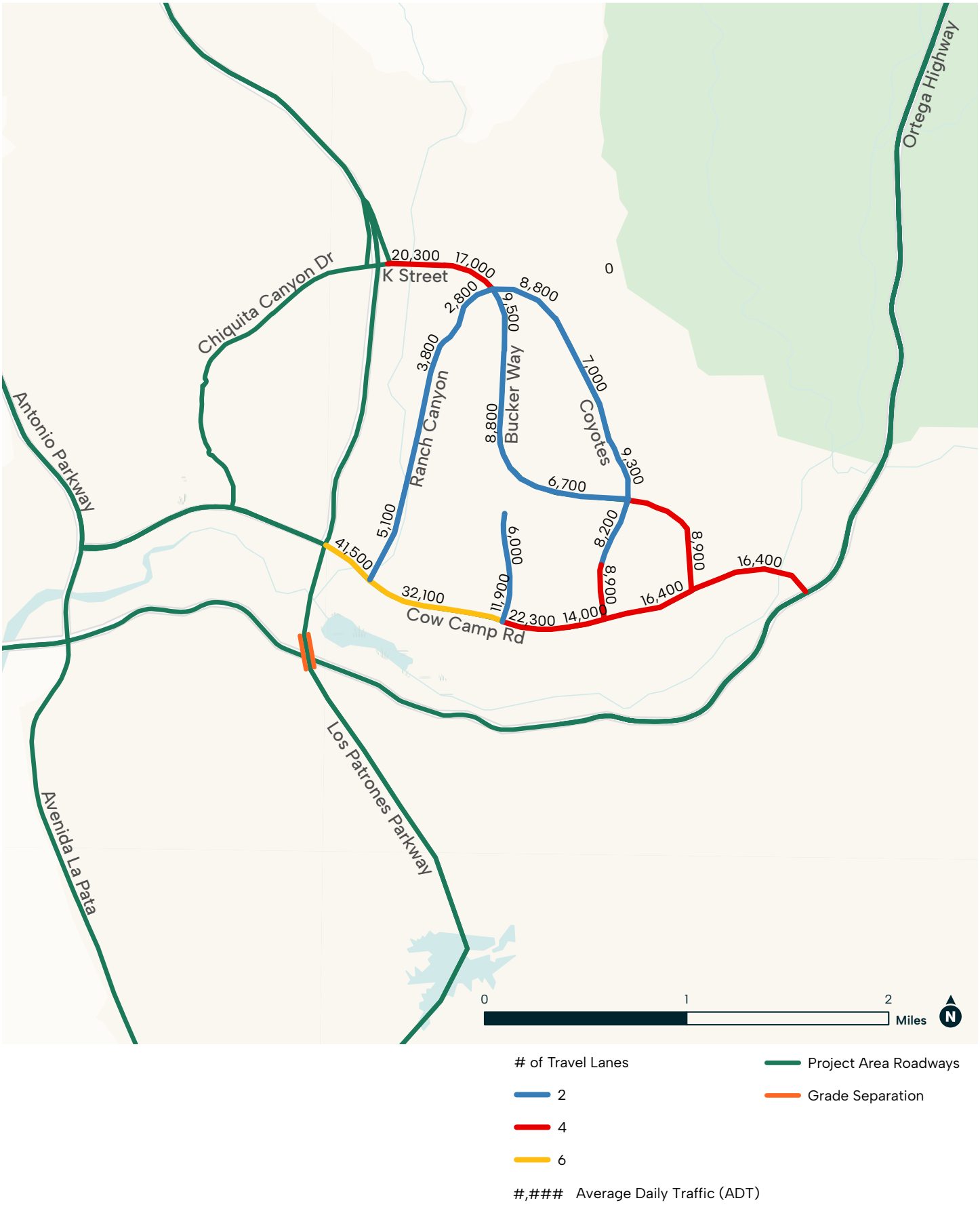


FIGURE 3

Average Daily Traffic & Number of Travel Lanes

Fehr & Peers

Table 5: PA3-4 Internal Roadways Forecast ADT

Facility	Location	Roadway Type	Amendment Request Forecasted ADT	LOS	V/C
Ranch Canyon Road	North of Cow Camp Road	2-Lane Divided	9,400	A	0.43
	North of Lamkin Lane	2-Lane Divided	3,800	A	0.17
	South of Bucker Way	2-Lane Divided	2,800	A	0.13
Bucker Way	North of Cow Camp Road	2-Lane Divided	8,900	A	0.24
	West of Coyotes	2-Lane Divided	6,700	A	0.30
	West of Legado Road	2-Lane Divided	8,700	A	0.40
	South of Ranch Canyon	2-Lane Divided	9,500	A	0.43
Coyotes	North of Bucker Way	2-Lane Divided	9,300	A	0.42

Source: Fehr & Peers, 2026.
1. LOS C is the maximum desired value per OCTA Arterial Highways MPAH.

Table 6 provides a comparison of the forecasted ADT volumes on the key roadway segments surrounding the PA3-4 area originally projected in FEIR 589, with (i) the ADT volumes that were previously projected under the Current Entitlements land use scenario and (ii) the ADT volumes projected under the Amendment Request land use scenario. The Level of Service is also shown based upon the criteria in Table 4.

Table 6: PA3-4 External Roadways Forecast ADT

Facility	Location	Roadway Type	Forecast ADT Volume			Amendment Request LOS	
			2004 EIR[3]	Current Entitlements	Amendment Request	LOS	V/C
Ortega Highway	West of Antonio Parkway	4-Lane Divided	41,000	26,000	27,000	C	0.72
	East of Cow Camp Road	4-Lane Divided	n/a	19,500	21,300	A	0.57
	West of Cow Camp Road	4-Lane Divided	n/a	6,500	6,200	A	0.17
	East of PA 4	4-Lane Divided	n/a	19,500	20,000	A	0.53
Crown Valley	West of Antonio Parkway	6-Lane Divided	48,000	32,500	32,600	A	0.58
Oso Parkway	West of Los Patrones Parkway	6-Lane Divided	44,000	30,600	31,500	A	0.56
	East of Los Patrones Parkway	4-Lane Undivided	24,000	15,100	15,000	A	0.60
Avenida La Pata	South of Ortega Highway	6-Lane Divided	25,000	14,000	14,400	A	0.26
	North of Avenida Pico	6-Lane Divided	58.000	18,000	18,000	A	0.32
Avenida Vista Hermosa	West of Avenida La Pata	4-Lane Divided	43,000	10,600	10,200	A	0.27
Avenida Pico	West of Avenida La Pata	6-Lane Divided	34,000	26,100	24,300	A	0.43
	East of Avenida La Pata	6-Lane Divided	24,000	17,800	15,400	A	0.27

Source: Fehr & Peers, 2026.

[3] Figure 4-4, "committed circulation system plus La Pata"

6. Traffic Operations

The following section provides a review of proximate intersections covered by the SCRIP to determine if the reallocation of land uses to PA3-4 would result in the need for additional improvements. Those locations are:

1. Ortega Highway/Antonio Parkway
2. Cow Camp Road/Antonio Parkway
3. Cow Camp Road/Chiquita Canyon Drive
4. Cow Camp Road/Los Patrones Parkway
5. Cow Camp Road/Ortega Highway
6. Chiquita Canyon Drive/Los Patrones Parkway Southbound Off-Ramp
7. Chiquita Canyon Drive/K Street/Los Patrones Parkway Northbound On-Ramp
8. Oso Parkway/Los Patrones Parkway Southbound Ramps
9. Oso Parkway/Los Patrones Parkway Northbound Ramps

The Level of Service (LOS) at each intersection was analyzed using the Intersection Capacity Utilization (ICU) methodology to perform the operational analysis, resulting in estimates of LOS and vehicle-to-capacity (V/C) ratios. The following assumptions were applied to the LOS analysis:

- Saturation flow rate: 1700 vehicles per hour per lane, per County of Orange General Plan
- Double left-turn penalty: 10%
- Lost Time: 5% of the cycle
- Right Turn on Red: 50% of right-turn volumes.

Additionally, we included a right turn overlap phase (the right turn has a green right arrow for some phases) at all locations which currently provide for such, namely: Antonio Pkwy & Ortega Hwy (southbound), Antonio Pkwy & Cow Camp Rd (westbound), Cow Camp Rd & Chiquita Canyon Dr (southbound), and Cow Camp Rd & Los Patrones Pkwy (westbound and eastbound).

The results of the traffic operations analysis are shown in **Table 7**. All of the intersections are projected to operate at LOS A or B, which is better than the County's minimum standard. As explained in the Background section, several factors have led to improved forecasts of future conditions when compared to conditions predicted in prior studies related to travel patterns, demographic changes, and changes in built and planned regional infrastructure.

The intersection configurations and peak hour periods turning movement forecasts from OCTAM are presented in **Figure 4**. These forecasts represent build-out of RMV and 2050 levels of development elsewhere in the region. In conclusion, the PA3 design is appropriate and adequate for the 2050 design horizon.

Table 7: PA3-4 Intersection LOS and Delay

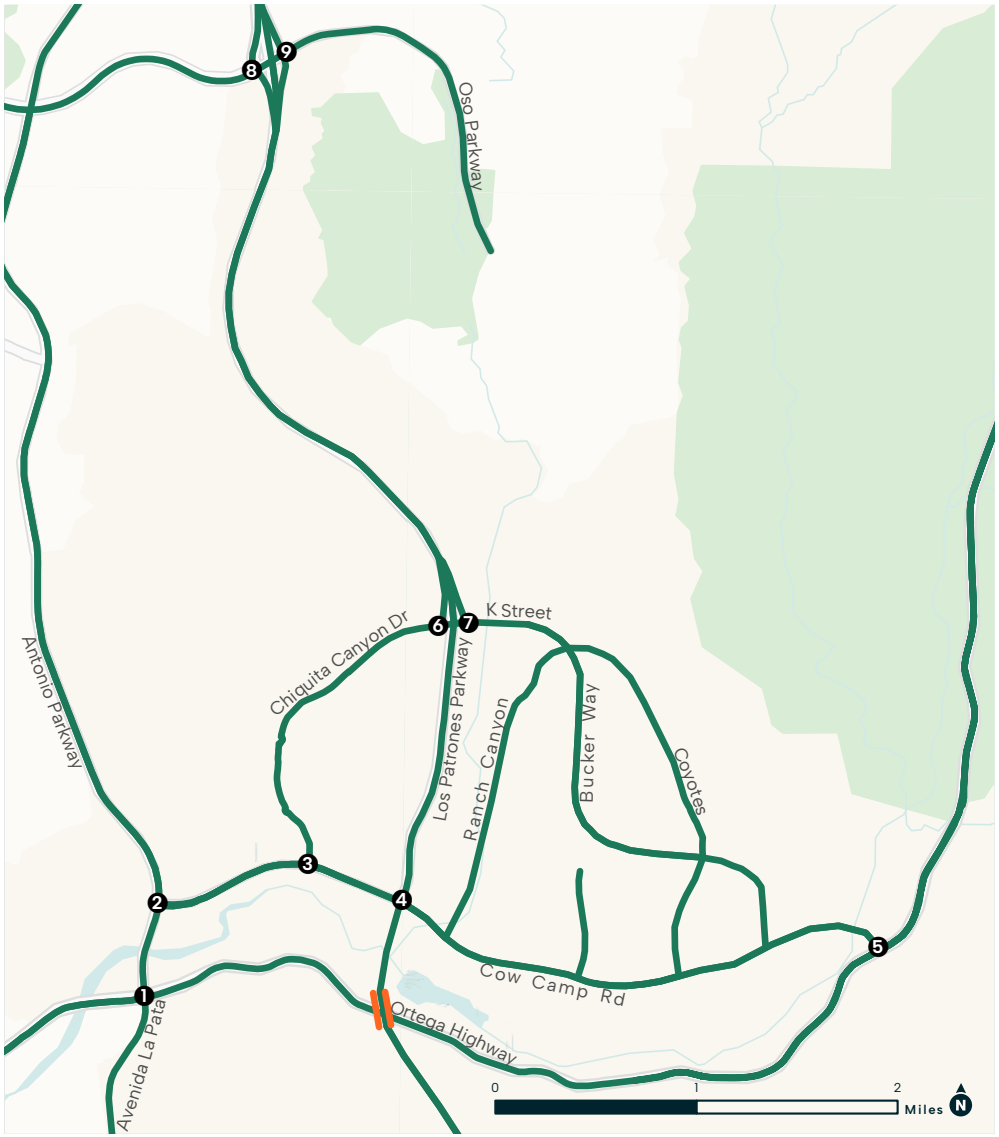
Intersection	Traffic Control	Peak Hour	Current Entitlements		Amendment Request	
			LOS[1]	V/C[2]	LOS[1]	V/C[2]
1. Ortega Hwy/Antonio Pkwy	Signalized	AM	A	0.36	A	0.39
		PM	A	0.52	A	0.56
2. Cow Camp Rd/Antonio Pkwy	Signalized	AM	A	0.40	A	0.40
		PM	A	0.54	A	0.56
3. Cow Camp Rd/Chiquita Canyon Dr	Signalized	AM	A	0.52	A	0.55
		PM	A	0.50	A	0.44
4. Cow Camp Rd/Los Patrones Pkwy	Signalized	AM	A	0.43	A	0.46
		PM	A	0.56	B	0.65
5. Cow Camp Rd/Ortega Hwy	Roundabout	AM	A	0.35	A	0.39
		PM	A	0.37	A	0.44
6. Chiquita Canyon Dr/Los Patrones Pkwy SB	Signalized	AM	A	0.43	A	0.30
		PM	A	0.46	A	0.51
7. Chiquita Canyon Dr/D St/Los Patrones NB	Signalized	AM	A	0.49	A	0.53
		PM	A	0.47	A	0.53
8. Oso Pkwy/Los Patrones Pkwy SB	Signalized	AM	A	0.38	A	0.37
		PM	A	0.56	A	0.56
9. Oso Pkwy/Los Patrones Pkwy NB	Signalized	AM	A	0.46	A	0.46
		PM	A	0.40	A	0.40

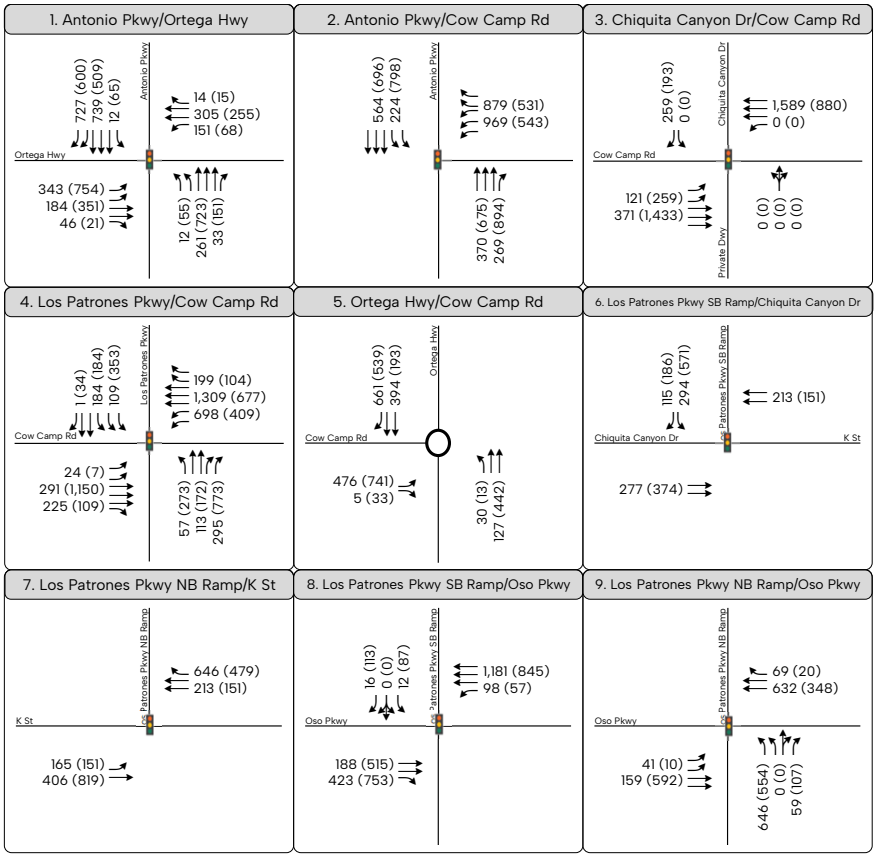
Source: Fehr & Peers 2026.
Notes:
1. LOS calculations performed using the Intersection Capacity Utilization (ICU) method.
2. Vehicle-to-capacity ratio.

Table 8: Intersection LOS Thresholds

Level of Service	Signalized Intersection V/C
A	≤0.60
B	>0.60 to ≤0.70
C	>0.70 to ≤0.80
D	>0.80 to ≤0.90
E	>0.91 to ≤1.00
F	>1.00

Source: Intersection Capacity Utilization (ICU) method.





LEGEND

AM (PM) Peak Hour Traffic Volume

Lane Configuration

Stop Sign

Signalized

Study Intersection

FIGURE 4

Peak Hour Traffic Volumes and Lane Configurations
Future Year (2050) Conditions

Fehr & Peers

Appendix A: ICU Calculation Sheets

Project Title: **RMV Amendment to PA3&4**
Intersection: **1 - Antonio Pkwy & Ortega Hwy**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	SBR,		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	2.00	727	3,400	0.100	N-S(1):	0.060
	TH	3.00	739	5,100	0.140 *	N-S(2):	0.140 *
	LT	1.00	12	1,700	0.010	E-W(1):	0.140
Westbound	RT	1.00	14	1,700	0.000	E-W(2):	0.200 *
	TH	2.00	305	3,400	0.090 *		
	LT	1.00	151	1,700	0.090	V/C:	0.340
Northbound	RT	1.00	33	1,700	0.000	Lost Time:	0.050
	TH	3.00	261	5,100	0.050	ITS:	0.000
	LT	2.00	12	3,060	0.000 *		
Eastbound	RT	1.00	46	1,700	0.030	ICU:	0.390
	TH	2.00	184	3,400	0.050		
	LT	2.00	343	3,060	0.110 *	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	2.00	600	3,400	0.000	N-S(1):	0.180 *
	TH	3.00	509	5,100	0.100	N-S(2):	0.120
	LT	1.00	65	1,700	0.040 *	E-W(1):	0.140
Westbound	RT	1.00	15	1,700	0.010	E-W(2):	0.330 *
	TH	2.00	255	3,400	0.080 *		
	LT	1.00	68	1,700	0.040	V/C:	0.510
Northbound	RT	1.00	151	1,700	0.090	Lost Time:	0.050
	TH	3.00	723	5,100	0.140 *	ITS:	0.000
	LT	2.00	55	3,060	0.020		
Eastbound	RT	1.00	21	1,700	0.010	ICU:	0.560
	TH	2.00	351	3,400	0.100		
	LT	2.00	754	3,060	0.250 *	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **2 - Antonio Pkwy & Cow Camp Rd**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	WBR		
FF Movements:	NBR,		

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.140 *
	TH	3.00	564	5,100	0.110		N-S(2):	0.110
	LT	2.00	224	3,060	0.070	*	E-W(1):	0.210 *
Westbound	RT	2.00	879	3,400	0.190		E-W(2):	0.190
	TH	0.00	0	0	0.000			
	LT	3.00	969	4,590	0.210	*	V/C:	0.350
Northbound	RT	1.00	269	1,700	0.000		Lost Time:	0.050
	TH	3.00	370	5,100	0.070	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.400
	TH	0.00	0	0	0.000	*		
	LT	0.00	0	0	0.000		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.390 *
	TH	3.00	696	5,100	0.140		N-S(2):	0.140
	LT	2.00	798	3,060	0.260	*	E-W(1):	0.120 *
Westbound	RT	2.00	531	3,400	0.000		E-W(2):	0.000
	TH	0.00	0	0	0.000			
	LT	3.00	543	4,590	0.120	*	V/C:	0.510
Northbound	RT	1.00	894	1,700	0.000		Lost Time:	0.050
	TH	3.00	675	5,100	0.130	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.560
	TH	0.00	0	0	0.000	*		
	LT	0.00	0	0	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **3 - Chiquita Canyon Dr & Cow Camp Rd**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	Y
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	SBR,		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.00	259	1,700	0.150 *	N-S(1):	0.150 *
	TH	0.00	0	0	0.000	N-S(2):	0.000
	LT	1.00	0	1,700	0.000	E-W(1):	0.070
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.350 *
	TH	3.00	1,589	5,100	0.310 *		
	LT	1.00	0	1,700	0.000	V/C:	0.500
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	1.00	0	1,700	0.000	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	0.00	0	0	0.000	ICU:	0.550
	TH	3.00	371	5,100	0.070		
	LT	2.00	121	3,060	0.040 *	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.00	193	1,700	0.110 *	N-S(1):	0.110 *
	TH	0.00	0	0	0.000	N-S(2):	0.000
	LT	1.00	0	1,700	0.000	E-W(1):	0.280 *
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.250
	TH	3.00	880	5,100	0.170		
	LT	1.00	0	1,700	0.000 *	V/C:	0.390
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	1.00	0	1,700	0.000	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	0.00	0	0	0.000	ICU:	0.440
	TH	3.00	1,433	5,100	0.280 *		
	LT	2.00	259	3,060	0.080	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **4 - Los Patrones Pkwy & Cow Camp Rd**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	EBR, WBR		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	1	1,700	0.000		N-S(1):	0.050
	TH	2.00	184	3,400	0.050	*	N-S(2):	0.080 *
	LT	3.00	109	4,590	0.020		E-W(1):	0.330 *
Westbound	RT	2.00	199	3,400	0.030		E-W(2):	0.270
	TH	3.00	1,309	5,100	0.260			
	LT	2.00	698	3,060	0.230	*	V/C:	0.410
Northbound	RT	2.00	295	3,400	0.000		Lost Time:	0.050
	TH	2.00	113	3,400	0.030		ITS:	0.000
	LT	1.00	57	1,700	0.030	*		
Eastbound	RT	1.00	225	1,700	0.100	*	ICU:	0.460
	TH	3.00	291	5,100	0.060			
	LT	2.00	24	3,060	0.010		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	34	1,700	0.020		N-S(1):	0.240 *
	TH	2.00	184	3,400	0.050		N-S(2):	0.210
	LT	3.00	353	4,590	0.080	*	E-W(1):	0.360 *
Westbound	RT	2.00	104	3,400	0.000		E-W(2):	0.130
	TH	3.00	677	5,100	0.130			
	LT	2.00	409	3,060	0.130	*	V/C:	0.600
Northbound	RT	2.00	773	3,400	0.160	*	Lost Time:	0.050
	TH	2.00	172	3,400	0.050		ITS:	0.000
	LT	1.00	273	1,700	0.160			
Eastbound	RT	1.00	109	1,700	0.000		ICU:	0.650
	TH	3.00	1,150	5,100	0.230	*		
	LT	2.00	7	3,060	0.000		LOS:	B

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **6 - Los Patrones SB & Chiquita Canyon Dr**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	115	1,700	0.070		N-S(1):	0.170 *
	TH	0.00	0	0	0.000		N-S(2):	0.070
	LT	1.00	294	1,700	0.170	*	E-W(1):	0.080 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.060
	TH	2.00	213	3,400	0.060			
	LT	0.00	0	0	0.000	*	V/C:	0.250
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.300
	TH	2.00	277	3,400	0.080	*		
	LT	0.00	0	0	0.000		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	186	1,700	0.110		N-S(1):	0.350 *
	TH	0.00	0	0	0.000		N-S(2):	0.110
	LT	1.00	597	1,700	0.350	*	E-W(1):	0.110 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.040
	TH	2.00	151	3,400	0.040			
	LT	0.00	0	0	0.000	*	V/C:	0.460
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.510
	TH	2.00	374	3,400	0.110	*		
	LT	0.00	0	0	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **7 - Los Patrones NB & K Street**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.000 *
	TH	0.00	0	0	0.000	*	N-S(2):	0.000 *
	LT	0.00	0	0	0.000	*	E-W(1):	0.240
Westbound	RT	1.00	646	1,700	0.380	*	E-W(2):	0.480 *
	TH	2.00	213	3,400	0.060			
	LT	0.00	0	0	0.000		V/C:	0.480
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.530
	TH	1.00	406	1,700	0.240			
	LT	1.00	165	1,700	0.100	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.000 *
	TH	0.00	0	0	0.000	*	N-S(2):	0.000 *
	LT	0.00	0	0	0.000	*	E-W(1):	0.480 *
Westbound	RT	1.00	479	1,700	0.280		E-W(2):	0.370
	TH	2.00	151	3,400	0.040			
	LT	0.00	0	0	0.000	*	V/C:	0.480
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.530
	TH	1.00	819	1,700	0.480	*		
	LT	1.00	151	1,700	0.090		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **8 - Los Patrones SB & Oso Pkwy**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.71	16	2,914	0.010 *	N-S(1):	0.010 *
	TH	0.00	0	0	0.000	N-S(2):	0.010 *
	LT	1.29	12	1,967	0.010 *	E-W(1):	0.310 *
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.230
	TH	3.00	1,181	5,100	0.230		
	LT	1.00	98	1,700	0.060 *	V/C:	0.320
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	0.00	0	0	0.000 *	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	1.00	423	1,700	0.250 *	ICU:	0.370
	TH	2.00	188	3,400	0.060		
	LT	0.00	0	0	0.000	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.70	113	2,882	0.040 *	N-S(1):	0.040 *
	TH	0.00	0	0	0.000	N-S(2):	0.040 *
	LT	1.31	87	1,997	0.040 *	E-W(1):	0.470 *
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.170
	TH	3.00	845	5,100	0.170		
	LT	1.00	57	1,700	0.030 *	V/C:	0.510
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	0.00	0	0	0.000 *	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	1.00	753	1,700	0.440 *	ICU:	0.560
	TH	2.00	515	3,400	0.150		
	LT	0.00	0	0	0.000	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **9 - Los Patrones NB & Oso Pkwy**
Description: **Future Year (2050), Amendment Request**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.020
	TH	0.00	0	0	0.000	*	N-S(2):	0.210 *
	LT	0.00	0	0	0.000		E-W(1):	0.050
Westbound	RT	1.00	69	1,700	0.040		E-W(2):	0.200 *
	TH	2.00	632	3,400	0.190	*		
	LT	0.00	0	0	0.000		V/C:	0.410
Northbound	RT	2.00	59	3,400	0.020		Lost Time:	0.050
	TH	0.00	0	0	0.000		ITS:	0.000
	LT	2.00	646	3,060	0.210	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.460
	TH	2.00	159	3,400	0.050			
	LT	2.00	41	3,060	0.010	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.030
	TH	0.00	0	0	0.000	*	N-S(2):	0.180 *
	LT	0.00	0	0	0.000		E-W(1):	0.170 *
Westbound	RT	1.00	20	1,700	0.010		E-W(2):	0.100
	TH	2.00	348	3,400	0.100			
	LT	0.00	0	0	0.000	*	V/C:	0.350
Northbound	RT	2.00	107	3,400	0.030		Lost Time:	0.050
	TH	0.00	0	0	0.000		ITS:	0.000
	LT	2.00	554	3,060	0.180	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.400
	TH	2.00	592	3,400	0.170	*		
	LT	2.00	10	3,060	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **1 - Antonio Pkwy & Ortega Hwy**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	SBR,		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	2.00	726	3,400	0.100		N-S(1):	0.060
	TH	3.00	631	5,100	0.120	*	N-S(2):	0.120 *
	LT	1.00	5	1,700	0.000		E-W(1):	0.130
Westbound	RT	1.00	16	1,700	0.010		E-W(2):	0.190 *
	TH	2.00	270	3,400	0.080	*		
	LT	1.00	127	1,700	0.070		V/C:	0.310
Northbound	RT	1.00	37	1,700	0.000		Lost Time:	0.050
	TH	3.00	304	5,100	0.060		ITS:	0.000
	LT	2.00	15	3,060	0.000	*		
Eastbound	RT	1.00	41	1,700	0.020		ICU:	0.360
	TH	2.00	202	3,400	0.060			
	LT	2.00	336	3,060	0.110	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	2.00	567	3,400	0.000		N-S(1):	0.140 *
	TH	3.00	568	5,100	0.110		N-S(2):	0.130
	LT	1.00	20	1,700	0.010	*	E-W(1):	0.130
Westbound	RT	1.00	9	1,700	0.010		E-W(2):	0.330 *
	TH	2.00	270	3,400	0.080	*		
	LT	1.00	74	1,700	0.040		V/C:	0.470
Northbound	RT	1.00	133	1,700	0.080		Lost Time:	0.050
	TH	3.00	650	5,100	0.130	*	ITS:	0.000
	LT	2.00	50	3,060	0.020			
Eastbound	RT	1.00	23	1,700	0.010		ICU:	0.520
	TH	2.00	317	3,400	0.090			
	LT	2.00	754	3,060	0.250	*	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **2 - Antonio Pkwy & Cow Camp Rd**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	WBR		
FF Movements:	NBR,		

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.150 *
	TH	3.00	521	5,100	0.100		N-S(2):	0.100
	LT	2.00	216	3,060	0.070	*	E-W(1):	0.200 *
Westbound	RT	2.00	806	3,400	0.170		E-W(2):	0.170
	TH	0.00	0	0	0.000			
	LT	3.00	896	4,590	0.200	*	V/C:	0.350
Northbound	RT	1.00	245	1,700	0.000		Lost Time:	0.050
	TH	3.00	432	5,100	0.080	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.400
	TH	0.00	0	0	0.000	*		
	LT	0.00	0	0	0.000		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.380 *
	TH	3.00	713	5,100	0.140		N-S(2):	0.140
	LT	2.00	750	3,060	0.250	*	E-W(1):	0.110 *
Westbound	RT	2.00	489	3,400	0.000		E-W(2):	0.000
	TH	0.00	0	0	0.000			
	LT	3.00	509	4,590	0.110	*	V/C:	0.490
Northbound	RT	1.00	849	1,700	0.000		Lost Time:	0.050
	TH	3.00	639	5,100	0.130	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.540
	TH	0.00	0	0	0.000	*		
	LT	0.00	0	0	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **3 - Chiquita Canyon Dr & Cow Camp Rd**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	Y
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	SBR,		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.00	166	1,700	0.100 *	N-S(1):	0.100 *
	TH	0.00	0	0	0.000	N-S(2):	0.000
	LT	1.00	0	1,700	0.000	E-W(1):	0.050
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.370 *
	TH	3.00	1,535	5,100	0.300 *		
	LT	1.00	0	1,700	0.000	V/C:	0.470
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	1.00	0	1,700	0.000	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	0.00	0	0	0.000	ICU:	0.520
	TH	3.00	251	5,100	0.050		
	LT	2.00	210	3,060	0.070 *	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C	ICU ANALYSIS	
Southbound	RT	1.00	288	1,700	0.170 *	N-S(1):	0.170 *
	TH	0.00	0	0	0.000	N-S(2):	0.000
	LT	1.00	0	1,700	0.000	E-W(1):	0.280 *
Westbound	RT	0.00	0	0	0.000	E-W(2):	0.200
	TH	3.00	710	5,100	0.140		
	LT	1.00	0	1,700	0.000 *	V/C:	0.450
Northbound	RT	0.00	0	0	0.000	Lost Time:	0.050
	TH	1.00	0	1,700	0.000	ITS:	0.000
	LT	0.00	0	0	0.000 *		
Eastbound	RT	0.00	0	0	0.000	ICU:	0.500
	TH	3.00	1,406	5,100	0.280 *		
	LT	2.00	194	3,060	0.060	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **4 - Los Patrones Pkwy & Cow Camp Rd**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :	EBR, WBR		
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	1	1,700	0.000		N-S(1):	0.090
	TH	2.00	80	3,400	0.020	*	N-S(2):	0.160 *
	LT	3.00	72	4,590	0.020		E-W(1):	0.180
Westbound	RT	2.00	161	3,400	0.030		E-W(2):	0.220 *
	TH	3.00	1,072	5,100	0.210	*		
	LT	2.00	398	3,060	0.130		V/C:	0.380
Northbound	RT	2.00	372	3,400	0.040		Lost Time:	0.050
	TH	2.00	222	3,400	0.070		ITS:	0.000
	LT	1.00	245	1,700	0.140	*		
Eastbound	RT	1.00	89	1,700	0.000		ICU:	0.430
	TH	3.00	233	5,100	0.050			
	LT	2.00	26	3,060	0.010	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	38	1,700	0.020		N-S(1):	0.140
	TH	2.00	294	3,400	0.090	*	N-S(2):	0.180 *
	LT	3.00	279	4,590	0.060		E-W(1):	0.330 *
Westbound	RT	2.00	74	3,400	0.000		E-W(2):	0.110
	TH	3.00	551	5,100	0.110			
	LT	2.00	428	3,060	0.140	*	V/C:	0.510
Northbound	RT	2.00	493	3,400	0.080		Lost Time:	0.050
	TH	2.00	108	3,400	0.030		ITS:	0.000
	LT	1.00	157	1,700	0.090	*		
Eastbound	RT	1.00	229	1,700	0.040		ICU:	0.560
	TH	3.00	986	5,100	0.190	*		
	LT	2.00	8	3,060	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **6 - Los Patrones SB & Chiquita Canyon Dr**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	118	1,700	0.070		N-S(1):	0.260 *
	TH	0.00	0	0	0.000		N-S(2):	0.070
	LT	1.00	444	1,700	0.260	*	E-W(1):	0.120 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.030
	TH	2.00	108	3,400	0.030			
	LT	0.00	0	0	0.000	*	V/C:	0.380
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.430
	TH	2.00	424	3,400	0.120	*		
	LT	0.00	0	0	0.000		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.00	186	1,700	0.110		N-S(1):	0.320 *
	TH	0.00	0	0	0.000		N-S(2):	0.110
	LT	1.00	550	1,700	0.320	*	E-W(1):	0.090 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.090 *
	TH	2.00	294	3,400	0.090	*		
	LT	0.00	0	0	0.000	*	V/C:	0.410
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	0.00	0	0	0.000		ICU:	0.460
	TH	2.00	311	3,400	0.090	*		
	LT	0.00	0	0	0.000	*	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **7 - Los Patrones NB & K Street**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.000 *
	TH	0.00	0	0	0.000	*	N-S(2):	0.000 *
	LT	0.00	0	0	0.000	*	E-W(1):	0.410
Westbound	RT	1.00	575	1,700	0.340	*	E-W(2):	0.440 *
	TH	2.00	108	3,400	0.030			
	LT	0.00	0	0	0.000		V/C:	0.440
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.490
	TH	1.00	697	1,700	0.410			
	LT	1.00	171	1,700	0.100	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.000 *
	TH	0.00	0	0	0.000	*	N-S(2):	0.000 *
	LT	0.00	0	0	0.000	*	E-W(1):	0.420 *
Westbound	RT	1.00	563	1,700	0.330	*	E-W(2):	0.420 *
	TH	2.00	294	3,400	0.090			
	LT	0.00	0	0	0.000		V/C:	0.420
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.470
	TH	1.00	708	1,700	0.420			
	LT	1.00	153	1,700	0.090	*	LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **8 - Los Patrones SB & Oso Pkwy**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.71	16	2,914	0.010	*	N-S(1):	0.010 *
	TH	0.00	0	0	0.000		N-S(2):	0.010 *
	LT	1.29	12	1,967	0.010	*	E-W(1):	0.320 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.230
	TH	3.00	1,172	5,100	0.230			
	LT	1.00	98	1,700	0.060	*	V/C:	0.330
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000	*		
Eastbound	RT	1.00	437	1,700	0.260	*	ICU:	0.380
	TH	2.00	200	3,400	0.060			
	LT	0.00	0	0	0.000		LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	1.70	118	2,893	0.040		N-S(1):	0.050 *
	TH	(0.00)	0	(0)	0.000		N-S(2):	0.040
	LT	1.30	90	1,986	0.050	*	E-W(1):	0.460 *
Westbound	RT	0.00	0	0	0.000		E-W(2):	0.170
	TH	3.00	845	5,100	0.170			
	LT	1.00	56	1,700	0.030	*	V/C:	0.510
Northbound	RT	0.00	0	0	0.000		Lost Time:	0.050
	TH	0.00	0	0	0.000	*	ITS:	0.000
	LT	0.00	0	0	0.000			
Eastbound	RT	1.00	737	1,700	0.430	*	ICU:	0.560
	TH	2.00	514	3,400	0.150			
	LT	0.00	0	0	0.000		LOS:	A

* - Denotes critical movement

Project Title: **RMV Amendment to PA3&4**
Intersection: **9 - Los Patrones NB & Oso Pkwy**
Description: **Future Year (2050), Current Entitlements**

Thru Lane:	1700 vph	N-S Split Phase :	N
Left Lane:	1700 vph	E-W Split Phase :	N
Double Lt Penalty:	10 %	Lost Time (% of cycle) :	5
ITS:	0 %	V/C Round Off (decs.) :	2
OLA Movements :			
FF Movements:			

Date/Time: **AM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.020
	TH	0.00	0	0	0.000	*	N-S(2):	0.210 *
	LT	0.00	0	0	0.000		E-W(1):	0.050
Westbound	RT	1.00	75	1,700	0.040		E-W(2):	0.200 *
	TH	2.00	627	3,400	0.180	*		
	LT	0.00	0	0	0.000		V/C:	0.410
Northbound	RT	2.00	57	3,400	0.020		Lost Time:	0.050
	TH	0.00	0	0	0.000		ITS:	0.000
	LT	2.00	643	3,060	0.210	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.460
	TH	2.00	161	3,400	0.050			
	LT	2.00	51	3,060	0.020	*	LOS:	A

Date/Time: **PM PEAK HOUR**

APPROACH	MVMT	LANES	VOLUME	CAPACITY	V/C		ICU ANALYSIS	
Southbound	RT	0.00	0	0	0.000		N-S(1):	0.030
	TH	0.00	0	0	0.000	*	N-S(2):	0.180 *
	LT	0.00	0	0	0.000		E-W(1):	0.170 *
Westbound	RT	1.00	20	1,700	0.010		E-W(2):	0.100
	TH	2.00	349	3,400	0.100			
	LT	0.00	0	0	0.000	*	V/C:	0.350
Northbound	RT	2.00	106	3,400	0.030		Lost Time:	0.050
	TH	0.00	0	0	0.000		ITS:	0.000
	LT	2.00	552	3,060	0.180	*		
Eastbound	RT	0.00	0	0	0.000		ICU:	0.400
	TH	2.00	593	3,400	0.170	*		
	LT	2.00	11	3,060	0.000		LOS:	A

* - Denotes critical movement

INTERSECTION SUMMARY

Site: 101 [Intersection 5 Amendment Proposal AM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Intersection Performance - Hourly Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Travel Speed (Average)	mph	23.3	23.3 mph
Travel Distance (Total)	veh-mi/h	1167.4	1400.8 pers-mi/h
Travel Time (Total)	veh-h/h	50.1	60.1 pers-h/h
Desired Speed	mph	25.0	
Speed Efficiency		0.93	
Travel Time Index		9.25	
Congestion Coefficient		1.07	
Demand Flows (Total)	veh/h	1847	2216 pers/h
Arrival Flows (Total)	veh/h	1847	
Percent Heavy Vehicles (Demand)	%	3.0	
Percent Heavy Vehicles (Arrivals)	%	3.0	
Degree of Saturation		0.389	
Practical Spare Capacity	%	118.6	
Effective Intersection Capacity	veh/h	4749	
Control Delay (Total)	veh-h/h	2.57	3.08 pers-h/h
Control Delay (Average)	sec	5.0	5.0 sec
Control Delay (Worst Lane by MC)	sec	11.2	
Control Delay (Worst Movement by MC)	sec	19.2	19.2 sec
Geometric Delay (Average)	sec	0.0	
Stop-Line Delay (Average)	sec	5.0	
Idling Time (Average)	sec	2.9	
Intersection Level of Service (LOS)		LOS A	
95% Back of Queue - Veh (Worst Lane)	veh	2.3	
95% Back of Queue - Dist (Worst Lane)	ft	59.1	
Ave. Que Storage Ratio (Worst Lane)		0.01	
Effective Stops (Total)	veh/h	313	375 pers/h
Effective Stop Rate		0.17	0.17
Proportion Queued		0.25	0.25
Performance Index		58.8	58.8
Cost (Total)	$/h	1070.34	1070.34 $/h
Fuel Consumption (Total)	gal/h	39.8	
Carbon Dioxide (Total)	kg/h	357.3	
Hydrocarbons (Total)	kg/h	0.025	
Carbon Monoxide (Total)	kg/h	0.18	
NOx (Total)	kg/h	0.422	

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Intersection LOS value for Vehicles is based on worst degree of saturation for any vehicle movement.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand effects.
In Network analysis, Arrival Flows will be reduced if Upstream Capacity Constraint exists.

Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.

Site Model Variability Index (Average value of largest changes in Lane Degrees of Saturation from the third to the last Main (Timing-Capacity) Iterations): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 1.8% 0.0%

Intersection Performance - Annual Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Demand Flows (Total)	veh/y	886,435	1,063,722 pers/y
Delay (Total)	veh-h/y	1,232	1,478 pers-h/y

Effective Stops (Total)	veh/y	150,042	180,050	pers/y
Travel Distance (Total)	veh-mi/y	560,336	672,403	pers-mi/y
Travel Time (Total)	veh-h/y	24,042	28,850	pers-h/y
Cost (Total)	$/y	513,762	513,762	$/y
Fuel Consumption (Total)	gal/y	19,111		
Carbon Dioxide (Total)	kg/y	171,526		
Hydrocarbons (Total)	kg/y	12		
Carbon Monoxide (Total)	kg/y	88		
NOx (Total)	kg/y	203		

1 Hours per Year: 480 (Site)

MOVEMENT SUMMARY

Site: 101 [Intersection 5 Amendment Proposal AM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Dwy															
3	L2	All MCs	1	3.0	1	3.0	0.004	5.0	LOS A	0.0	0.4	0.51	0.35	0.51	23.0
8	T1	All MCs	1	3.0	1	3.0	0.004	5.0	LOS A	0.0	0.4	0.51	0.35	0.51	23.1
18	R2	All MCs	1	3.0	1	3.0	0.004	9.4	LOS A	0.0	0.4	0.51	0.35	0.51	23.1
Approach			3	3.0	3	3.0	0.004	6.4	LOS A	0.0	0.4	0.51	0.35	0.51	23.1
East: Ortega Highway															
1	L2	All MCs	1	3.0	1	3.0	0.389	5.9	LOS A	2.3	59.1	0.18	0.05	0.18	23.2
6	T1	All MCs	428	3.0	428	3.0	0.389	5.9	LOS A	2.3	59.1	0.18	0.05	0.18	23.3
16	R2	All MCs	718	3.0	718	3.0	0.389	0.9	LOS A	2.3	59.1	0.02	0.01	0.02	24.5
Approach			1148	3.0	1148	3.0	0.389	2.8	LOS A	2.3	59.1	0.08	0.02	0.08	24.0
North: Cow Camp Road															
7	L2	All MCs	517	3.0	517	3.0	0.299	9.1	LOS A	1.3	33.3	0.54	0.41	0.54	22.0
4	T1	All MCs	1	3.0	1	3.0	0.282	6.9	LOS A	1.2	31.0	0.54	0.41	0.54	22.1
14	R2	All MCs	5	3.0	5	3.0	0.282	6.9	LOS A	1.2	31.0	0.54	0.41	0.54	22.1
Approach			524	3.0	524	3.0	0.299	9.1	LOS A	1.3	33.3	0.54	0.41	0.54	22.0
West: Ortega Highway															
5	L2	All MCs	33	3.0	33	3.0	0.115	5.3	LOS A	0.4	10.3	0.49	0.39	0.49	23.0
2	T1	All MCs	138	3.0	138	3.0	0.115	7.7	LOS A	0.4	10.3	0.49	0.40	0.49	23.3
12	R2	All MCs	1	3.0	1	3.0	0.094	5.5	LOS A	0.3	8.5	0.50	0.41	0.50	23.4
Approach			172	3.0	172	3.0	0.115	7.3	LOS A	0.4	10.3	0.49	0.40	0.49	23.2
All Vehicles			1847	3.0	1847	3.0	0.389	5.0	LOS A	2.3	59.1	0.25	0.17	0.25	23.3

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Intersection and Approach LOS values are based on worst degree of saturation for any vehicle movement.
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

INTERSECTION SUMMARY

Site: 101 [Intersection 5 Amendment Proposal PM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Intersection Performance - Hourly Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Travel Speed (Average)	mph	22.8	22.8 mph
Travel Distance (Total)	veh-mi/h	1357.8	1629.4 pers-mi/h
Travel Time (Total)	veh-h/h	59.7	71.6 pers-h/h
Desired Speed	mph	25.0	
Speed Efficiency		0.91	
Travel Time Index		9.00	
Congestion Coefficient		1.10	
Demand Flows (Total)	veh/h	2138	2566 pers/h
Arrival Flows (Total)	veh/h	2138	
Percent Heavy Vehicles (Demand)	%	3.0	
Percent Heavy Vehicles (Arrivals)	%	3.0	
Degree of Saturation		0.438	
Practical Spare Capacity	%	93.9	
Effective Intersection Capacity	veh/h	4877	
Control Delay (Total)	veh-h/h	5.18	6.21 pers-h/h
Control Delay (Average)	sec	8.7	8.7 sec
Control Delay (Worst Lane by MC)	sec	20.2	
Control Delay (Worst Movement by MC)	sec	48.0	48.0 sec
Geometric Delay (Average)	sec	0.0	
Stop-Line Delay (Average)	sec	8.7	
Idling Time (Average)	sec	4.0	
Intersection Level of Service (LOS)		LOS A	
95% Back of Queue - Veh (Worst Lane)	veh	2.1	
95% Back of Queue - Dist (Worst Lane)	ft	54.2	
Ave. Que Storage Ratio (Worst Lane)		0.01	
Effective Stops (Total)	veh/h	597	716 pers/h
Effective Stop Rate		0.28	0.28
Proportion Queued		0.35	0.35
Performance Index		74.4	74.4
Cost (Total)	$/h	1276.52	1276.52 $/h
Fuel Consumption (Total)	gal/h	47.6	
Carbon Dioxide (Total)	kg/h	427.4	
Hydrocarbons (Total)	kg/h	0.030	
Carbon Monoxide (Total)	kg/h	0.23	
NOx (Total)	kg/h	0.511	

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Intersection LOS value for Vehicles is based on worst degree of saturation for any vehicle movement.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand effects.
In Network analysis, Arrival Flows will be reduced if Upstream Capacity Constraint exists.

Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.

Site Model Variability Index (Average value of largest changes in Lane Degrees of Saturation from the third to the last Main (Timing-Capacity) Iterations): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 1.8% 0.0%

Intersection Performance - Annual Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Demand Flows (Total)	veh/y	1,026,261	1,231,513 pers/y
Delay (Total)	veh-h/y	2,486	2,983 pers-h/y

Effective Stops (Total)	veh/y	286,472	343,766	pers/y
Travel Distance (Total)	veh-mi/y	651,762	782,114	pers-mi/y
Travel Time (Total)	veh-h/y	28,639	34,367	pers-h/y
Cost (Total)	$/y	612,728	612,728	$/y
Fuel Consumption (Total)	gal/y	22,862		
Carbon Dioxide (Total)	kg/y	205,155		
Hydrocarbons (Total)	kg/y	15		
Carbon Monoxide (Total)	kg/y	109		
NOx (Total)	kg/y	246		

1 Hours per Year: 480 (Site)

MOVEMENT SUMMARY

Site: 101 [Intersection 5 Amendment Proposal PM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Dwy															
3	L2	All MCs	1	3.0	1	3.0	0.008	8.9	LOS A	0.0	0.6	0.68	0.61	0.68	22.1
8	T1	All MCs	1	3.0	1	3.0	0.008	8.9	LOS A	0.0	0.6	0.68	0.61	0.68	22.2
18	R2	All MCs	1	3.0	1	3.0	0.008	18.1	LOS A	0.0	0.6	0.68	0.61	0.68	22.2
Approach			3	3.0	3	3.0	0.008	12.0	LOS A	0.0	0.6	0.68	0.61	0.68	22.2
East: Ortega Highway															
1	L2	All MCs	1	3.0	1	3.0	0.268	4.5	LOS A	1.4	34.6	0.10	0.02	0.10	23.5
6	T1	All MCs	210	3.0	210	3.0	0.268	4.5	LOS A	1.4	34.6	0.10	0.02	0.10	23.6
16	R2	All MCs	586	3.0	586	3.0	0.268	1.3	LOS A	1.4	34.6	0.02	0.01	0.02	24.4
Approach			797	3.0	797	3.0	0.268	2.1	LOS A	1.4	34.6	0.04	0.01	0.04	24.2
North: Cow Camp Road															
7	L2	All MCs	805	3.0	805	3.0	0.388	11.2	LOS A	2.1	52.6	0.44	0.26	0.44	22.0
4	T1	All MCs	1	3.0	1	3.0	0.367	6.8	LOS A	1.9	48.4	0.44	0.26	0.44	22.2
14	R2	All MCs	36	3.0	36	3.0	0.367	6.8	LOS A	1.9	48.4	0.44	0.26	0.44	22.1
Approach			842	3.0	842	3.0	0.388	11.0	LOS A	2.1	52.6	0.44	0.26	0.44	22.0
West: Ortega Highway															
5	L2	All MCs	14	3.0	14	3.0	0.438	11.9	LOS A	2.1	54.2	0.69	0.77	0.95	21.8
2	T1	All MCs	480	3.0	480	3.0	0.438	15.5	LOS A	2.1	54.2	0.69	0.74	0.89	22.0
12	R2	All MCs	1	3.0	1	3.0	0.356	11.2	LOS A	1.5	38.6	0.68	0.71	0.82	22.1
Approach			496	3.0	496	3.0	0.438	15.4	LOS A	2.1	54.2	0.69	0.74	0.90	22.0
All Vehicles			2138	3.0	2138	3.0	0.438	8.7	LOS A	2.1	54.2	0.35	0.28	0.40	22.8

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Intersection and Approach LOS values are based on worst degree of saturation for any vehicle movement.
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

INTERSECTION SUMMARY

Site: 101 [Intersection 5 Current Entitlement AM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Intersection Performance - Hourly Values				
Performance Measure	**Vehicles:**	**All MCs**	**Persons**	
Travel Speed (Average)	mph	23.2	23.2	mph
Travel Distance (Total)	veh-mi/h	1127.9	1353.4	pers-mi/h
Travel Time (Total)	veh-h/h	48.7	58.4	pers-h/h
Desired Speed	mph	25.0		
Speed Efficiency		0.93		
Travel Time Index		9.19		
Congestion Coefficient		1.08		
Demand Flows (Total)	veh/h	1782	2138	pers/h
Arrival Flows (Total)	veh/h	1782		
Percent Heavy Vehicles (Demand)	%	3.0		
Percent Heavy Vehicles (Arrivals)	%	3.0		
Degree of Saturation		0.345		
Practical Spare Capacity	%	146.2		
Effective Intersection Capacity	veh/h	5159		
Control Delay (Total)	veh-h/h	2.66	3.19	pers-h/h
Control Delay (Average)	sec	5.4	5.4	sec
Control Delay (Worst Lane by MC)	sec	10.5		
Control Delay (Worst Movement by MC)	sec	21.2	21.2	sec
Geometric Delay (Average)	sec	0.0		
Stop-Line Delay (Average)	sec	5.4		
Idling Time (Average)	sec	3.1		
Intersection Level of Service (LOS)		LOS A		
95% Back of Queue - Veh (Worst Lane)	veh	1.7		
95% Back of Queue - Dist (Worst Lane)	ft	42.9		
Ave. Que Storage Ratio (Worst Lane)		0.01		
Effective Stops (Total)	veh/h	351	421	pers/h
Effective Stop Rate		0.20	0.20	
Proportion Queued		0.29	0.29	
Performance Index		57.4	57.4	
Cost (Total)	$/h	1042.30	1042.30	$/h
Fuel Consumption (Total)	gal/h	39.0		
Carbon Dioxide (Total)	kg/h	349.6		
Hydrocarbons (Total)	kg/h	0.025		
Carbon Monoxide (Total)	kg/h	0.18		
NOx (Total)	kg/h	0.415		

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Intersection LOS value for Vehicles is based on worst degree of saturation for any vehicle movement.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand effects.
In Network analysis, Arrival Flows will be reduced if Upstream Capacity Constraint exists.

Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.

Site Model Variability Index (Average value of largest changes in Lane Degrees of Saturation from the third to the last Main (Timing-Capacity) Iterations): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 1.8% 0.0%

Intersection Performance - Annual Values				
Performance Measure	**Vehicles:**	**All MCs**	**Persons**	
Demand Flows (Total)	veh/y	855,130	1,026,157	pers/y
Delay (Total)	veh-h/y	1,277	1,533	pers-h/y

Effective Stops (Total)	veh/y	168,301	201,961	pers/y
Travel Distance (Total)	veh-mi/y	541,375	649,650	pers-mi/y
Travel Time (Total)	veh-h/y	23,368	28,041	pers-h/y
Cost (Total)	$/y	500,304	500,304	$/y
Fuel Consumption (Total)	gal/y	18,701		
Carbon Dioxide (Total)	kg/y	167,831		
Hydrocarbons (Total)	kg/y	12		
Carbon Monoxide (Total)	kg/y	88		
NOx (Total)	kg/y	199		

1 Hours per Year: 480 (Site)

MOVEMENT SUMMARY

Site: 101 [Intersection 5 Current Entitlement AM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Dwy															
3	L2	All MCs	1	3.0	1	3.0	0.005	5.3	LOS A	0.0	0.4	0.53	0.38	0.53	22.9
8	T1	All MCs	1	3.0	1	3.0	0.005	5.3	LOS A	0.0	0.4	0.53	0.38	0.53	23.1
18	R2	All MCs	1	3.0	1	3.0	0.005	9.9	LOS A	0.0	0.4	0.53	0.38	0.53	23.0
Approach			3	3.0	3	3.0	0.005	6.9	LOS A	0.0	0.4	0.53	0.38	0.53	23.0
East: Ortega Highway															
1	L2	All MCs	1	3.0	1	3.0	0.316	5.4	LOS A	1.7	42.9	0.19	0.06	0.19	23.3
6	T1	All MCs	342	3.0	342	3.0	0.316	5.4	LOS A	1.7	42.9	0.19	0.06	0.19	23.5
16	R2	All MCs	585	3.0	585	3.0	0.316	0.8	LOS A	1.7	42.9	0.02	0.01	0.02	24.5
Approach			928	3.0	928	3.0	0.316	2.5	LOS A	1.7	42.9	0.08	0.03	0.08	24.1
North: Cow Camp Road															
7	L2	All MCs	571	3.0	571	3.0	0.345	9.0	LOS A	1.6	41.7	0.52	0.37	0.52	22.0
4	T1	All MCs	1	3.0	1	3.0	0.326	7.0	LOS A	1.5	38.7	0.51	0.36	0.51	22.3
14	R2	All MCs	87	3.0	87	3.0	0.326	7.0	LOS A	1.5	38.7	0.51	0.36	0.51	22.2
Approach			659	3.0	659	3.0	0.345	8.8	LOS A	1.6	41.7	0.52	0.36	0.52	22.0
West: Ortega Highway															
5	L2	All MCs	45	3.0	45	3.0	0.135	5.8	LOS A	0.5	12.1	0.51	0.43	0.51	22.8
2	T1	All MCs	146	3.0	146	3.0	0.135	8.4	LOS A	0.5	12.1	0.52	0.44	0.52	23.2
12	R2	All MCs	1	3.0	1	3.0	0.110	6.0	LOS A	0.4	9.9	0.53	0.45	0.53	23.3
Approach			191	3.0	191	3.0	0.135	7.8	LOS A	0.5	12.1	0.52	0.44	0.52	23.1
All Vehicles			1782	3.0	1782	3.0	0.345	5.4	LOS A	1.7	42.9	0.29	0.20	0.29	23.2

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Intersection and Approach LOS values are based on worst degree of saturation for any vehicle movement.
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

INTERSECTION SUMMARY

Site: 101 [Intersection 5 Current Entitlement PM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Intersection Performance - Hourly Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Travel Speed (Average)	mph	22.8	22.8 mph
Travel Distance (Total)	veh-mi/h	1321.7	1586.0 pers-mi/h
Travel Time (Total)	veh-h/h	57.9	69.5 pers-h/h
Desired Speed	mph	25.0	
Speed Efficiency		0.91	
Travel Time Index		9.04	
Congestion Coefficient		1.10	
Demand Flows (Total)	veh/h	2082	2498 pers/h
Arrival Flows (Total)	veh/h	2082	
Percent Heavy Vehicles (Demand)	%	3.0	
Percent Heavy Vehicles (Arrivals)	%	3.0	
Degree of Saturation		0.374	
Practical Spare Capacity	%	127.6	
Effective Intersection Capacity	veh/h	5573	
Control Delay (Total)	veh-h/h	4.37	5.25 pers-h/h
Control Delay (Average)	sec	7.6	7.6 sec
Control Delay (Worst Lane by MC)	sec	16.9	
Control Delay (Worst Movement by MC)	sec	40.3	40.3 sec
Geometric Delay (Average)	sec	0.0	
Stop-Line Delay (Average)	sec	7.6	
Idling Time (Average)	sec	3.7	
Intersection Level of Service (LOS)		LOS A	
95% Back of Queue - Veh (Worst Lane)	veh	1.9	
95% Back of Queue - Dist (Worst Lane)	ft	49.8	
Ave. Que Storage Ratio (Worst Lane)		0.01	
Effective Stops (Total)	veh/h	539	647 pers/h
Effective Stop Rate		0.26	0.26
Proportion Queued		0.36	0.36
Performance Index		70.6	70.6
Cost (Total)	$/h	1241.02	1241.02 $/h
Fuel Consumption (Total)	gal/h	46.5	
Carbon Dioxide (Total)	kg/h	417.5	
Hydrocarbons (Total)	kg/h	0.030	
Carbon Monoxide (Total)	kg/h	0.22	
NOx (Total)	kg/h	0.500	

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Intersection LOS value for Vehicles is based on worst degree of saturation for any vehicle movement.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand effects.
In Network analysis, Arrival Flows will be reduced if Upstream Capacity Constraint exists.

Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.

Site Model Variability Index (Average value of largest changes in Lane Degrees of Saturation from the third to the last Main (Timing-Capacity) Iterations): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 1.9% 0.0%

Intersection Performance - Annual Values			
Performance Measure	**Vehicles:**	**All MCs**	**Persons**
Demand Flows (Total)	veh/y	999,130	1,198,957 pers/y
Delay (Total)	veh-h/y	2,098	2,518 pers-h/y

Effective Stops (Total)	veh/y	258,799	310,559	pers/y
Travel Distance (Total)	veh-mi/y	634,416	761,299	pers-mi/y
Travel Time (Total)	veh-h/y	27,790	33,348	pers-h/y
Cost (Total)	$/y	595,690	595,690	$/y
Fuel Consumption (Total)	gal/y	22,334		
Carbon Dioxide (Total)	kg/y	200,413		
Hydrocarbons (Total)	kg/y	14		
Carbon Monoxide (Total)	kg/y	106		
NOx (Total)	kg/y	240		

1 Hours per Year: 480 (Site)

MOVEMENT SUMMARY

Site: 101 [Intersection 5 Current Entitlement PM ICU (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Ortega Highway (SR-74)/Cow Camp Road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] ft	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed mph
South: Dwy															
3	L2	All MCs	1	3.0	1	3.0	0.007	8.1	LOS A	0.0	0.5	0.65	0.56	0.65	22.3
8	T1	All MCs	1	3.0	1	3.0	0.007	8.1	LOS A	0.0	0.5	0.65	0.56	0.65	22.4
18	R2	All MCs	1	3.0	1	3.0	0.007	15.3	LOS A	0.0	0.5	0.65	0.56	0.65	22.4
Approach			3	3.0	3	3.0	0.007	10.5	LOS A	0.0	0.5	0.65	0.56	0.65	22.4
East: Ortega Highway															
1	L2	All MCs	1	3.0	1	3.0	0.286	5.4	LOS A	1.4	36.3	0.28	0.13	0.28	23.3
6	T1	All MCs	204	3.0	204	3.0	0.286	5.4	LOS A	1.4	36.3	0.28	0.13	0.28	23.4
16	R2	All MCs	615	3.0	615	3.0	0.286	1.4	LOS A	1.4	36.3	0.07	0.03	0.07	24.4
Approach			821	3.0	821	3.0	0.286	2.4	LOS A	1.4	36.3	0.12	0.05	0.12	24.1
North: Cow Camp Road															
7	L2	All MCs	754	3.0	754	3.0	0.373	10.0	LOS A	1.9	49.8	0.43	0.25	0.43	22.0
4	T1	All MCs	1	3.0	1	3.0	0.353	6.6	LOS A	1.8	45.9	0.43	0.25	0.43	22.3
14	R2	All MCs	59	3.0	59	3.0	0.353	6.6	LOS A	1.8	45.9	0.43	0.25	0.43	22.2
Approach			814	3.0	814	3.0	0.373	9.7	LOS A	1.9	49.8	0.43	0.25	0.43	22.1
West: Ortega Highway															
5	L2	All MCs	102	3.0	102	3.0	0.374	10.2	LOS A	1.6	42.0	0.66	0.67	0.81	21.8
2	T1	All MCs	340	3.0	340	3.0	0.374	13.9	LOS A	1.6	42.0	0.65	0.64	0.74	22.2
12	R2	All MCs	1	3.0	1	3.0	0.303	9.8	LOS A	1.2	30.2	0.65	0.62	0.69	22.4
Approach			443	3.0	443	3.0	0.374	13.1	LOS A	1.6	42.0	0.65	0.65	0.76	22.2
All Vehicles			2082	3.0	2082	3.0	0.374	7.6	LOS A	1.9	49.8	0.36	0.26	0.38	22.8

Site Level of Service (LOS) Method: Degree of Saturation (ICU). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Intersection and Approach LOS values are based on worst degree of saturation for any vehicle movement.
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: Siegloch M1 implied by US HCM 6 Roundabout Capacity Model.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.