The Ranch Plan

Planning Areas 3 and 4

Master Area Plan
and
Subarea Area Plans
3.1, 3.2A&B, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, and 4.1

County of Orange - OC Public Works
OC Development Services
CONDITIONALLY APPROVED
Approved By: Planning Commission
Approval Date: 7/8/2026
Application: PA25-0162
Stamped By: ocpwksanchez

(PA180030)
(PA22-0067)
(PA24-0104)
(MB24-0070)
(PA25-0162)



Updated September 11, 2019
Updated October 3, 2022
Updated October 14, 2024
Updated February 25, 2025
Updated May 28, 2025
Updated July 8, 2026

Ranch Plan Planned Community

Planning Areas 3 and 4

Master Area Plan

Planning Commission Approval: February 25, 2015
Amendment Approvals:
June 8, 2017 (Director)
Updated September 11, 2019 (Planning Commission) Updated October 3, 2022
Updated October 14, 2024
Updated February 25, 2025
Updated May 28, 2025
Updated July 8, 2026
RMV Community Development, LLC

Ranch Plan Planned Community
Planning Areas 3 and 4 Master Area Plan

TABLE OF CONTENTS Page No.

Introduction 3

1. Background 3

2. Location and Existing Uses 5

3. Master Area Plan Proposal 8

3.1 PC Development Map and PC Statistical Table Amendment 8

3.2 Land Use Plan and Master Area Plan Development Table 11

3.3 Preliminary Conceptual Grading 23

3.4 Infrastructure Phasing 23

3.5 Master Trail and Bikeway Implementation Plan 32

3.6 Agricultural and Other Existing and On-Going Uses 32

4. Master Area Plan Requirements 35

4.1 Ranch Plan PC Program Text Requirements 35

4.2 Other Regulatory Compliance Requirements 38

LIST OF TABLES

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

LIST OF EXHIBITS

1. Regional Location Map 6
2. Local Vicinity Map 7
3. Ranch Plan Planning Process 9
4. Land Use Plan 12
5. Circulation 25
6. Domestic Water 27
7. Non-Domestic Water 28
8. Wastewater 29
9. Storm Drainage 30
10. Water Quality 31
11. Trails and Bikeways Concept 33
12. Agricultural and Other Existing On-Going Uses Map 34

Ranch Plan Planned Community

Planning Areas 3 and 4 Master Area Plan

Introduction

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

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

1. BACKGROUND:

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

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

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

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

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

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

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

Annexation: In 2009 a 132-acre area was sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,925 acres (or approximately 74.57 percent), was identified for open space uses with 5,758 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

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

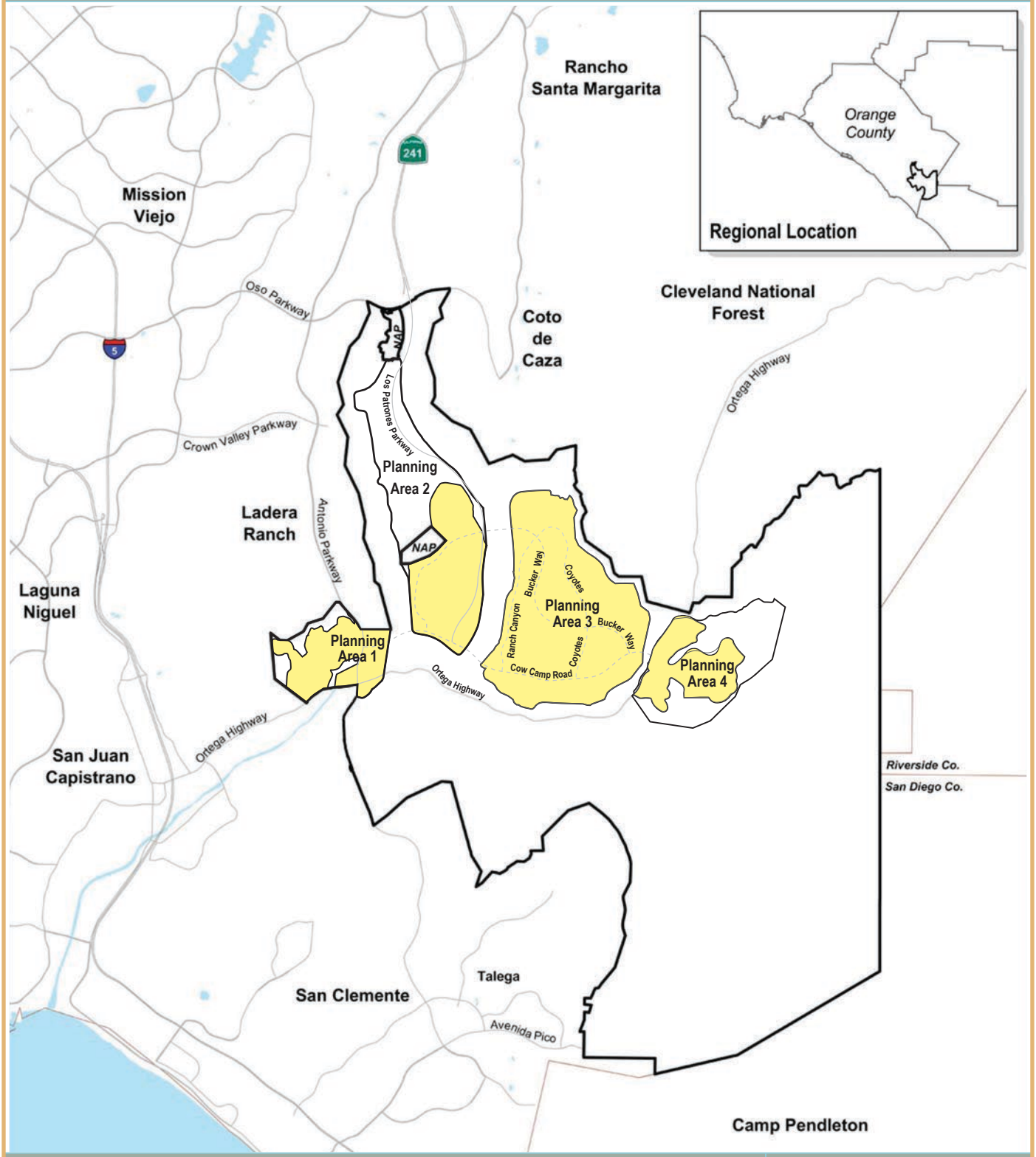
The 3,313-gross acre Planning Areas 3 and 4 development use area is located north and south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, and the Ranch Plan village of Sendero, south of the planned community of Coto de Caza, west of Planning Area 4 and Caspers Regional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

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

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

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

Planning Area 3 & 4



REGIONAL LOCATION MAP

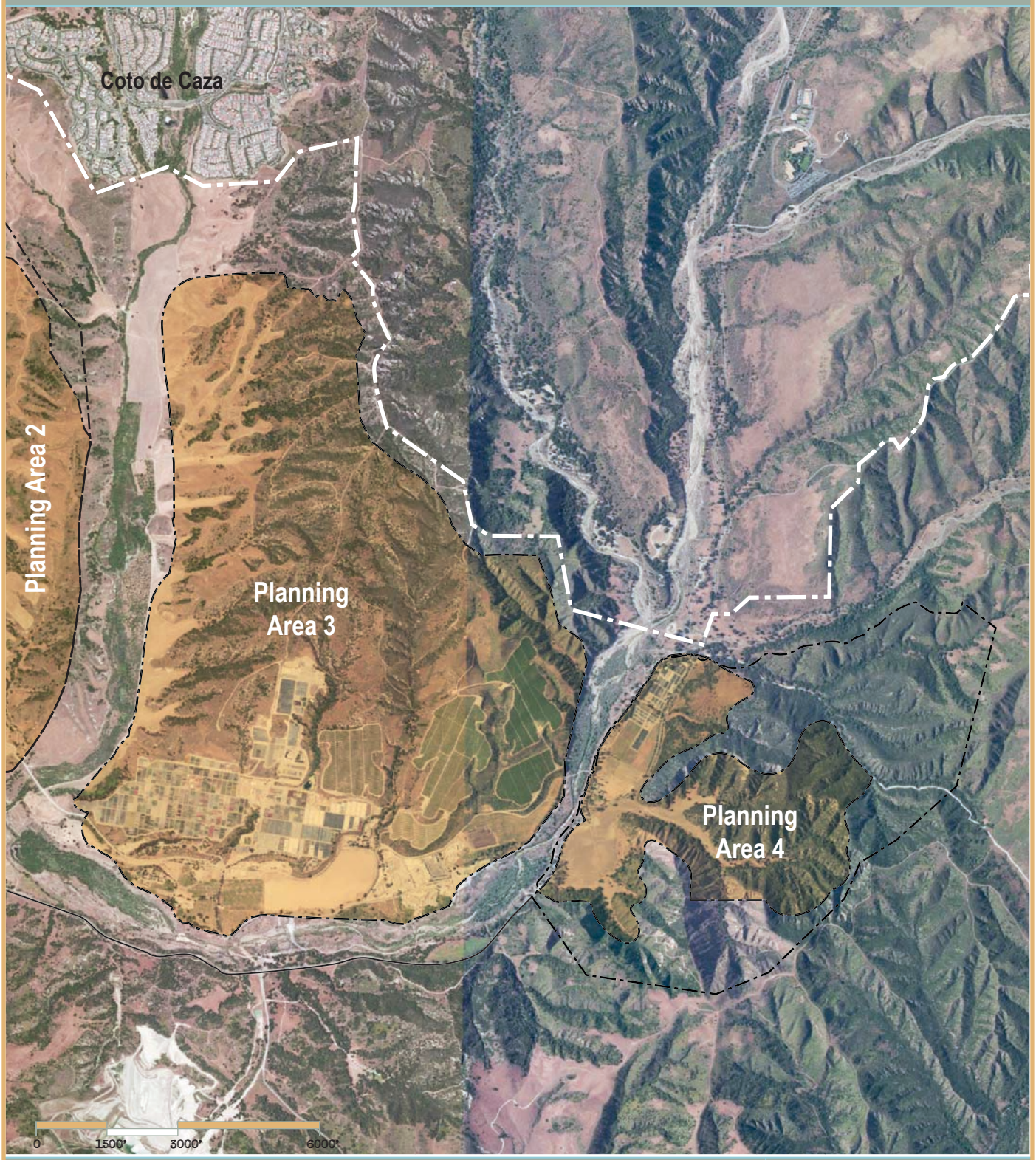
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



MASTER AREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2

N

3. MASTER AREA PLAN PROPOSAL

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

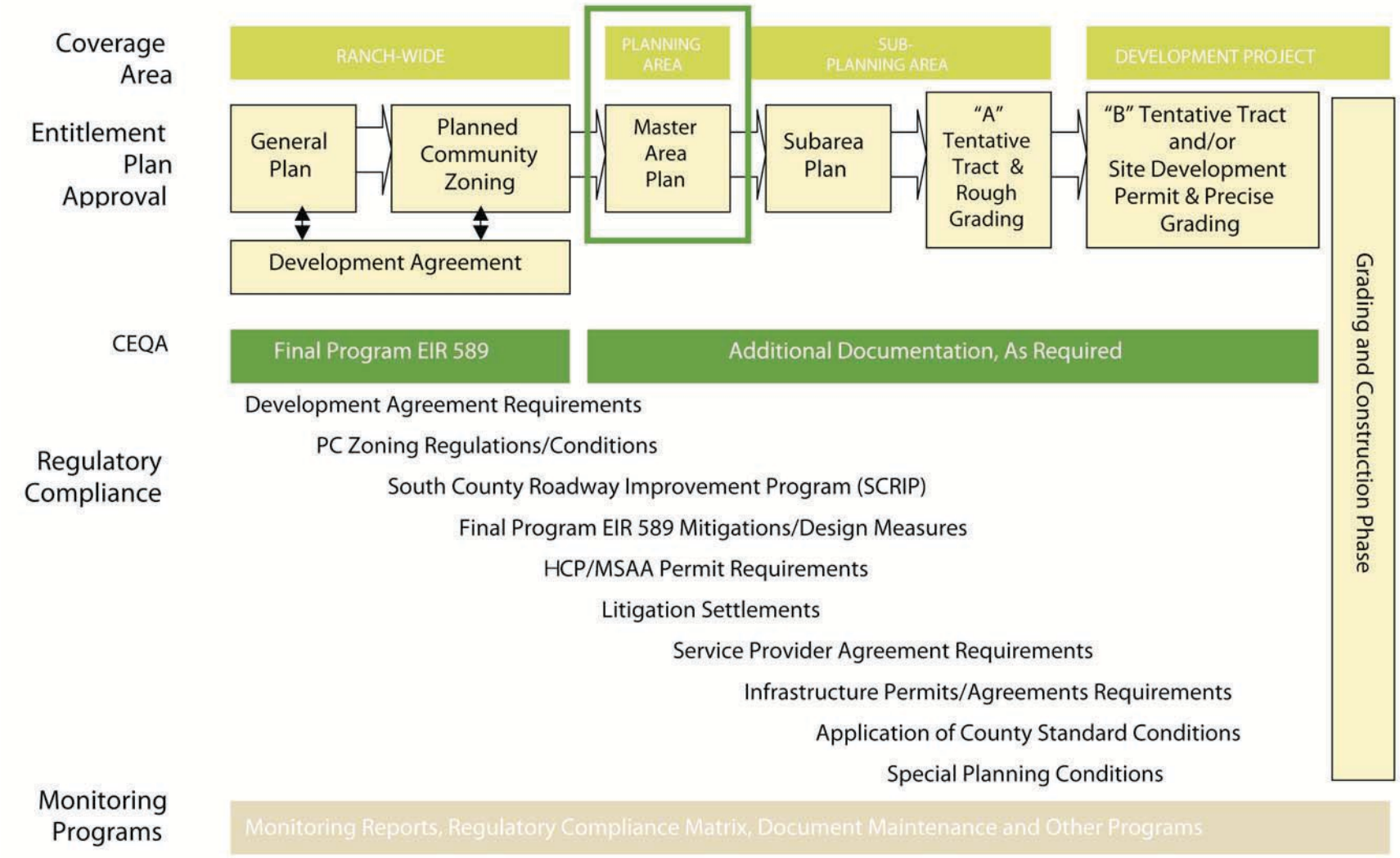
As defined by PC Program Text Section II.B, a Master Area Plan consists of a map, set of statistics, and other information that describes the general location and type of proposed uses and is a process for the refinement of development and open space boundaries and statistical information on an individual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

3.1 PC Development Map and PC Statistical Table Amendment:

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

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

Planning Area 3 & 4



MASTER AREA PLAN PLANNING PROCESS

Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4

Planning Area	Development Use											Open Space Use	Planning Area Totals
	Residential			Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort			
	Gross Acres	Maximum Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Gross Acres	Open Space Acres	Gross Acres
Planning Area 1	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	2,490	9,977	120	170	2,332	20	217				2,680	633	3,313
Planning Areas 5 & 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	5,759	16,924	22,683
Total													

3.2 Land Use Plan and Master Area Plan Development Table:

The Master Area Plan is intended to show the general location, acreage and type of land use for each Planning Subarea. 14 Subareas are contained in Planning Area 3 and one Subarea is contained within Planning Area 4. The Land Use Plan (Exhibit 4) depicts the general location of each proposed Subarea Plan within Planning Areas 3 and 4, as required by Ranch Plan PC Program Text Section 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. The location of each of the Subareas is also depicted in Exhibit 4 (Land Use Plan).

The Planning Areas 3 and 4 Master Area Plan include residential, Urban Activity Center (UAC), Business Park, Neighborhood Center and open space uses as well as public facilities and public parklands, and open space. Table 2 provides statistical information for Planning Areas 3 and 4. Exhibit 4, Planning Areas 3 and 4 Land Use Plan, depicts the 30-foot grading contours and identifies the land uses within Planning Areas 3 and 4. In summary, 2,490-gross acres of residential use allowing 9,977 total dwelling units, 190 gross acres and 2,549,000 square feet of non-residential uses (168 acres of Urban Activity Center, and 20 acres of Neighborhood Center) are proposed within the 2,680-gross acre development area portion of Planning Areas 3 and 4. The provision of open space dedications associated with Planning Areas 3 and 4 is discussed further in Section 4.1.D.

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

The 14 Planning Subareas within PA3 and one in PA4 are generally described below, including proposed land uses, and described in detail in each specific Subarea Plan.

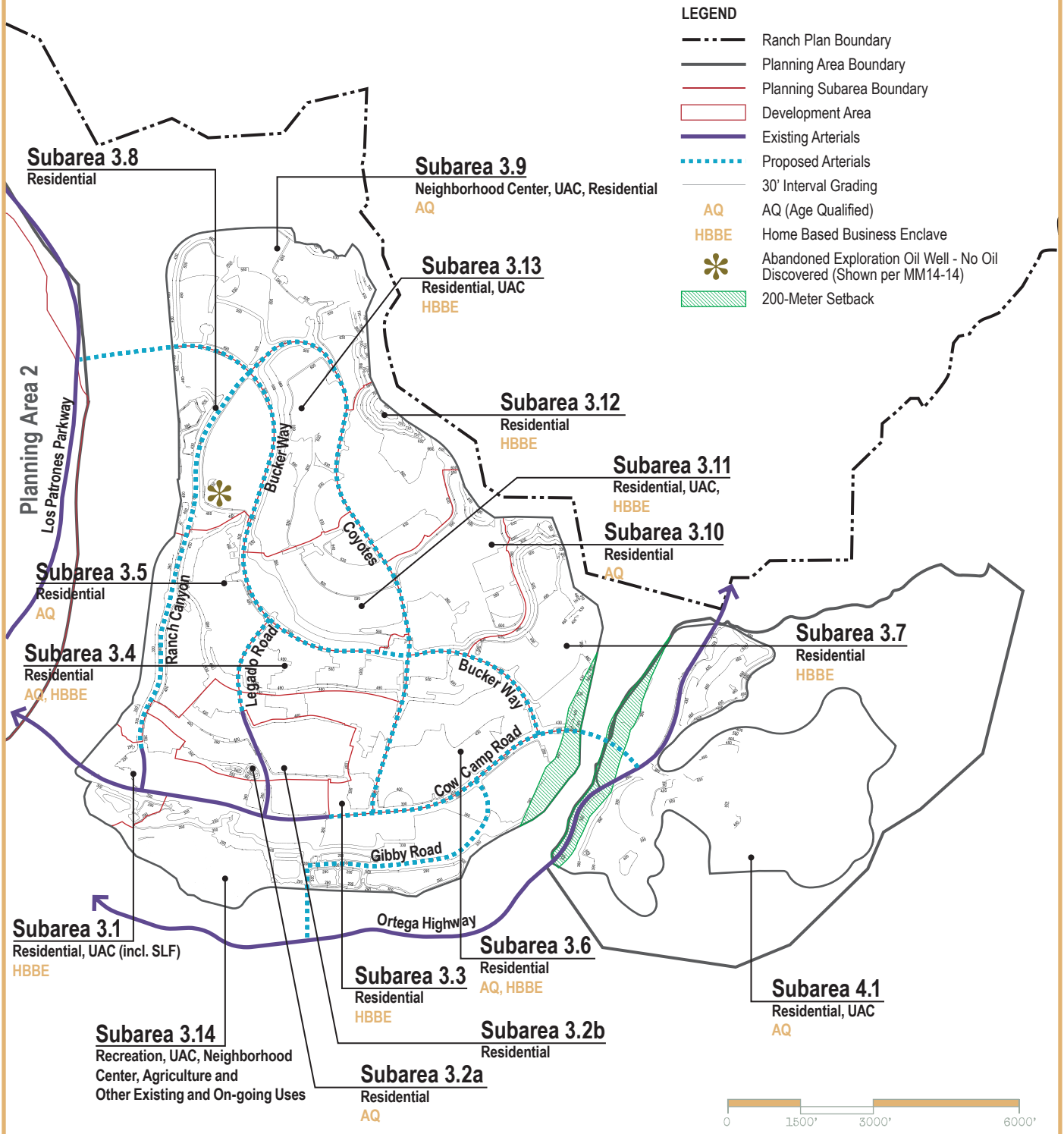
NOTE: The approved dwelling unit and square footage totals for each Subarea Plan are not-to-exceed totals, but this does not preclude the ability of an applicant to implement less than the approved totals and does not require a subsequent Area Plan revision or amendment to account for the difference.

Subarea 3.1

The 128-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.
The following land uses are proposed:

- 115 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

Planning Area 3 & 4



MASTER AREA PLAN
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

MASTER AREA PLAN

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

Ranch Plan Planned Community

PA-3 & 4 MASTER AREA PLAN
Table 2

    - 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
- 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-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. The following land uses are proposed:

- 60 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 acres of public parkland

Subarea 3.2b

The 56-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. The following land uses are proposed:

- 56 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.

Subarea 3.3
The 76-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. The following land uses are proposed:

- 76 gross acres of residential area, allowing a total of up to 382 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
        - Up to 6 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

Subarea 3.4
The 84-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. The following land uses are proposed:

- 84 gross acres of residential area, allowing a total of up to 326 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
    - 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 feet in height

Subarea 3.5
The 173-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. The following land uses are proposed:

- 173 gross acres of residential area, allowing a total of up to 539 dwelling units, including approximately 307 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
    - 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 feet in height.

Subarea 3.6
The 166-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. The following land uses are proposed:

- 166 gross acres of residential area, allowing a total of up to 1,060 dwelling units, including approximately 133 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 club houses
        - Up to 6 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-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 located easterly of Subarea 3.7. The following land uses are proposed:

- 149 gross acres of residential area, allowing a total of up to 771 dwelling units, none of which are 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
        - A wireless facilities tower up to 75 feet in height

Subarea 3.8
The 144-gross-acre Subarea 3.8 is located in the west-central portion of Planning Area 3. Bucker Way 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. The following land uses are proposed:

- 144 gross acres of residential area, allowing a total of up to 1,245 dwelling units, including approximately 230 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):
        - 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 feet in height

Subarea 3.9
The 234-gross-acre Subarea 3.9 is located in the northerly portion of Planning Area 3. Bucker Way would traverse the southerly boundary of the of the subarea in a generally an east-west direction. Gobernadora Canyon is located westerly of Subarea 3.9. The following land uses are proposed:

- 168 gross acres of residential area, allowing a total of up to 690 dwelling units, including approximately 209 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
    - Community Facility uses (including, but not limited to):
        - A wireless facilities tower up to 75 feet in height
- Up to 10 acres and up to 107,000-square-feet of Neighborhood Center Uses
- Up to 56 acres and up to 686,000-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 3.10
The 144-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. The following land uses are proposed:

- 144 gross acres of residential area, allowing a total of 649 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:
    - 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 feet in height

Subarea 3.11

The 143 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. The following land uses are proposed:

- 129 gross acres of residential area, allowing a total of up to 596 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 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
        - A wireless facility tower up to 75 feet in height
- Up to 14 acres and up to 150,000-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 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. The following land uses are proposed:

- 131 gross acres of residential area, allowing a total of up to 750 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:
- 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 feet in height

Subarea 3.13

The 150 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. The following land uses are proposed:

- 150 gross acres of residential area, allowing a total of up to 590 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
        - Two wireless facilities towers up to 75 feet in height

Subarea 3.14

The 339-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 of the subarea in generally an east-west direction. Gibby Road would traverse the south-easterly boundary of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.14. The following land uses are proposed:

- 258 gross acres of development area generally zoned residential, which would include 265 dwelling units and may also include other uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:

    - Community Facility uses (including, but not limited to):
        - Two 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 acres of uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses), including but not limited to the existing uses defined under III.H.2.d, as approved per TT19227, Lots 1 through 11.
- Up to 71 acres and up to 686,000-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. The following land uses are proposed:

- 487 gross acres of residential area, allowing a total of up to 670 dwelling units, including approximately 170 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.
        - Cemetary: Up to 70 acres
- Up to 16 acres and up to 800,000 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 Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses)

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

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

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

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

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

3.3 Preliminary Conceptual Grading:
The proposed PA3&4 Land Use Plan (Exhibit 4) provides the PA3&4 preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.a.10. A more detailed Concept Grading Plan, at ten-foot contour intervals, 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 PC 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 (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):

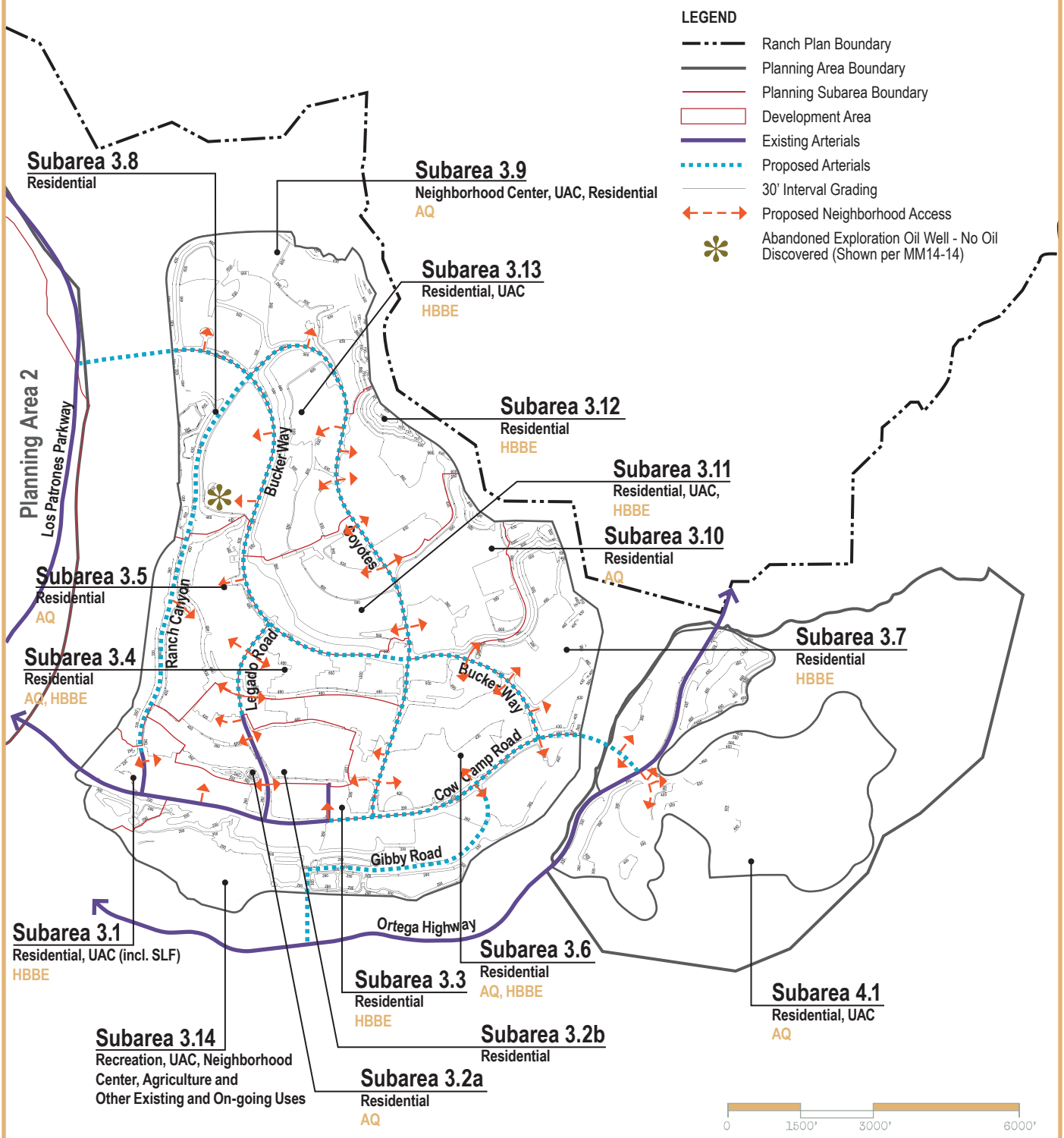
- Phase 1: Subarea 3.1
- Phase 2: Subarea 3.2 and a portion of Subarea 3.14 (non-residential uses, flood control and water quality basins)
- Phase 3: Subarea 3.3
- Phase 4: Subarea 3.4
- Phase 5: Subarea 3.5
- Phase 6: Subarea 3.6 and a portion of Subarea 3.14 (non-residential uses, flood control and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

In reference to circulation improvements, Exhibit 5 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 Rancho Mission Viejo Planned Community and Caspers Wilderness Park. A portion of Cow Camp Road, known as Segment 1, is located within Planning Areas 1 and 2 (four lanes completed, two 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 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, a 25-foot scenic highway easement from curb-line will be clear of structures and signage. Additional widening of the roadway and bridges will occur as the development occurs and traffic demands dictate.
- **Bucker Way:** Bucker Way is proposed as an arterial that will extend from Planning Area 2, bridge across Cañada Gobernadora. This arterial will continue through PA3 ending at a signalized intersection with Cow Camp Road near the southeastern boundary of PA3.

- **Coyotes:** Coyotes 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:** Ranch Canyon 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 road that connects PA3 to the existing traffic signal on Ortega Highway. This roadway traverses Subarea 3.14 and intersects with Cow Camp Road.
- **Ortega Highway:** California State Route 74 (Ortega Highway) is the existing arterial that traverses PA4. The existing roadway will be modified to allow the connection of Cow Camp Road at a roundabout. Portions of Ortega Highway may be realigned in the vicinity of Planning Area 4 while maintaining the two-lane configuration and an additional roundabout access. Minor roadway and drainage improvements would be constructed with the adjacent property development. An additional roundabout or signalized intersection would be added northeast of the Cow Camp Road intersection, and south of the current 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.

Planning Area 3 & 4



MASTER AREA PLAN
CIRCULATION PLAN
Ranch Plan Planned Community

Exhibit: 5

N

Domestic Water, Non-Domestic Water & Wastewater:

Exhibits 6 and 7 depict the location of proposed facilities for domestic and non-domestic water, respectively, which would include three domestic water reservoirs, four non-domestic water reservoirs and installation of water mains for both domestic and non-domestic water. One of the domestic water reservoir sites I located easterly of the development area boundary within the open space (Habitat Reserve) area, as previously addressed by FEIR 589. All other reservoirs and water conveyance facilities would be located with the development areas.

Exhibit 8 depicts the location of proposed wastewater facilities, which would include distribution and collection and two proposed lift stations, all internal to the development area.

Storm Drainage System:

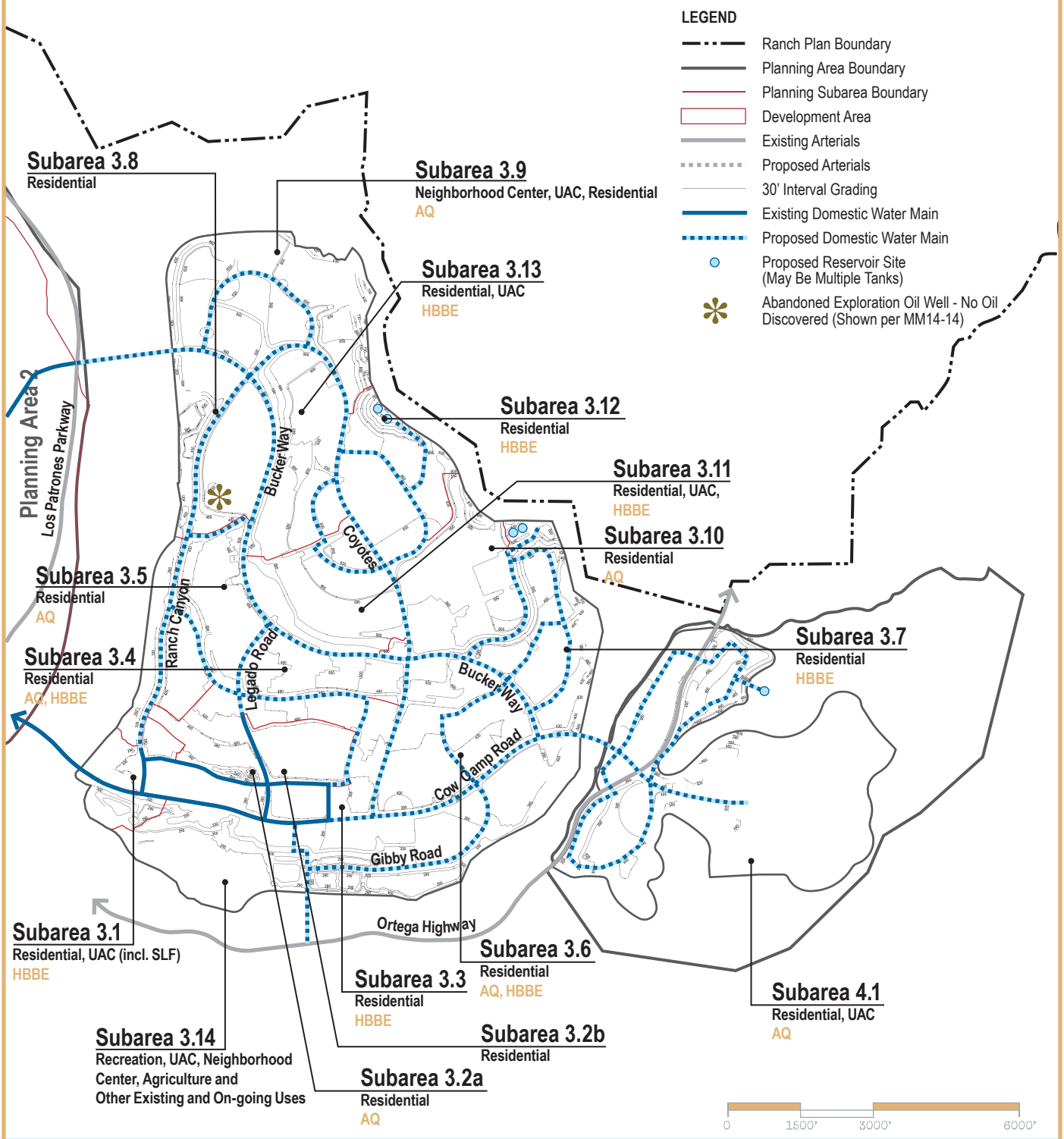
Consistent with the Master Plan of Drainage, EIR 589 and the ROMP, storm drains and outfalls would be constructed in conjunction with the development of Planning Areas 3 and 4. The location of these facilities is depicted in Exhibit 9, including:

- 12 outfalls to San Juan Creek.
- 2 outfall to Gobernadora Canyon

Water Quality System:

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

Planning Area 3 & 4

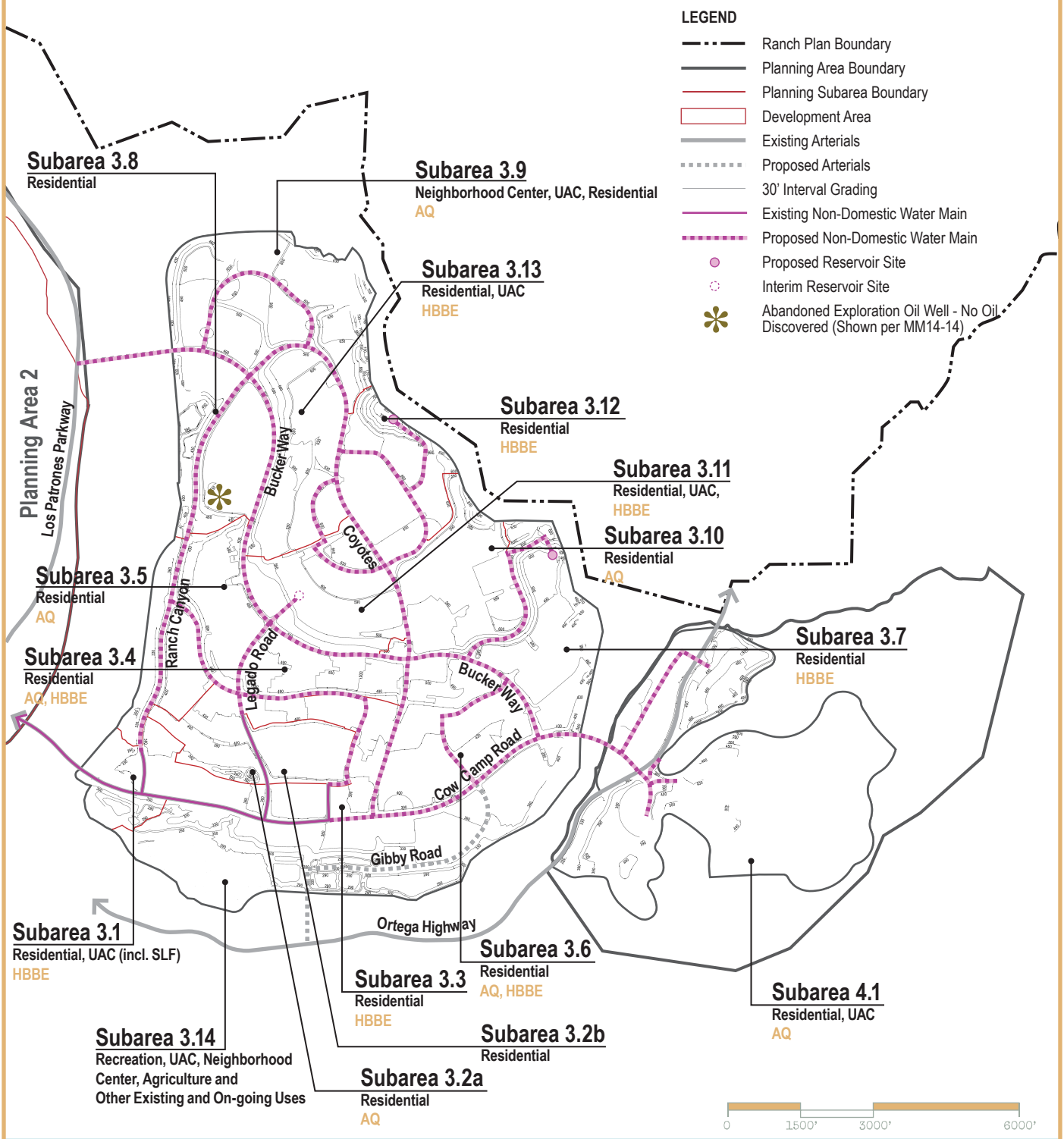


MASTER AREA PLAN
CONCEPTUAL DOMESTIC WATER SYSTEM
Ranch Plan Planned Community

Exhibit: 6

N

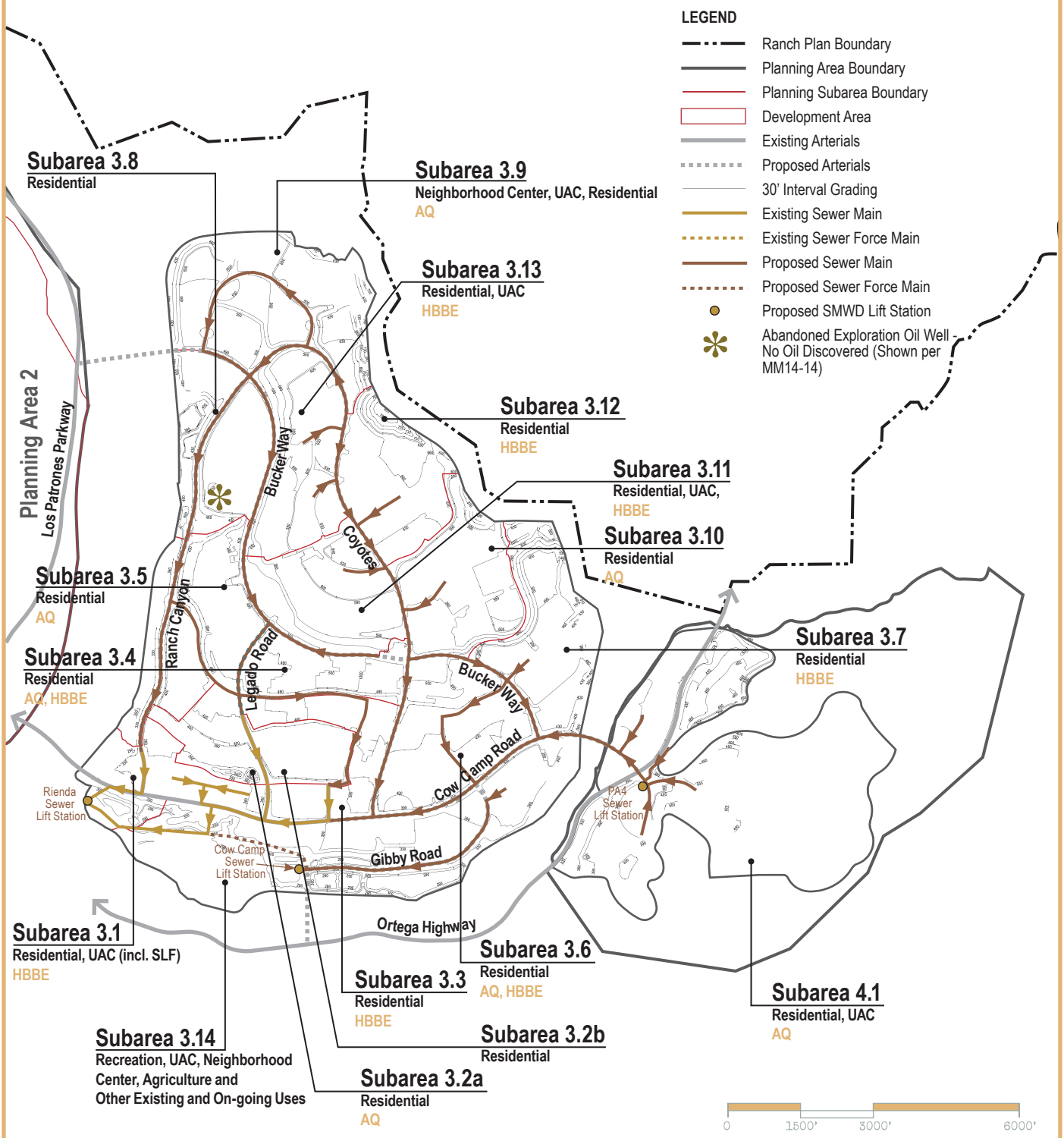
Planning Area 3 & 4



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

Exhibit: 7

Planning Area 3 & 4

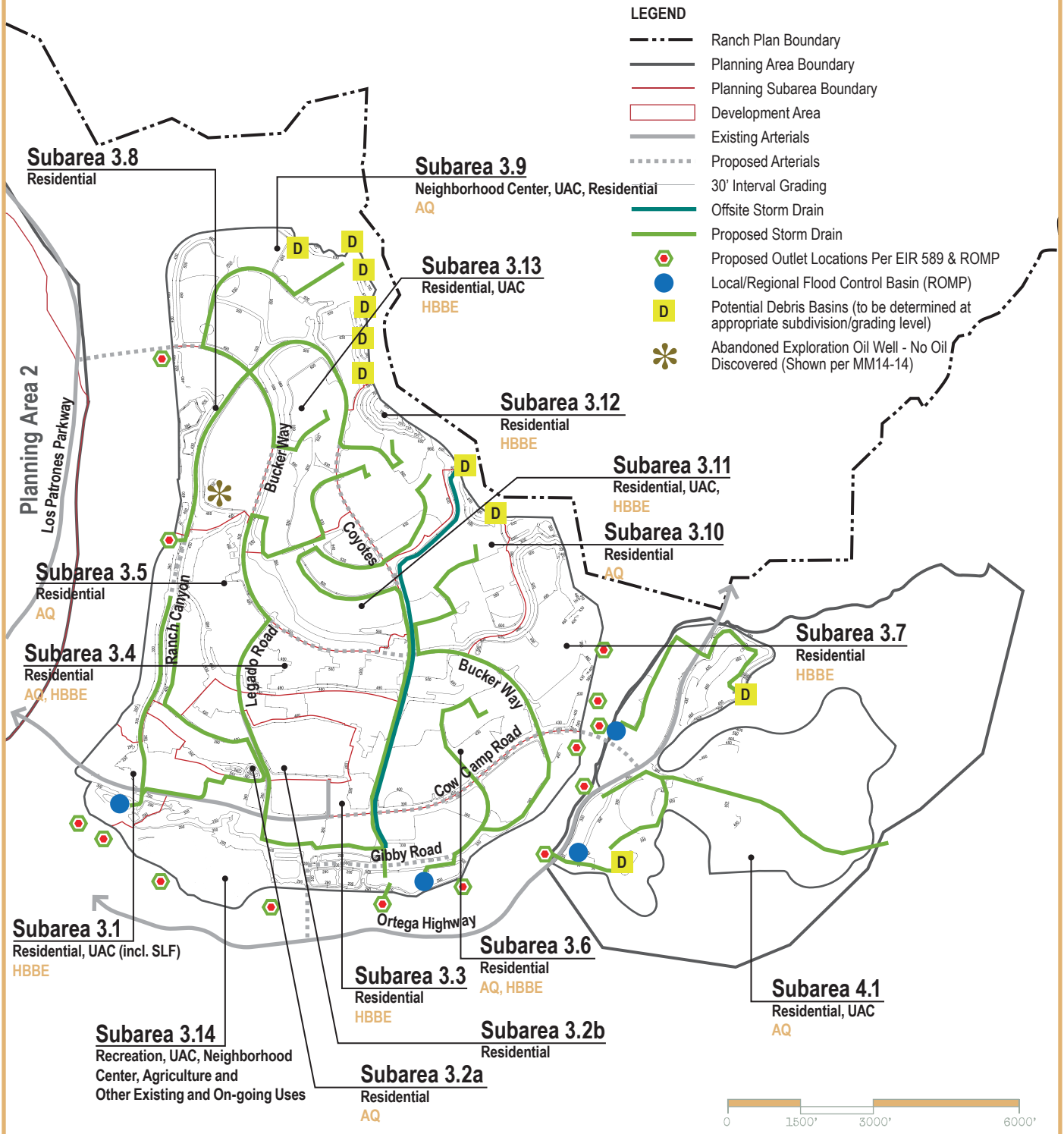


MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM
Ranch Plan Planned Community

Exhibit: 8

N

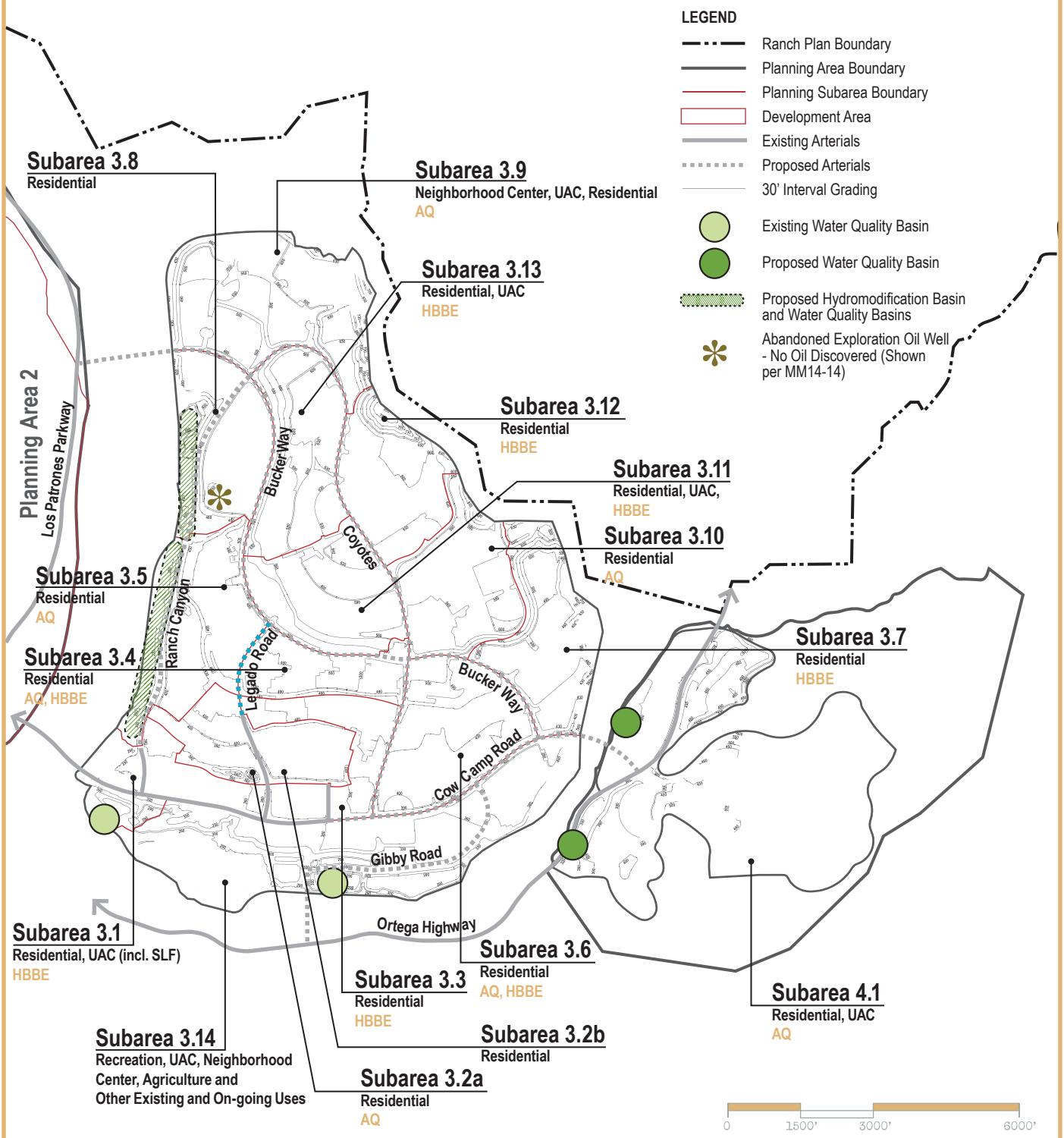
Planning Area 3 & 4



MASTER AREA PLAN
PRELIMINARY STORM DRAINAGE SYSTEM
Ranch Plan Planned Community

Exhibit: 9

Planning Area 3 & 4



MASTER AREA PLAN
PRELIMINARY WATER QUALITY SYSTEM
Ranch Plan Planned Community

Exhibit: 10

N

3.5 Master Trail and Bikeway Implementation Plan:

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

> "In conjunction with approval of the first Master Area Plan, the applicant shall develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan that would establish viable routes for trails and bikeways to provide connectivity to community trails and bikeways in adjacent developments and with existing and proposed recreational facilities. The Master Trail and Bikeways Implementation Plan shall meet with the approval by the [Director, OC Planning] in consultation with the [Manager, OC Parks]."

In satisfaction of this mitigation measure, a Master Trail and Bikeways Plan was approved by the County in 2011. The location of Master Trail and Bikeway facilities will be per the approved September 2011 Master Trail and Bikeways Implementation Plan. Within Planning Areas 3 and 4 (see Exhibit 11), the only required Master Trail and Bikeway facility is the San Juan Creek Class I Bikeway proposed along the northern side of San Juan Creek adjacent to/parallel with Cow Camp Road.

3.6 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 12 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5.

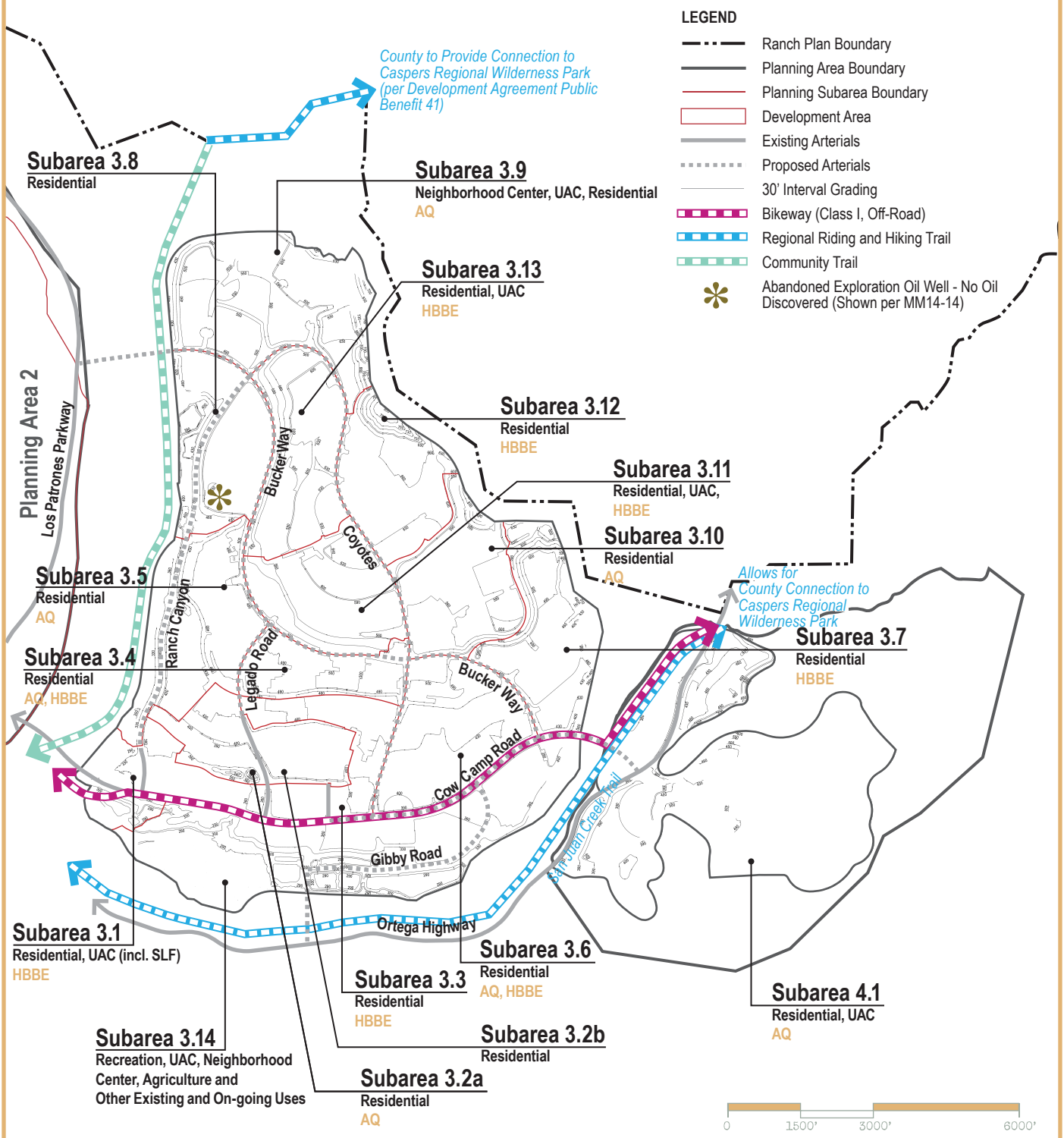
Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland and citrus trees.

3.7 Compatibility with Caspers Wilderness Park:

PC Program Text General Regulation 21 and 22 generally relate to the compatibility of development with Caspers Wilderness Park. General Regulation 21 requires that exterior lighting adjacent to Caspers be designed and located to confine direct rays to the premises, and parking lots and lighting within PA4 and the eastern edge of PA3 shall minimized refractive light into surrounding neighborhoods and into the night sky. This compatibility will be met through each project's compliance with County Standard Condition LG01 (Light and Glare), a specified by the February 6, 2014 PC Program Text Guidance Document.

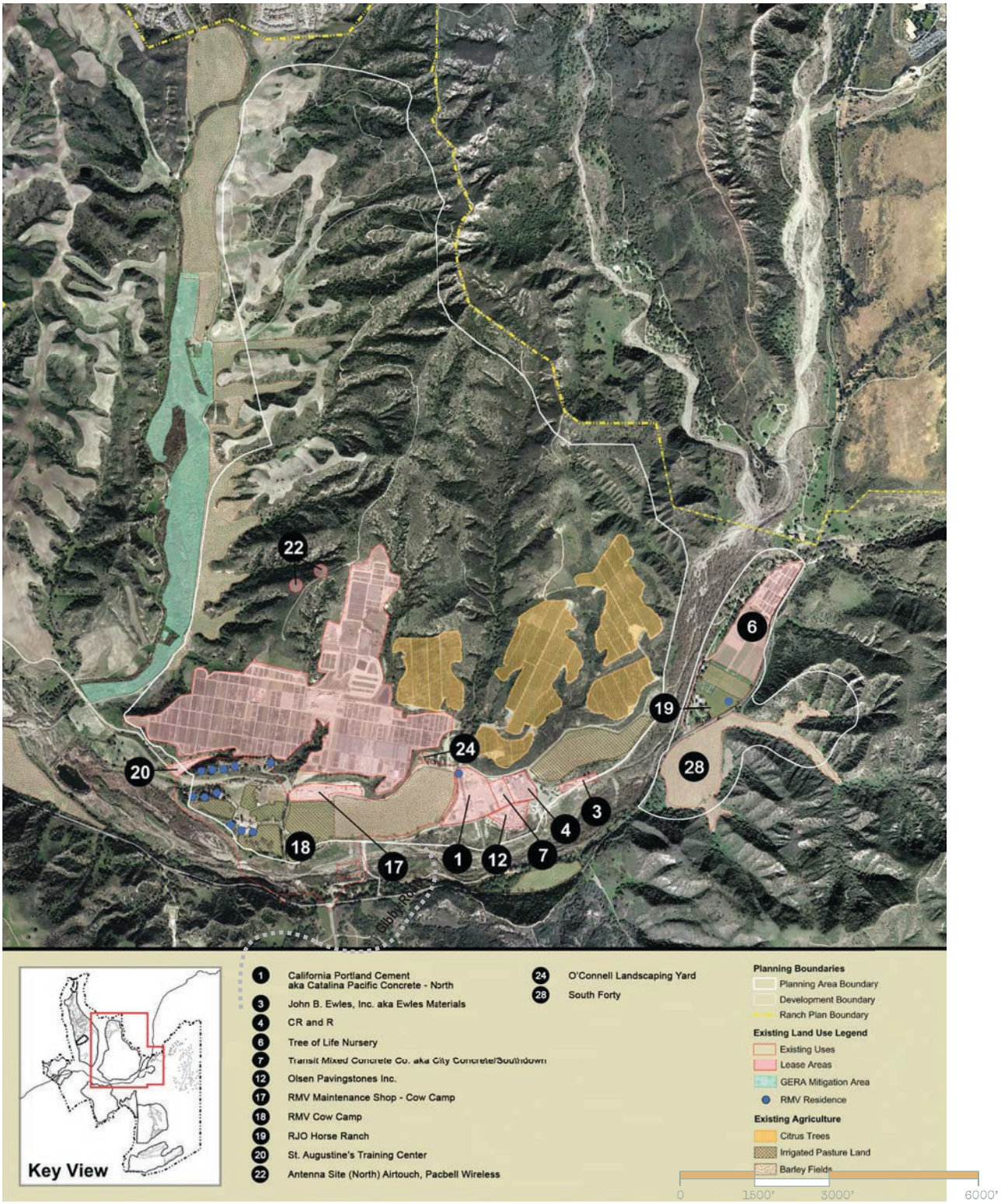
General Regulation 22 requires a broad color palette be provided for the exterior walls and roofing materials of future homes and businesses with a specific emphasis on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings. This compatibility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

Planning Area 3 & 4



MASTER AREA PLAN
TRAILS AND BIKEWAYS CONCEPT
Ranch Plan Planned Community

Exhibit: 11



AGRICULTURE AND OTHER EXISTING ON-GOING USES

Exhibit: 12

N

Ranch Plan Planned Community

4. MASTER AREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PC Program Text Section II. Implementation Procedures

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

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

    The December 26, 2013 PC Text Guidance Document has amended this requirement such that an exhibit depicting the relationship between the Master Area Plan boundary and the Development Area boundary is satisfactory.

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

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

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

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

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

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

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

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

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

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

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

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

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

9) *A Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004) shall be submitted for review (per Mitigation Measure 4.6-2) and approval by the Director, PDS. The traffic analysis shall include:*

   a) *An evaluation of how any proposed refinements to [the Ranch Plan] circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Final Program EIR 589 mitigation measures.*

   b) *Average Daily Trips generated by uses proposed within the Planning Area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.*

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

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

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

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

See Section 3.7 above.

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

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

13) *Annual Monitoring Report framework.*

A Ranch Plan Planned Community Annual Monitoring Report framework was approved by the Director, RDMD (predecessor to OC Public Works) on February 19, 2008.

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

See Section 3.2 above and refer to Exhibit 4.

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

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

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

See Section 3.7 above.

4.2 Other Regulatory Compliance Requirements:

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

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

- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

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

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

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

  Are service stations proposed within Planning Areas 3 and 4? Neighborhood Electrical Vehicle (NEV) charging stations are provided within PA1 and PA2, and anticipated in Planning Areas 3 and 4.

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

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

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

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

- MM 4.14-14 (Regulation Compliance Matrix Item #198): The Master Area Plan prepared for those Planning Areas containing oil wells (Planning Areas 3 and 9) shall graphically depict the location of all oil wells. Prior to issuance of building permits for those locations with oil wells, the applicant shall submit verification

that final building plans have undergone review by the Department of Conservation, Division of Oil, Gas, and Geothermal Resources and remedial action in compliance with well abandonment procedures has been completed.

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.1

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community Subarea Area Plan 3.1

TABLE OF CONTENTS Page No.

Introduction……...2

1. Background…..……..…….....2
2. Location and Existing Uses…..…….2
3. Subarea Plan Proposal…….5
   - 3.1 Land Use Plan and Subarea Development Table…….....5
   - 3.2 Conceptual Grading…….…….....9
   - 3.3 Circulation and Infrastructure…….....9
   - 3.4 Agricultural and Other Existing and On-Going Uses……....10
4. Subarea Plan Requirements …….....12
   - 4.1 Ranch Plan PC Program Text Requirements 1…….....12
   - 4.2 Other Regulatory Compliance Requirements……15

LIST OF TABLES

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

LIST OF EXHIBITS

1. Regional Location Map……..…….……...3
2. Subarea Local Vicinity Map ……..…..……..4
3. Ranch Plan Planning Process ……..…..……..…6
4. Land Use Plan ……..…..…….……7
5. Agricultural and Other Existing On-Going Uses Map……..…..……11

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.1

Introduction

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

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

1. BACKGROUND:

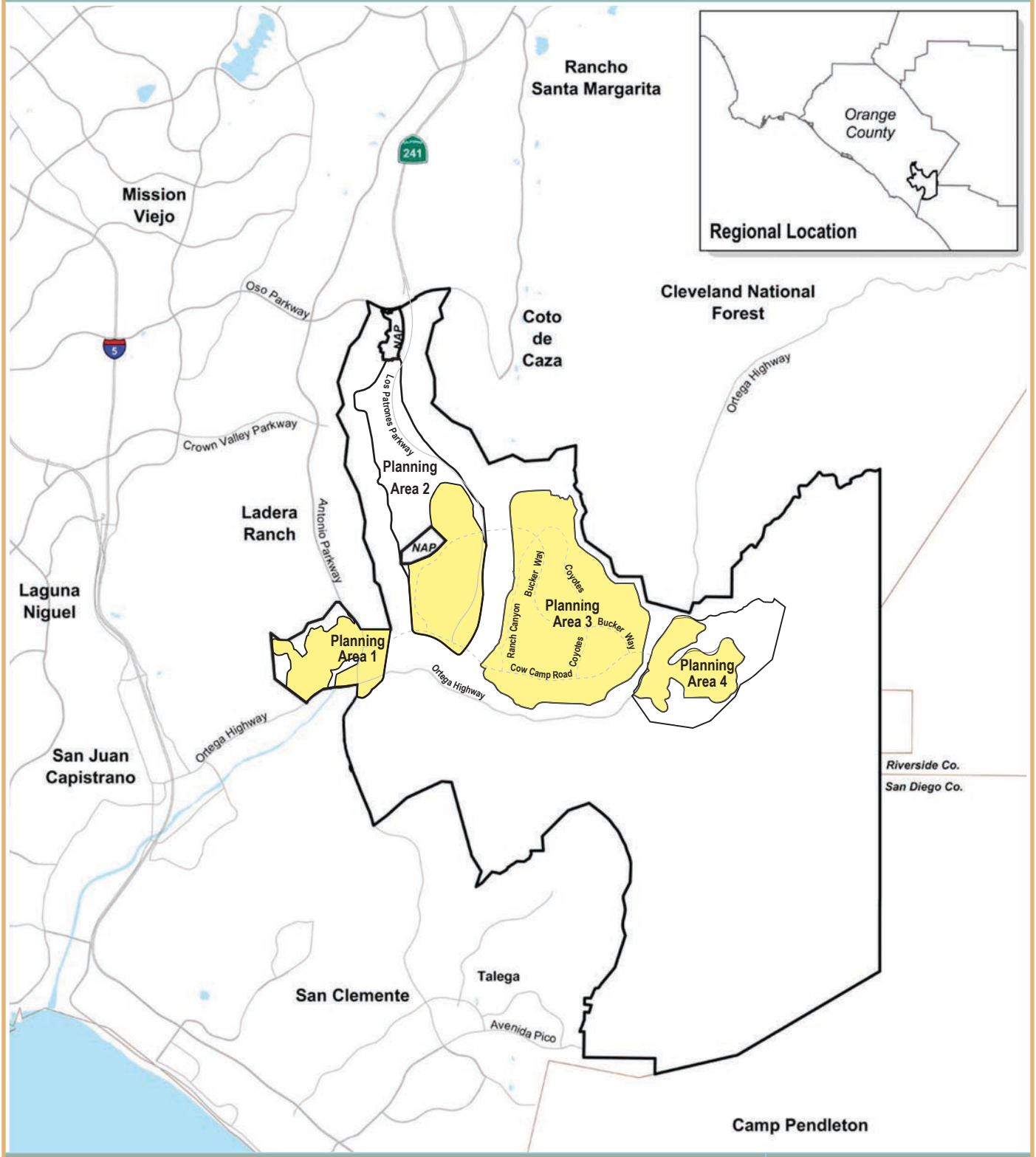
On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. A 132-acre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

2. LOCATION AND EXISTING USES

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

Existing land uses within Planning Area 3 include avocado and citrus production areas and barley fields. Color Spot Nursery is also located in Planning Area 3 as are several industrial type leases including CR&R/Solag Disposal Company, Calmat, Ewles Materials, Olsen Pavingstone, Cemex and Greenstone Materials. Along the southern boundary of Planning Area 3 is an area known historically as Cow Camp. Existing uses

Planning Area 3 & 4



REGIONAL LOCATION MAP

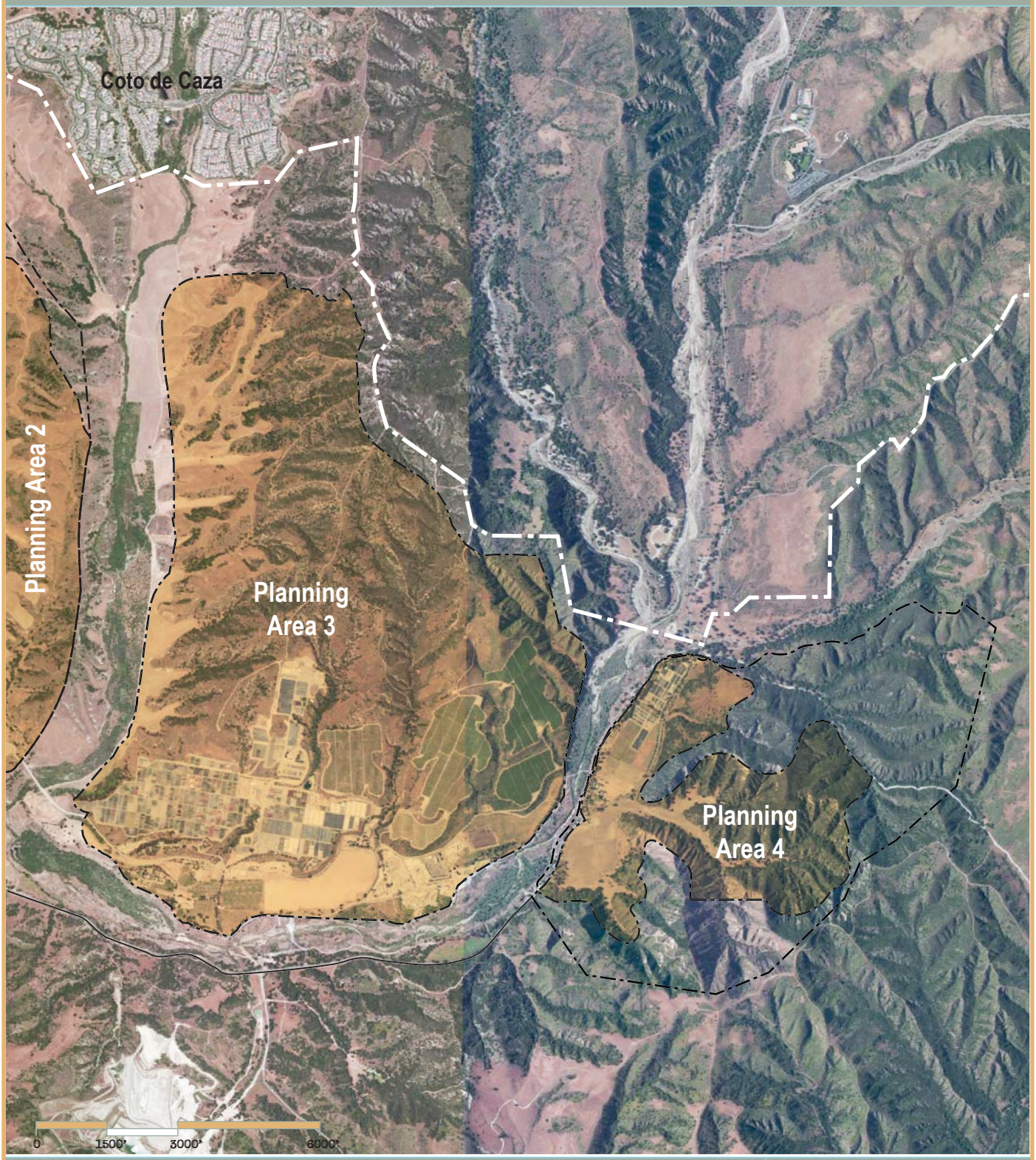
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

in this area include homes for ranch agricultural employees, ranch offices, a horse riding arena, pastures and stock yards, tack room, shop equipment storage and restroom facility. There are several unpaved ranch roads located within the Planning Area.

3. SUBAREA PLAN 3.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.1 Development Table:

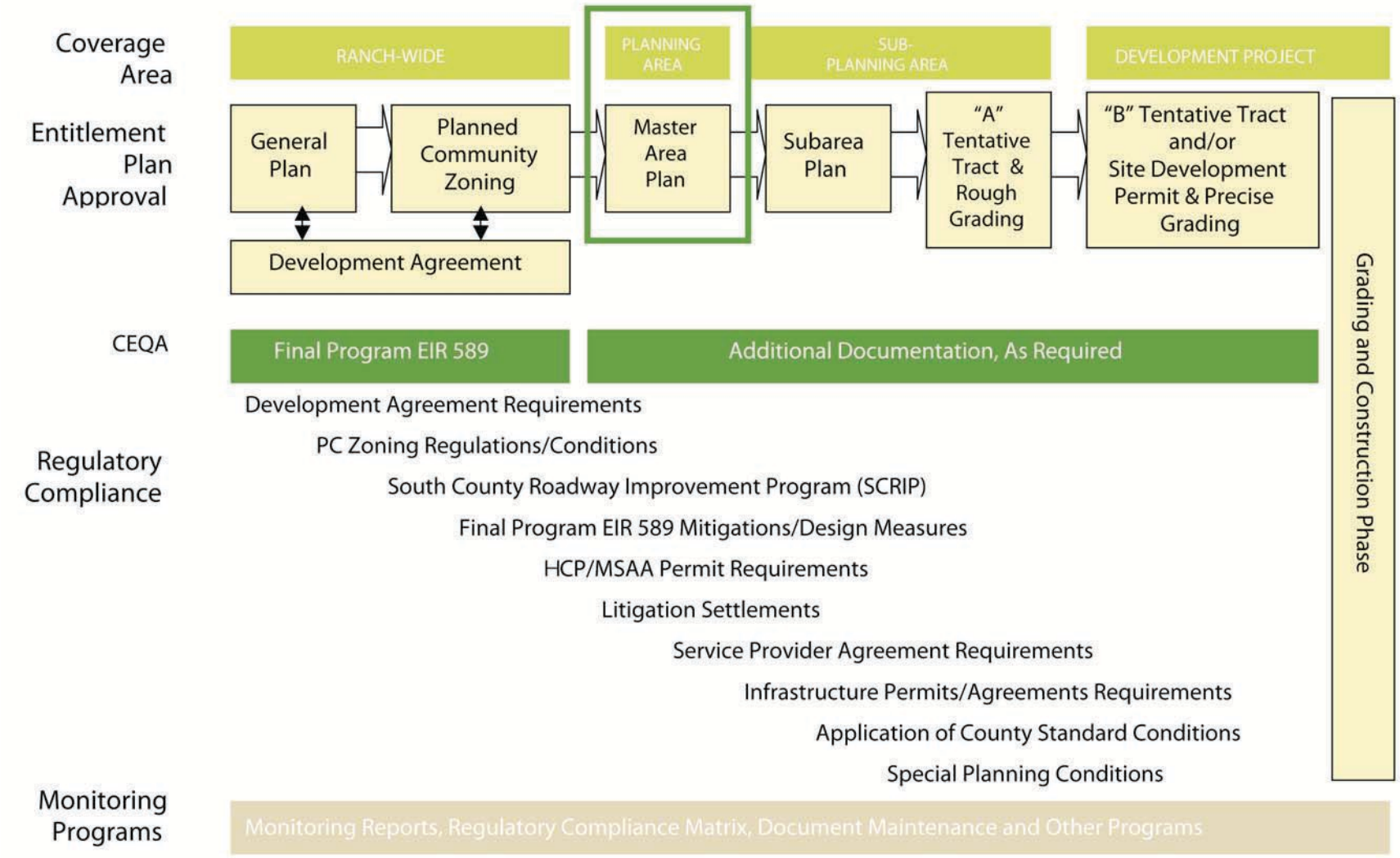
All of the required Ranch Plan entitlement plans are shown in their planning context on Exhibit 3 titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4) depicts 128 gross acres of development land uses within a terraced and hillside setting, which may include:

- 115 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

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

Planning Area 3 & 4

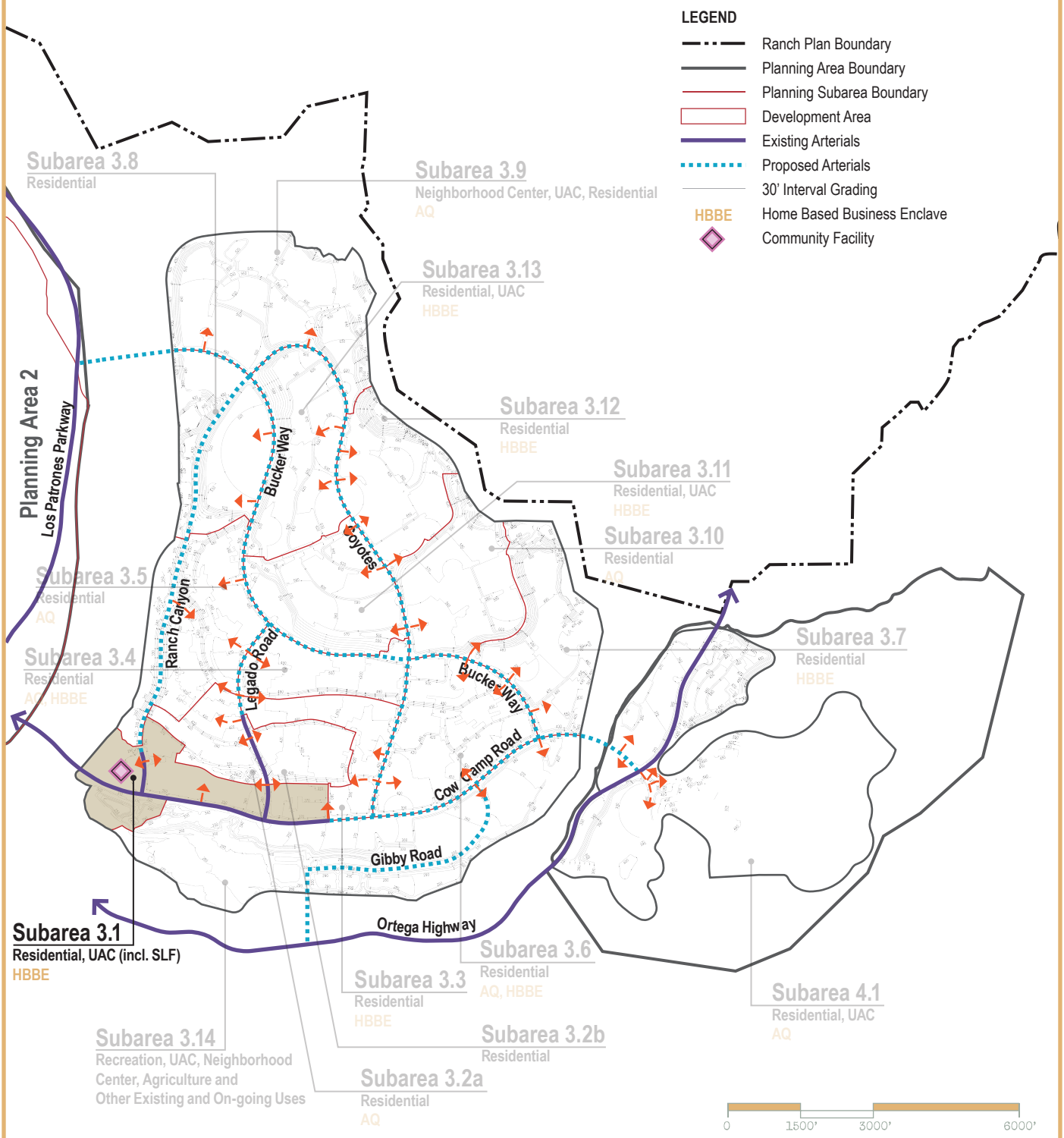


RANCH PLAN PLANNING PROCESS

Exhibit: 3

Ranch Plan Planned Community

Planning Area 3 & 4



SUBAREA 3.1
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.1

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

Ranch Plan Planned Community

Subarea Plan 3.1
Table 1

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

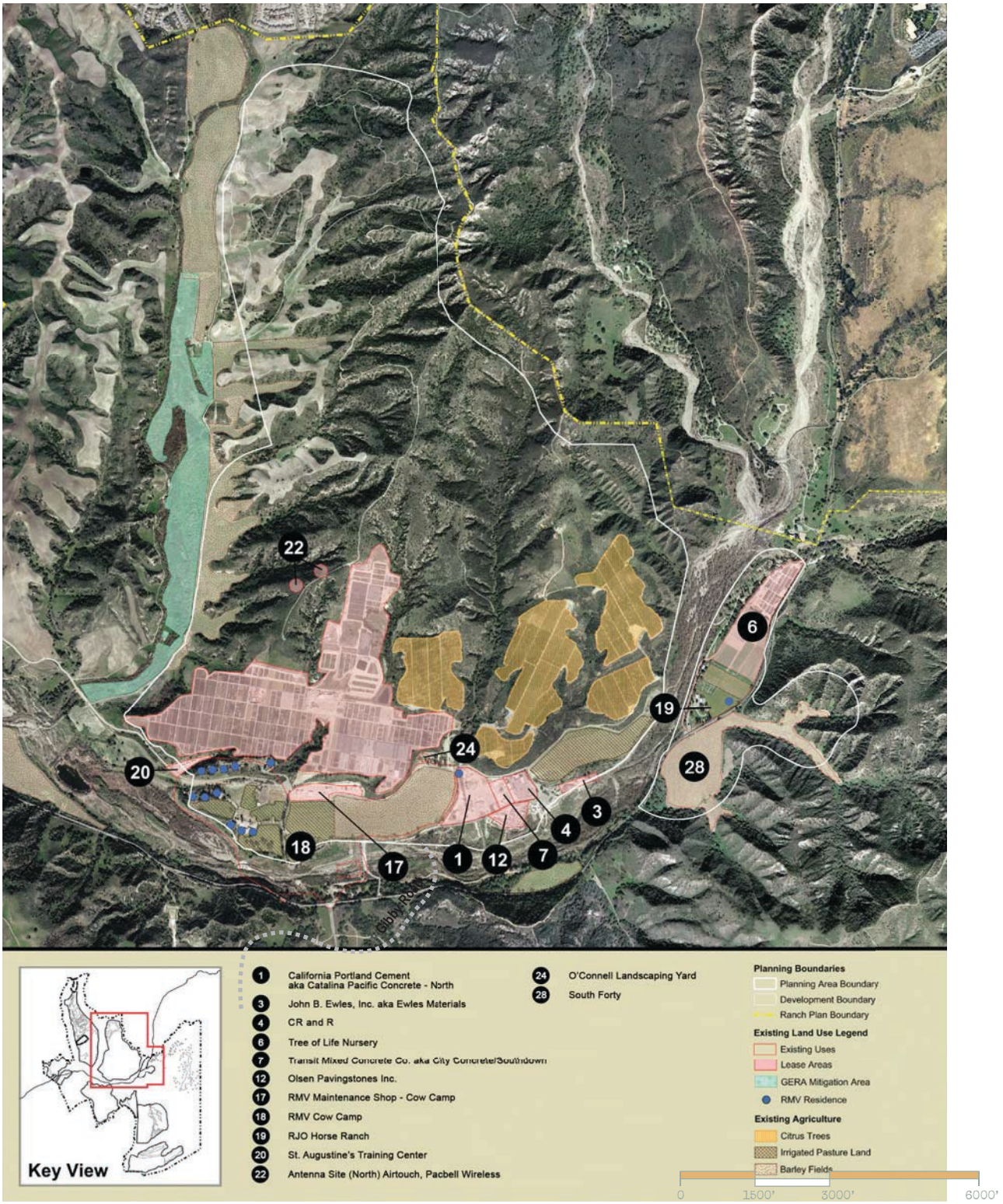
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURE AND OTHER EXISTING ON-GOING USES

Exhibit: 5

N

Ranch Plan Planned Community

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

1) Compatibility with existing, adjacent land uses.

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

2) Scenic highway treatments.

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

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

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

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.2a & 3.2b

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025 Updated

May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.2a & 3.2b

TABLE OF CONTENTS Page No.

Introduction 2

1. Background 2
2. Location and Existing Uses 2
3. Subarea Plan Proposal 5
    - 3.1 Land Use Plan and Subarea Development Table 5
    - 3.2 Conceptual Grading 12
    - 3.3 Circulation and Infrastructure 12
    - 3.4 Agricultural and Other Existing and On-Going Uses 13
4. Subarea Plan Requirements 15
    - 4.1 Ranch Plan PC Program Text Requirements 15
    - 4.2 Other Regulatory Compliance Requirements 18

LIST OF TABLES

1. Subarea Development Table 10

LIST OF EXHIBITS

1. Regional Location Map 3
2. Subarea Local Vicinity Map 4
3. Ranch Plan Planning Process 7

4a. Land Use Plan (SAP 3.2a). 8

4b. Land Use Plan (SAP 3.2b). 9

5. Agricultural and Other Existing On-Going Uses Map 14

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.2

Introduction

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

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

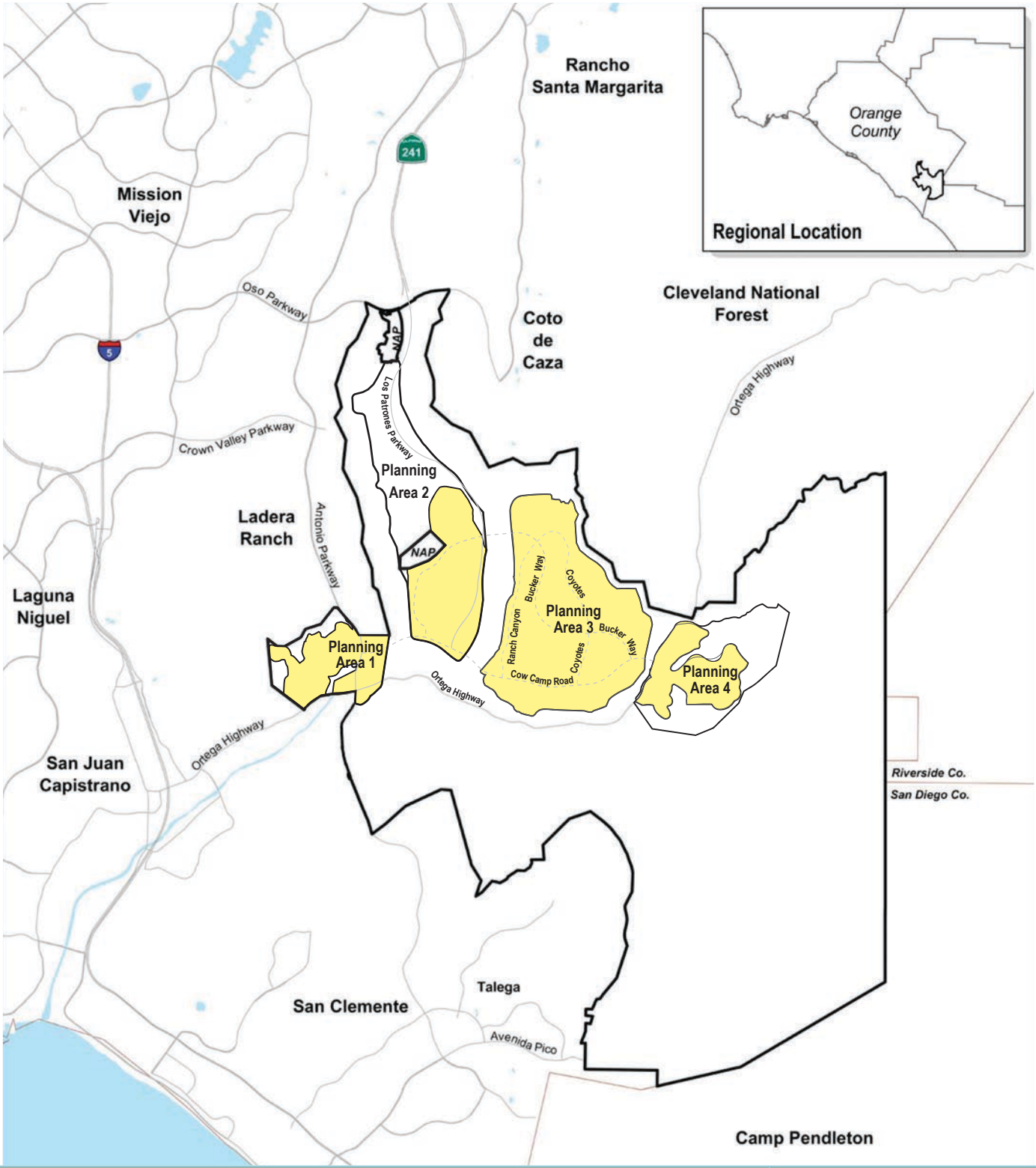
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the combined 105-gross-acres of Subareas 3.2a and 3.2b are located in the middle-westerly prtion of Planning Area 3, west of Coyotes and North Cow Camp Road. Gobernadora Canyon is located westerly of Subareas 3.2a and 3.2b.

Planning Area 3 & 4



REGIONAL LOCATION MAP

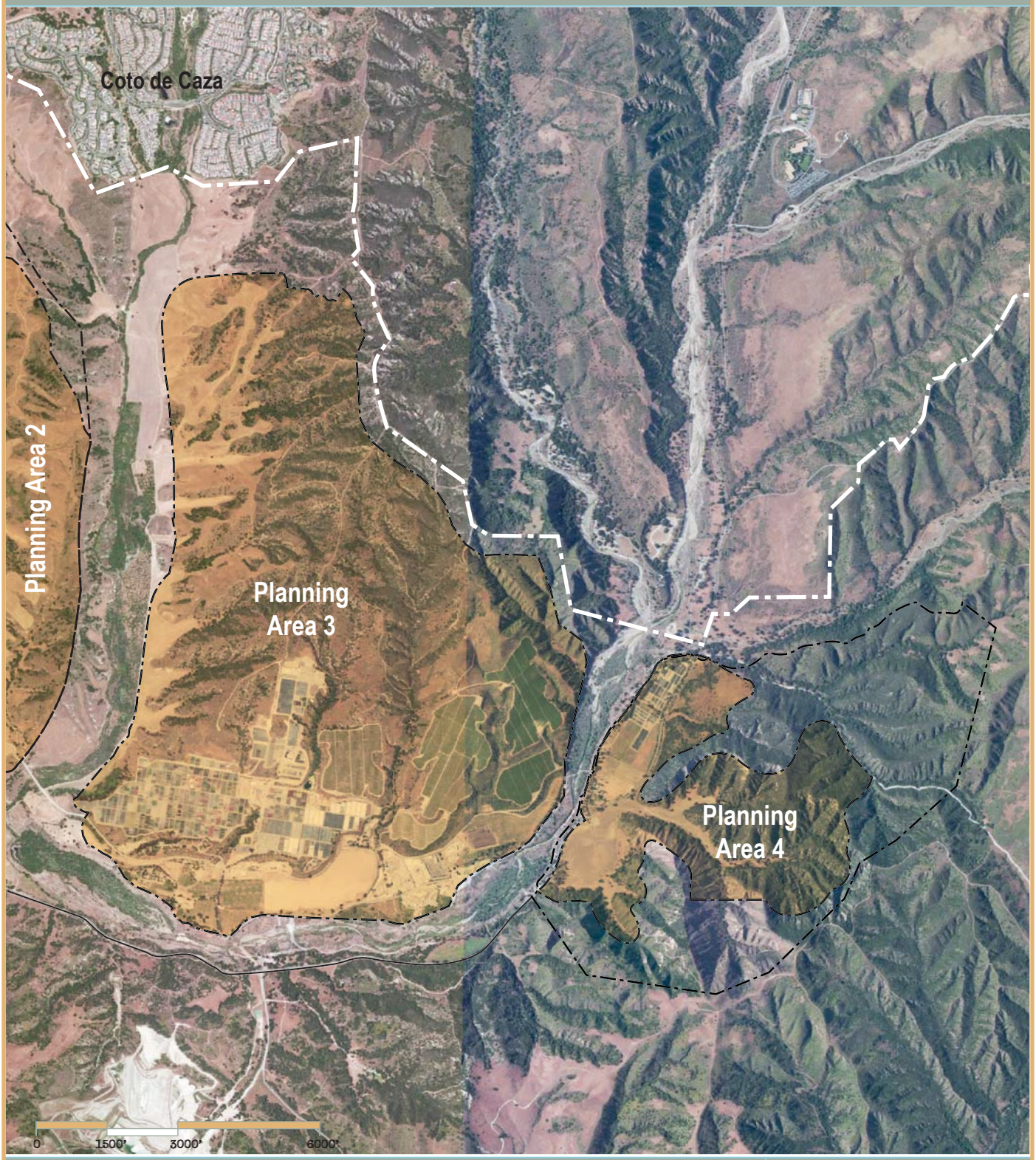
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Ranch Plan Planned Community

Exhibit: 2

N

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

3. SUBAREA PLAN 3.2a & 3.2b PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.2a & 3.2b Development Table:

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

Subarea 3.2a

The Land Use Plan for Subarea 3.2a (Exhibit 4a) depicts 60-gross acres of development located in the south-west portion of Planning Area 3, north of Subarea 3.1, west of Legado Road, which may include:

- 60 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 acres of public parkland

Subarea 3.2b

The Land Use Plan for Subarea 3.2b (Exhibit 4b) depicts 56-gross acres of development located in the south-west portion of Planning Area 3, north of Subarea 3.1, east of Legado Road, which may include:

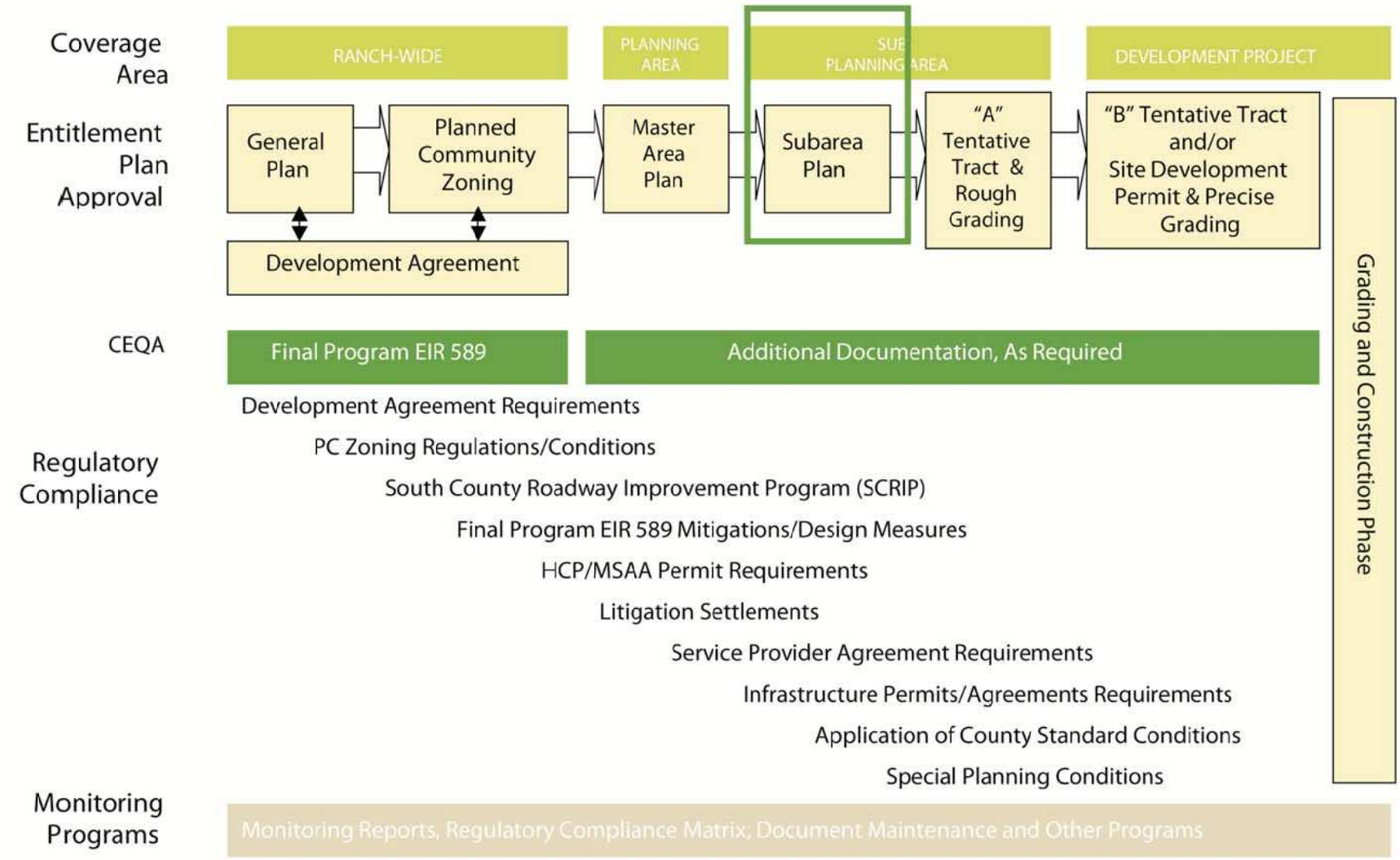
- 56 gross acres of residential development area, allowing a total of up to 514 dwelling units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
  - Community facility uses (including, 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.

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

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

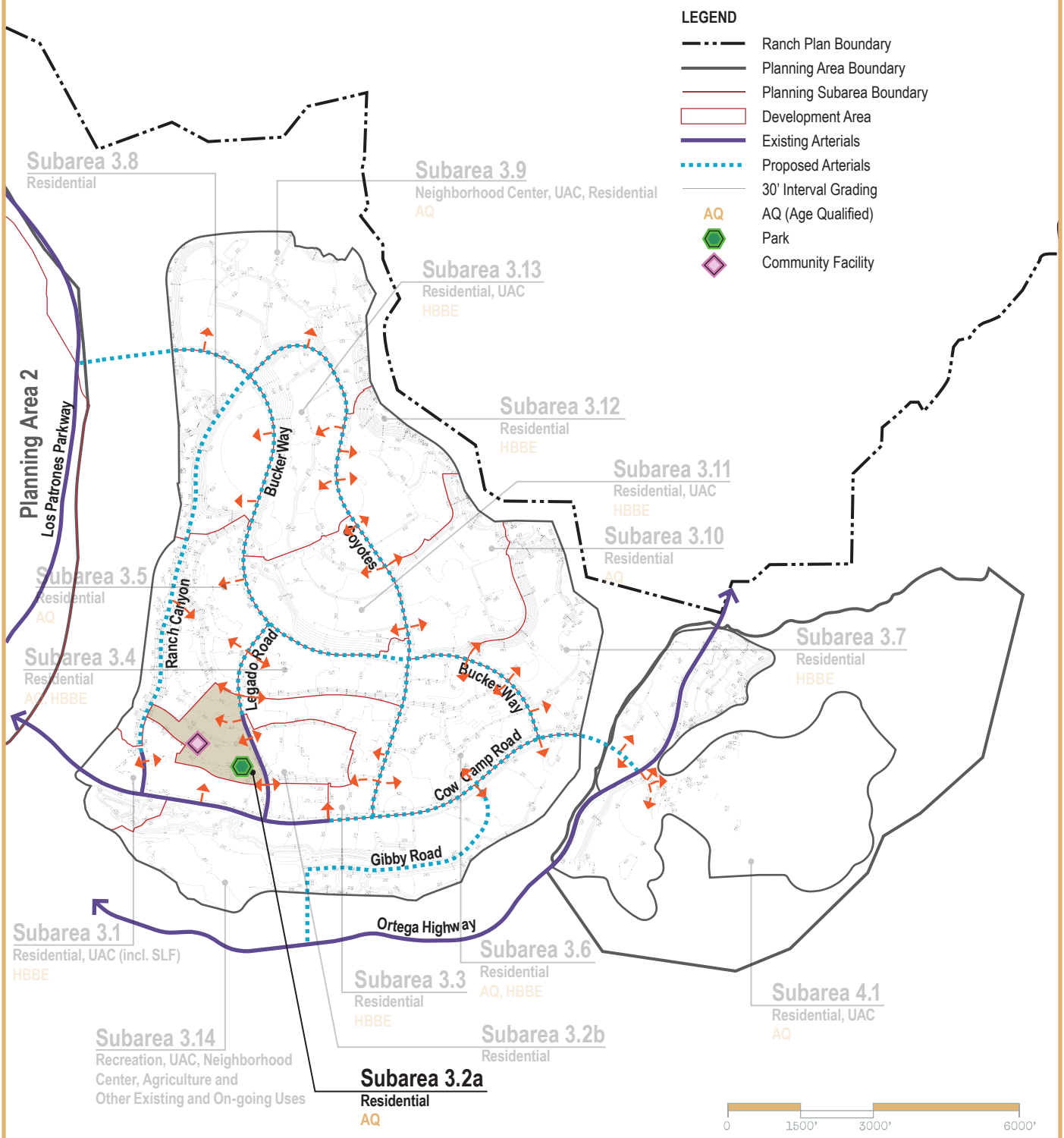
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

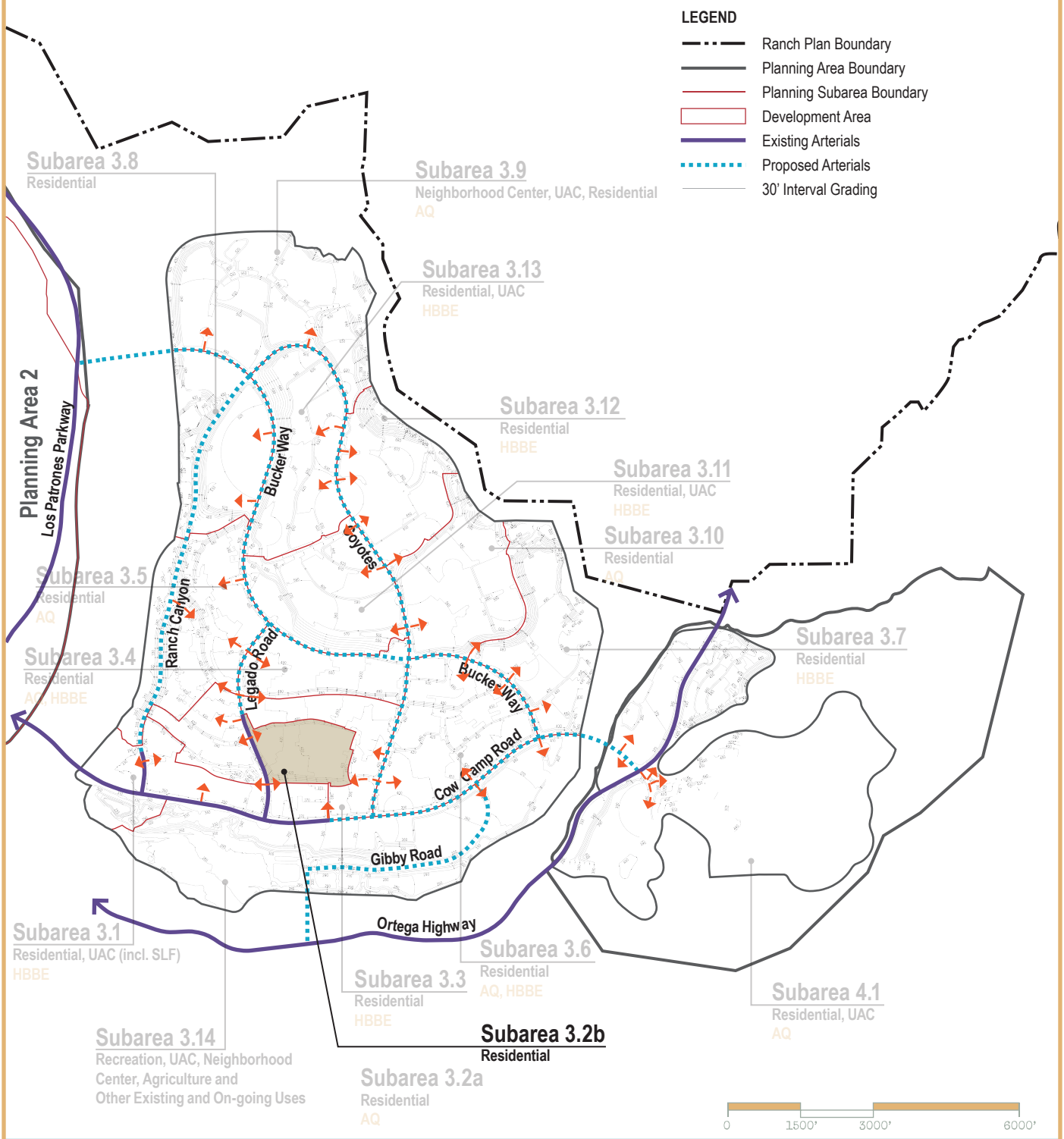
Planning Area 3 & 4



SUBAREA 3.2a
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4



SUBAREA 3.2b
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLANS 3.2a & 3.2b

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

Ranch Plan Planned Community

Subarea Plans 3.2a & 3.2b
Table 1

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

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. A community park location is proposed within Subarea 3.2a. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.2a and 3.2b Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subareas 3.2a and 3.2b are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

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

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

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

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

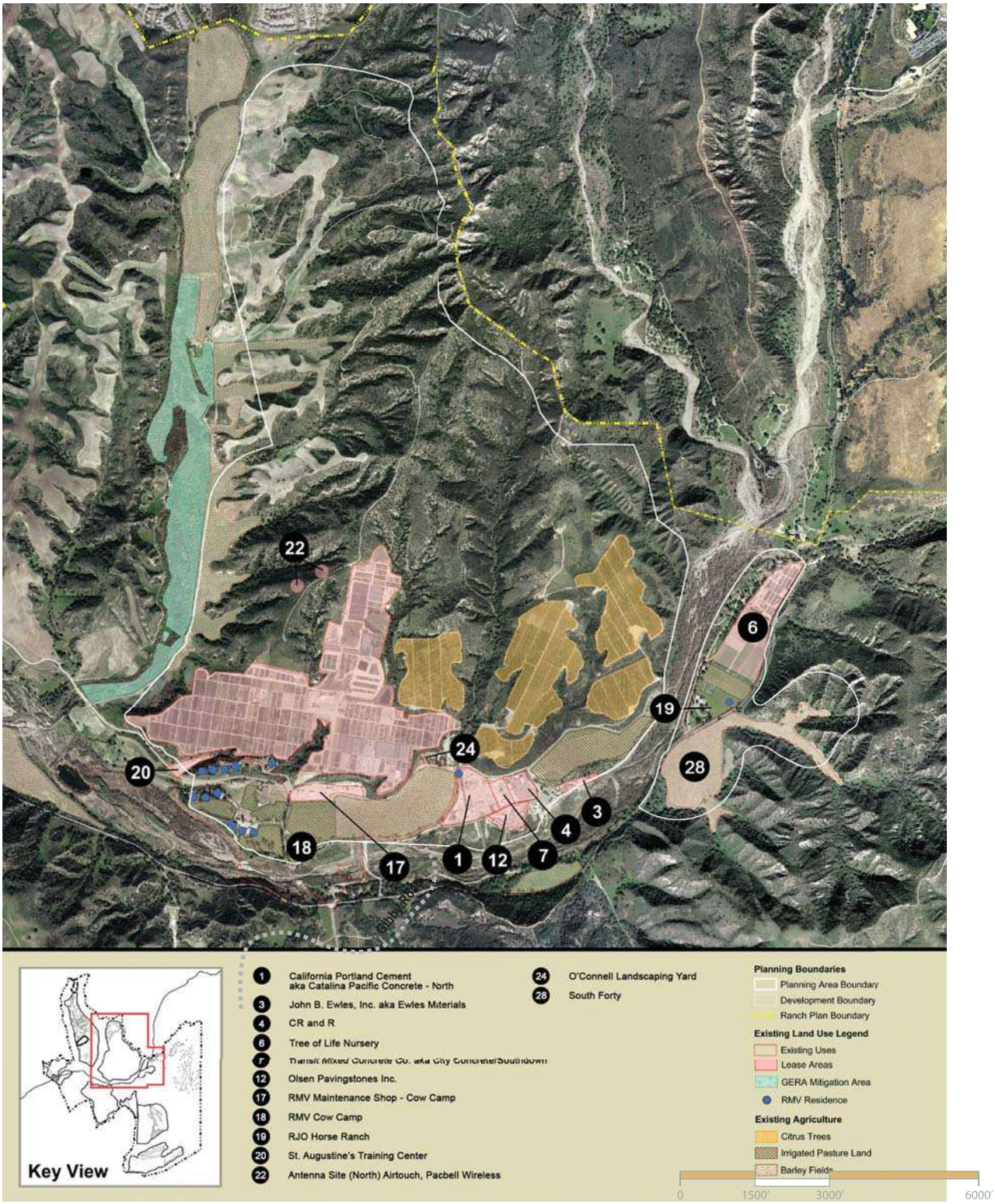
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*
>
> No proposed land uses within Subareas 3.2a and 3.2b are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.
>
> *2) Scenic highway treatments.*
>
> No portion of Subareas 3.2a and 3.2b are located adjacent to an arterial designated as a Scenic Highway.
>
> *3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.*
>
> No proposed land uses within Subareas 3.2a and 3.2b are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.3

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.3

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.3

Introduction

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

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

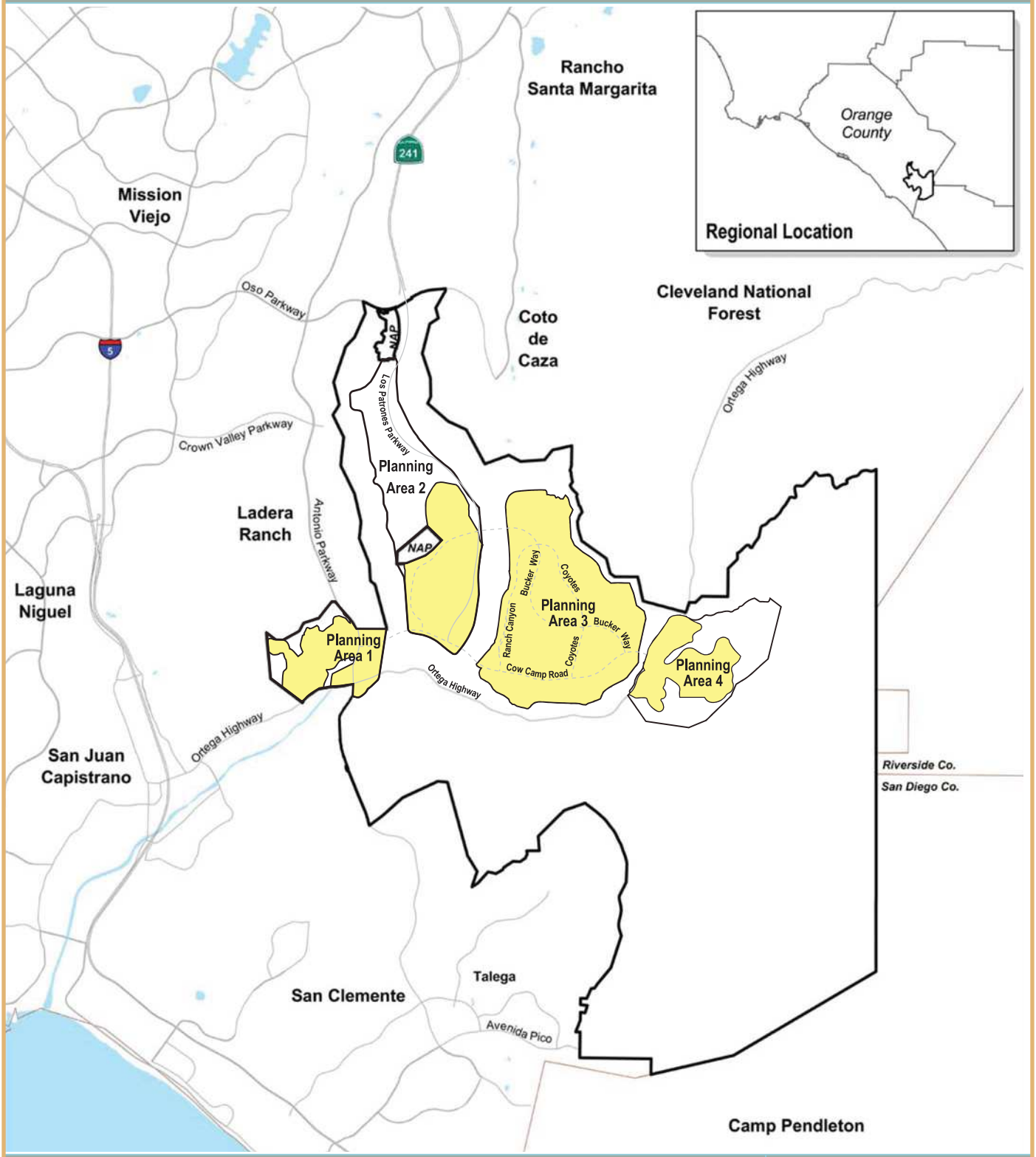
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

Planning Area 3 & 4



REGIONAL LOCATION MAP

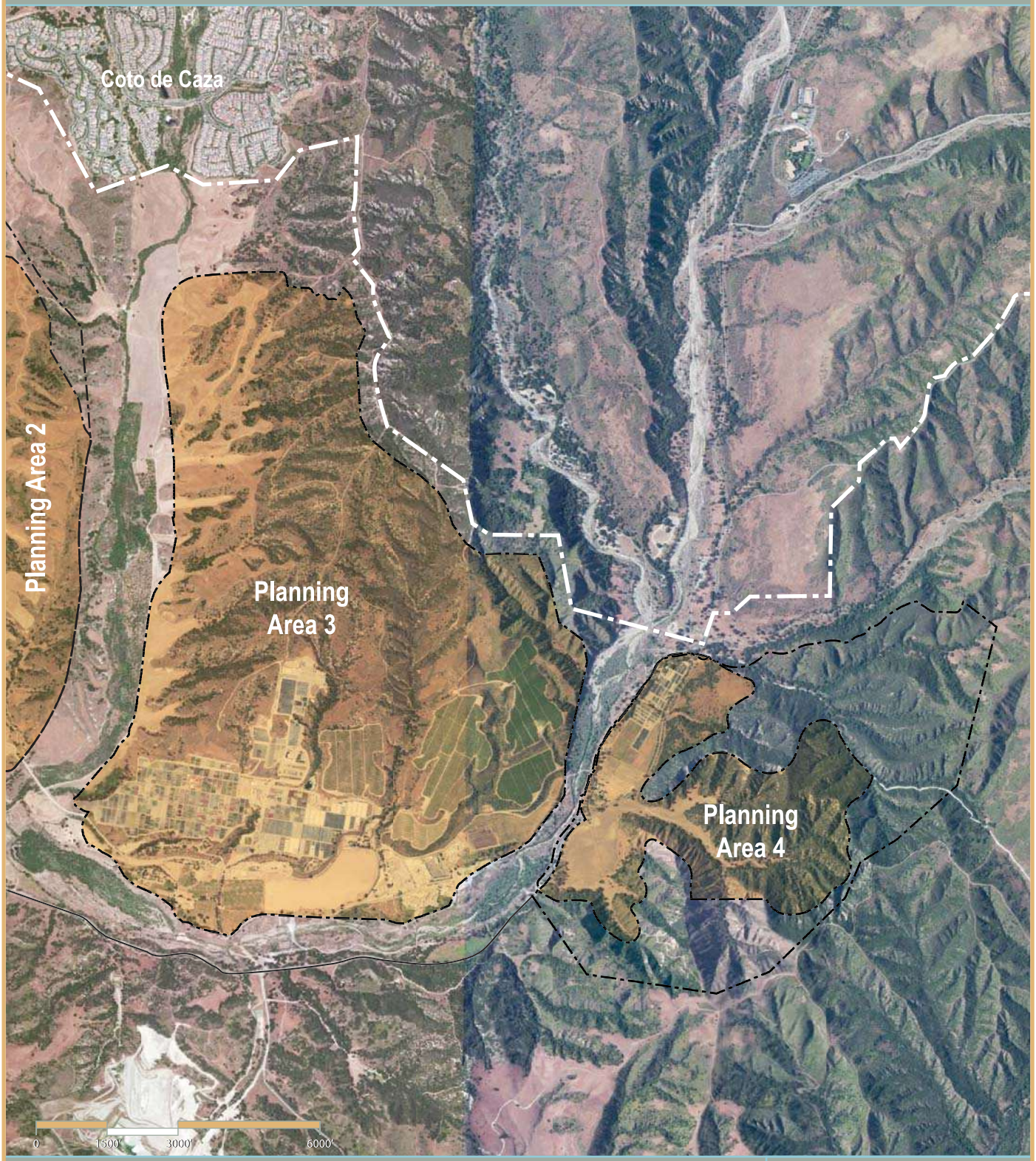
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



MASTER AREA PLAN
LOCAL VICINITY MAP
Ranch Plan Planned Community

Exhibit: 2

N

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

3. SUBAREA PLAN 3.3 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.3 Development Table:

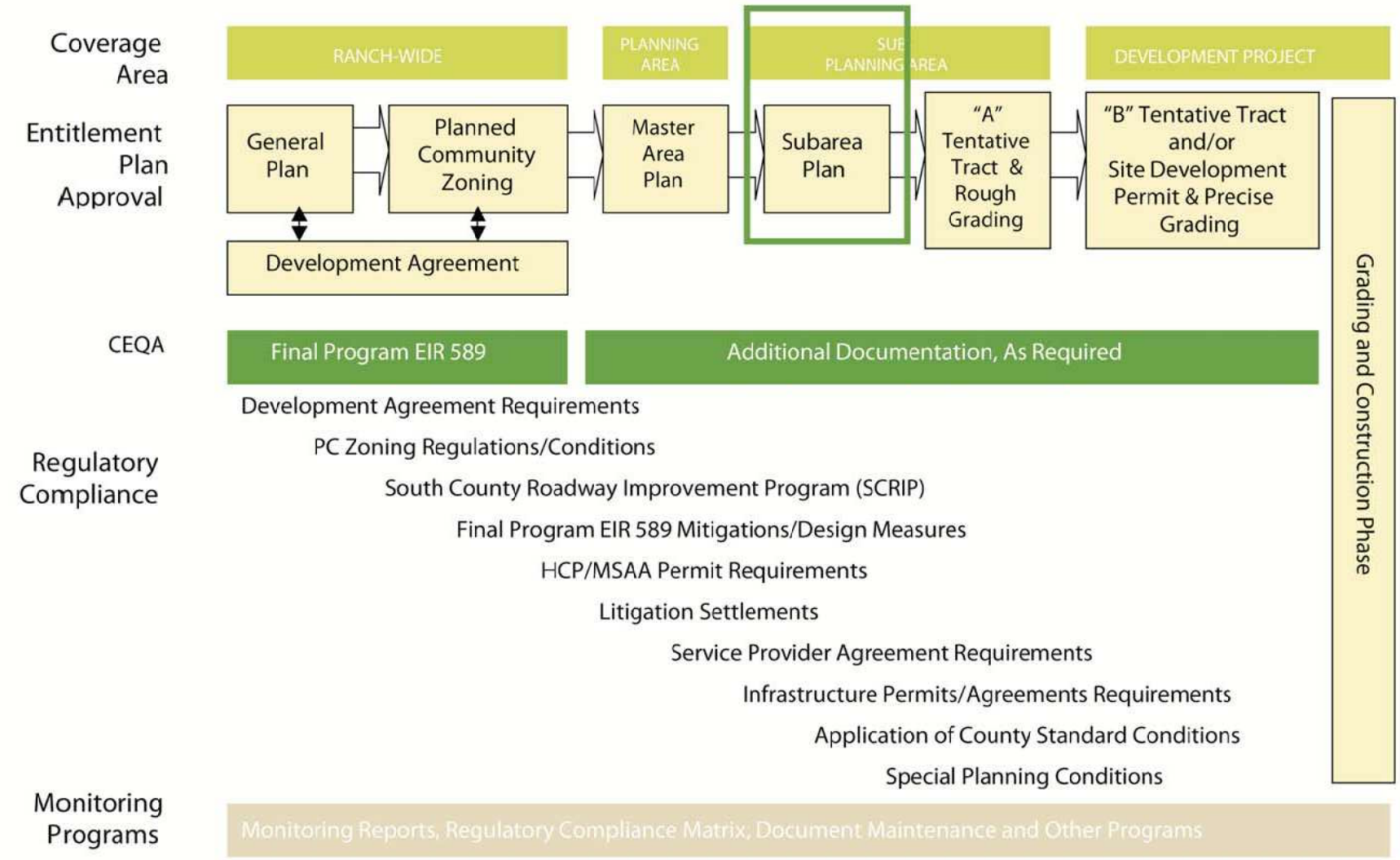
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 76 gross acres of development land uses within a terraced and hillside setting, which may include:

- 76 gross acres of residential area, allowing a total of up to 382 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
        - Up to 6 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“

The Subarea 3.3 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

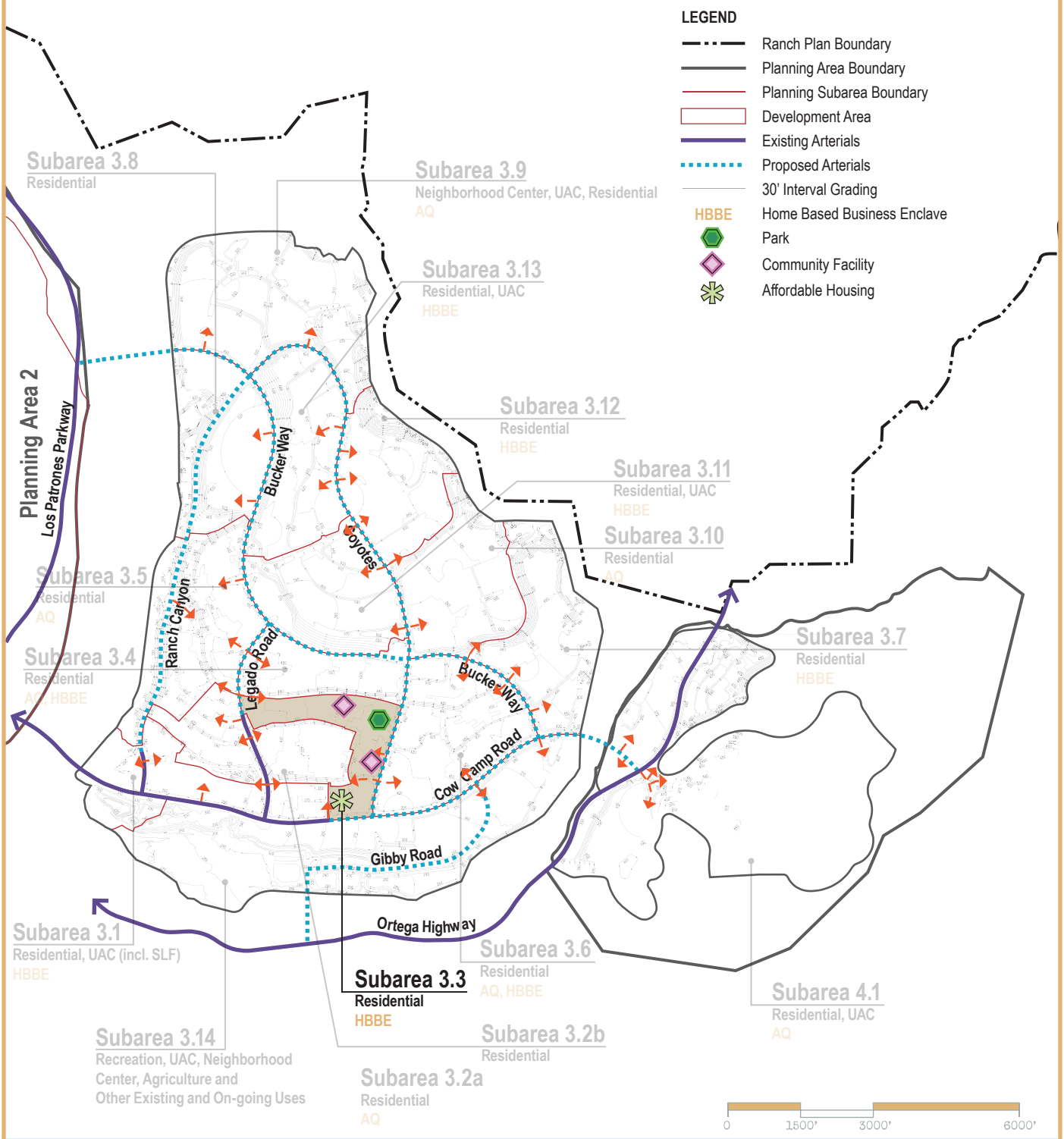
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.3
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.3

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

Ranch Plan Planned Community

Subarea Plan 3.3
Table 1

3.1 Land Use Plan and Subarea Plan 3.3 Development Table (continued):

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

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

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

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

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

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

1. The Subarea 3.3 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

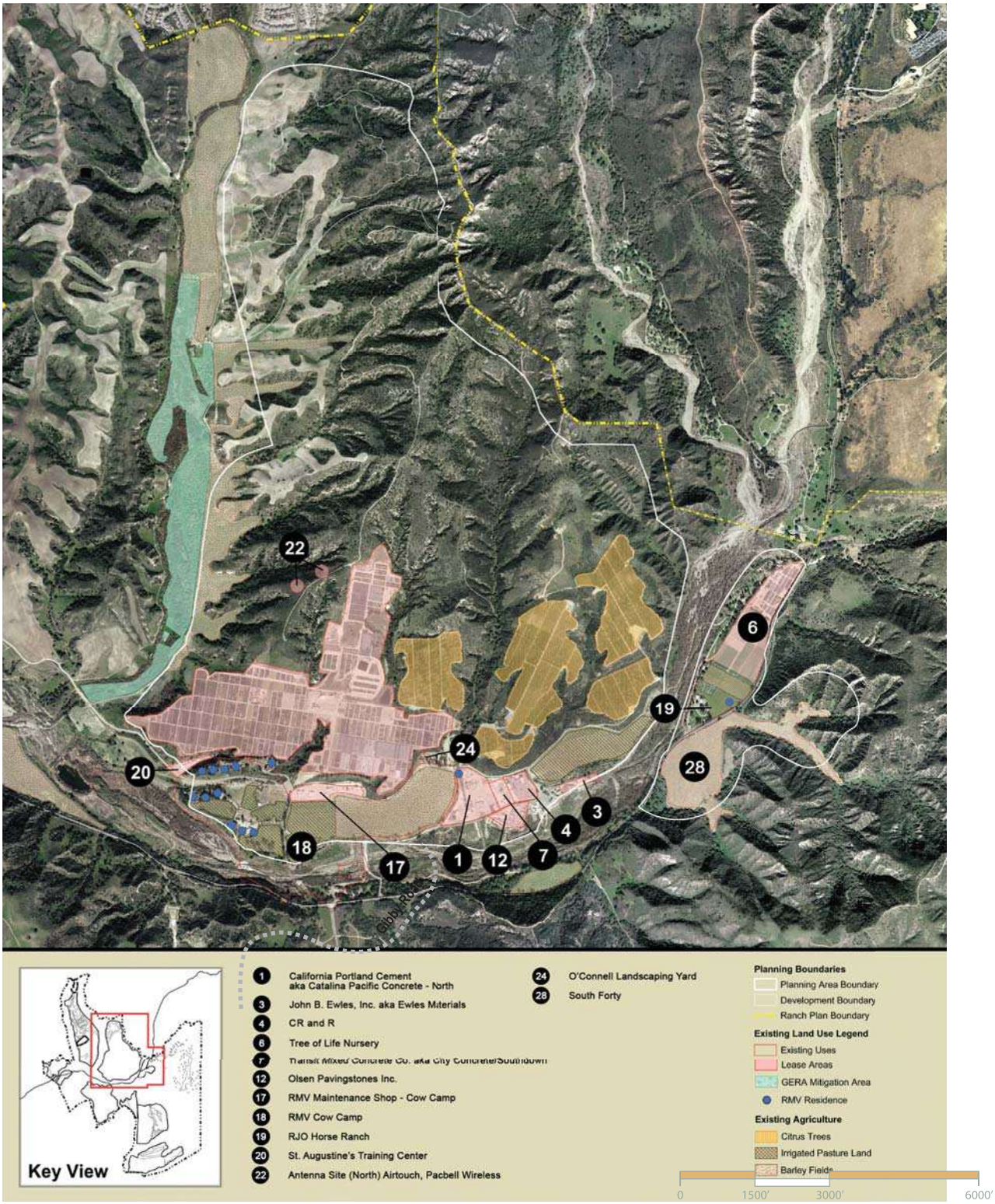
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

> *2) Scenic highway treatments.*

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

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

No proposed land uses within Subarea 3.3 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.4

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.4

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.4

Introduction

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

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

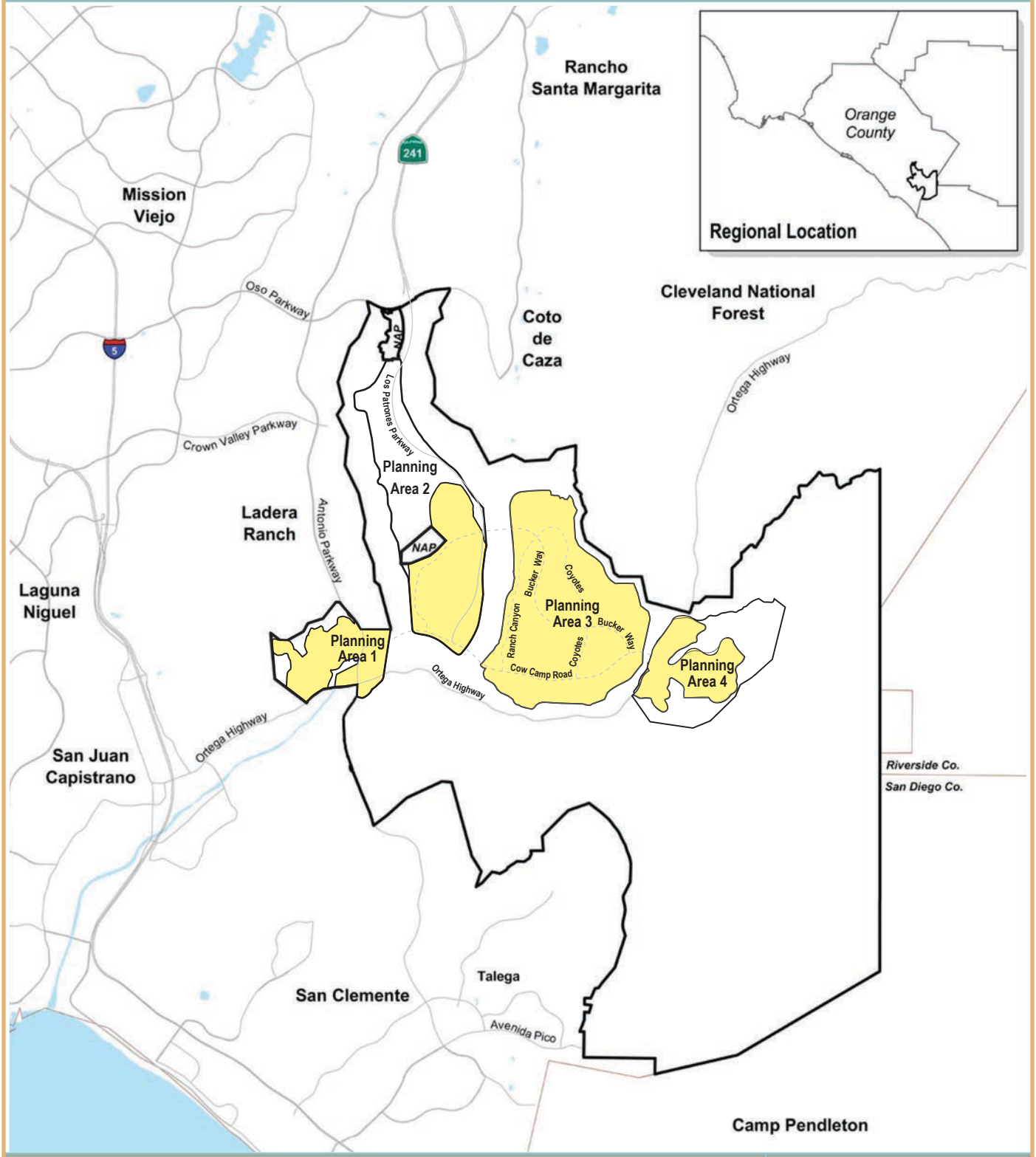
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

Planning Area 3 & 4



REGIONAL LOCATION MAP

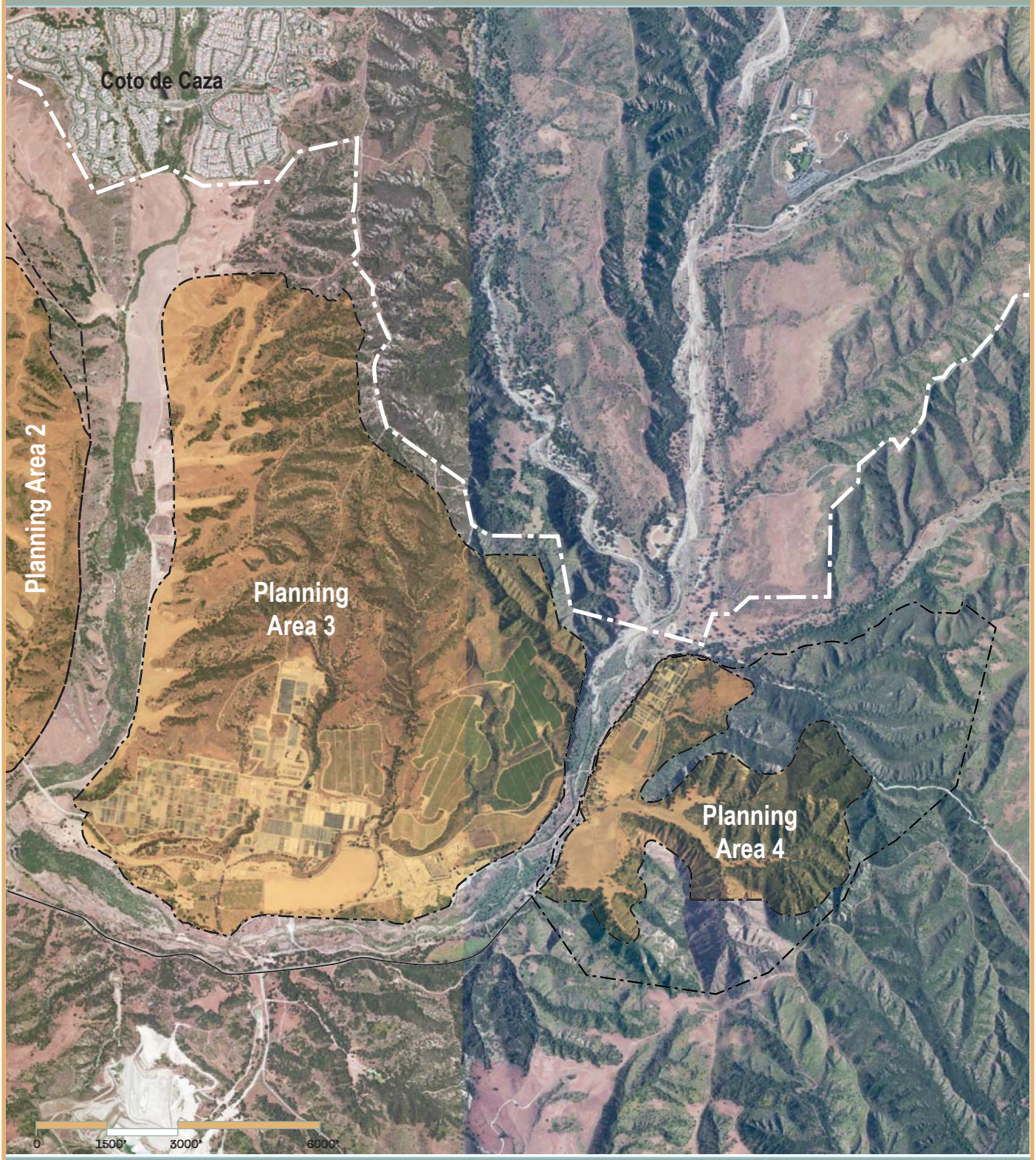
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.4 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.4 Development Table:

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

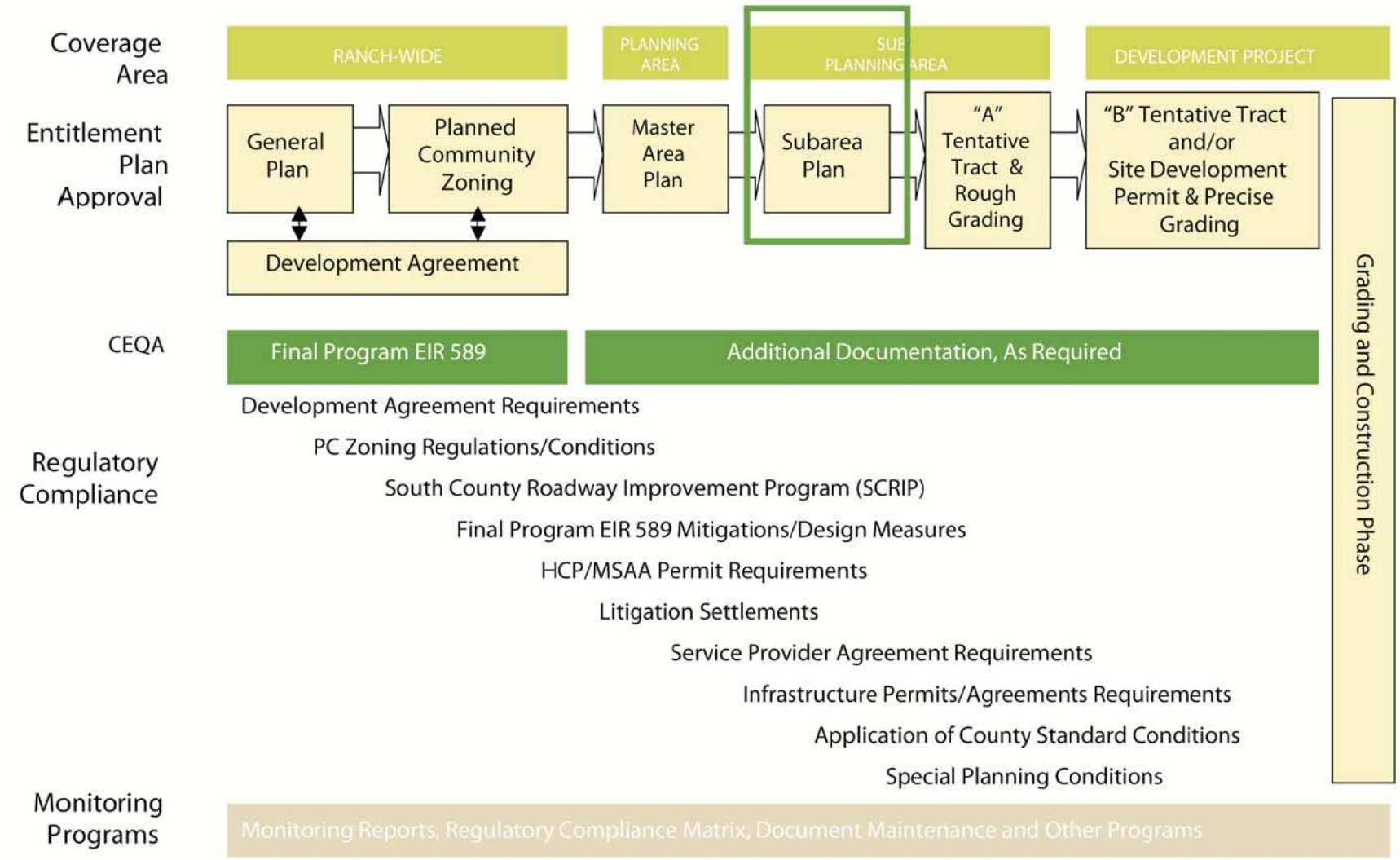
The Land Use Plan (Exhibit 4) depicts 84 gross acres of development land uses within a terraced and hillside setting, which may include:

- 84 gross acres of residential area, allowing a total of up to 326 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
    - 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 feet in height

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

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

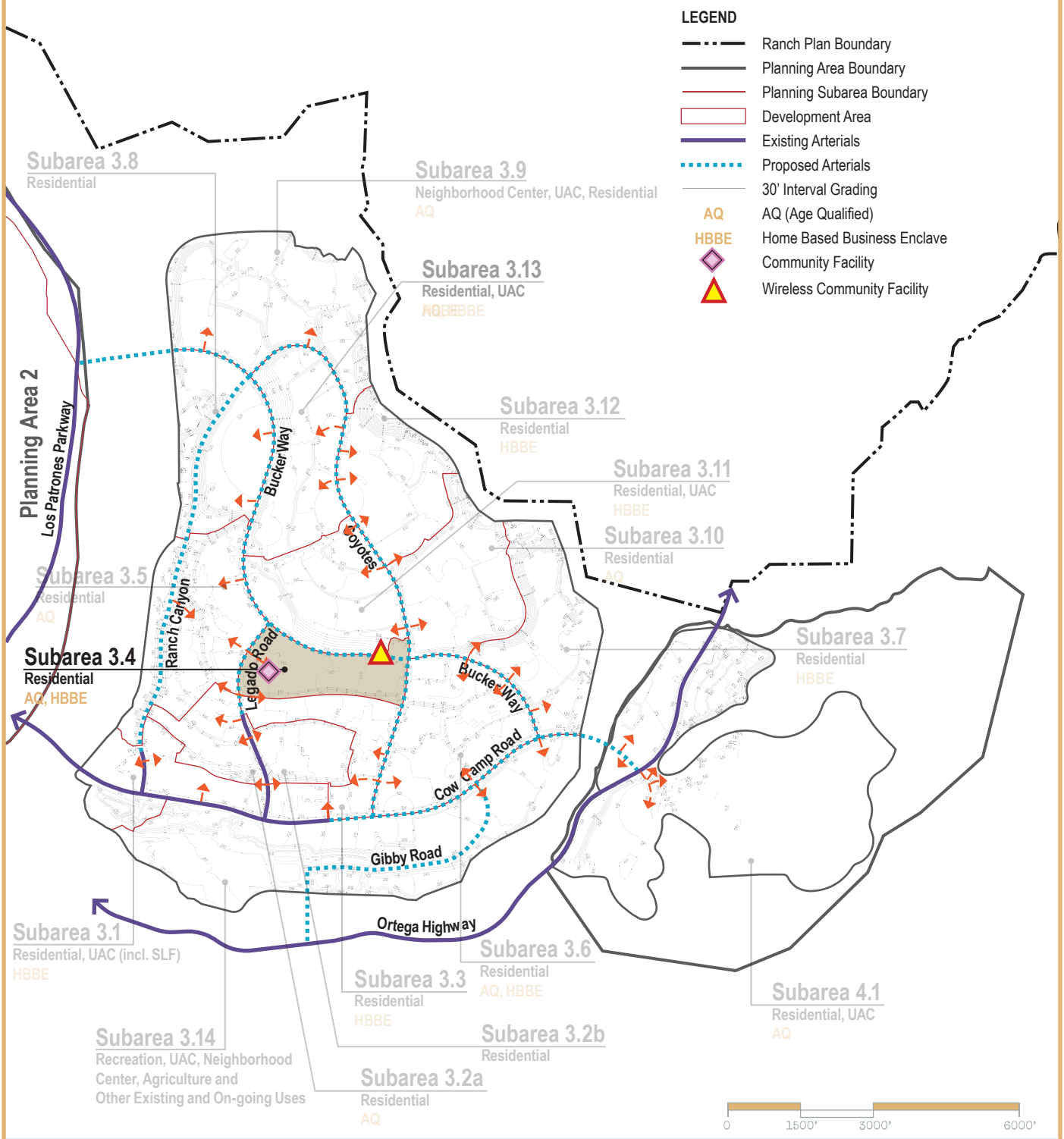
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.4
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.4

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

Ranch Plan Planned Community

Subarea Plan 3.4
Table 1

3.1 Land Use Plan and Subarea Plan 3.4 Development Table (continued):

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

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

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

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

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

1. The Subarea 3.4 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

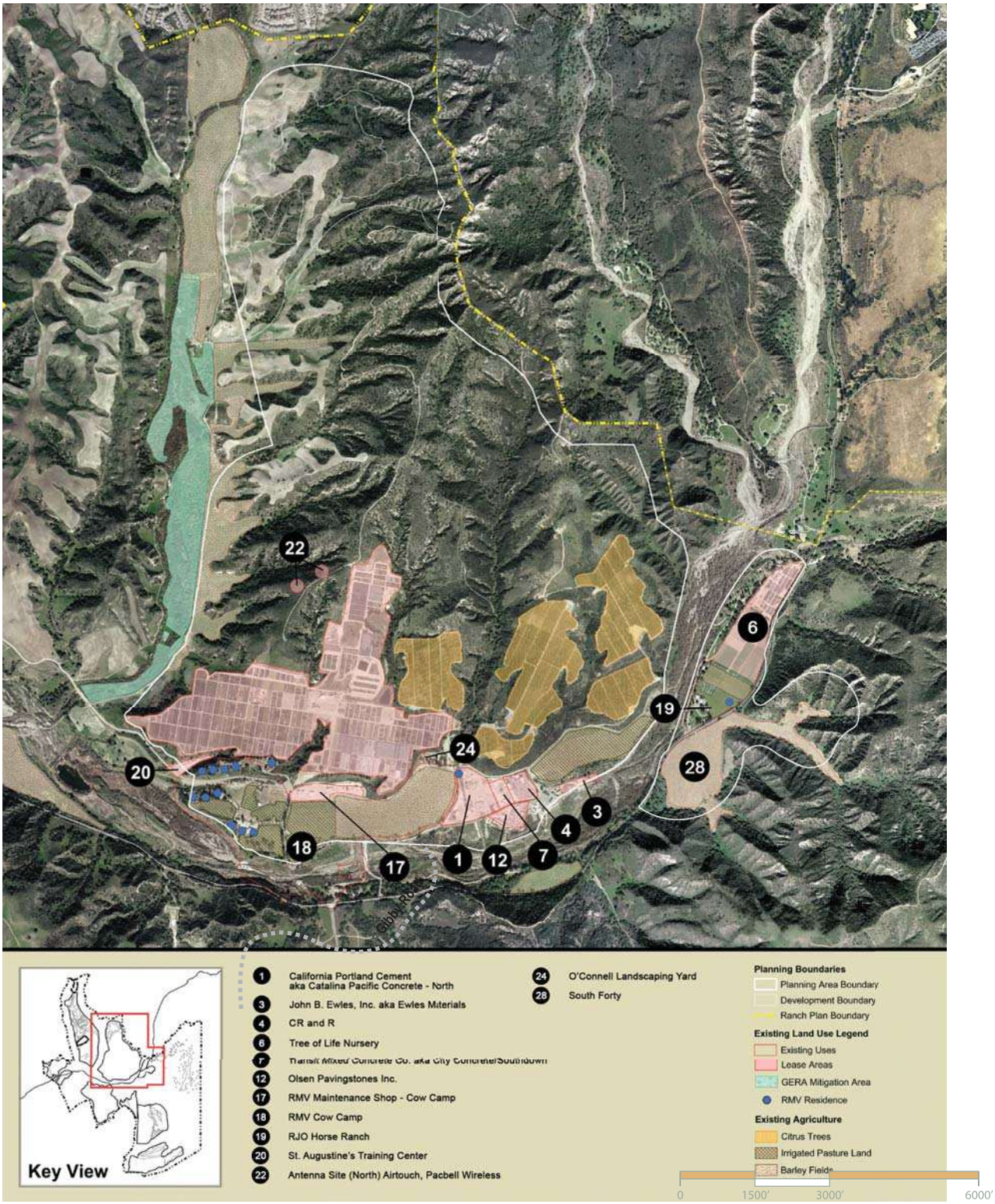
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

> *2) Scenic highway treatments.*

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

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

No proposed land uses within Subarea 3.4 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.5

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.5

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.5

Introduction

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

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

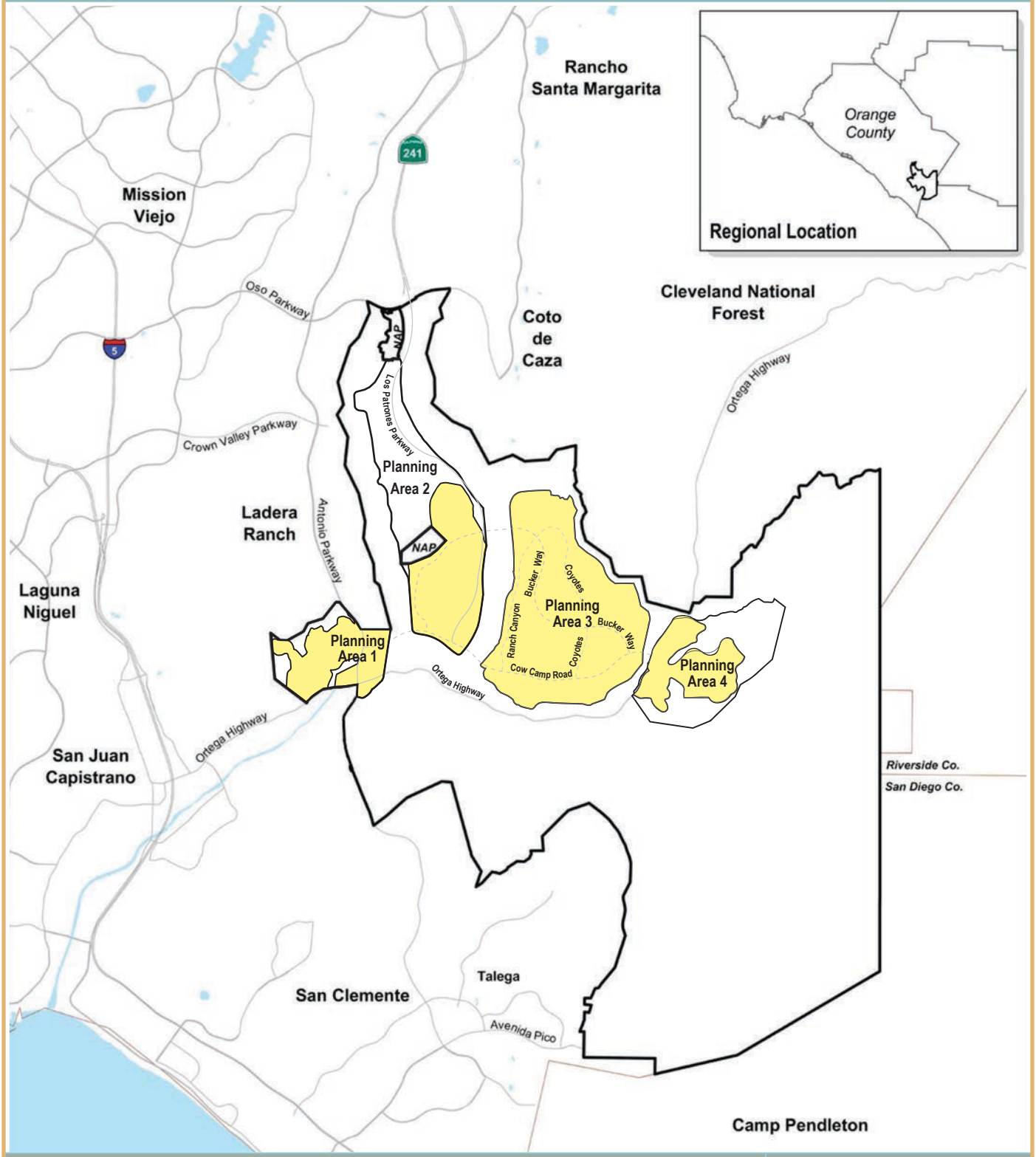
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

Planning Area 3 & 4



REGIONAL LOCATION MAP

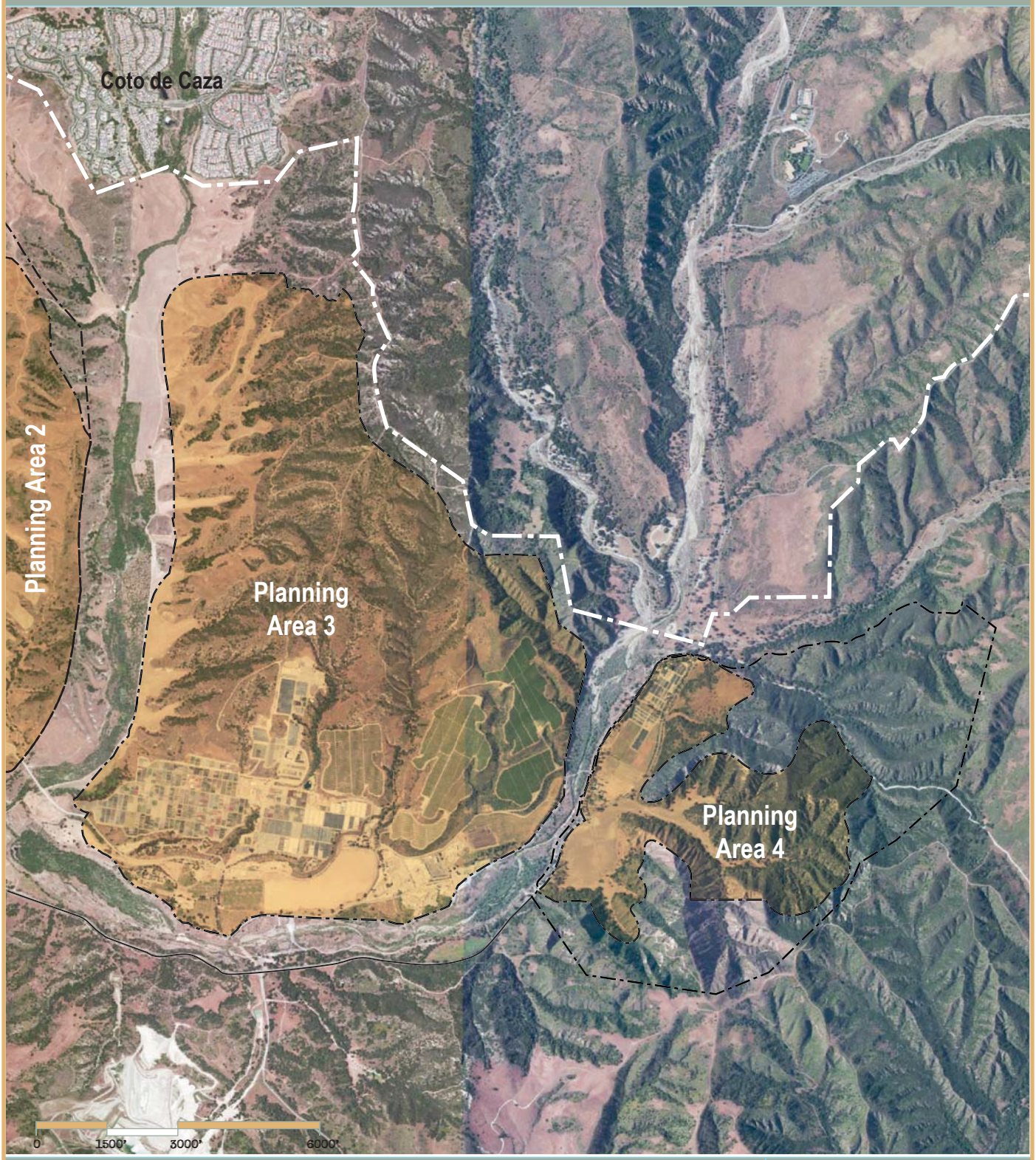
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.5 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.5 Development Table:

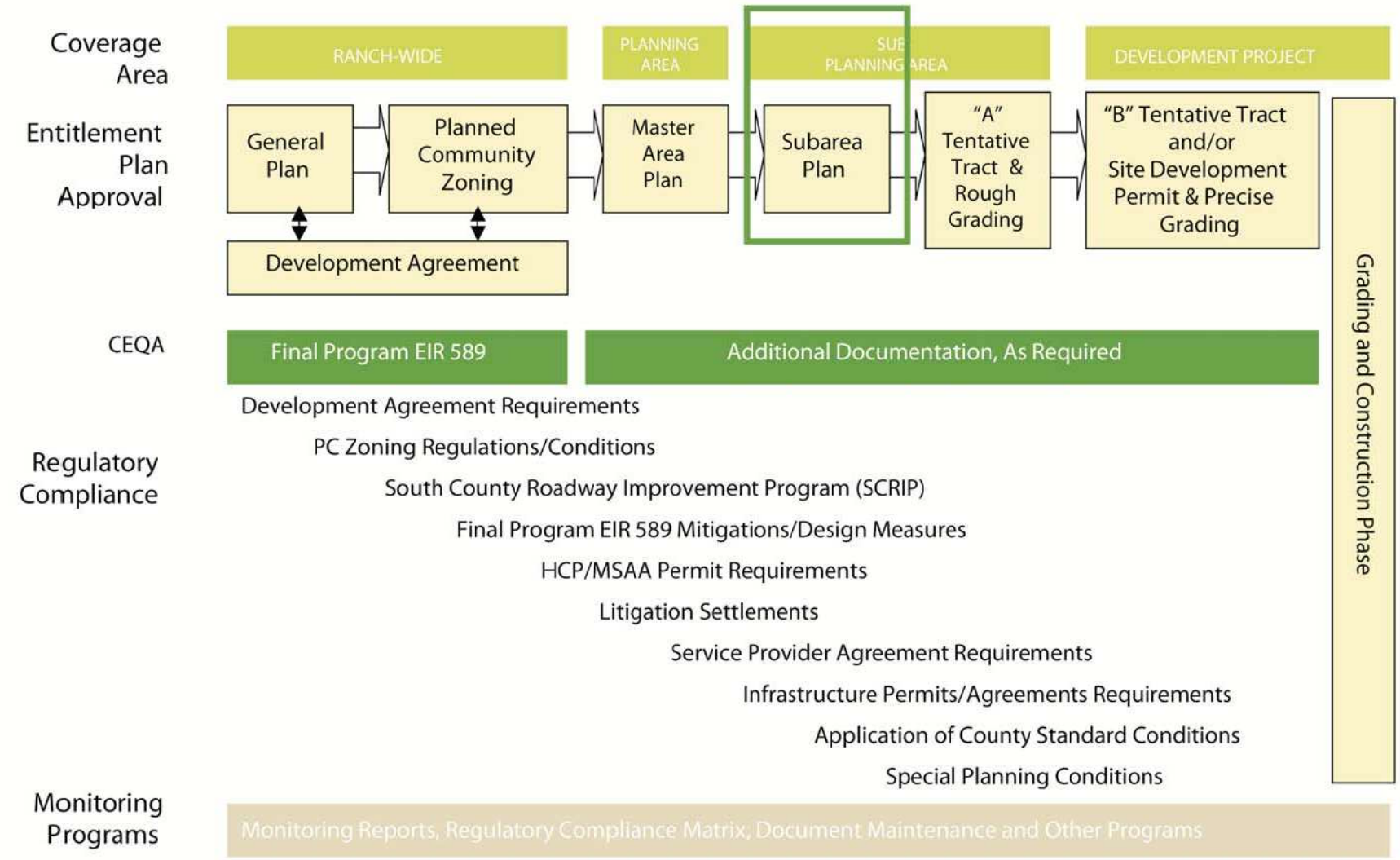
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4 on Page 8) depicts 173 gross acres of development land uses within a terraced and hillside setting, which may include:

- 173 gross acres of residential area, allowing a total of up to 539 dwelling units, including approximately 307 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
    - 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 feet in height.

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

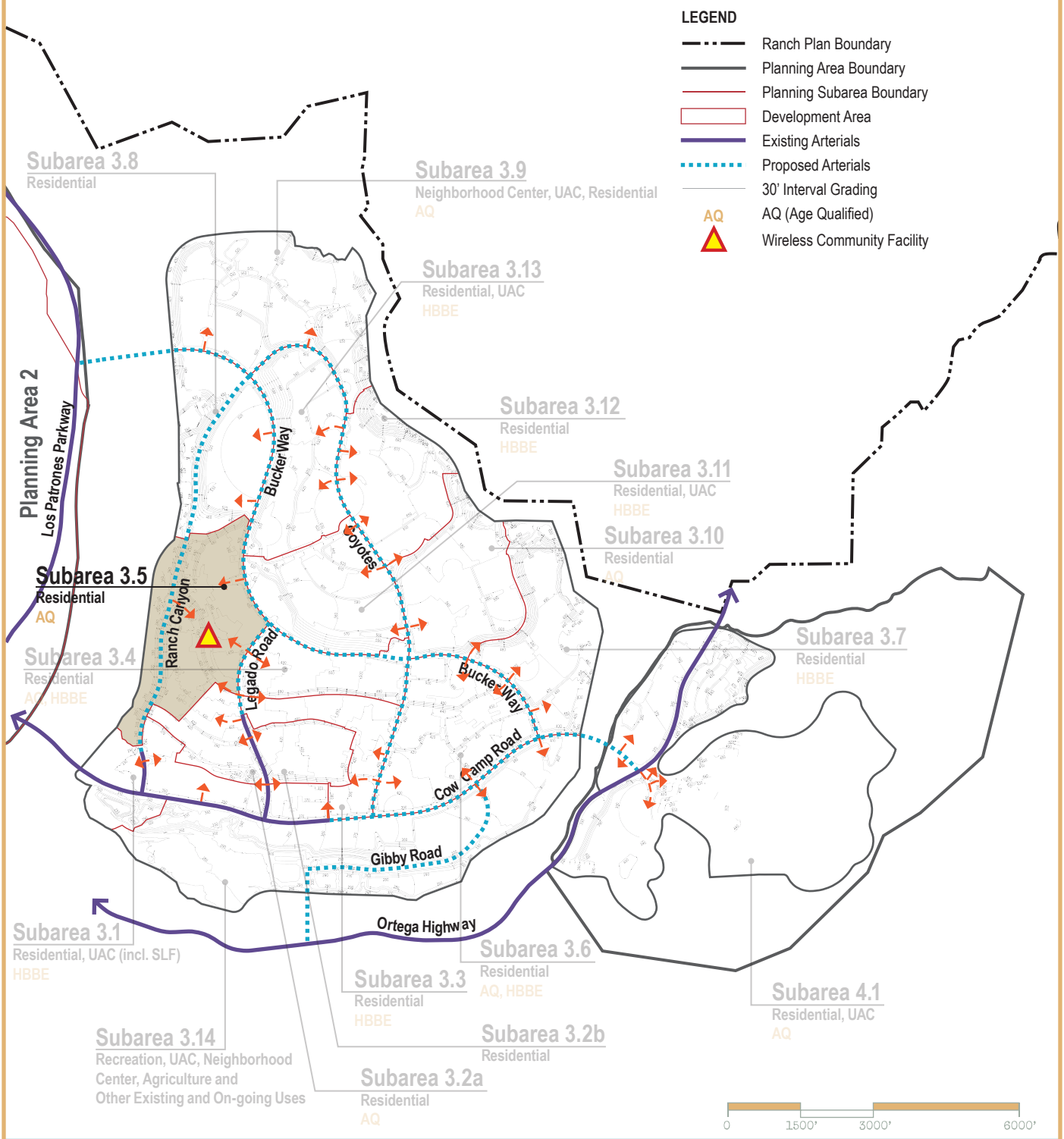
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.5
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.5

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

Ranch Plan Planned Community

Subarea Plan 3.5
Table 1

3.1 Land Use Plan and Subarea Plan 3.5 Development Table (continued):

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

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

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

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

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

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

1. The Subarea 3.5 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

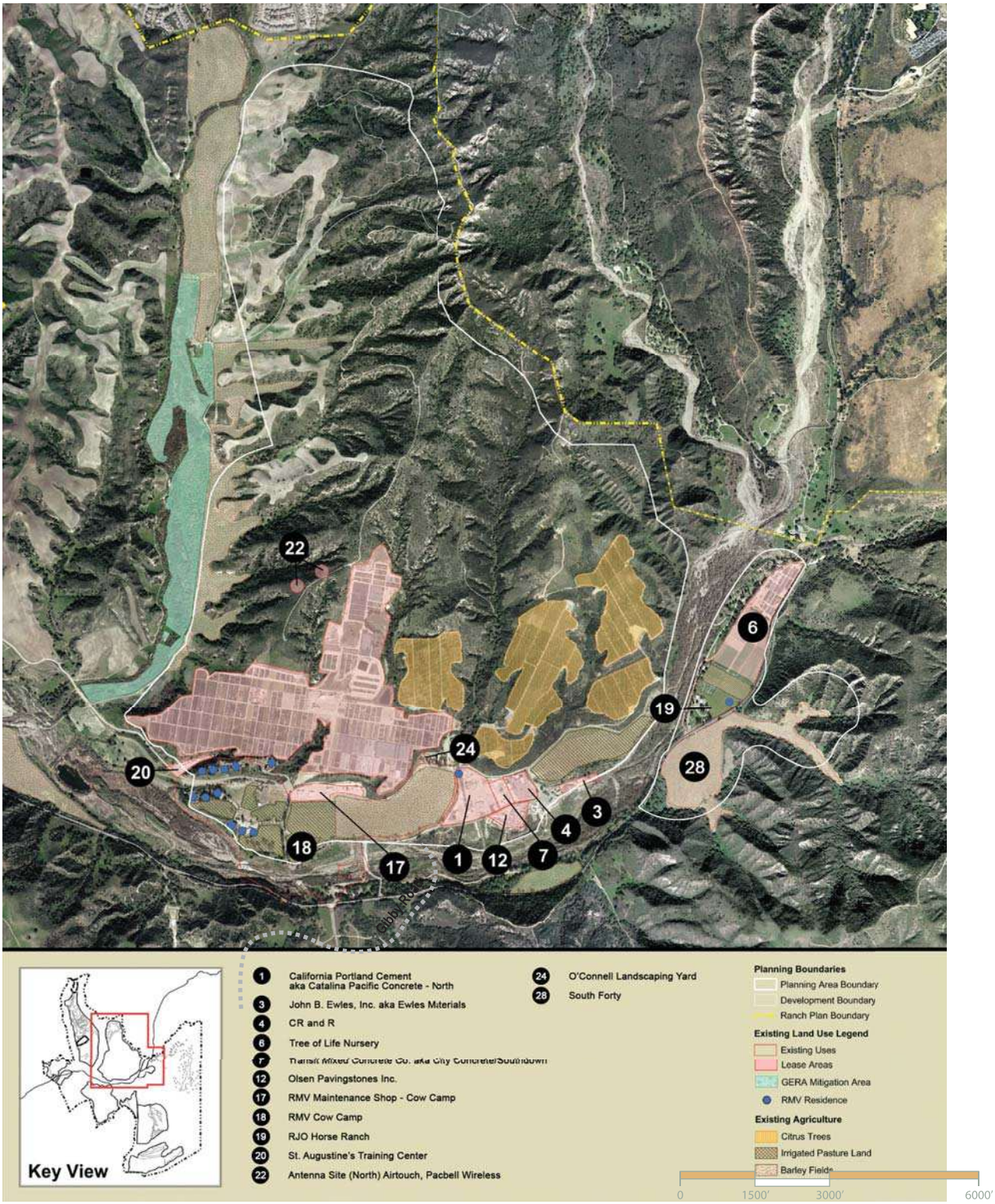
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

> *2) Scenic highway treatments.*

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

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

No proposed land uses within Subarea 3.5 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.6

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.6

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.6

Introduction

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

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

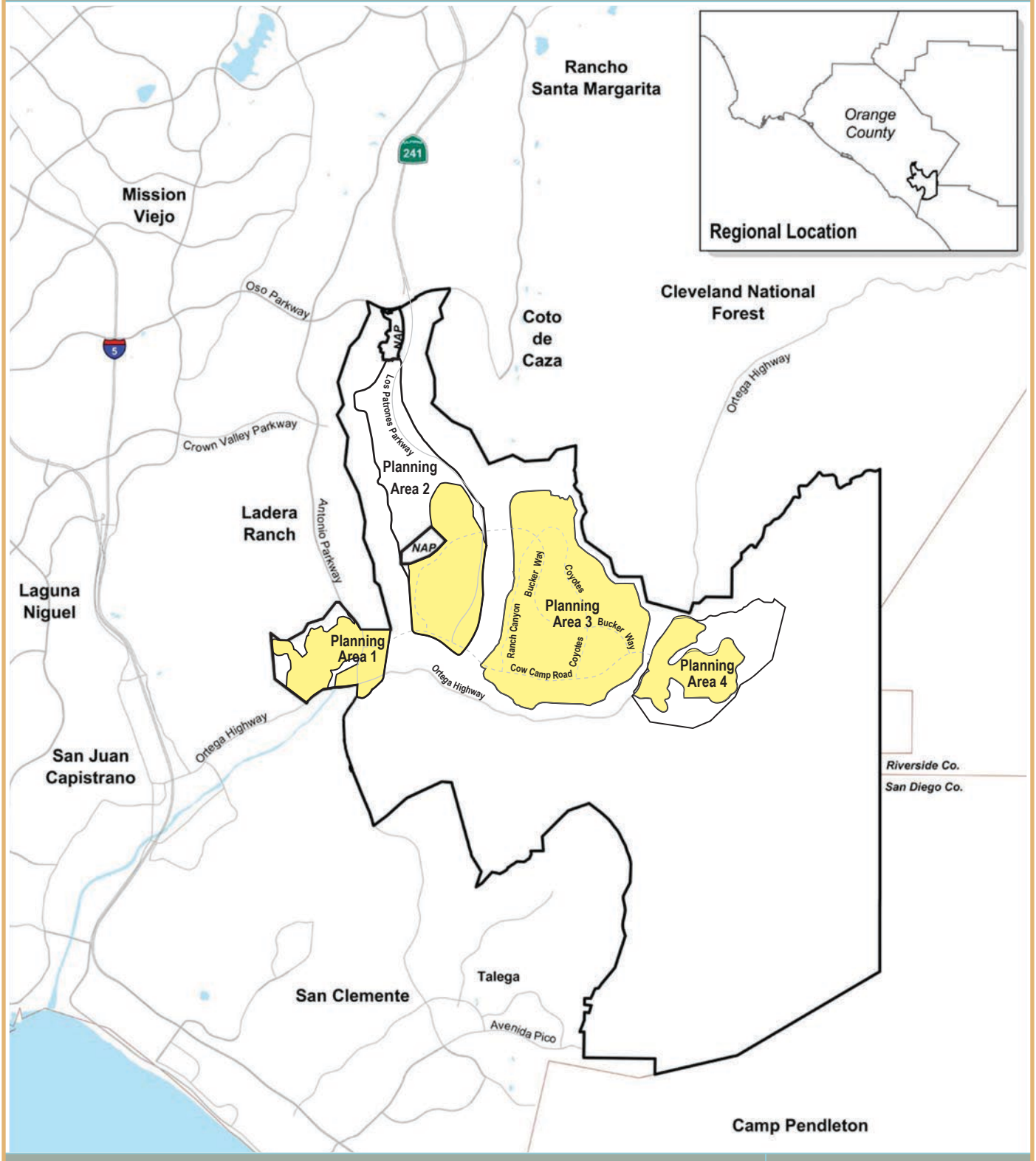
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 335-gross-acre Subarea 3.6 is located in the southeasterly portion of Planning Area 3. Cow Camp Road would traverse the middle of the subarea in a generally east-west direction. San Juan Creek and Planning Area 4 located easterly of Subarea 3.6.

Planning Area 3 & 4



REGIONAL LOCATION MAP

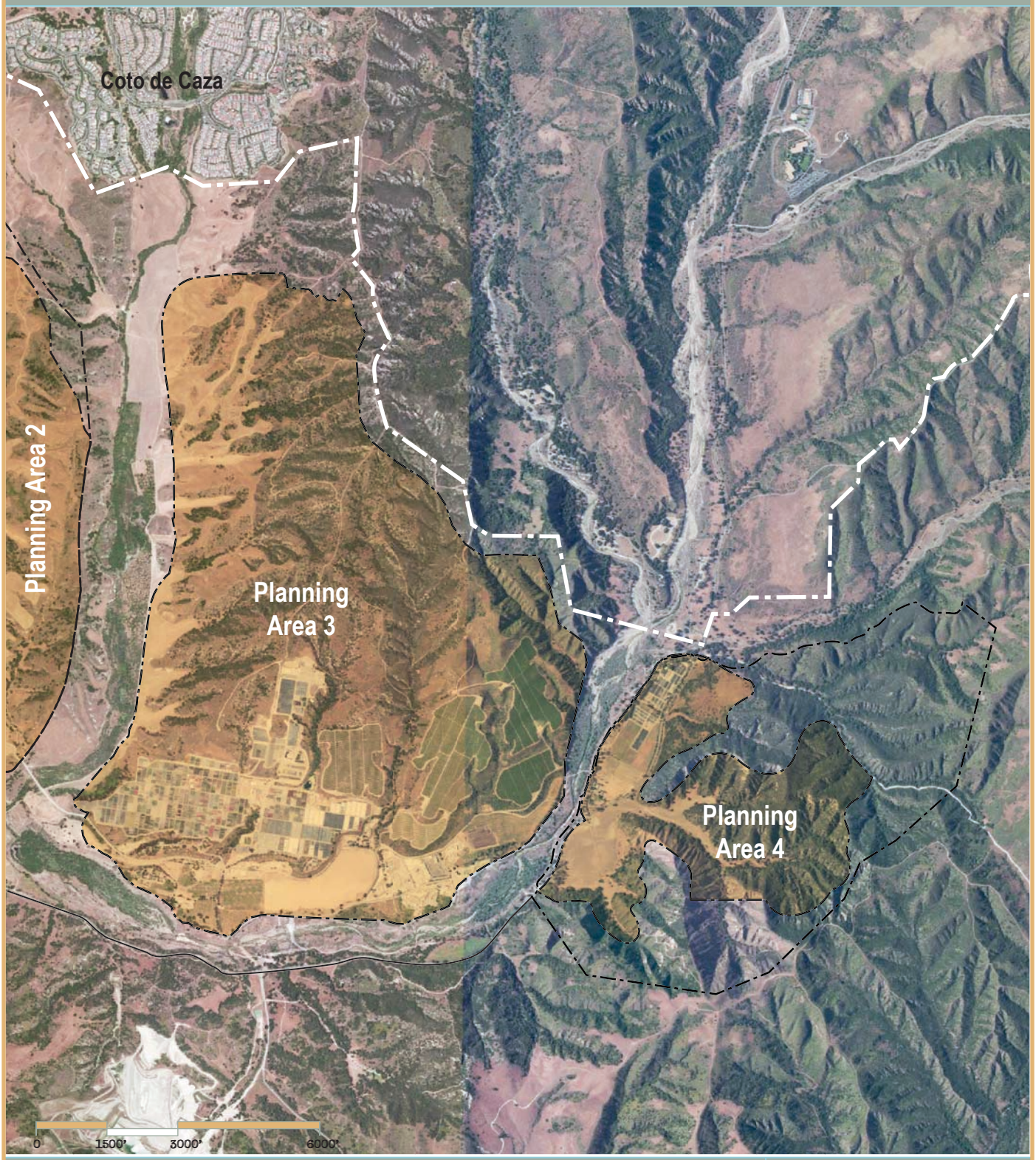
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.6 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.6 Development Table:

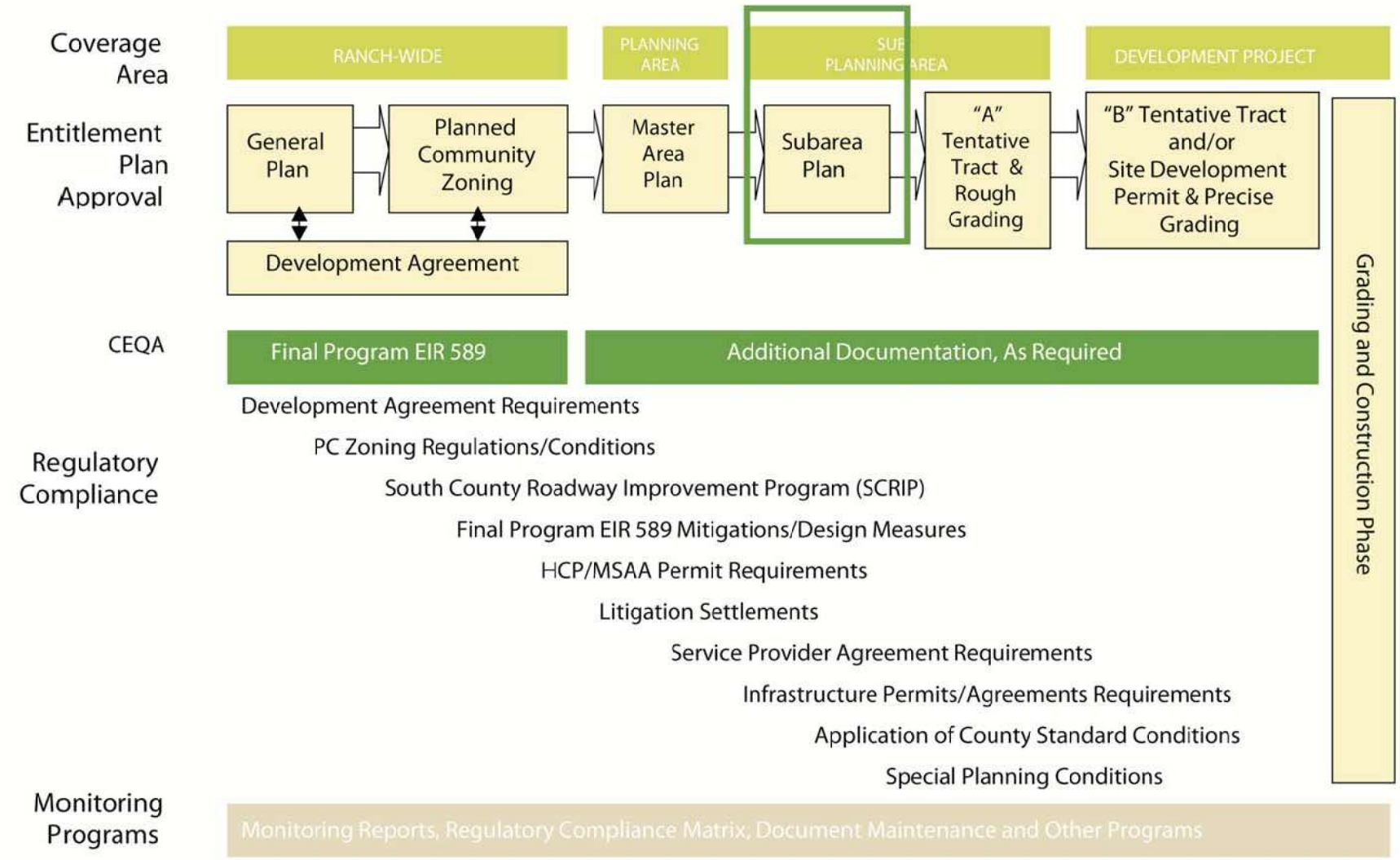
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 166 gross acres of development land uses within a terraced and hillside setting, which may include:

- 166 gross acres of residential area, allowing a total of up to 1,060 dwelling units, including approximately 133 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 club houses
    - Up to 6 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

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

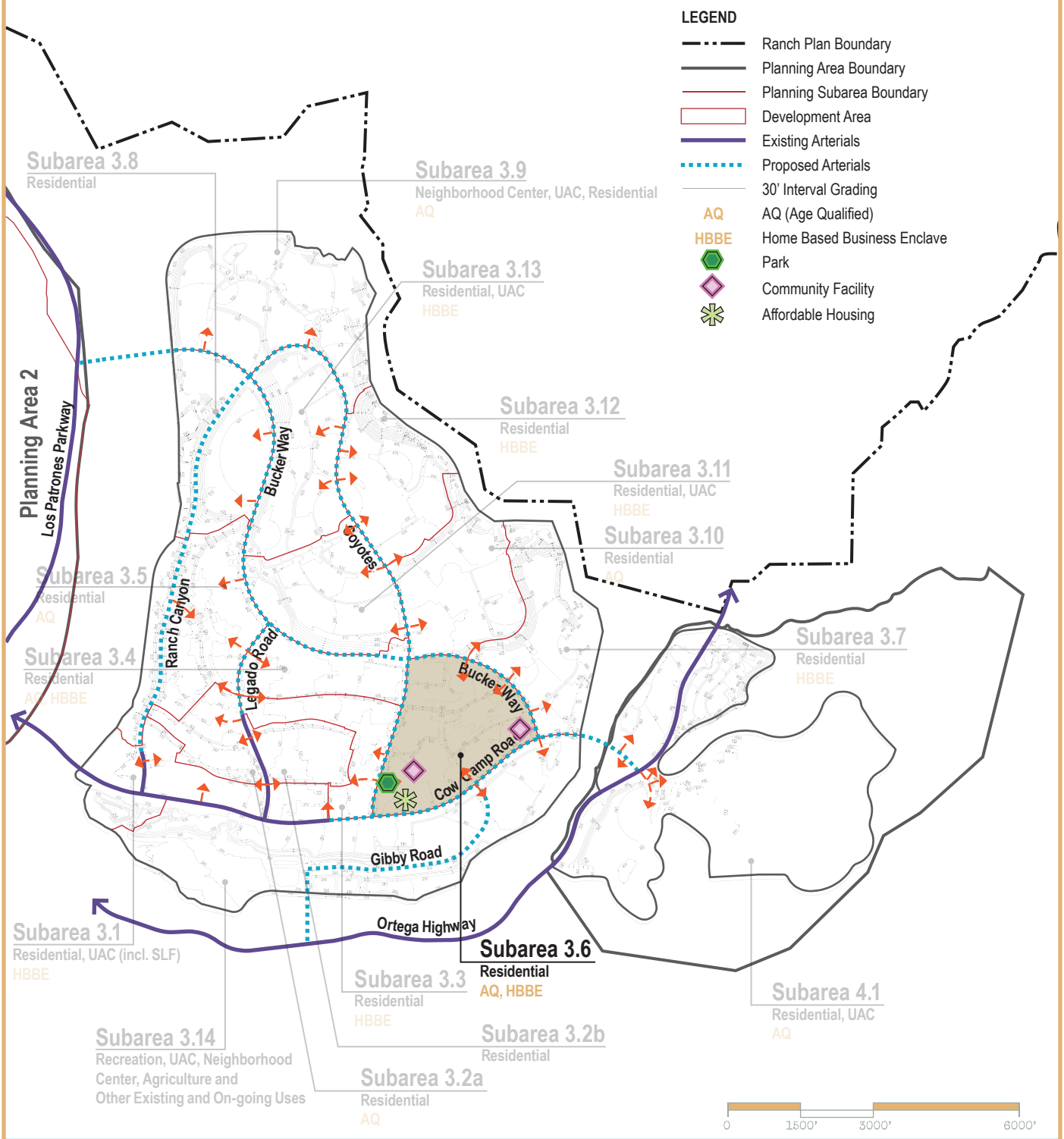
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.6
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.6

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

Ranch Plan Planned Community

Subarea Plan 3.6
Table 1

3.1 Land Use Plan and Subarea Plan 3.6 Development Table (continued):

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

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

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

d. The Subarea Plan 3.6 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.6 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

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

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

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

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

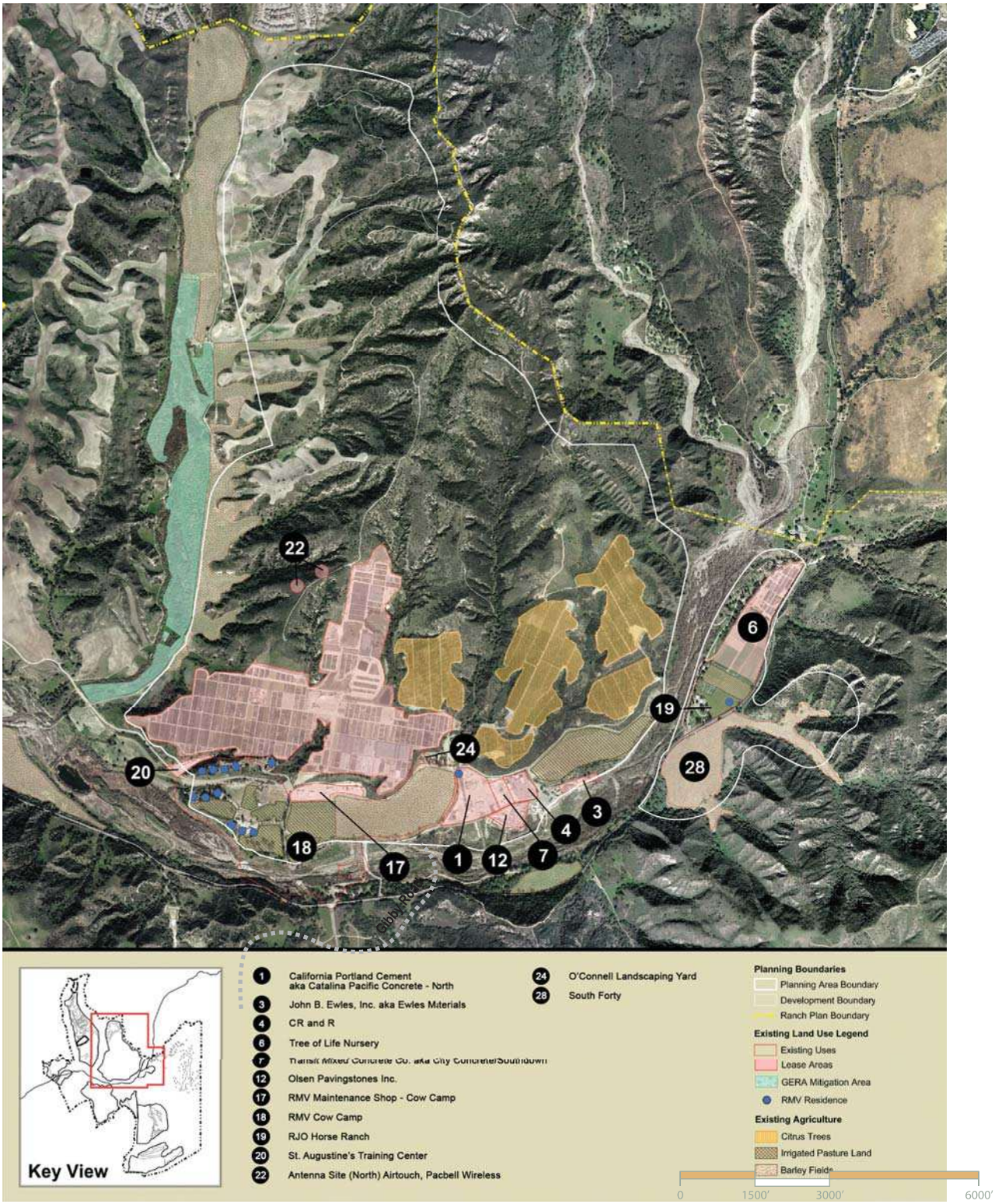
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

> *2) Scenic highway treatments.*

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

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

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

PC Program Text Section II. Implementation Procedures

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

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

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

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.7

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.7

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.7

Introduction

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

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

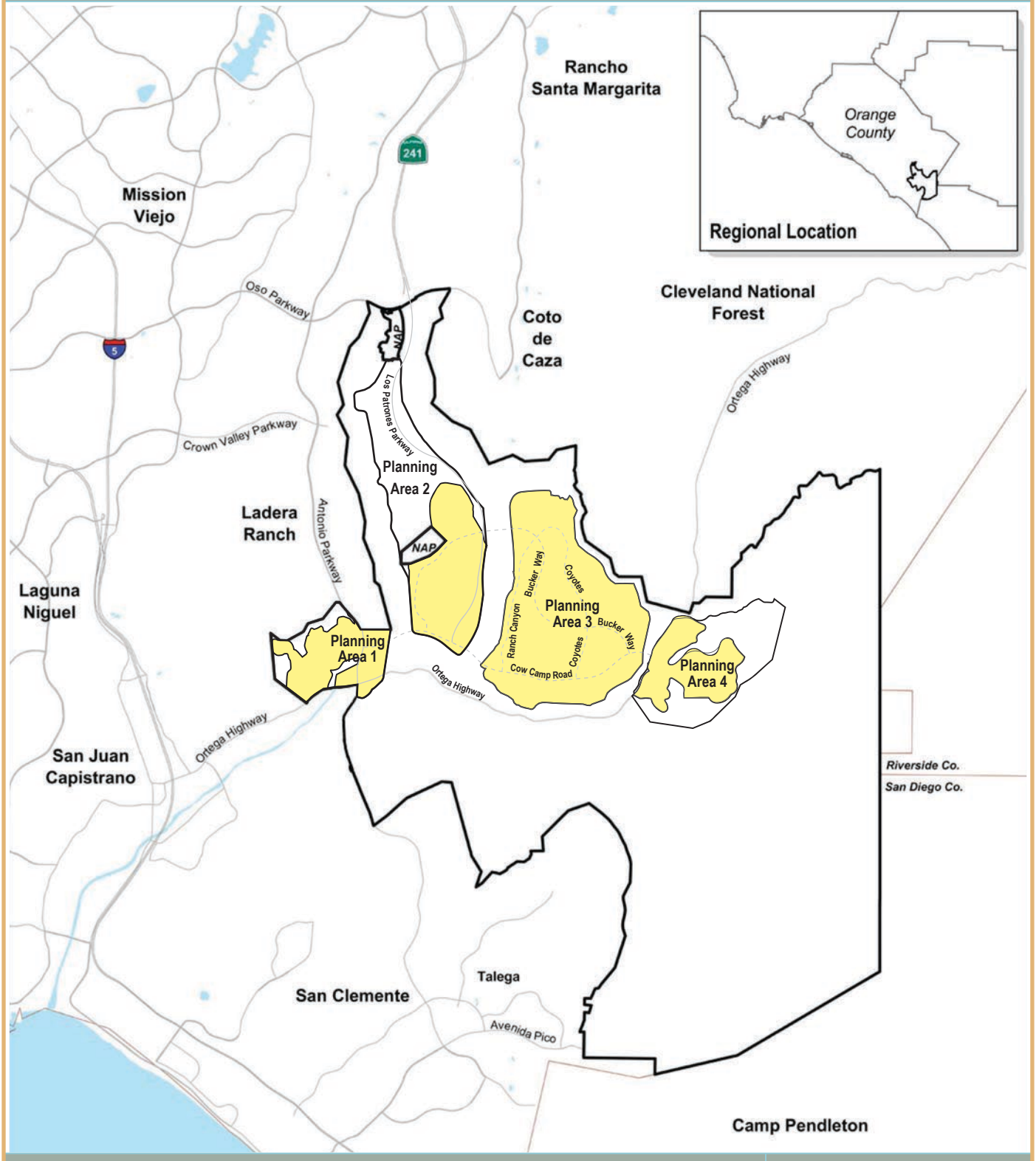
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

As shown on the Regional Location Map (Exhibit 1) the 319-gross-acre Subarea 3.7 is located in the east-central portion of Planning Area 3. ”K” Street would traverse the westerly boundary of the subarea in a generally north-south direction. Caspers Wilderness Park is located easterly of Subarea 3.7.

Planning Area 3 & 4



REGIONAL LOCATION MAP

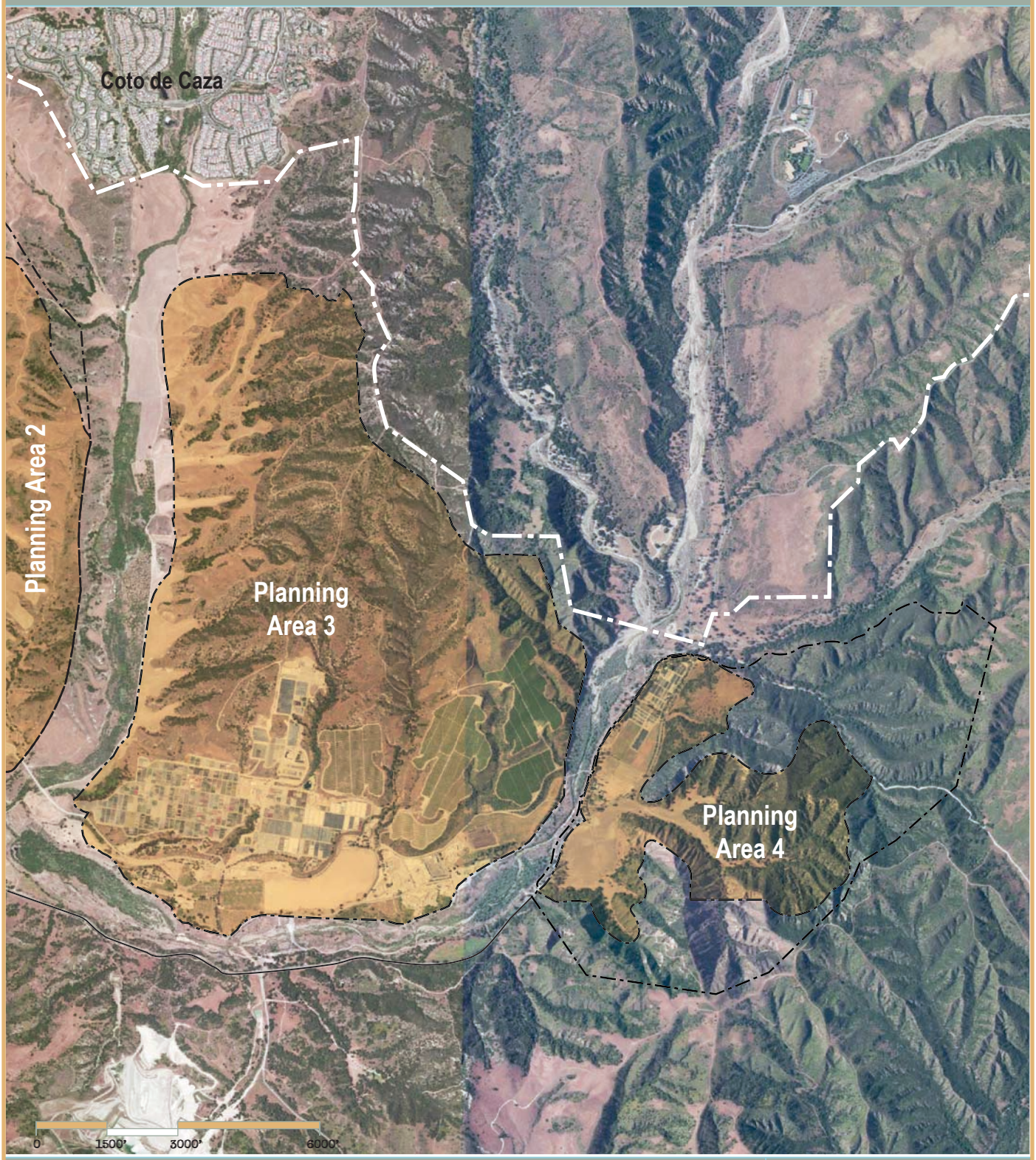
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.7 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.7 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 149 gross acres of development land uses within a terraced and hillside setting, which may include:

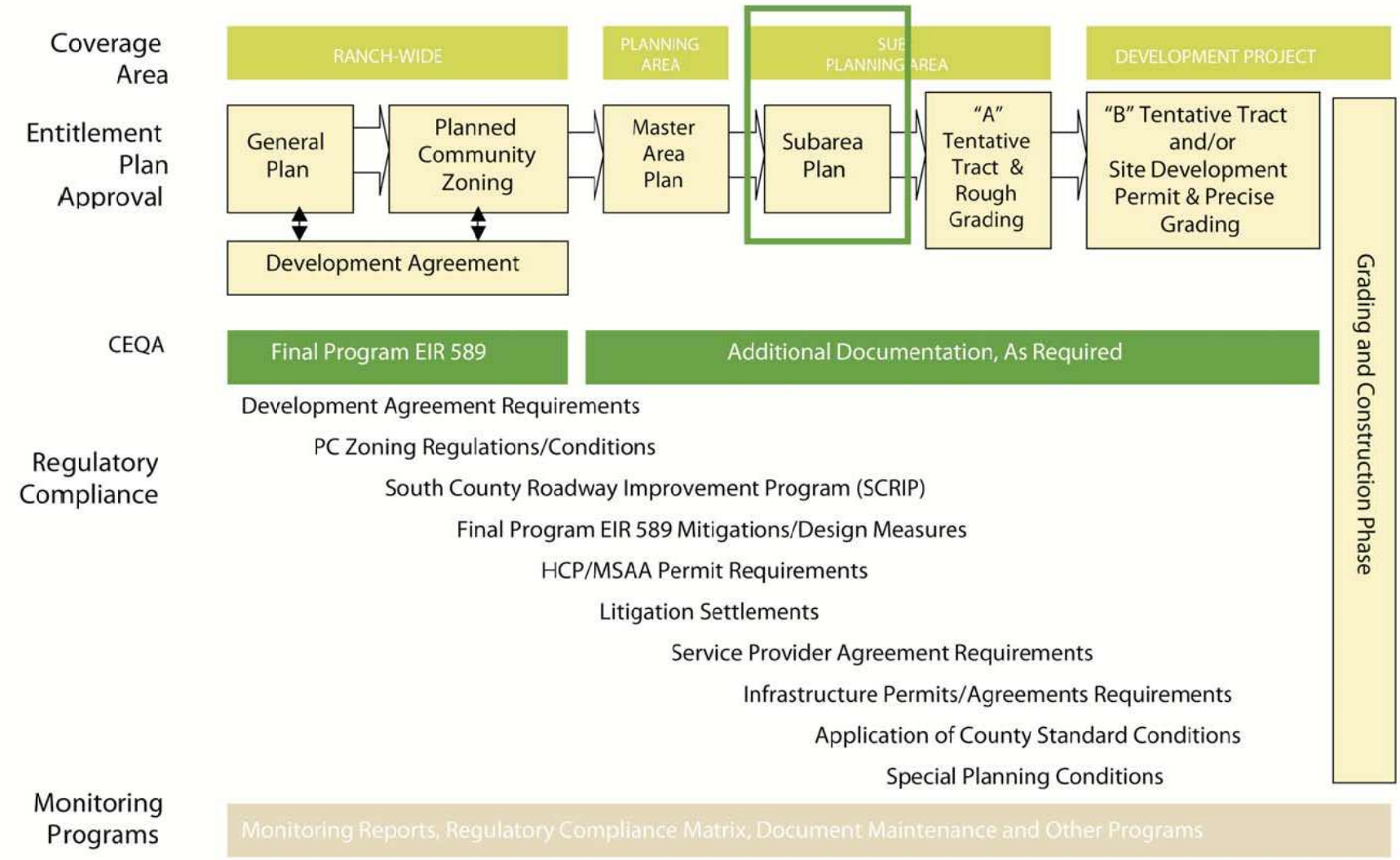
- 149 gross acres of residential area, allowing a total of up to 771 dwelling units, none of which are age-qualified units. This residential area may also include, but not be limited to, the following uses allowed by Section III.A (Residential) of the Ranch Plan Planned Community Program Text:
    - 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
        - A wireless facilities tower up to 75 feet in height

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

- Residential:

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

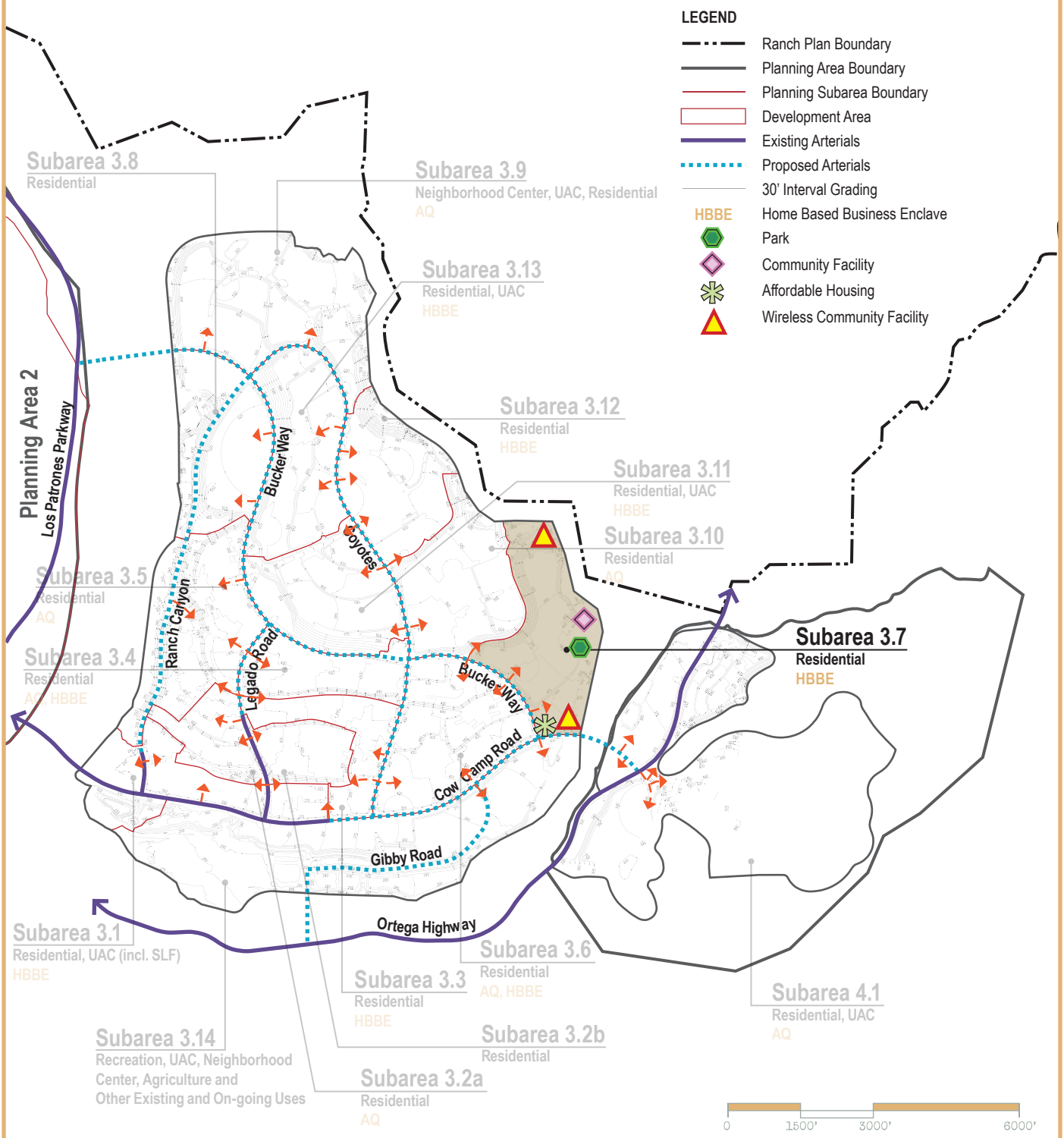
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.7
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.7

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

Ranch Plan Planned Community

Subarea Plan 3.7
Table 1

3.1 Land Use Plan and Subarea Plan 3.7 Development Table (continued):

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

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

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

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

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

1. The Subarea 3.7 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

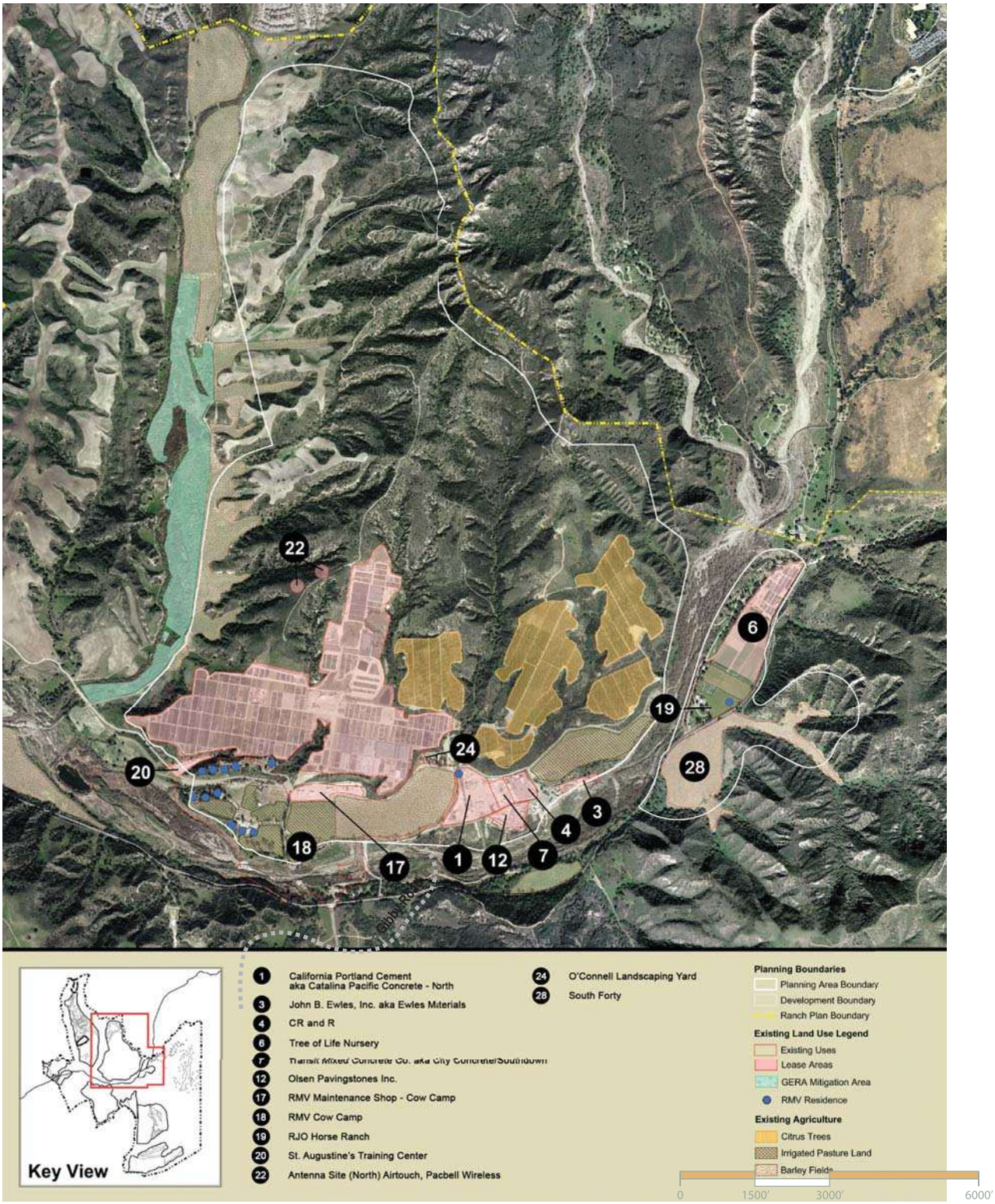
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

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

1) Compatibility with existing, adjacent land uses.

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

2) Scenic highway treatments.

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

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

No proposed land uses within Subarea 3.7 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.7 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   See Section 3.1 above and refer to Table 1.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   See Section 3.1 above and refer to Exhibit 4.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.8

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.8

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.8

Introduction

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

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

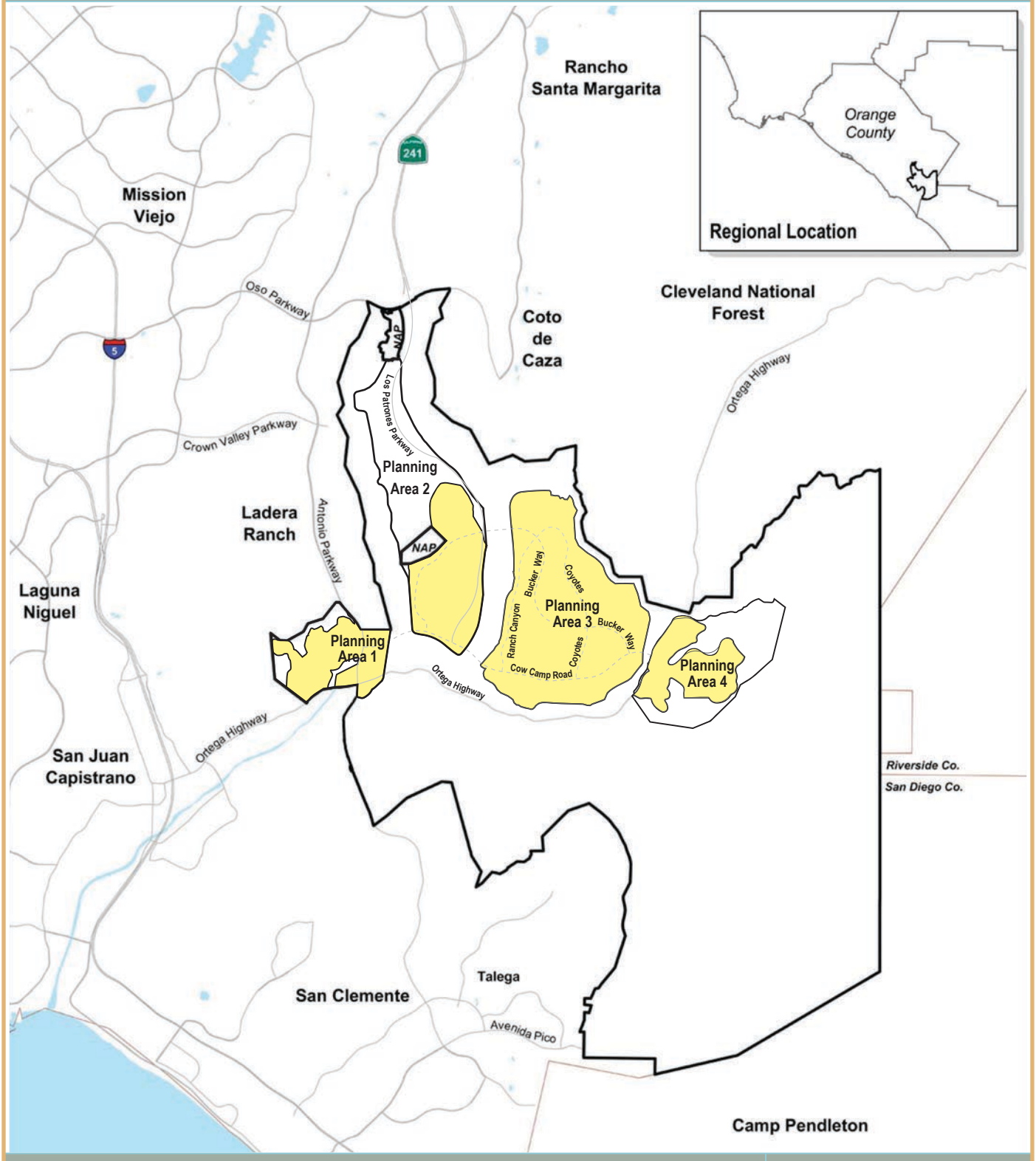
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.8 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.8.

Planning Area 3 & 4



REGIONAL LOCATION MAP

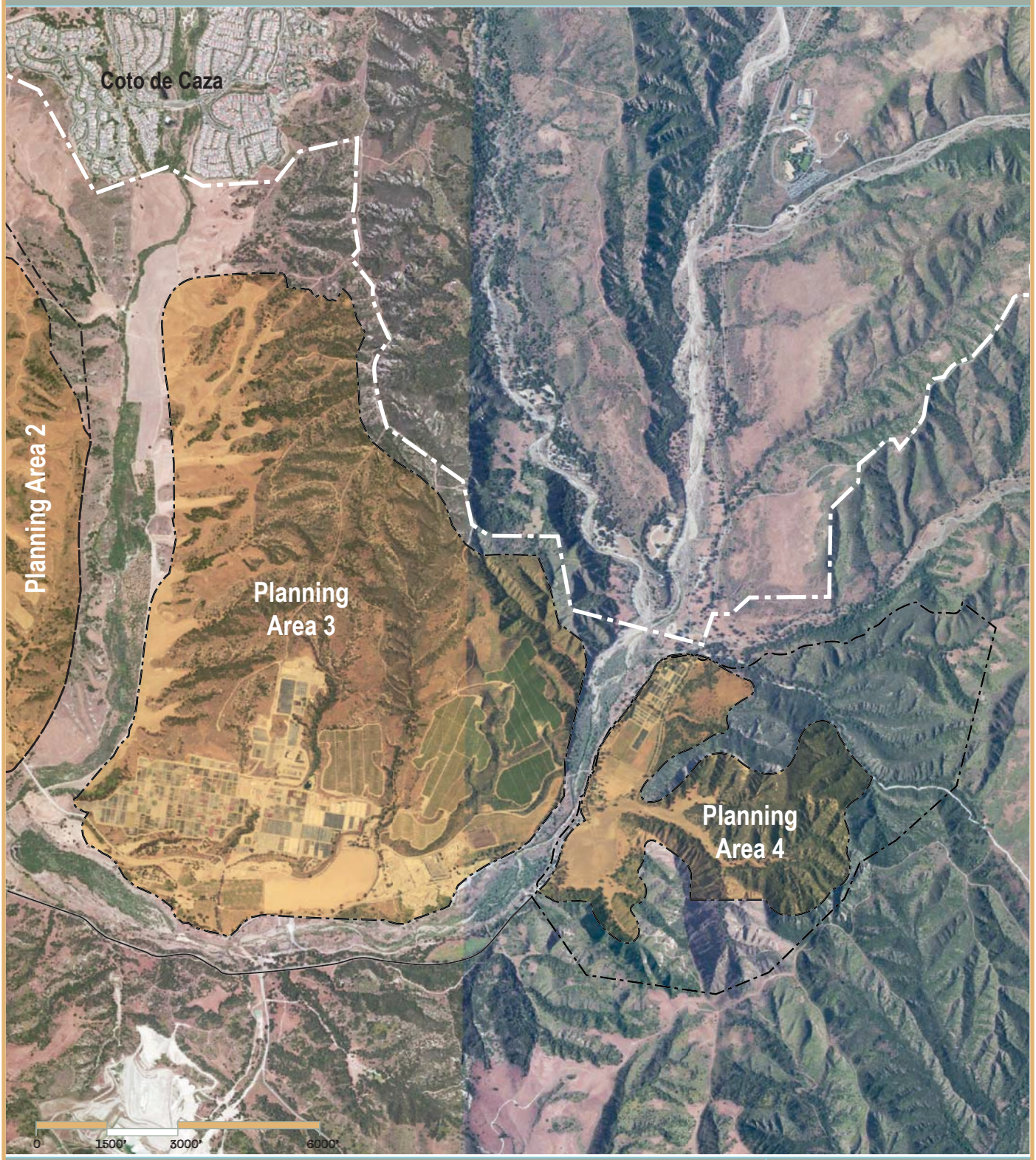
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.8 PROPOSAL

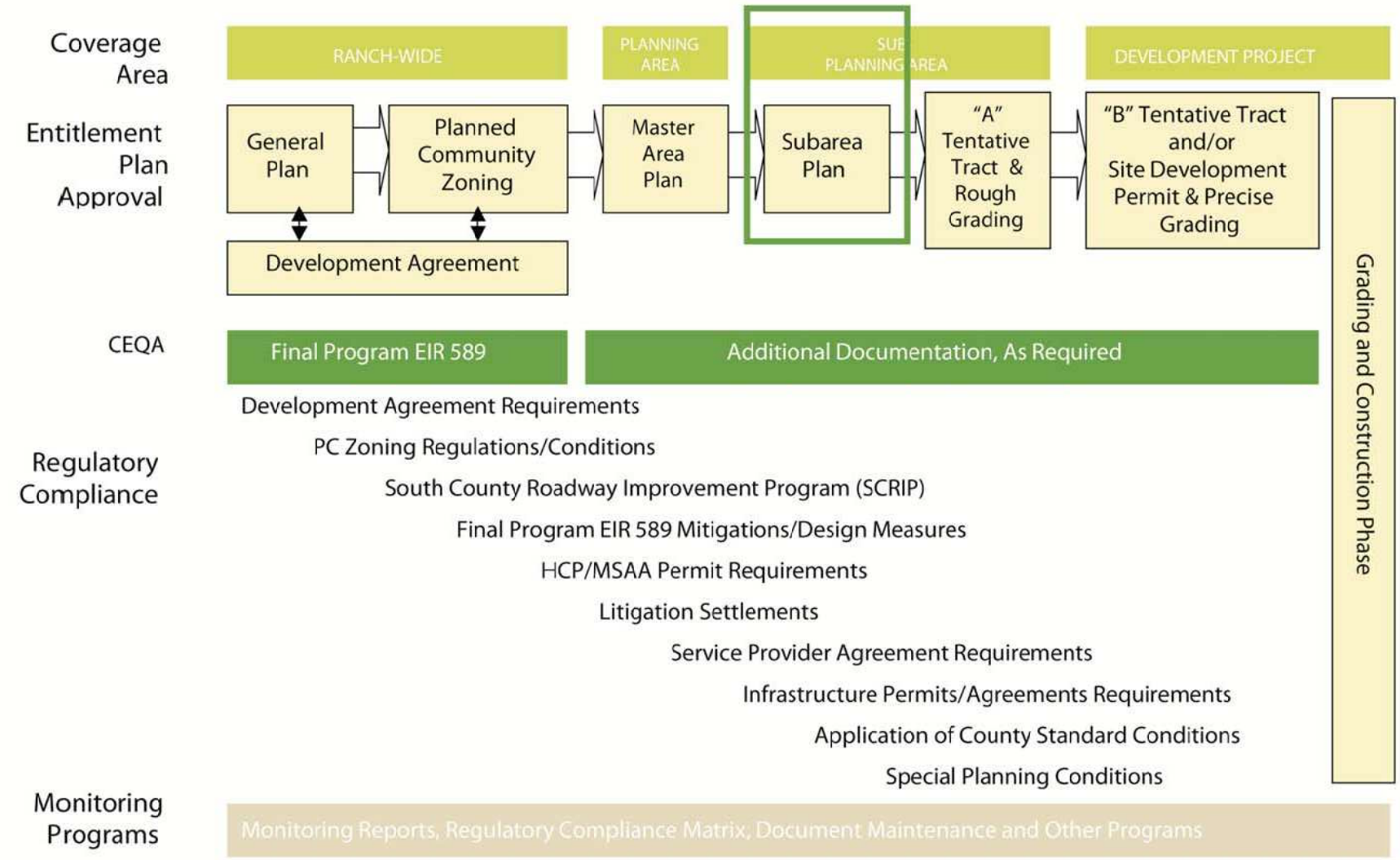
3.1 Land Use Plan and Subarea Plan 3.8 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 144 gross acres of development land uses within a terraced and hillside setting, which may include:

- I44 gross acres of residential area, allowing a total of up to I,245 dwelling units, including approximately 230 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):
        - 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 feet in height

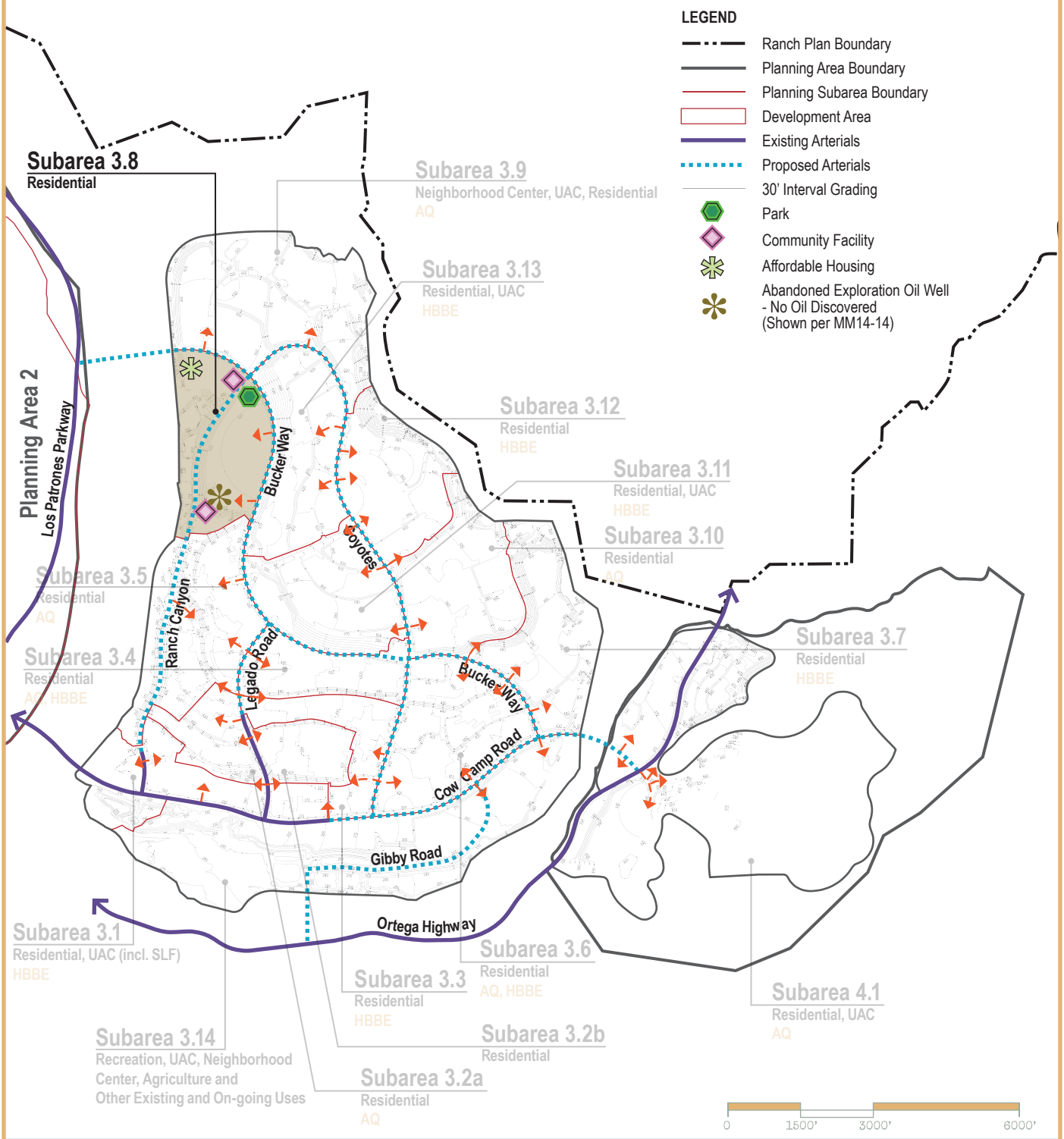
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.8
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.8

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

Ranch Plan Planned Community

Subarea Plan 3.8
Table 1

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

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

3.1 Land Use Plan and Subarea Plan 3.8 Development Table (continued):

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

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

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

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

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

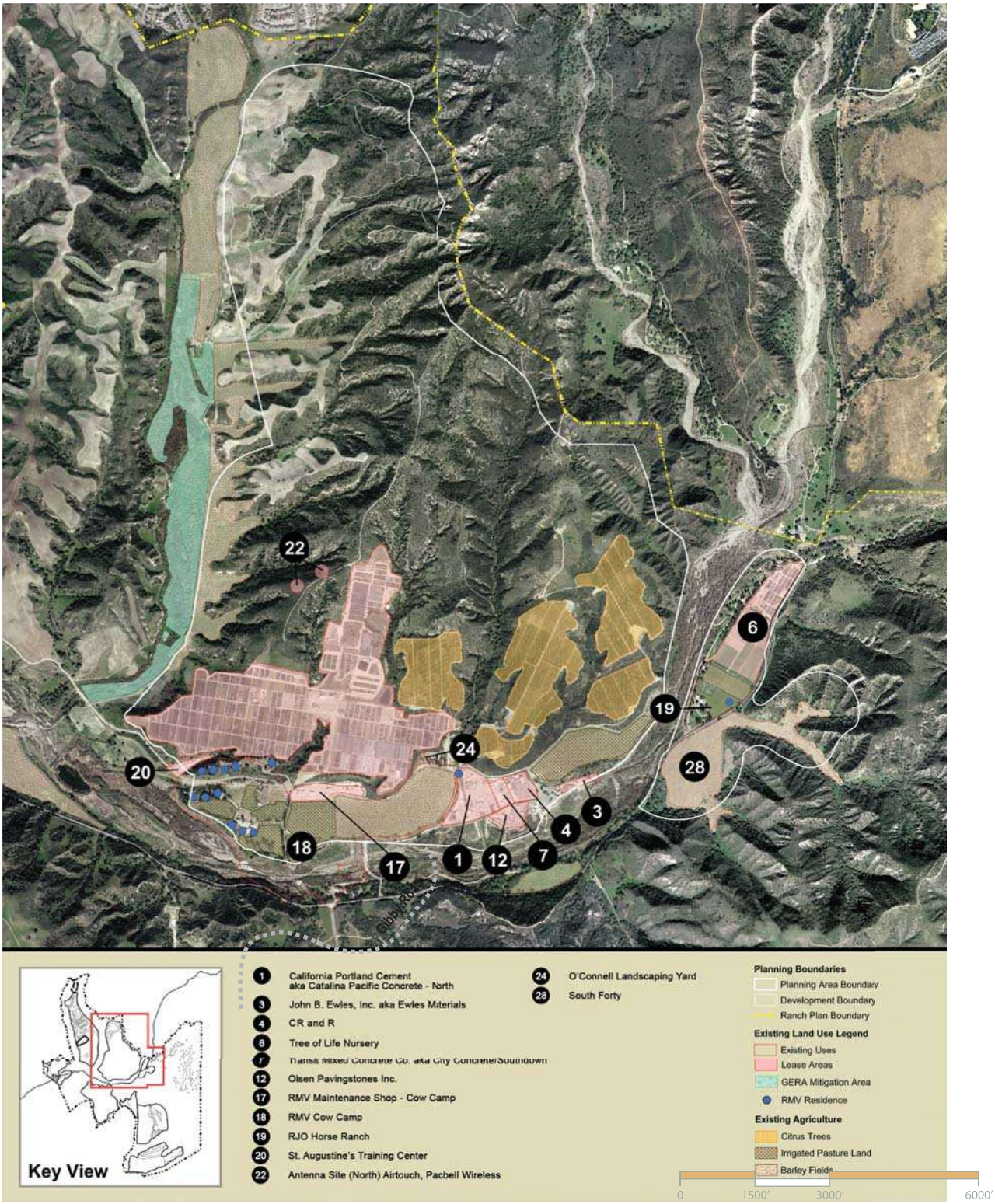
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

2) Scenic highway treatments.

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

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

No proposed land uses within Subarea 3.8 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

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

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

   No residential land uses are proposed within Subarea 3.8.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.8.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.9

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.9

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.9

Introduction

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

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

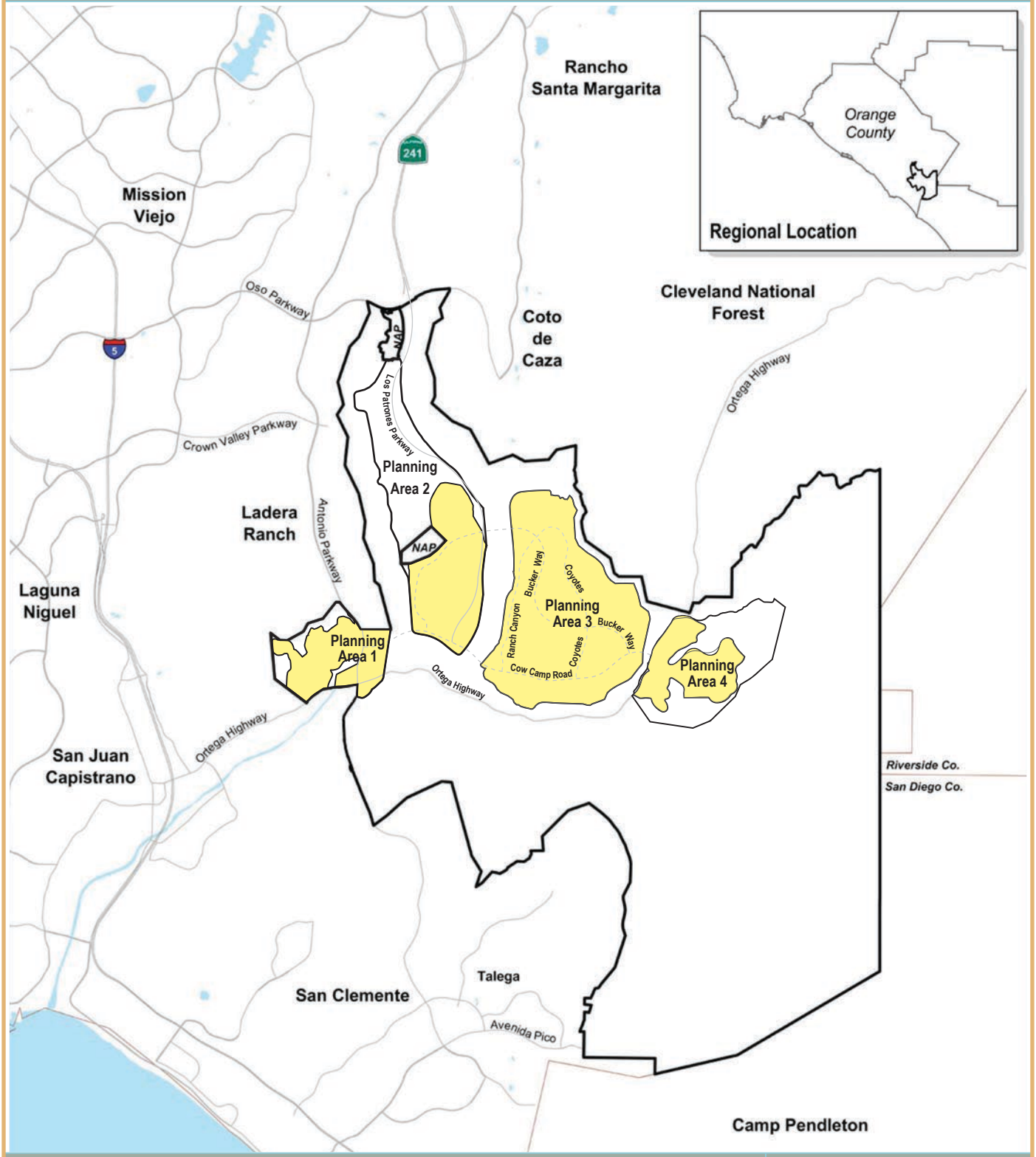
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.9 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.9.

Planning Area 3 & 4



REGIONAL LOCATION MAP

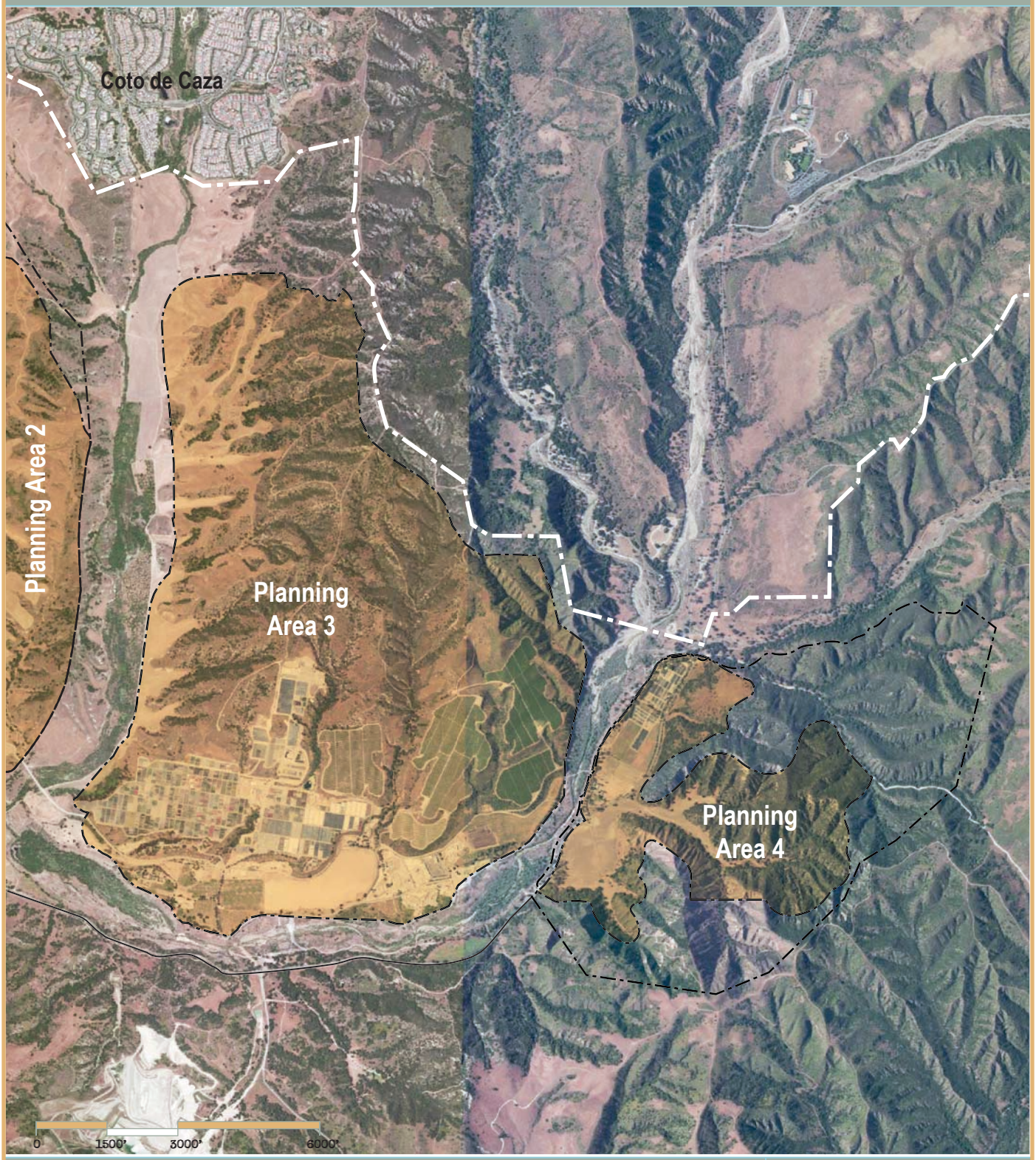
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.9 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.9 Development Table:

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

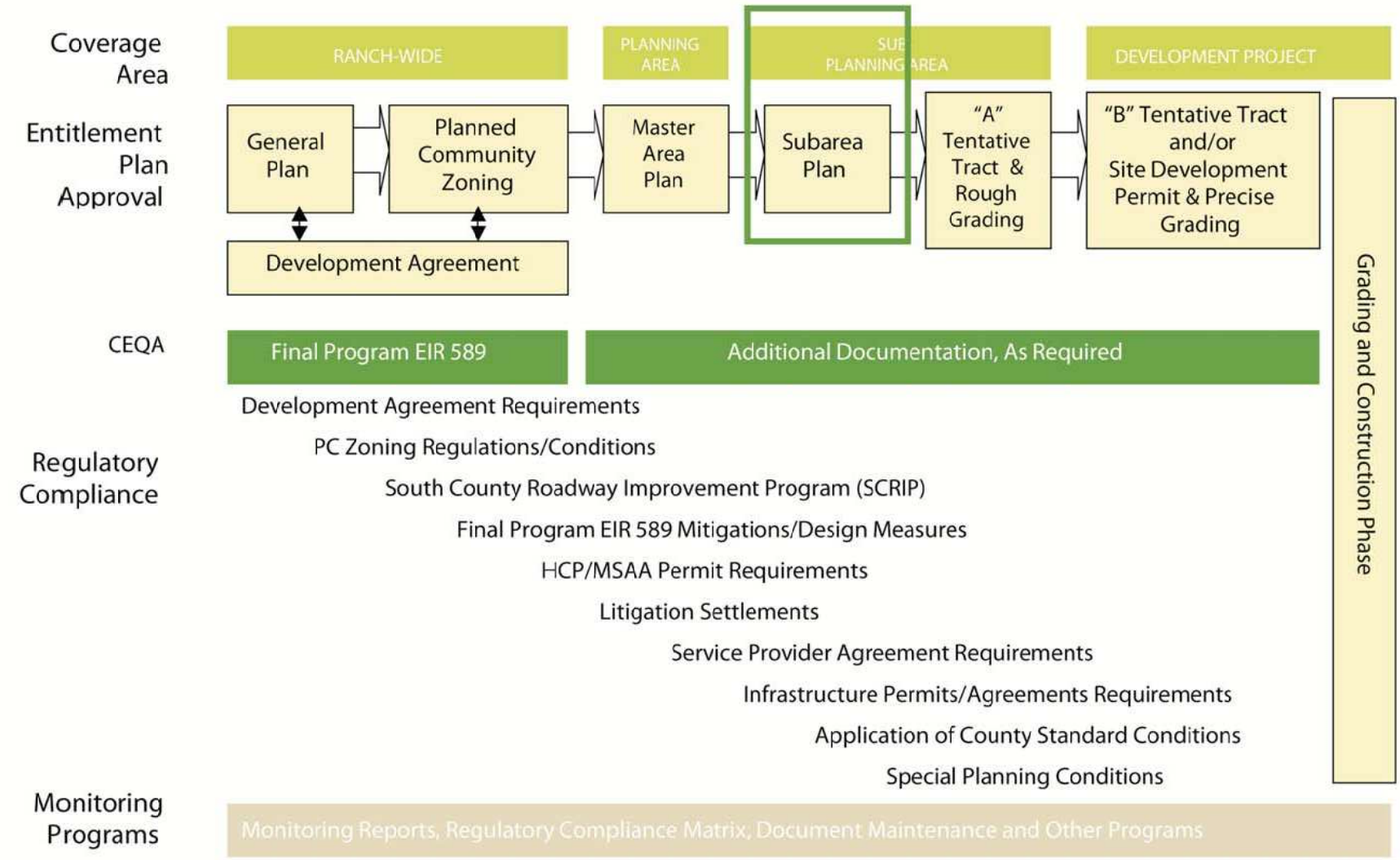
The Land Use Plan (Exhibit 4) depicts 234 gross acres of development land uses within a terraced and hillside setting, which may include:

- 168 gross acres of residential area, allowing a total of up to 690 dwelling units, including approximately 209 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
    - Recreational Uses (including, but not limited to):
        - A wireless facilities tower up to 75 feet in height
- Up to 10 acres and up to 107,000-square-feet of Neighborhood Center Uses
- Up to 56 acres and up to 686,000-square-feet of uses permitted by Section III.D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

The Subarea 3.9 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

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

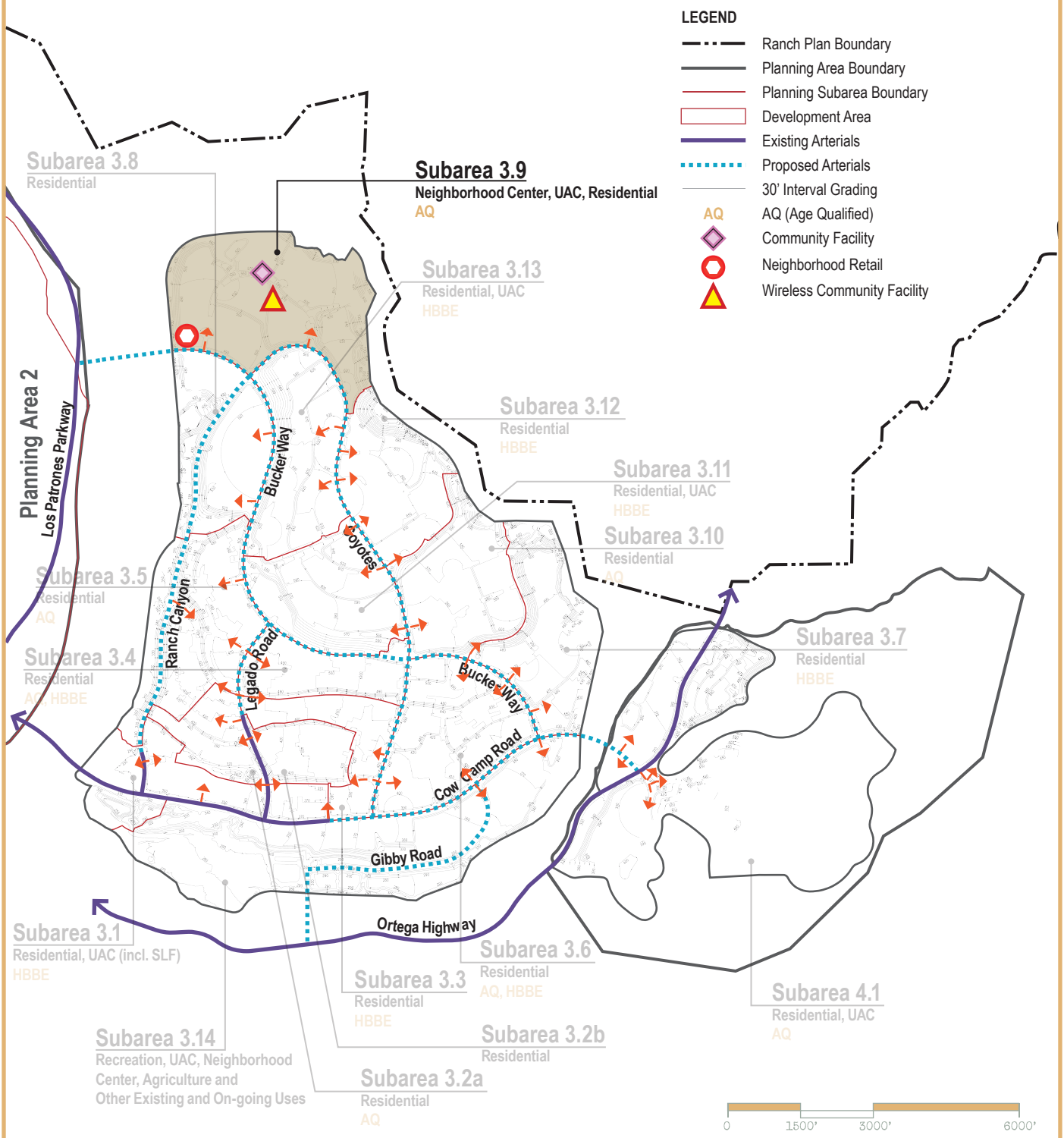
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.9
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.9

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

Ranch Plan Planned Community

Subarea Plan 3.9
Table 1

3.1 Land Use Plan and Subarea Plan 3.9 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.9. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.9 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.9 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.9 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.9 are submitted, they must be consistent with the Subarea 3.9 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.9 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.9 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.9 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

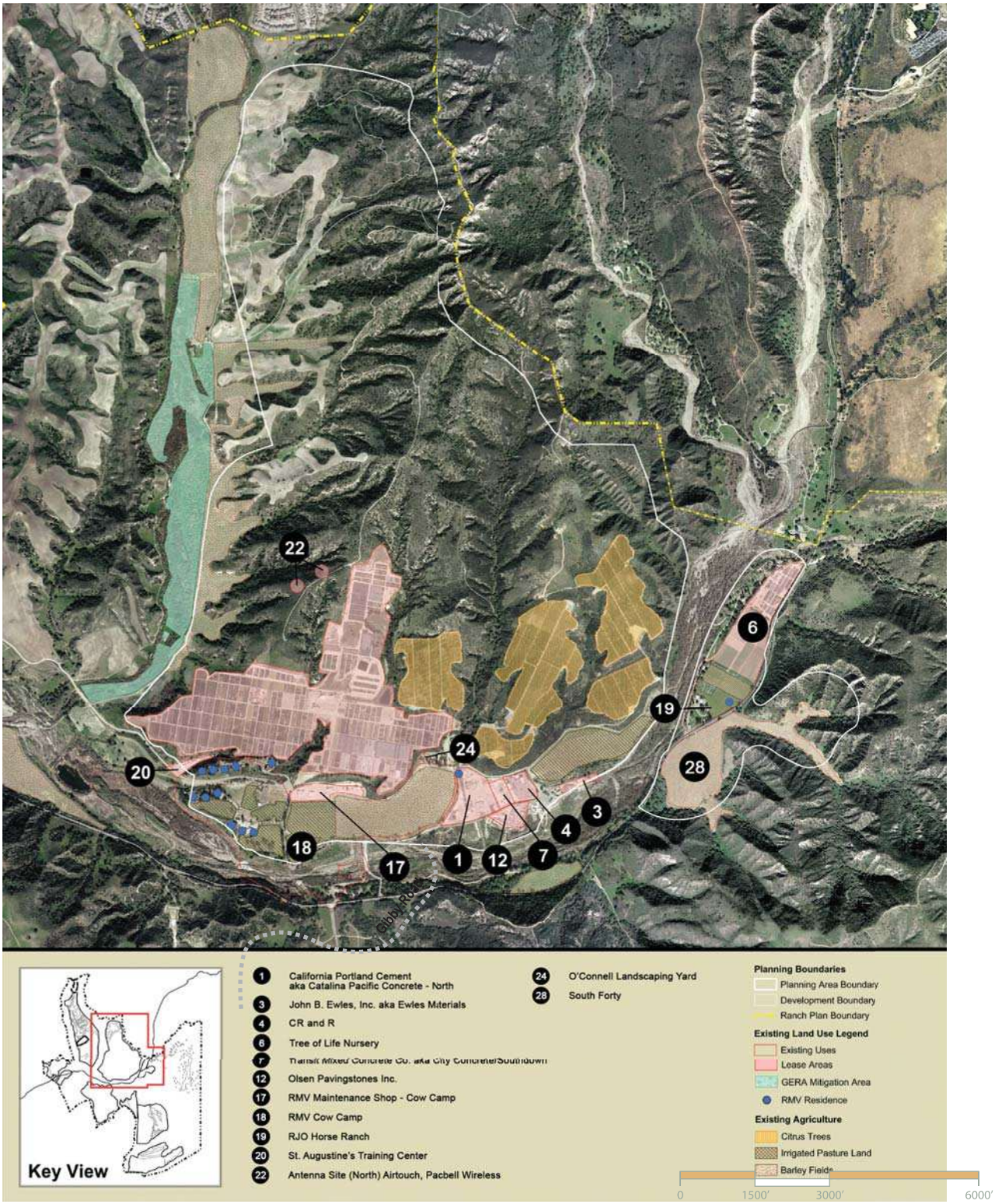
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.9.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.9 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*
>
> No proposed land uses within Subarea 3.9 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.
>
> *2) Scenic highway treatments.*
>
> Subarea 3.9 is located adjacent to an arterial designated as a Scenic Highway.
>
> *3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.*
>
> No proposed land uses within Subarea 3.9 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.9 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.9.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.9.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.10

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.10

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.10

Introduction

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

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

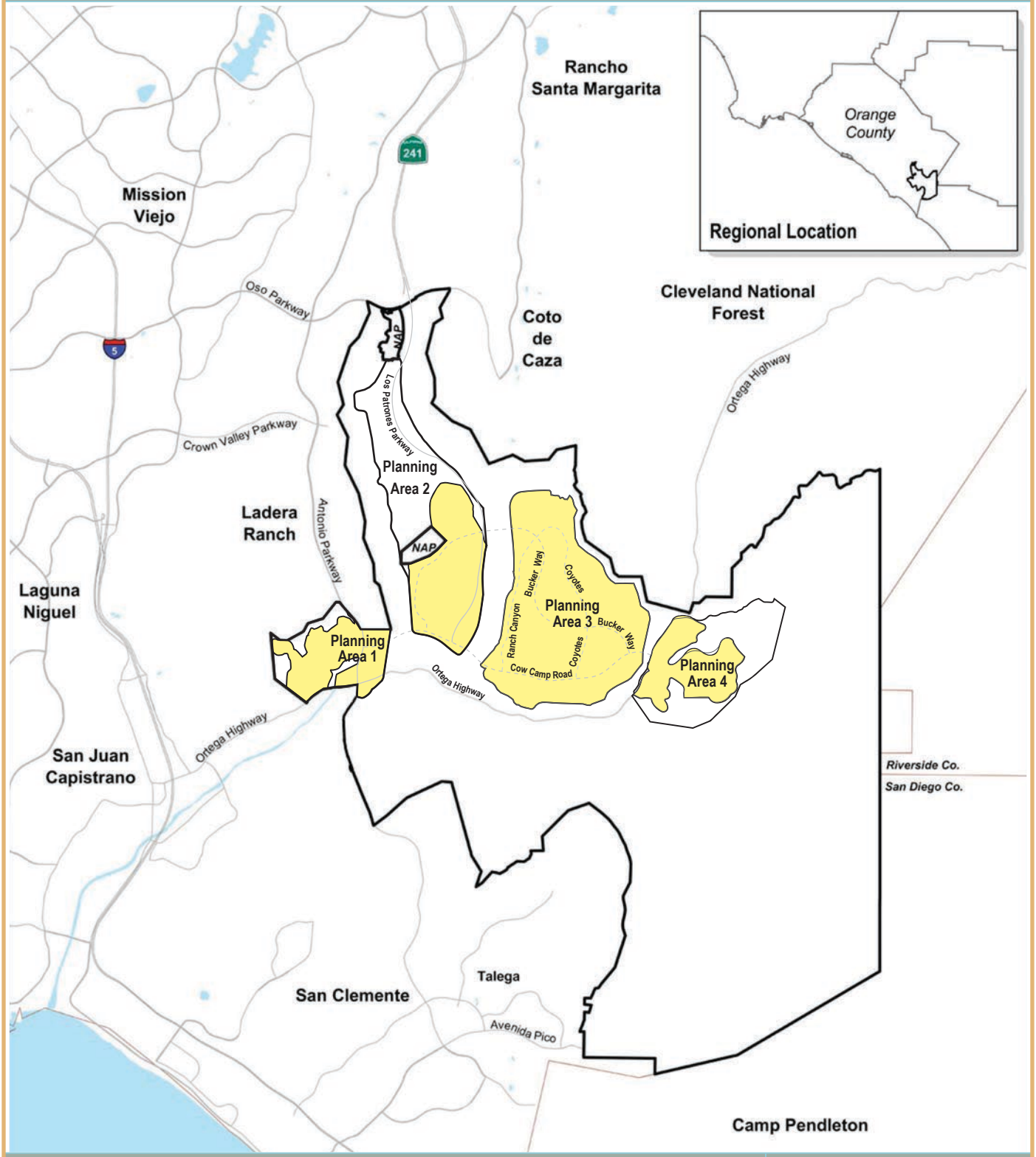
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.10 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.10.

Planning Area 3 & 4



REGIONAL LOCATION MAP

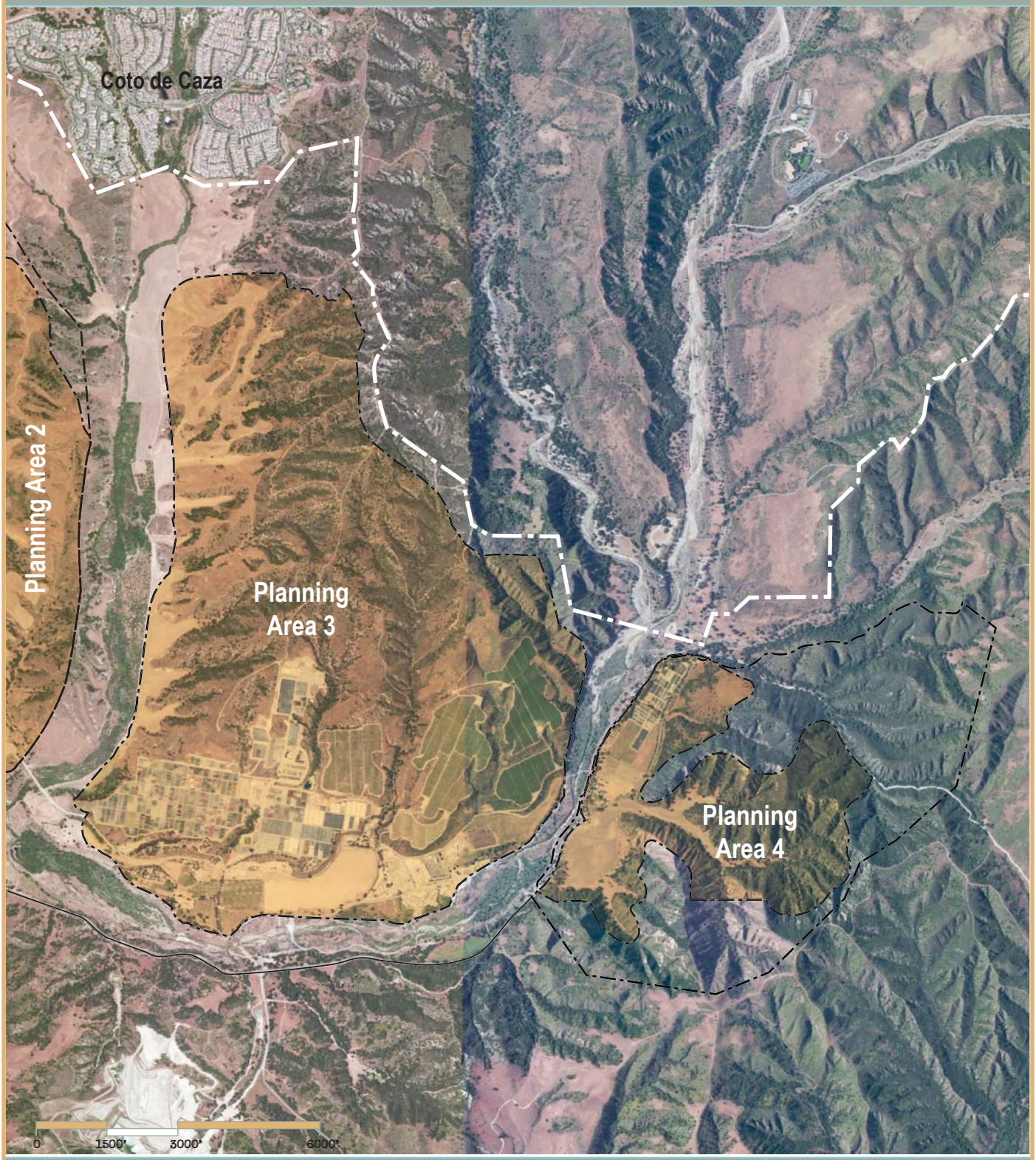
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.10 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.10 Development Table:

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

The Land Use Plan (Exhibit 4) depicts 144 gross acres of development land uses within a terraced and hillside setting, which may include:

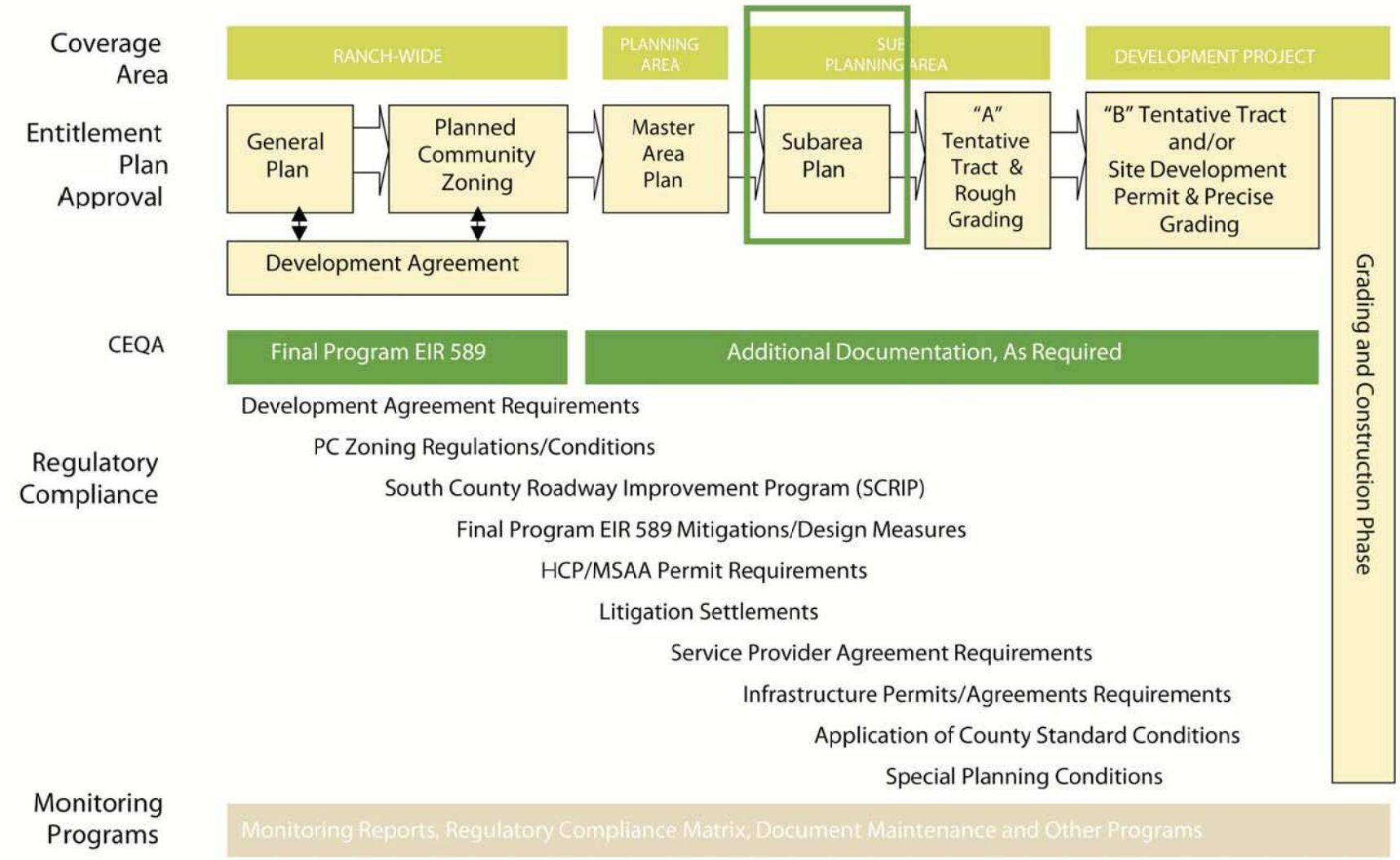
The 144-gross-acre Subarea 3.10 is located in the easterly portion of Planning Area 3. Coyotes would traverse the westerly boundary of the subarea in a generally northsouth direction. Caspers Regional Park is located easterly of this subarea. The following land uses are proposed:

- 144 gross acres of residential area, allowing a total of 649 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 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
        - Two wireless facilities towers up to 75 feet in height

The Subarea 3.10 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

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

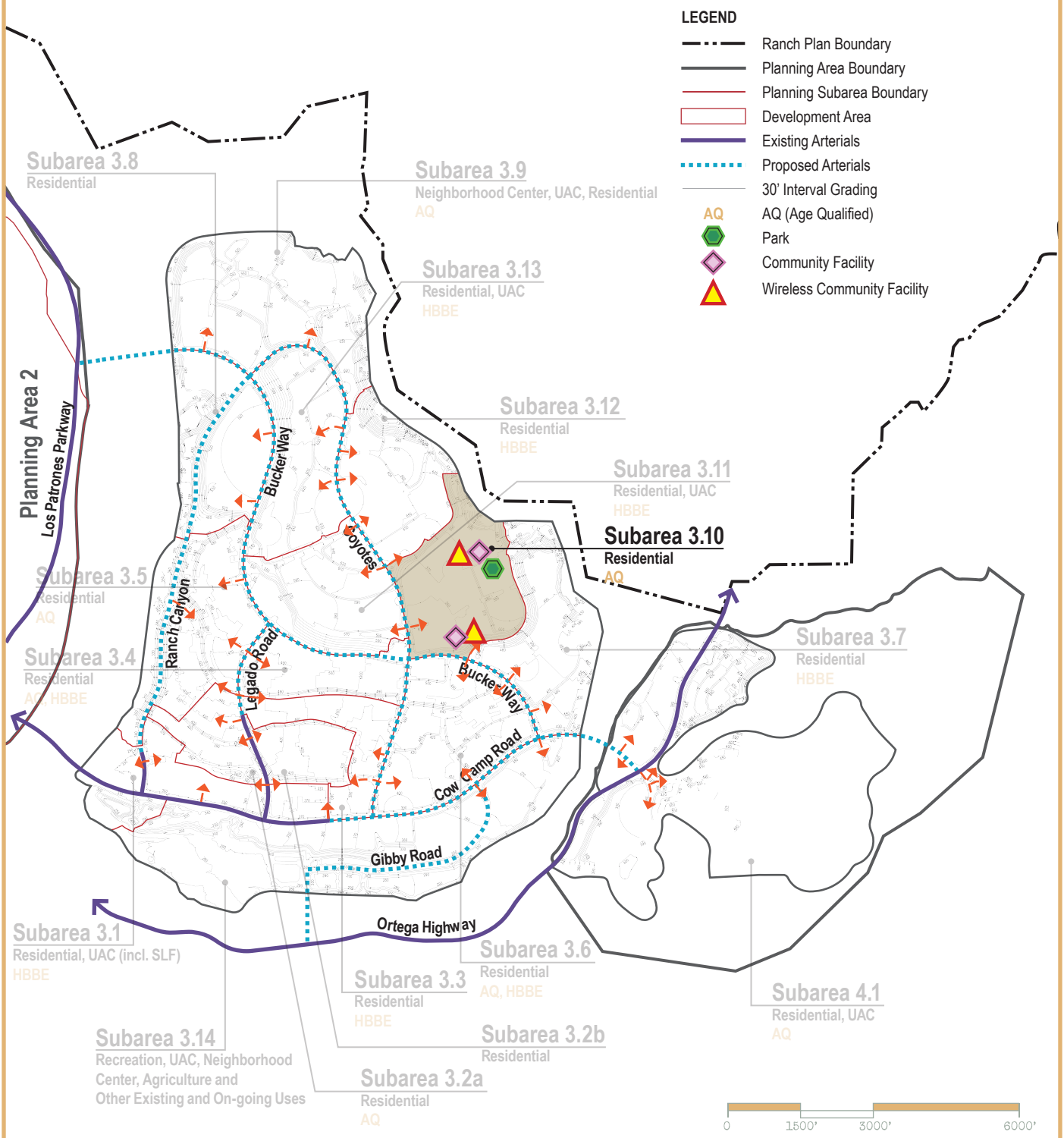
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.10
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.10

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

Ranch Plan Planned Community

Subarea Plan 3.10
Table 1

3.1 Land Use Plan and Subarea Plan 3.10 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.10. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.10 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.10 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.10 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.10 are submitted, they must be consistent with the Subarea 3.10 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.10 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.10 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.10 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

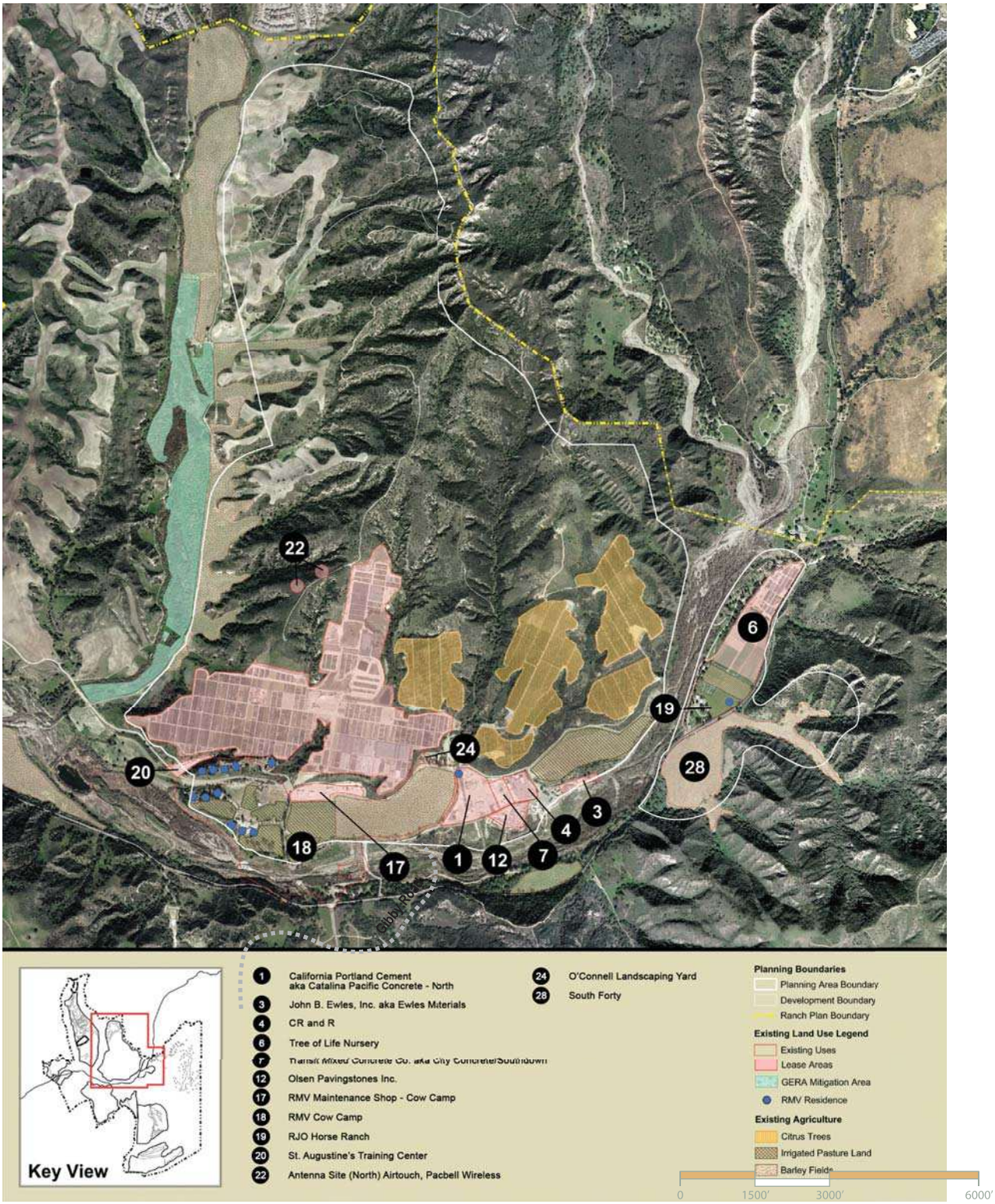
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.10.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Ranch Plan Planned Community

Exhibit: 5

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.10 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

No proposed land uses within Subarea 3.10 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

> *2) Scenic highway treatments.*

Subarea 3.10 is located adjacent to an arterial designated as a Scenic Highway.

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

No proposed land uses within Subarea 3.10 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.10 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.10.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.10.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.11

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.11

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.11

Introduction

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

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

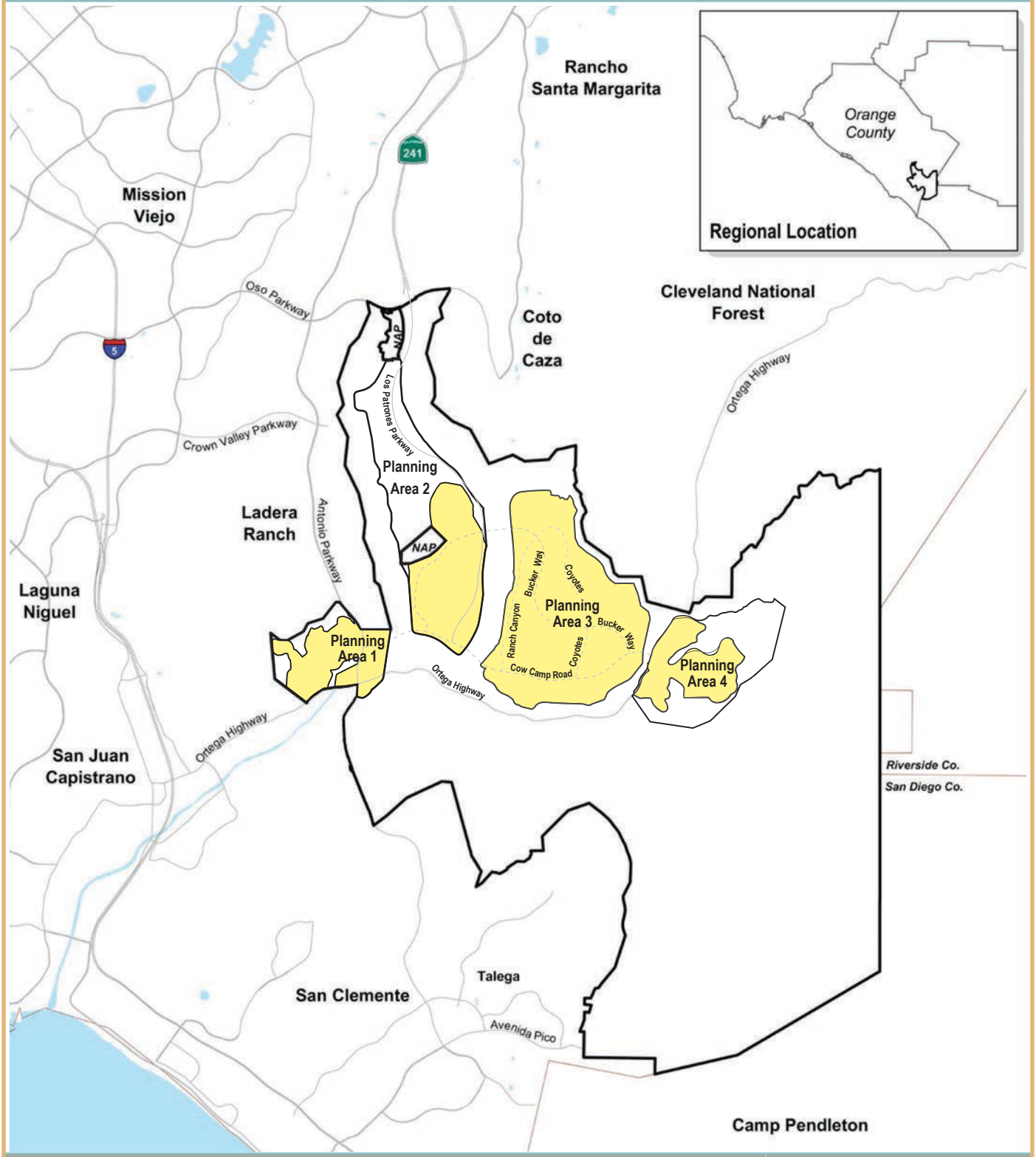
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.11 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.11.

Planning Area 3 & 4



REGIONAL LOCATION MAP

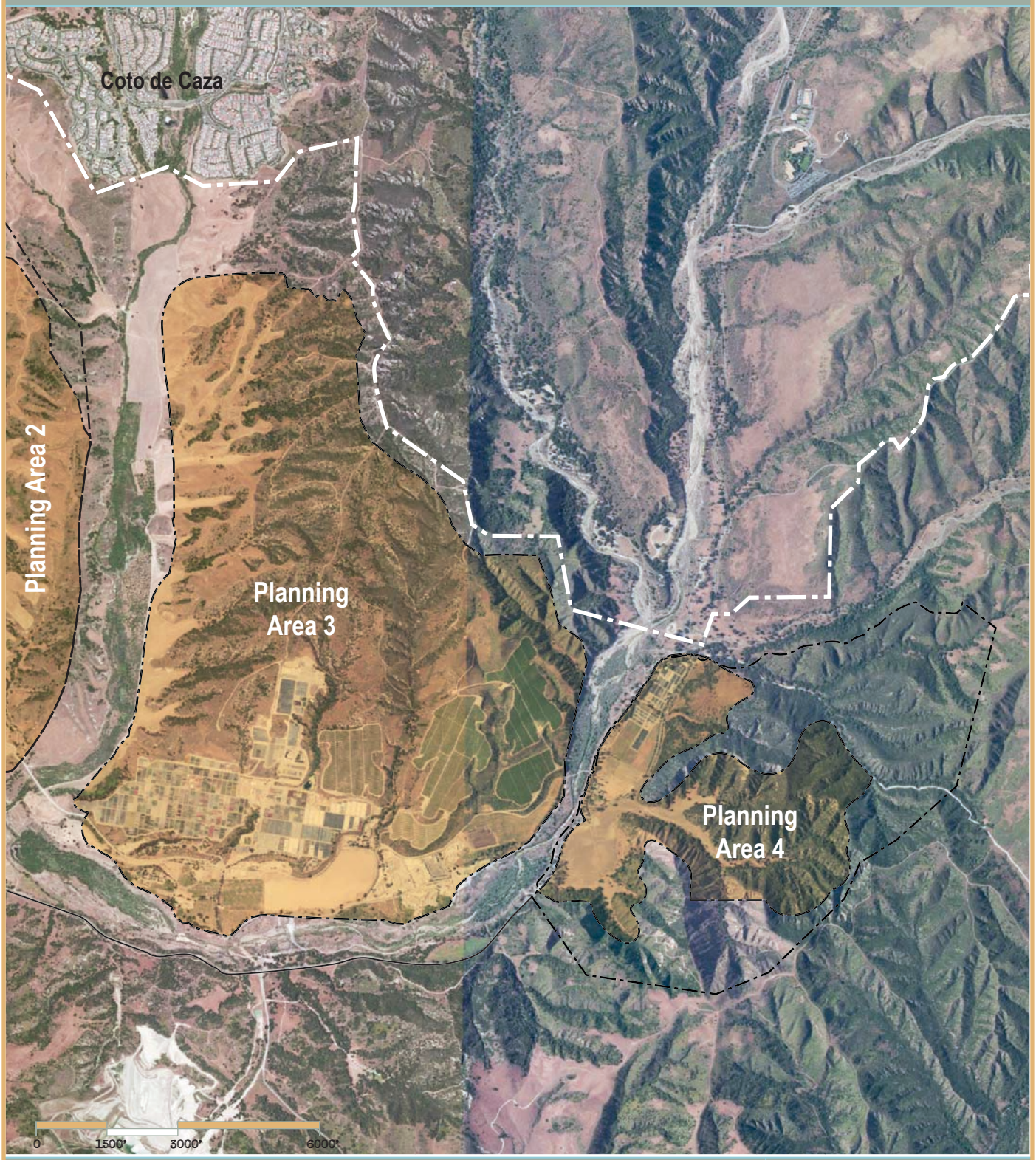
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.11 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.11 Development Table:

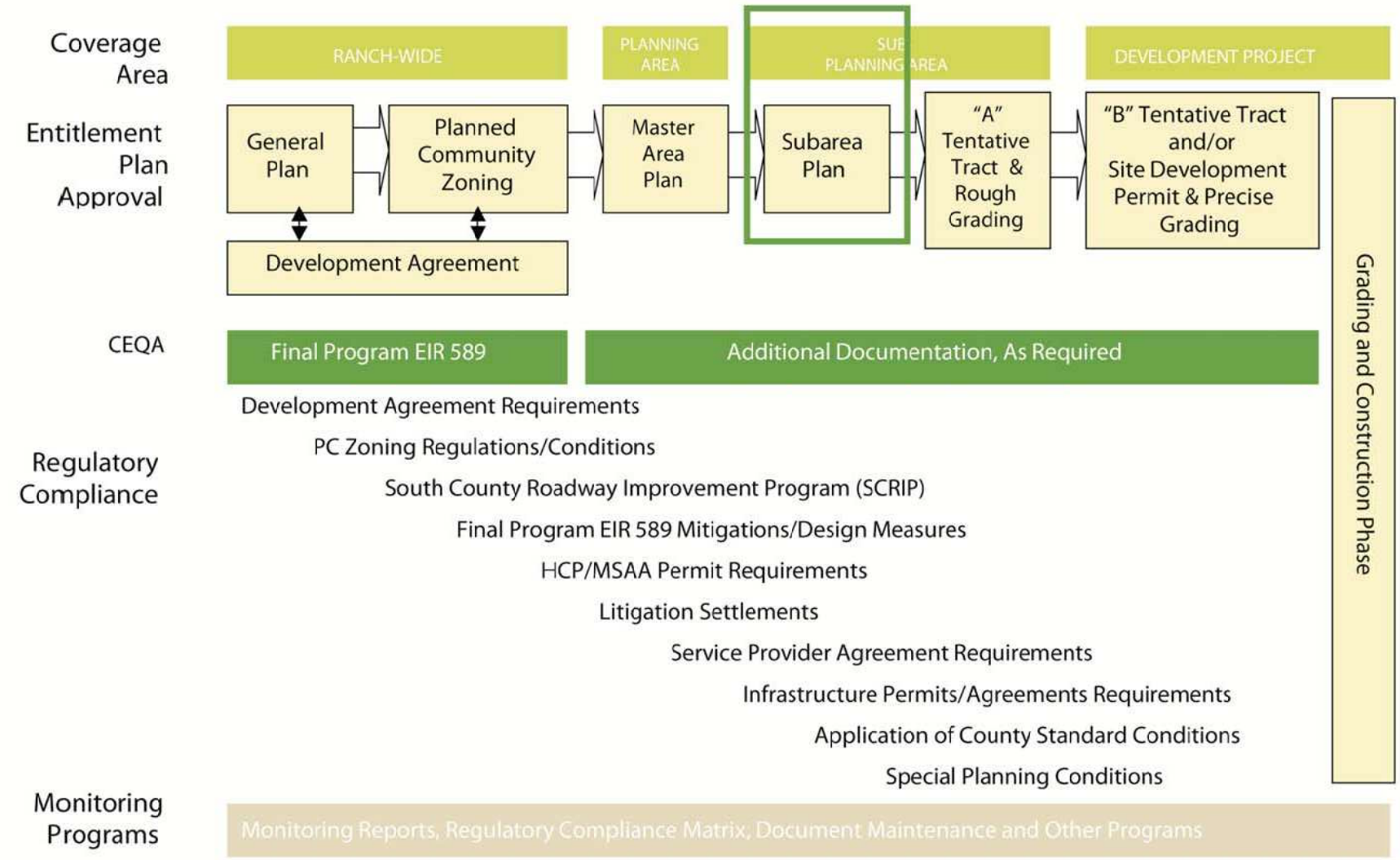
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 143 gross acres of development land uses within a terraced and hillside setting, which may include:

- 129 gross acres of residential area, allowing a total of up to 596 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 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
        - A wireless facility tower up to 75 feet in height
- Up to 14 acres and up to 150,000-square-feet of uses permitted by Section III. D.1.a (Urban Activity Center – Principal Permitted Uses) of the Ranch Plan PC Program Text.

The Subarea 3.11 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details

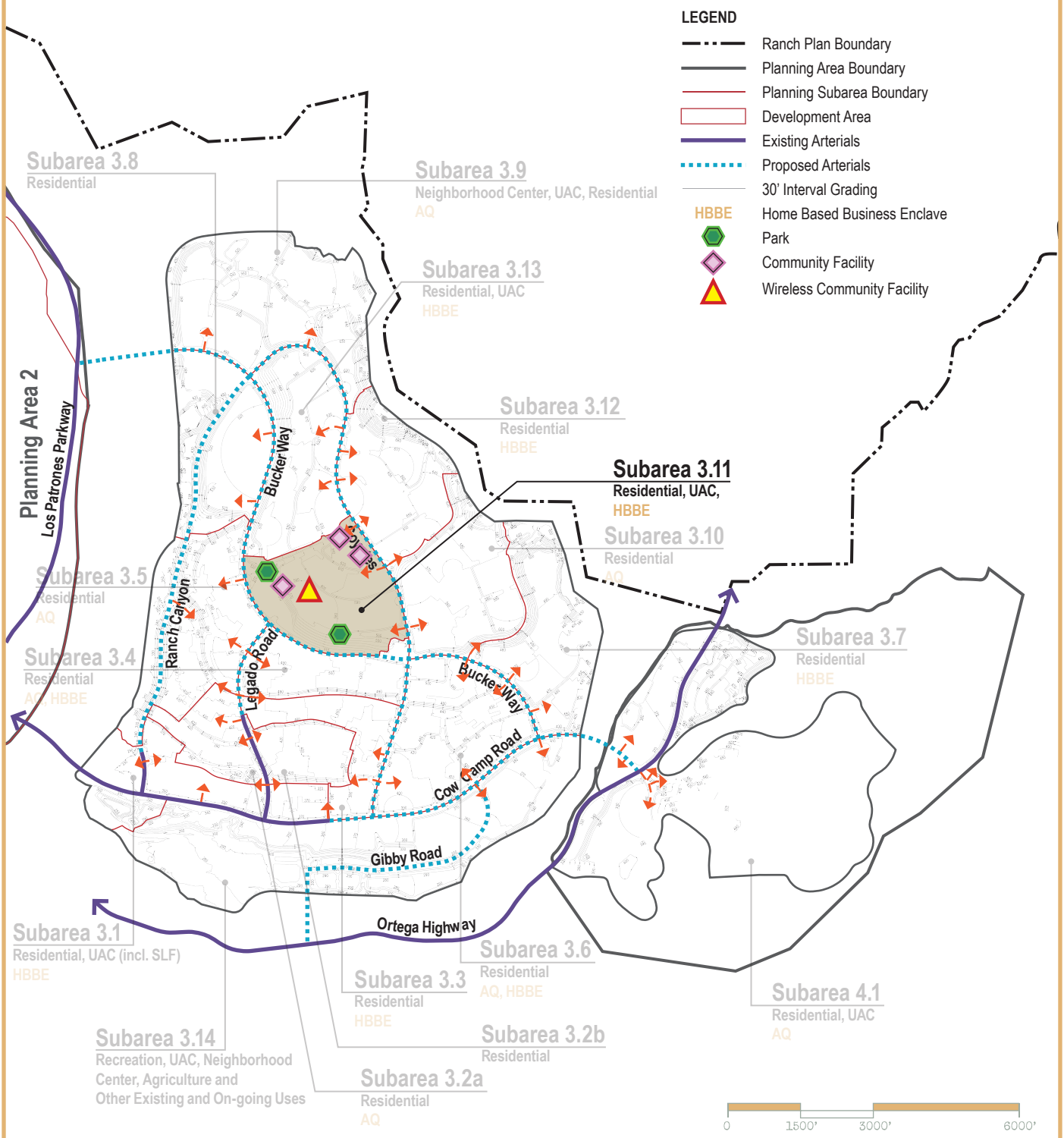
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.11
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

Planning Area	Development Use																			
	Residential										Urban Activity Center (UAC)		Neighbor-hood Center		Business Park		Golf Resort Gross Acreage		Open Space Use	Planning Area Totals
	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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.11

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

Ranch Plan Planned Community

Subarea Plan 3.11
Table 1

listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

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

3.1 Land Use Plan and Subarea Plan 3.11 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.11. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.11 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.11 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.11 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.11 are submitted, they must be consistent with the Subarea 3.11 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.11 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.11 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.11 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

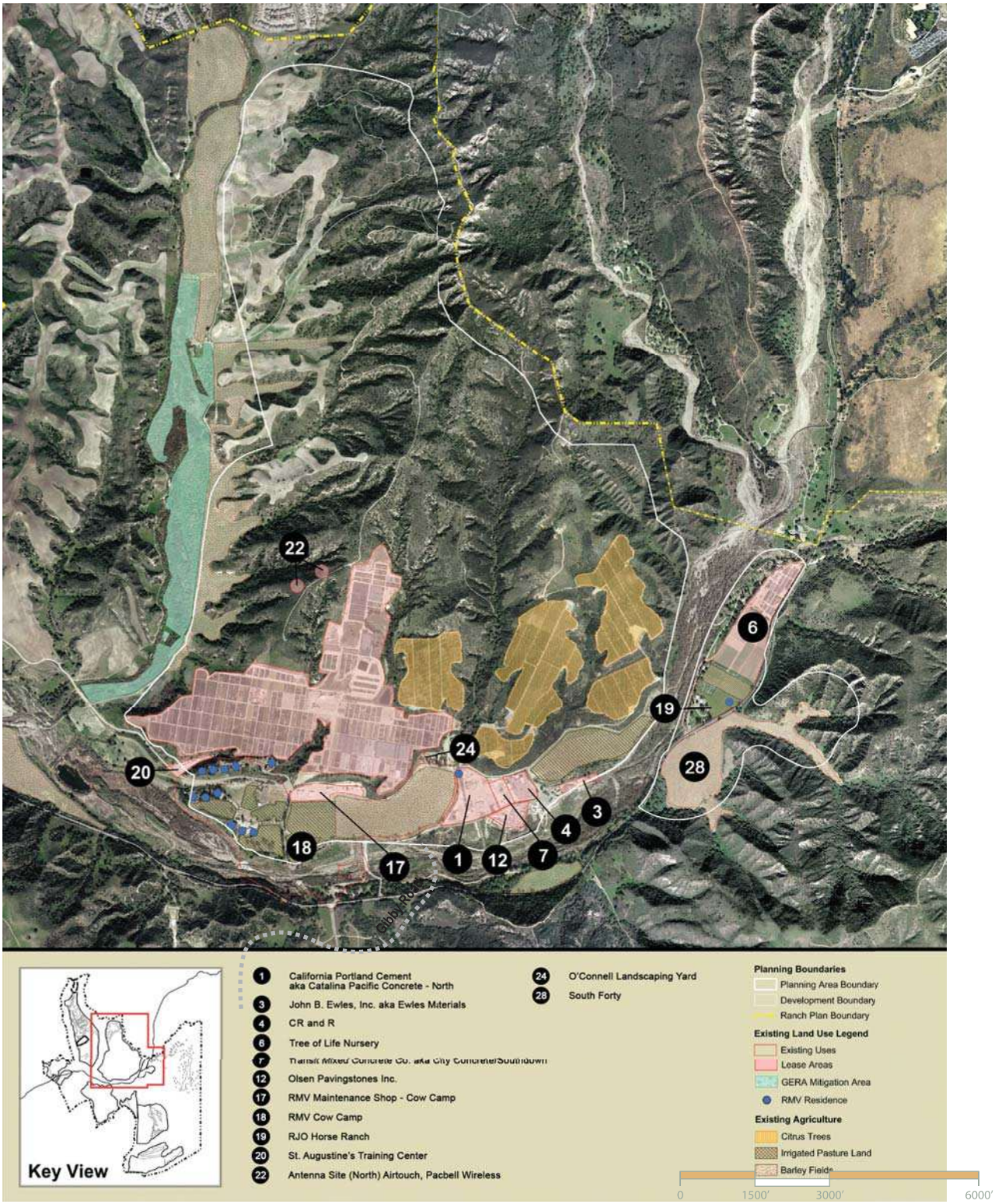
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.11.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.11 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

No proposed land uses within Subarea 3.11 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

> *2) Scenic highway treatments.*

Subarea 3.11 is located adjacent to an arterial designated as a Scenic Highway.

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

No proposed land uses within Subarea 3.11 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.11 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.11.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.11.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.12

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.12

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.12

Introduction

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

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

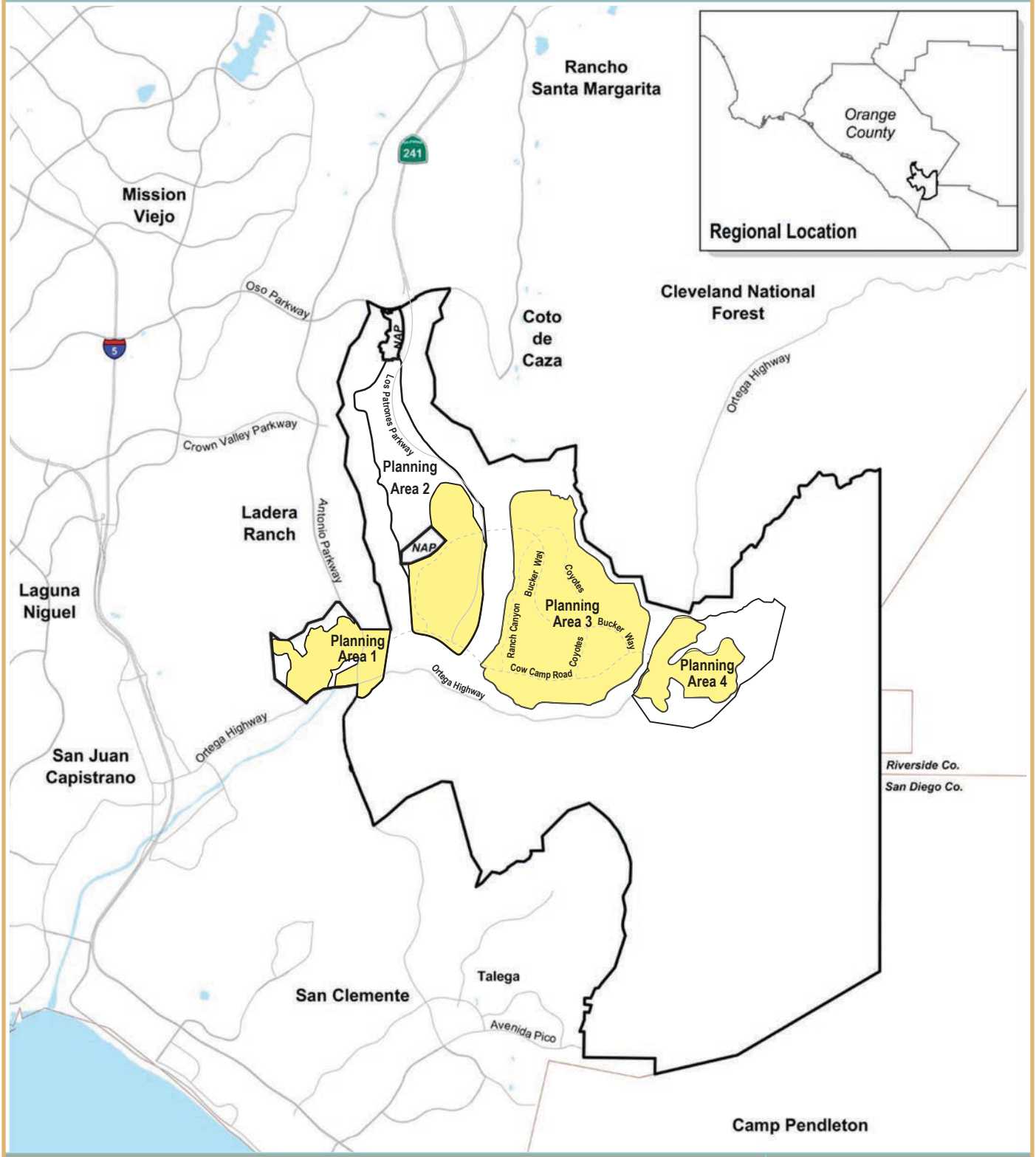
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.12 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.12.

Planning Area 3 & 4



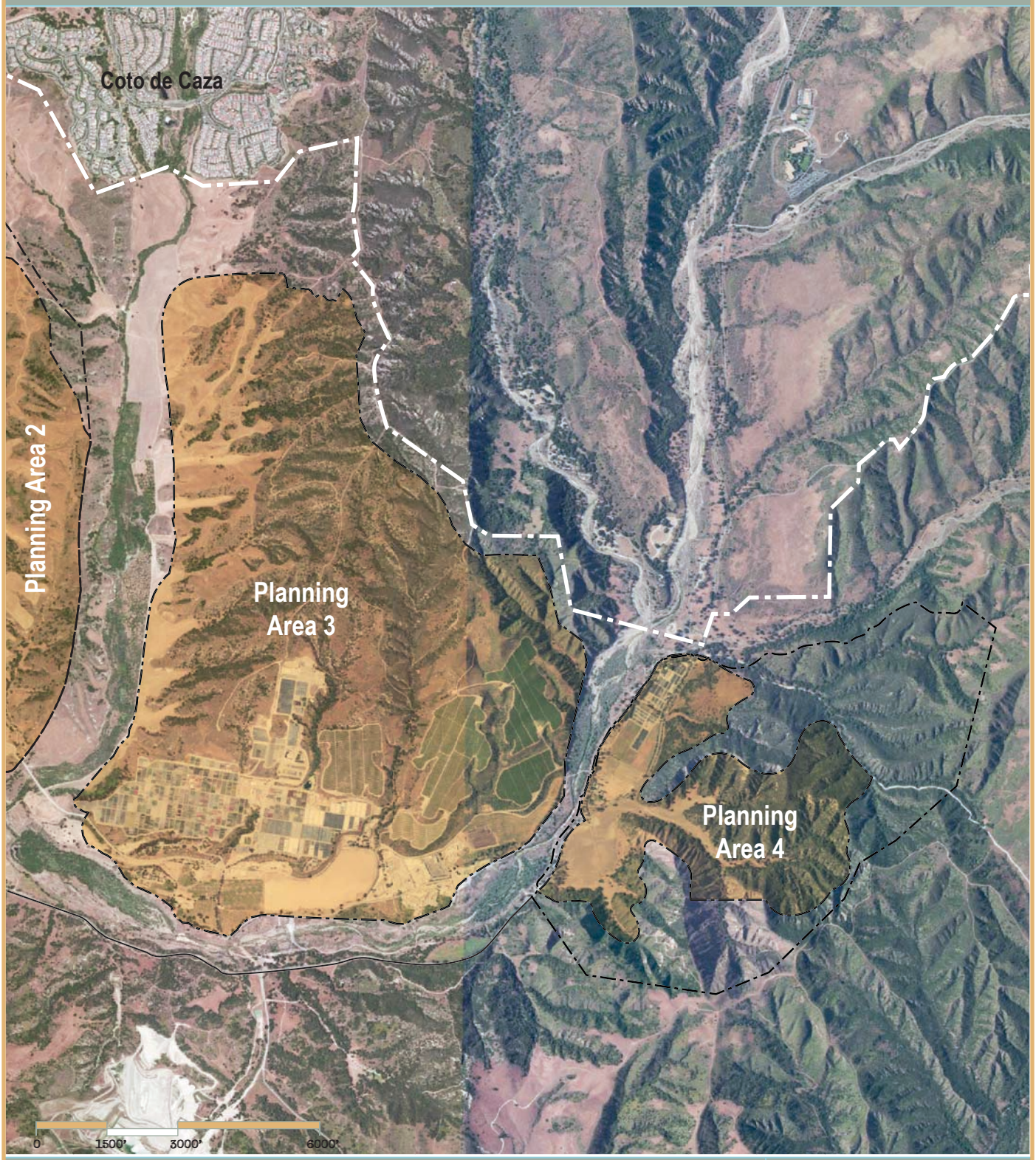
REGIONAL LOCATION MAP

Ranch Plan Planned Community

Exhibit: 1

Not To Scale

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.12 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.12 Development Table:

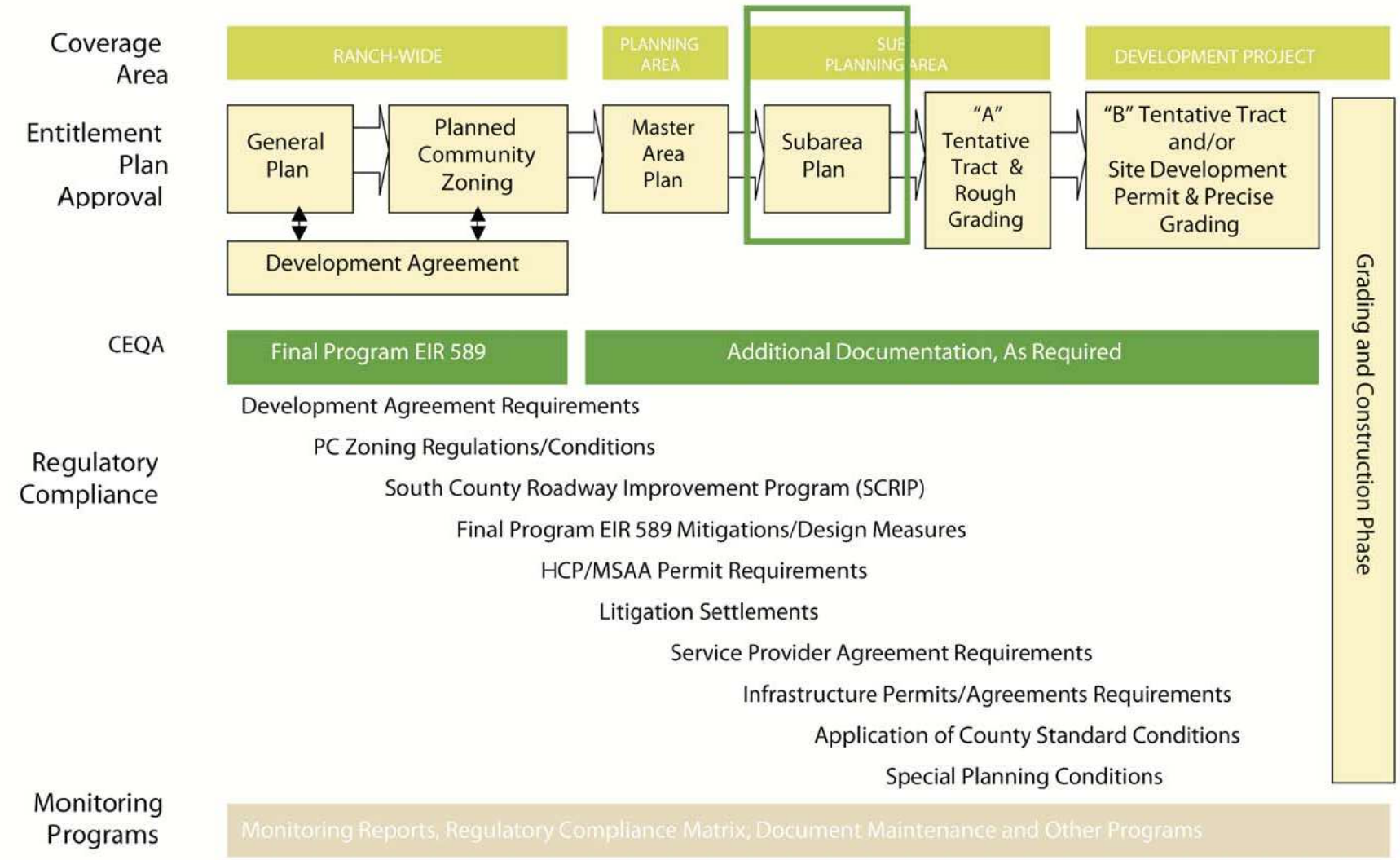
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 131 gross acres of development land uses within a terraced and hillside setting, which may include:

- 131 gross acres of residential area, allowing a total of up to 750 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:
    - 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 feet in height

The Subarea 3.12 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

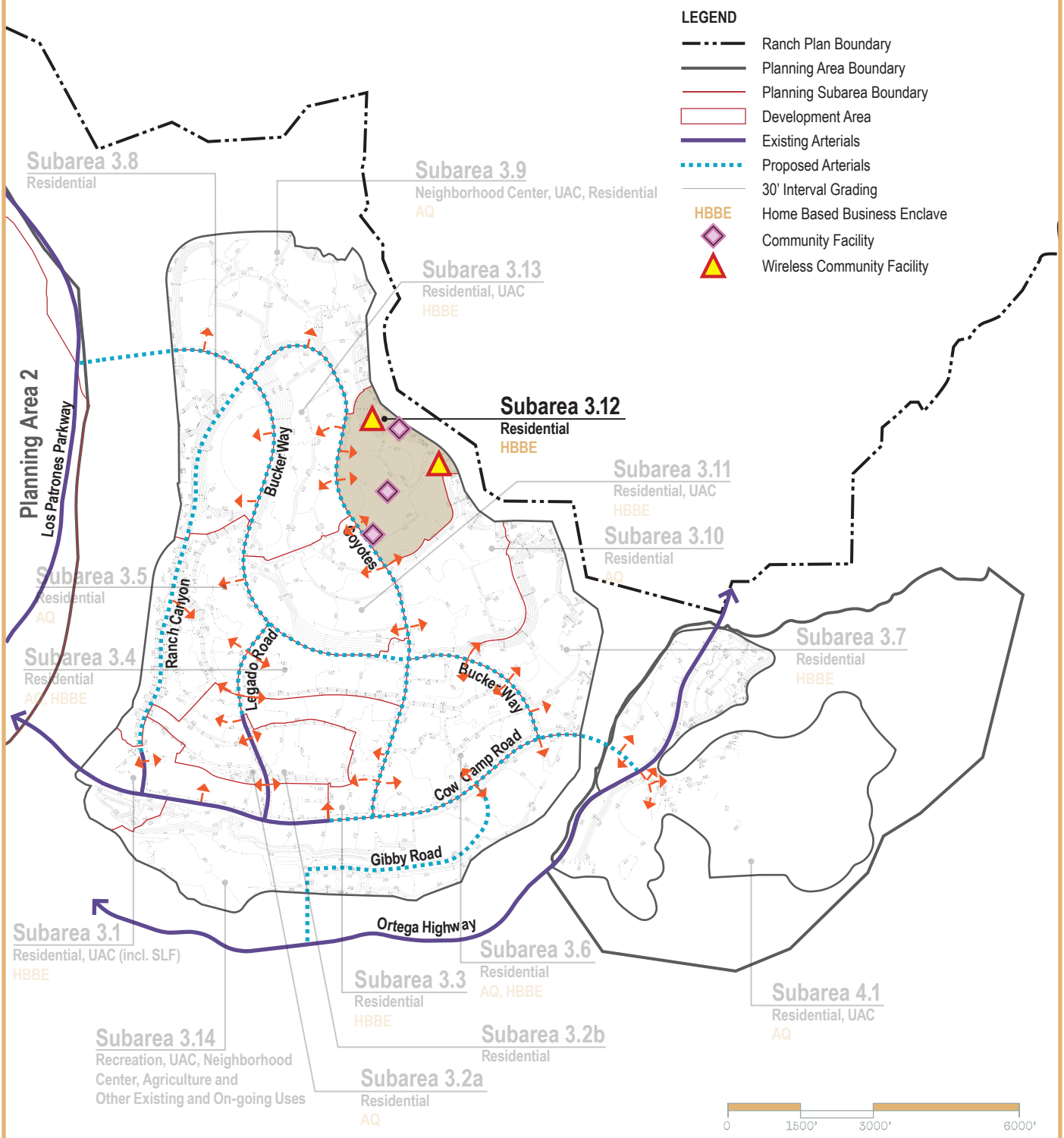
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.12
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.12

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

Ranch Plan Planned Community

Subarea Plan 3.12
Table 1

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

3.1 Land Use Plan and Subarea Plan 3.12 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.12. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.12 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.12 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.12 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.12 are submitted, they must be consistent with the Subarea 3.12 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.12 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.12 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.12 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

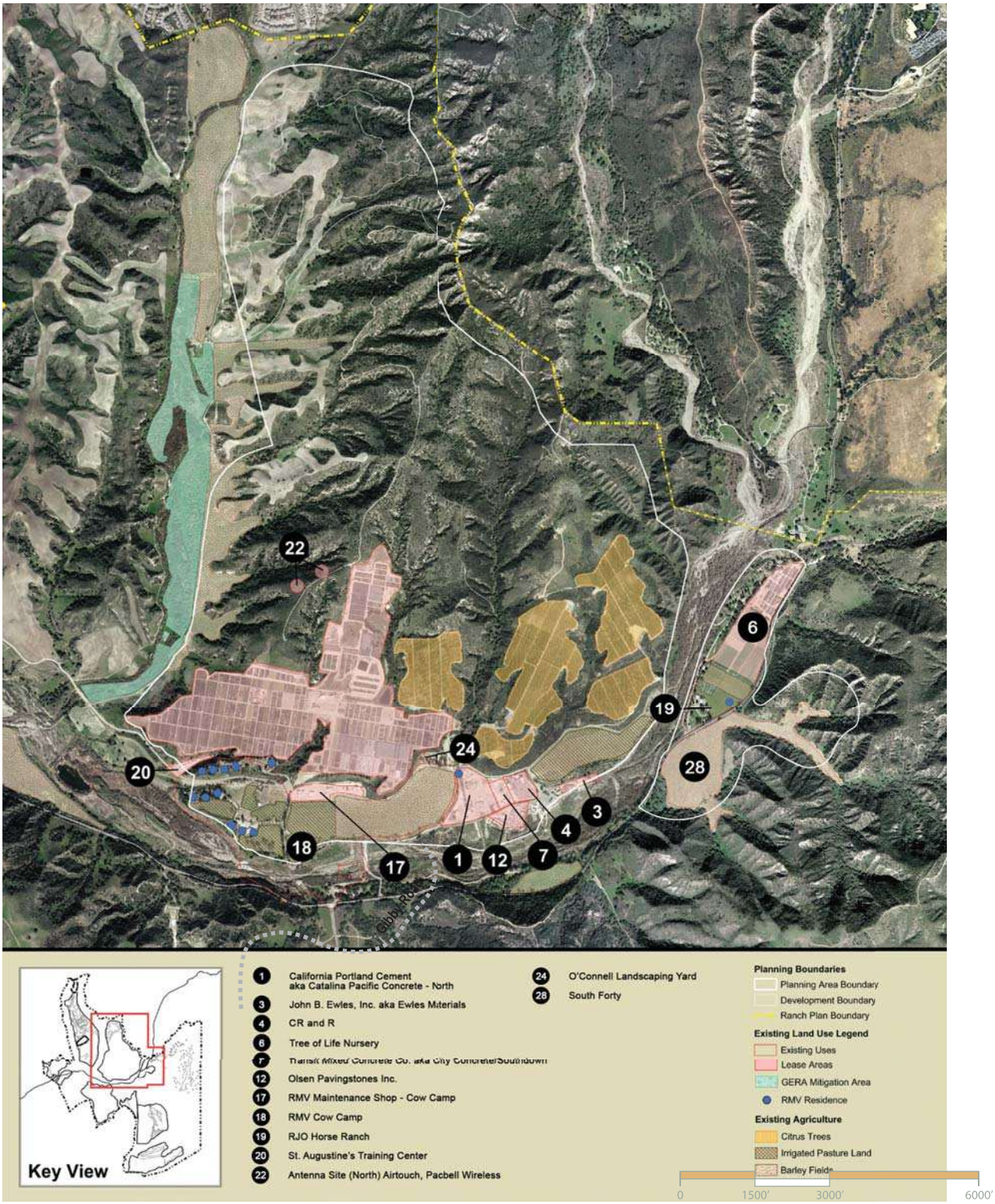
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.12.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.12 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

No proposed land uses within Subarea 3.12 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

> *2) Scenic highway treatments.*

Subarea 3.12 is located adjacent to an arterial designated as a Scenic Highway.

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

No proposed land uses within Subarea 3.12 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.12 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.12.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.12.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.13

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.13

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.13

Introduction

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

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

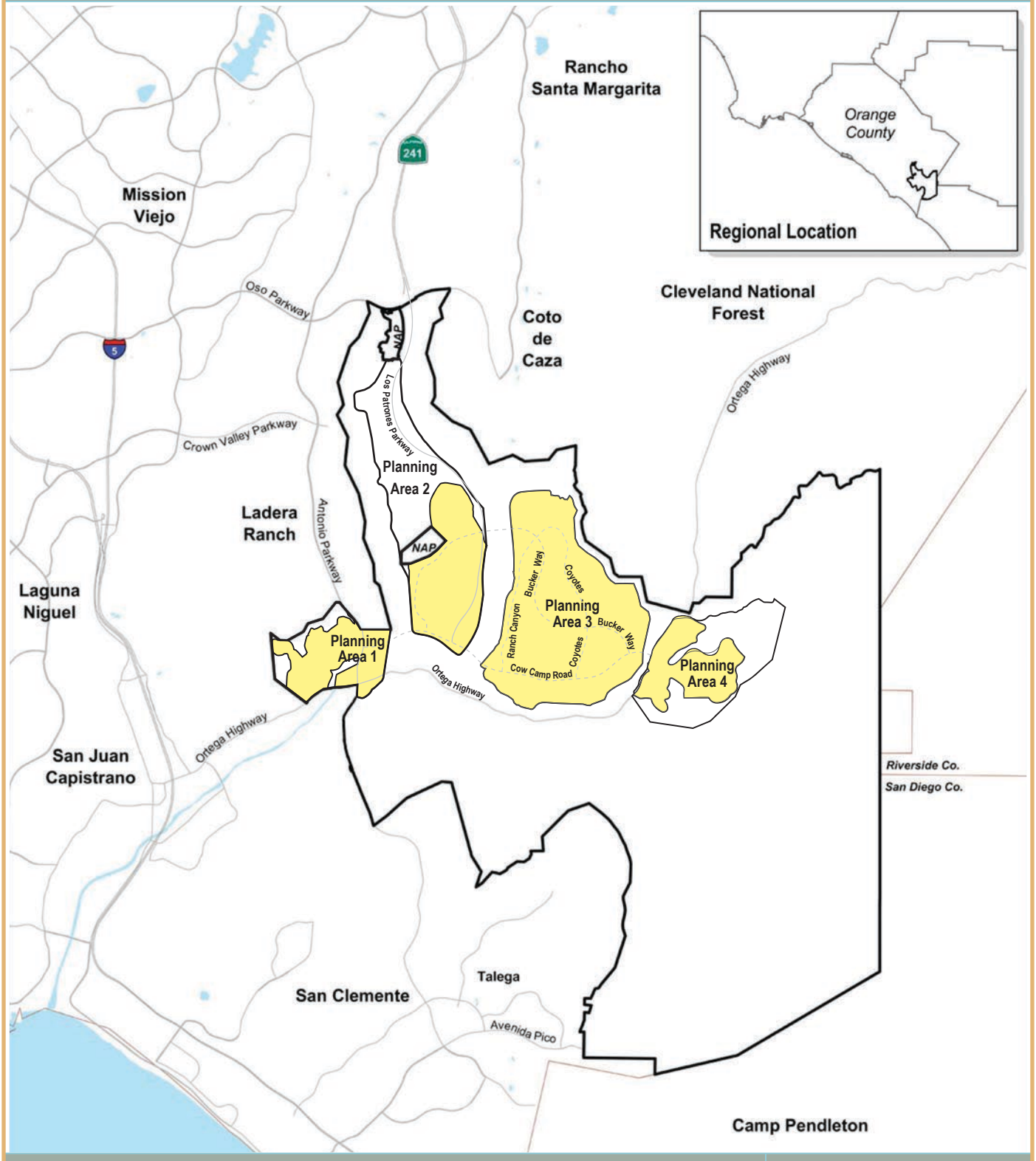
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.13 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.13.

Planning Area 3 & 4



REGIONAL LOCATION MAP

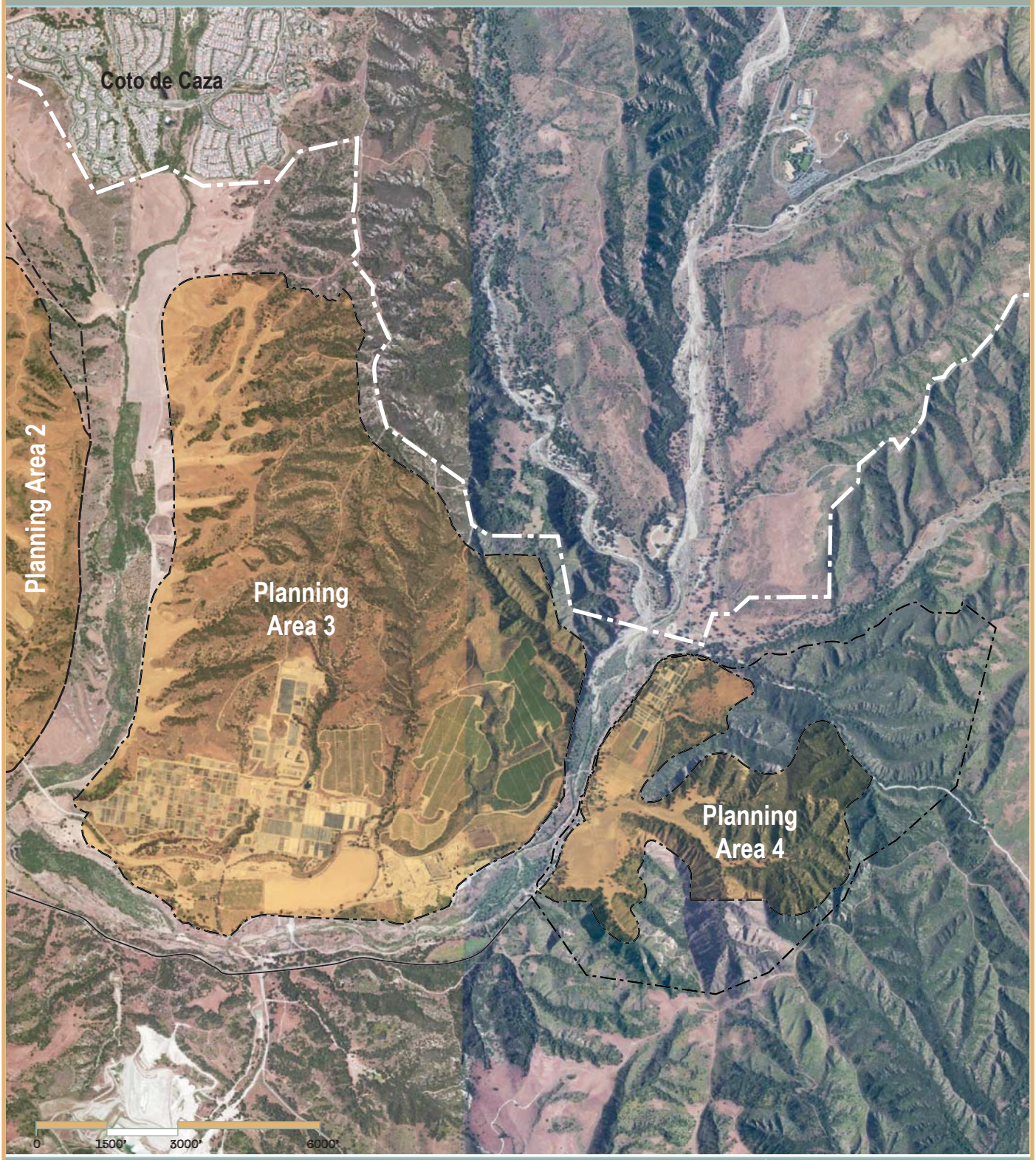
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.13 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.13 Development Table:

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

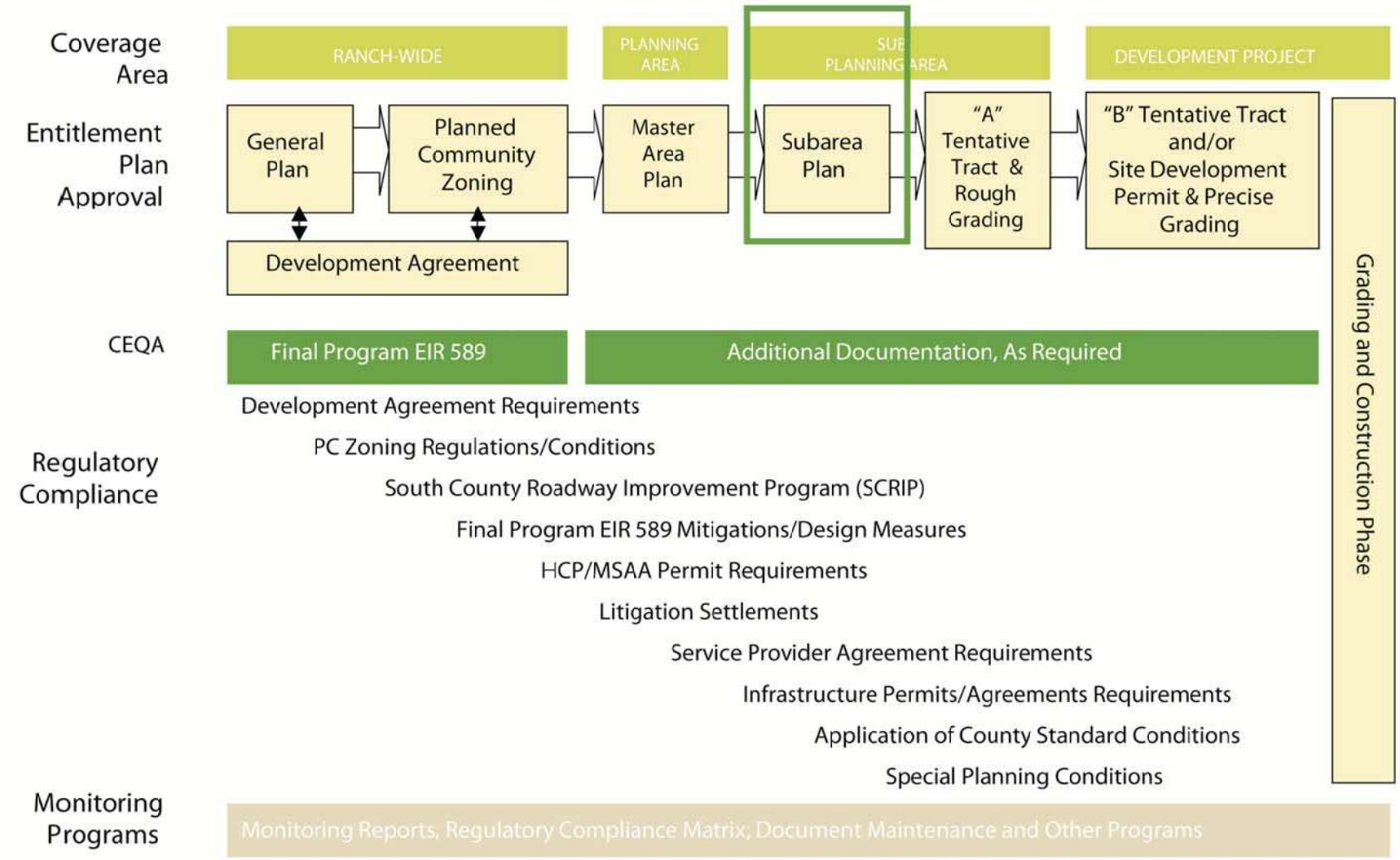
The Land Use Plan (Exhibit 4) depicts 150 gross acres of development land uses within a terraced and hillside setting, which may include:

- 150 gross acres of residential area, allowing a total of up to 590 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
        - Two wireless facilities towers up to 75 feet in height

The Subarea 3.13 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

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

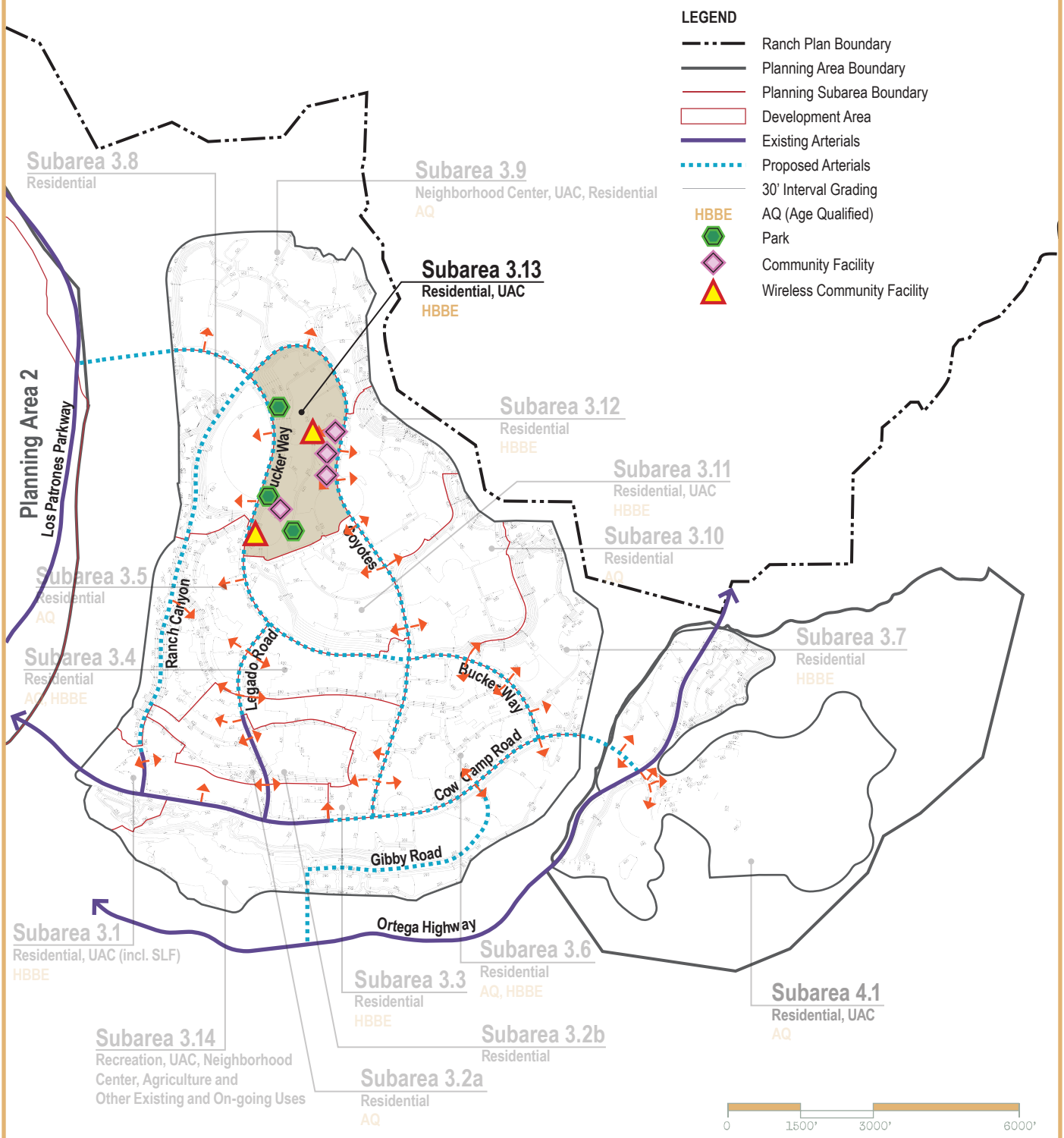
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.13
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.13

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

Ranch Plan Planned Community

Subarea Plan 3.13
Table 1

3.1 Land Use Plan and Subarea Plan 3.13 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.13. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.13 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.13 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.13 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.13 are submitted, they must be consistent with the Subarea 3.13 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.13 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.13 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.13 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

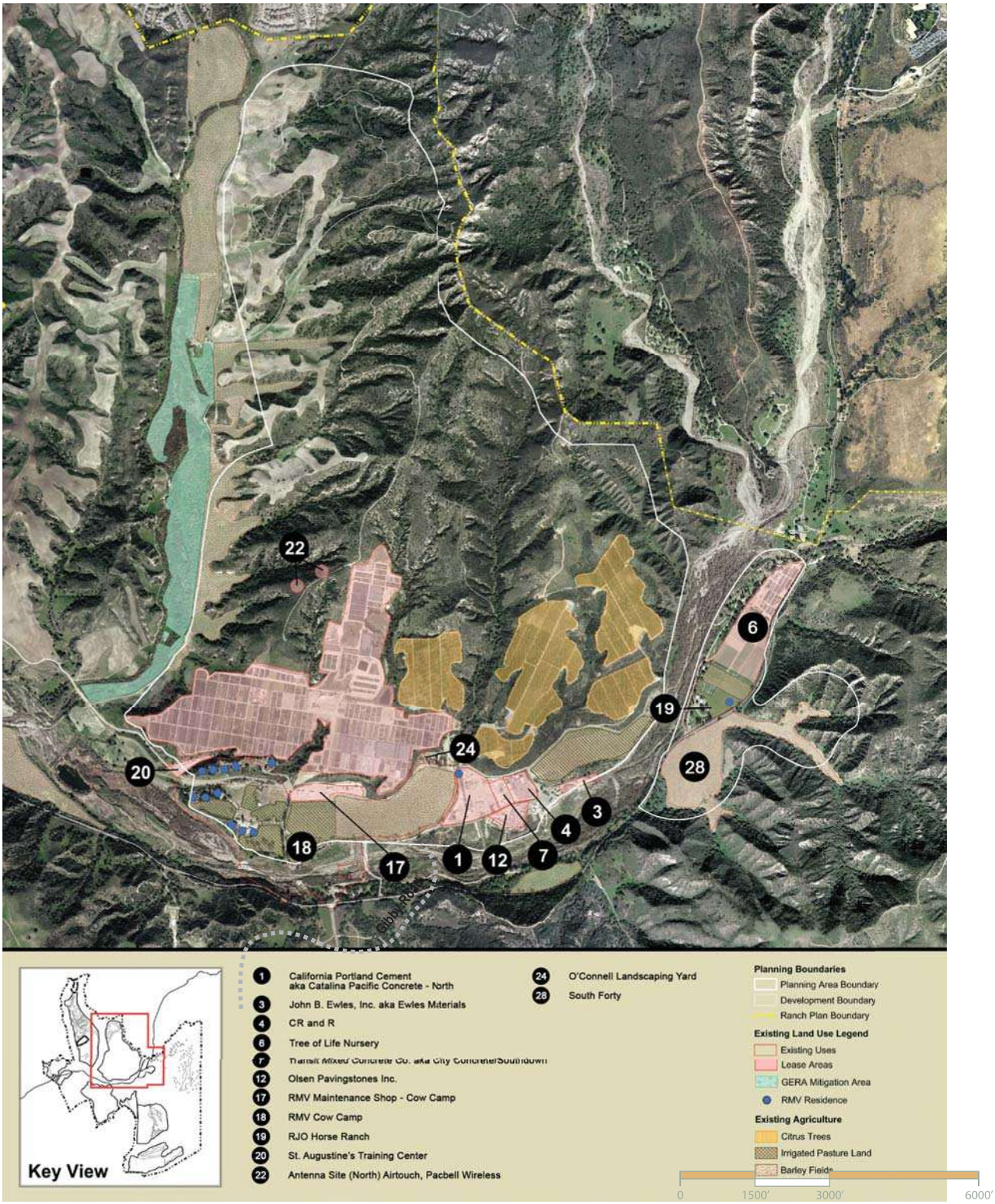
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.13.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.13 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

No proposed land uses within Subarea 3.13 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

> *2) Scenic highway treatments.*

Subarea 3.13 is located adjacent to an arterial designated as a Scenic Highway.

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

No proposed land uses within Subarea 3.13 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.13 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.13.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.13.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 3.14

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 3.14

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 3.14

Introduction

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

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

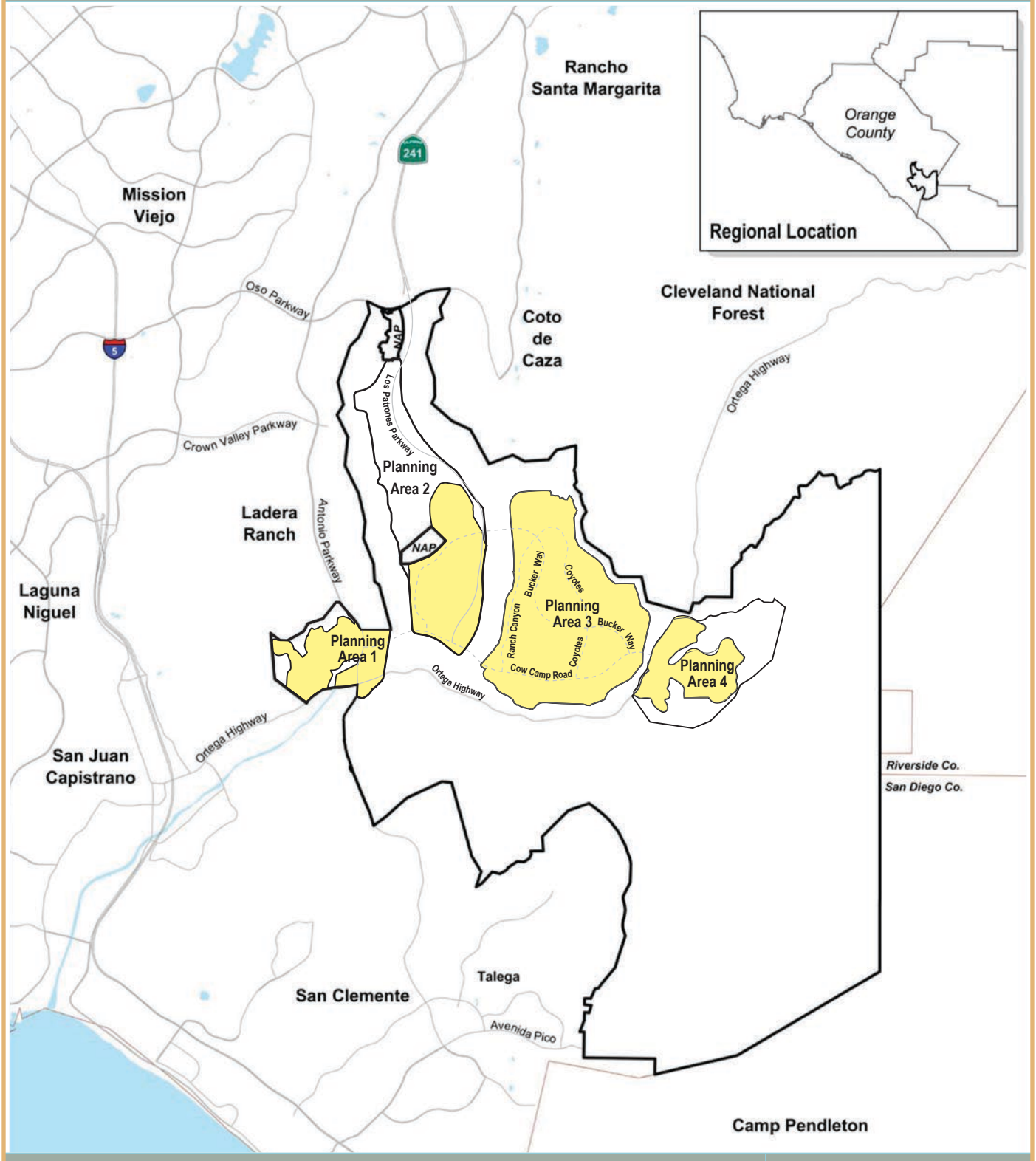
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES:

As shown on the Regional Location Map (Exhibit 1) the 309-gross-acre Subarea 3.14 is located in the southerly portion of Planning Area 3. Cow Camp Road would traverse the northern boundary of the westerly portion of the subarea in a generally an east-west direction. San Juan Creek is located southerly of Subarea 3.14.

Planning Area 3 & 4



REGIONAL LOCATION MAP

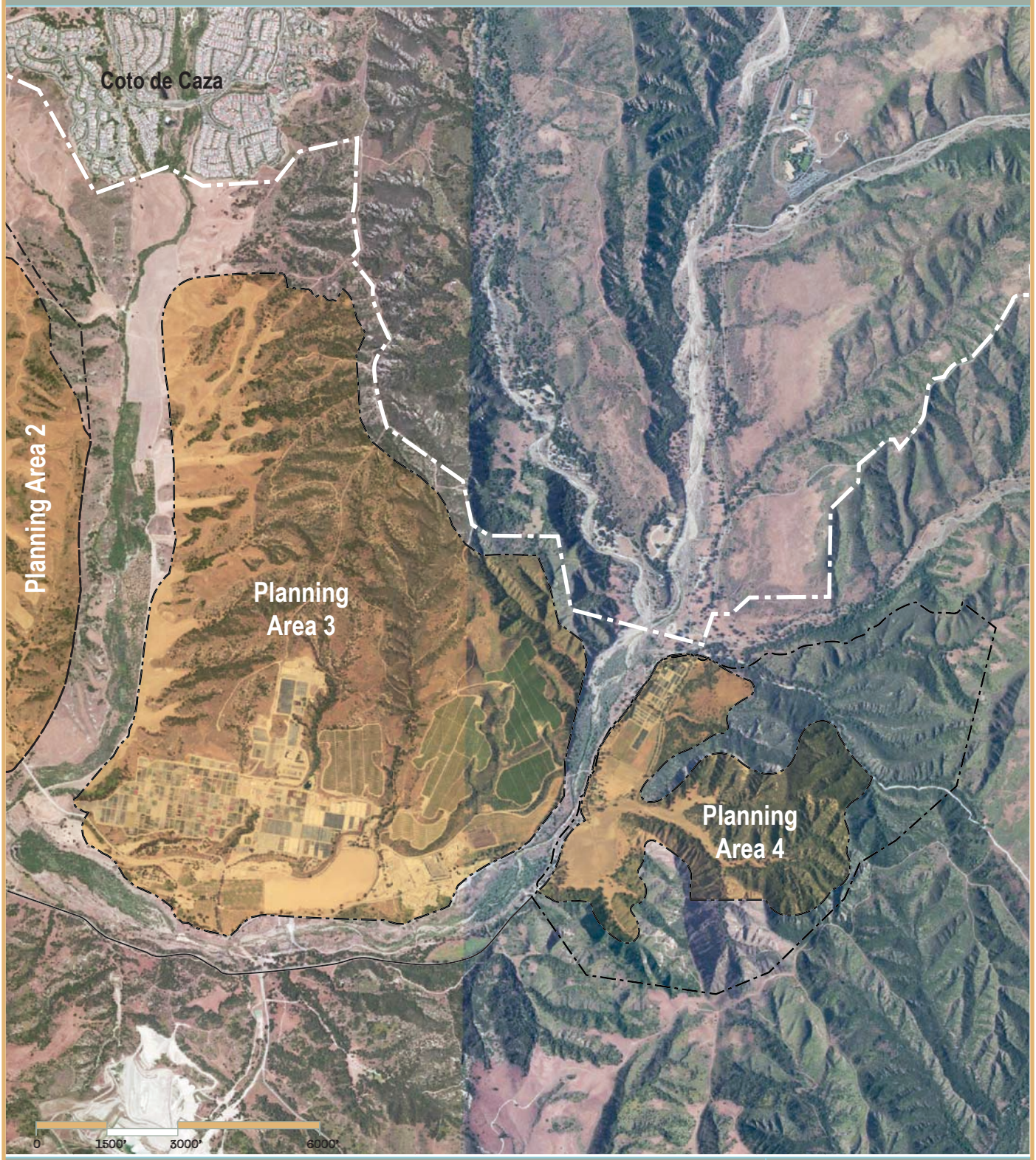
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 3.14 PROPOSAL

3.1 Land Use Plan and Subarea Plan 3.14 Development Table:

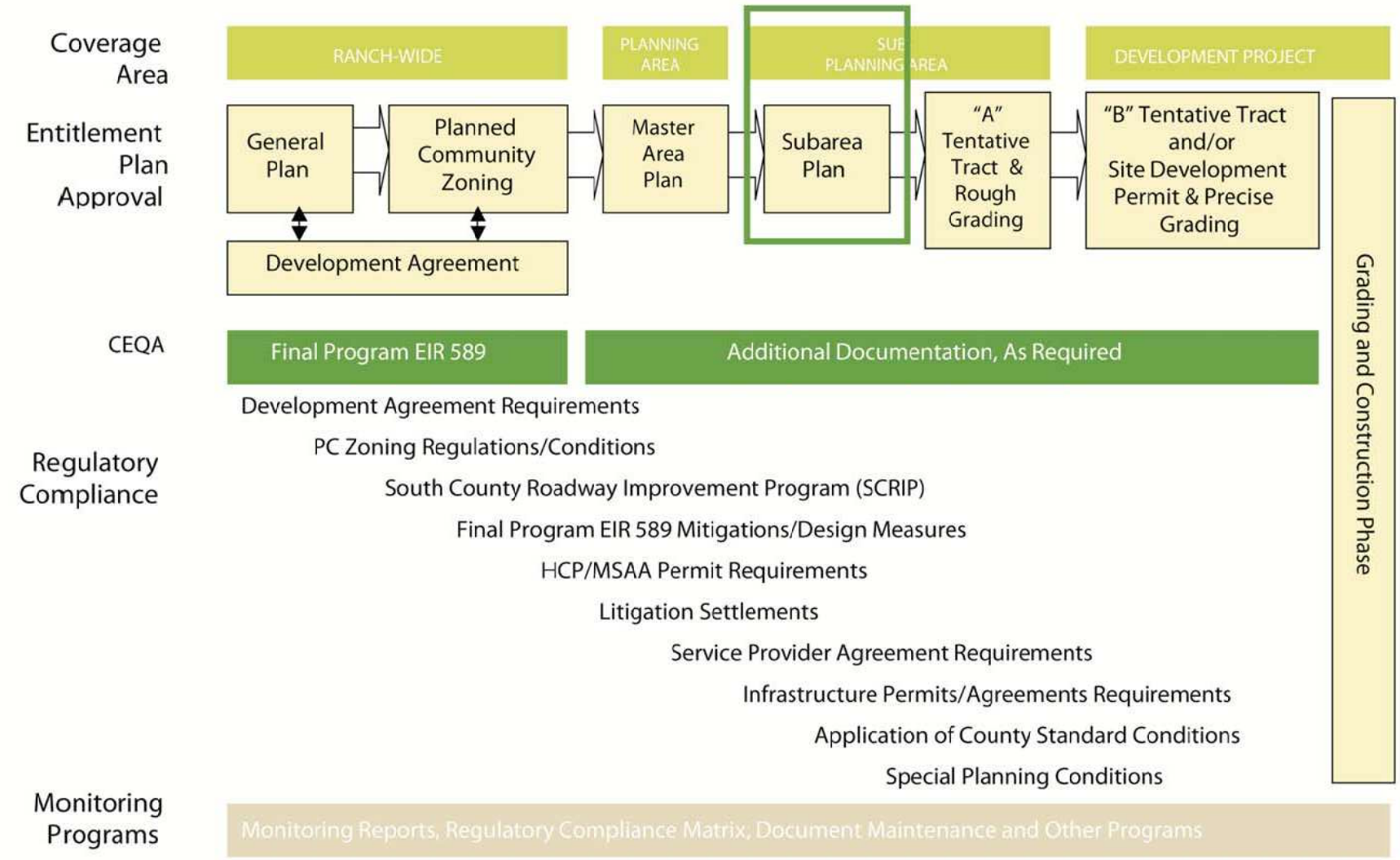
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 339 gross acres of development land uses within a terraced and hillside setting, which may include:

- 258 gross acres of development area generally zoned residential, which would include 265 dwelling units and may also include other uses allowed by Section III. A (Residential) of the Ranch Plan Planned Community Program Text:
    - Community Facility uses (including, but not limited to):
        - Two 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 acres of uses allowed by Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses), including but not limited to the existing uses defined under III. H.2.d, as approved per TT19227, Lots 1 through 11.
- Up to 71 acres and up to 686,000-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

The Subarea 3.14 Development Table (Table 1) expands upon the PC Statistical Table and Planning Areas 3 and 4 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

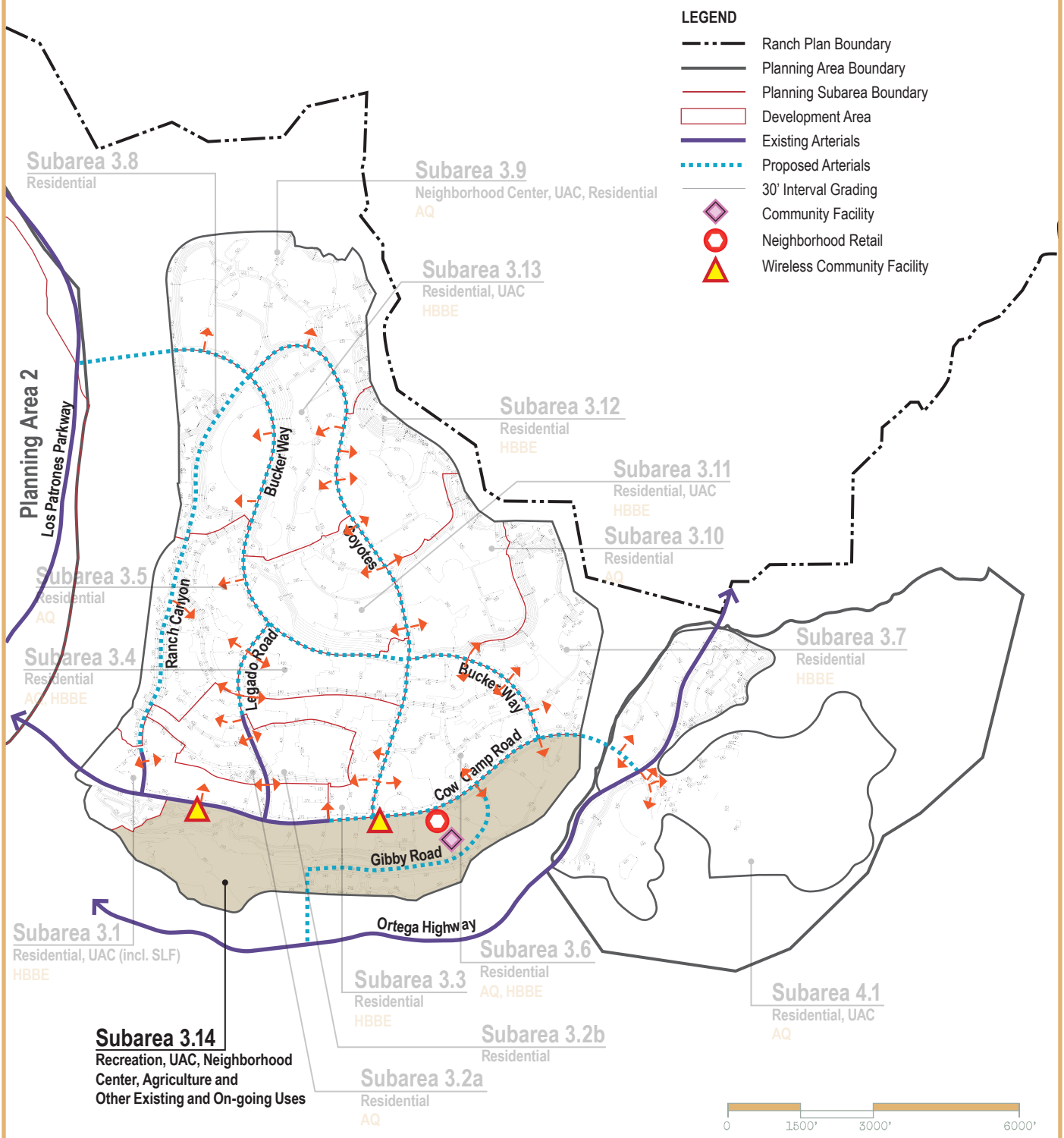
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 3.14
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 3.14

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

Ranch Plan Planned Community

Subarea Plan 3.14
Table 1

Residential:

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

3.1 Land Use Plan and Subarea Plan 3.14 Development Table (continued):

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

c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 3.14. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007 and revised on July 16, 2014.

d. The Subarea Plan 3.14 Master Development Table (to be submitted by RMV and tracked by OC Planning as part of the AMR process) will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 3.14 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.

e. Age Qualified Housing: The Subarea 3.14 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future development proposals within Subarea 3.14 are submitted, they must be consistent with the Subarea 3.14 row of Table 1, including the appropriate "Gross Acres", "Net Acres" and "Maximum Square Footage" totals. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 3.14 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Areas 3 and 4, and all subsequent subdivision and grading permits must be consistent with Subarea 3.14 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 3.14 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Areas 3 and 4 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

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

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

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

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

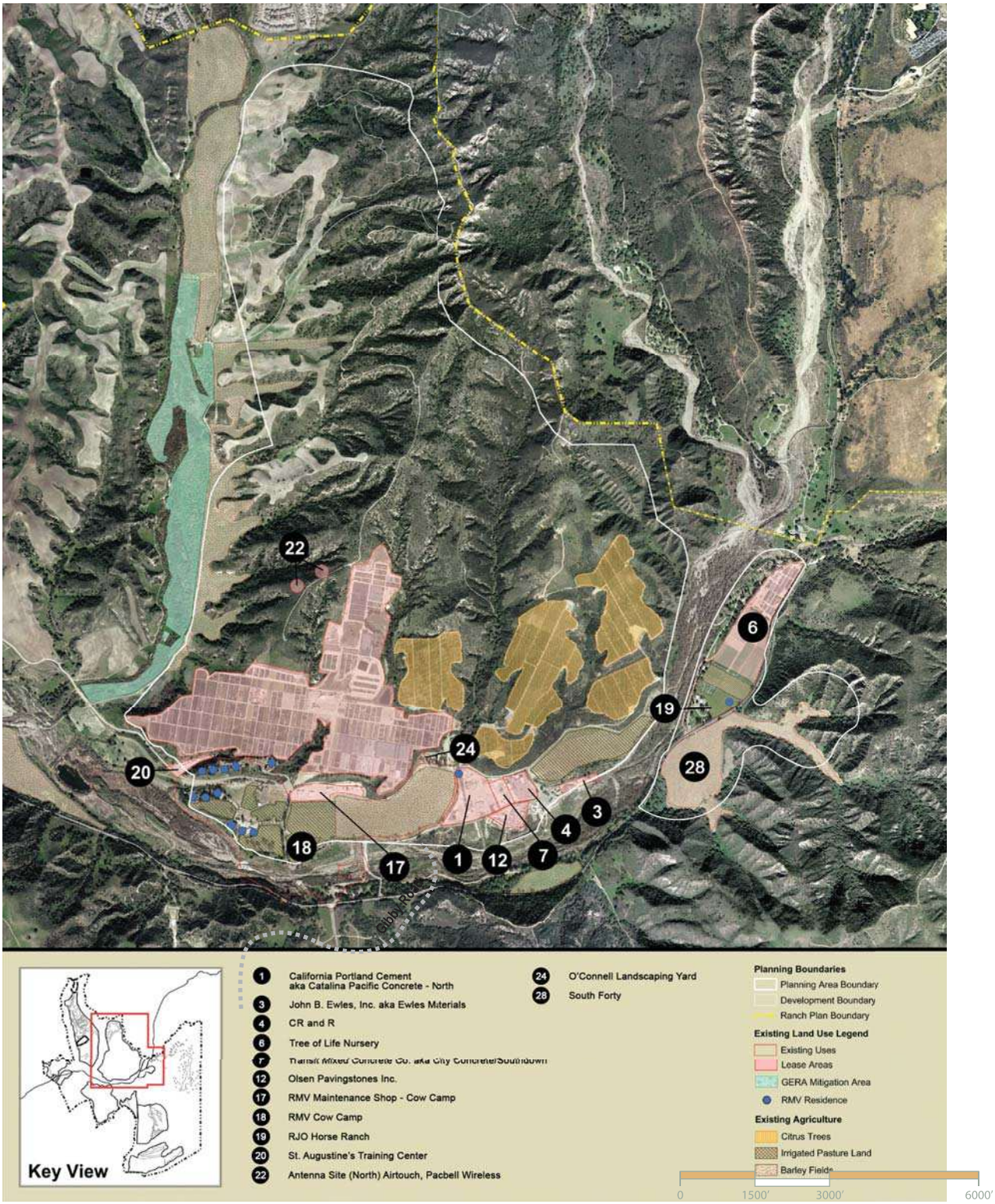
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Areas 3 and 4, as required by PC Program Text Section II.B.3.a.5. Agricultural and other existing and on-going uses within PA3-4 are limited to grazing, cropland, citrus trees and the existing San Diego Gas and Electric Substation in the southeasterly portion of Subarea 3.14.

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 3.14 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

No proposed land uses within Subarea 3.14 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

> *2) Scenic highway treatments.*

Subarea 3.14 is located adjacent to an arterial designated as a Scenic Highway.

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

No proposed land uses within Subarea 3.14 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 3.14 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

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

   No residential land uses are proposed within Subarea 3.14.

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

   See Section 3.1 above and refer to Exhibit 4.

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

   No HBBE land uses are proposed within Subarea 3.14.

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

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

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

   See Section 3.4 above and refer to Exhibit 5.

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

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

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

   See Section 3.2 above and refer to Exhibit 4.

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

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

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

10) Specify community facility locations, including schools.

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

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

Not applicable.

4.2 Other Regulatory Compliance Requirements:

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

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

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

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

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

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

Ranch Plan Planned Community

Planning Areas 3 and 4

Subarea Plan 4.1

Updated September 11, 2019

Application # PA180030

Updated August 2022

Application # PA22-0067

Updated October 14, 2024

Application # PA24-0104

Updated February 25, 2025

Updated May 28, 2025

Application # MB24-0070

Updated July 8, 2026

Application # PA25-0162

RMV Community Development, LLC

Ranch Plan Planned Community
Subarea Area Plan 4.1

TABLE OF CONTENTS Page No.

Introduction 2

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

LIST OF TABLES

1. Subarea Development Table 8

LIST OF EXHIBITS

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

ATTACHMENTS

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

Ranch Plan Planned Community

Subarea Plan • Planning Areas 3 and 4 • Subarea 4.1

Introduction

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

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

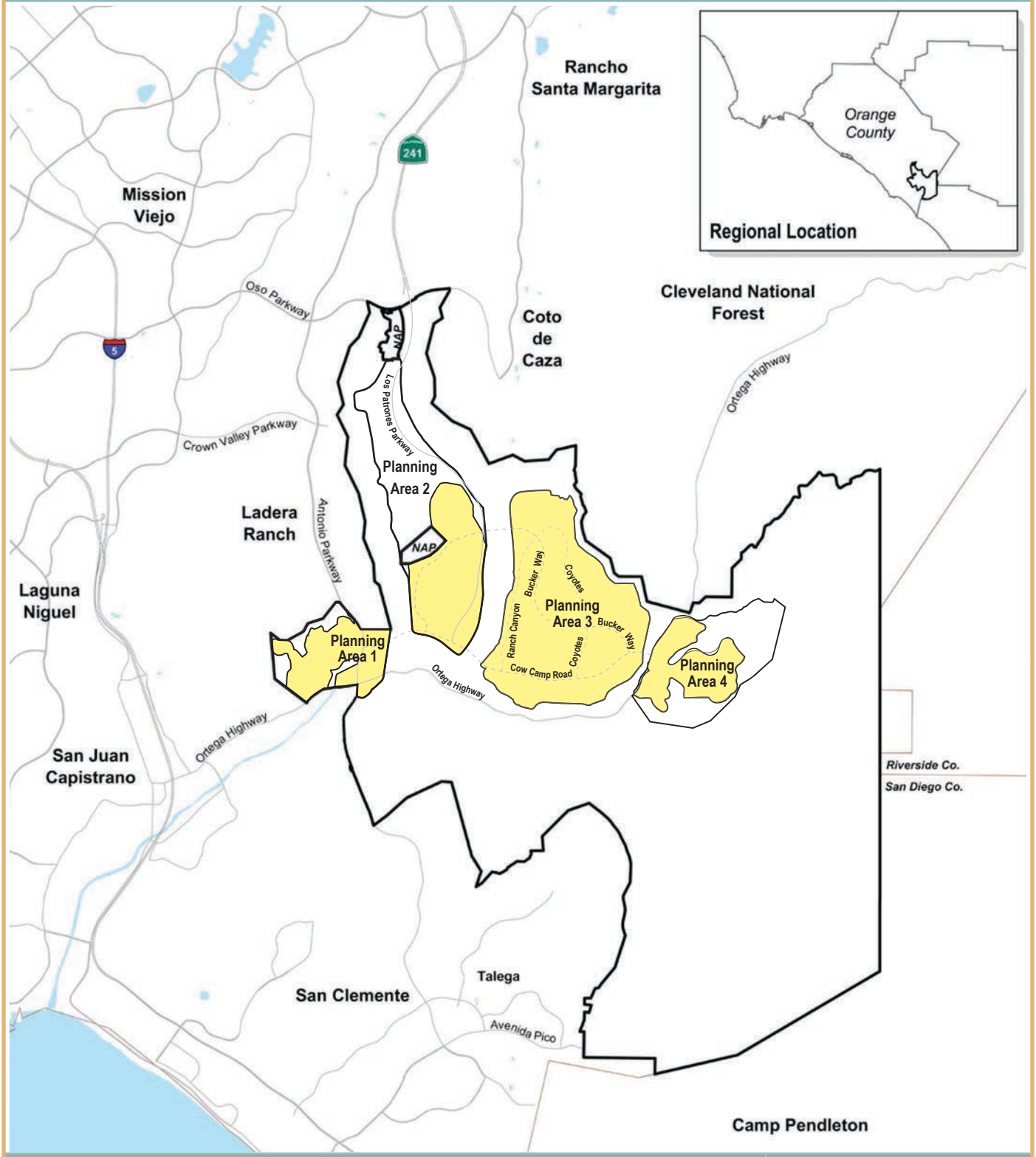
1. BACKGROUND:

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

2. LOCATION AND EXISTING USES

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

Planning Area 3 & 4



REGIONAL LOCATION MAP

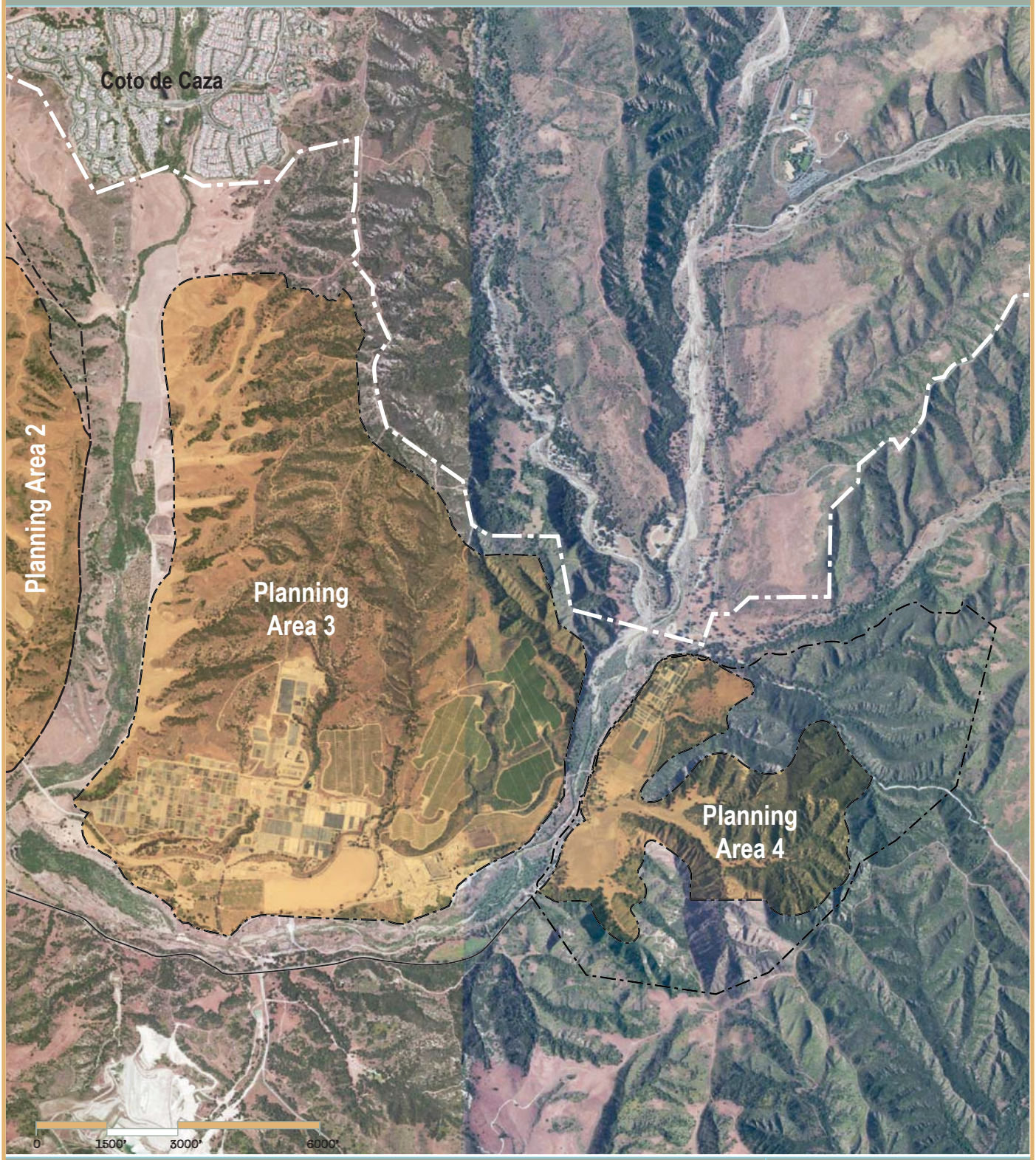
Ranch Plan Planned Community

Exhibit: 1

Not To Scale

N

Planning Area 3 & 4



SUBAREA LOCAL VICINITY MAP

Exhibit: 2

N

Ranch Plan Planned Community

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

3. SUBAREA PLAN 4.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 4.1 Development Table:

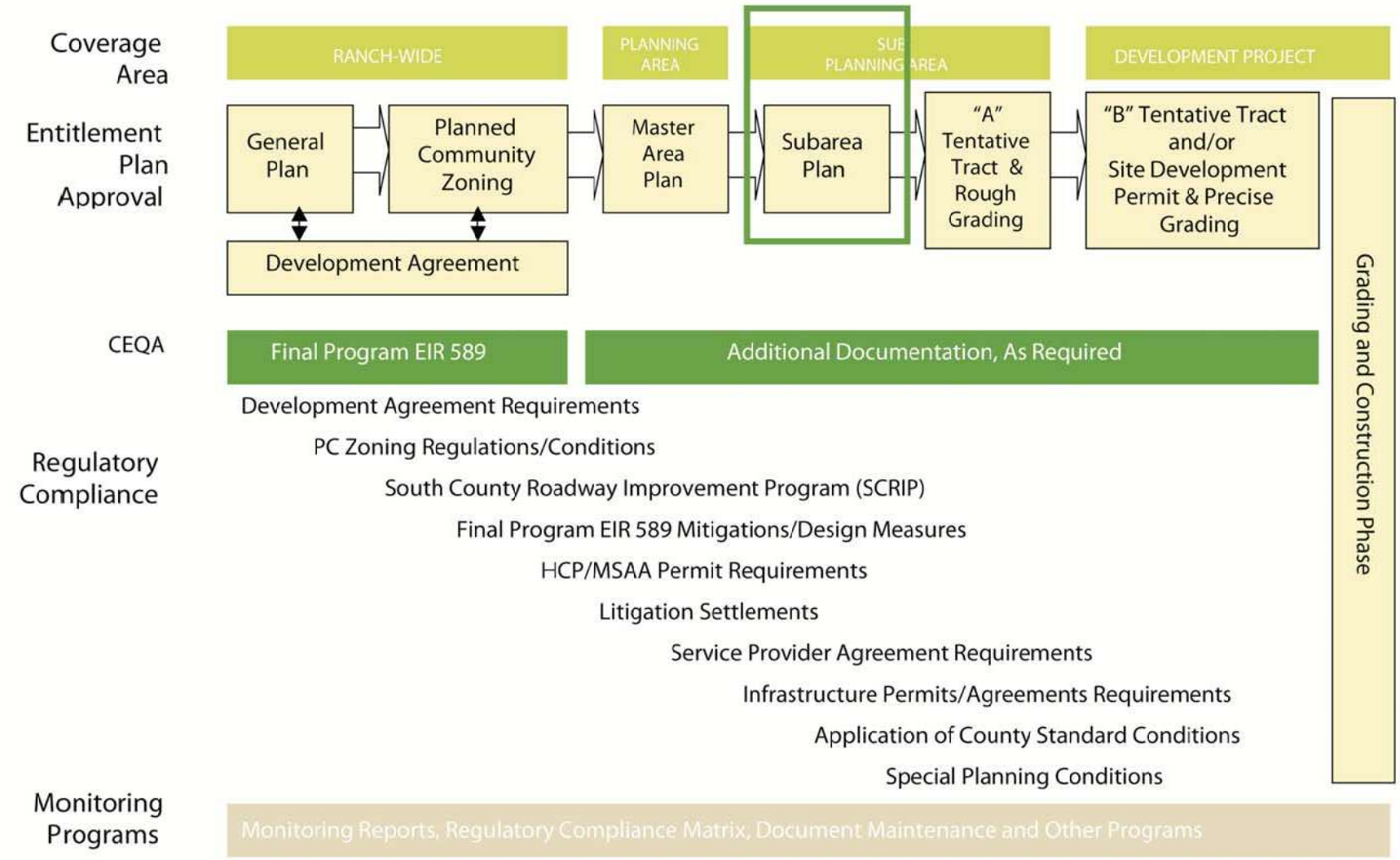
All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that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

The Land Use Plan (Exhibit 4) depicts 503 gross acres of development land uses within a terraced and hillside setting, which may include:

- 487 gross acres of residential area, allowing a total of up to 670 dwelling units, including approximately 170 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.
        - Cemetery: Up to 70 acres
- Up to 16 acres and up to 800,000 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 Ranch Plan Planned Community Text Section III.H (Agricultural and Other Existing and On-Going Uses)

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

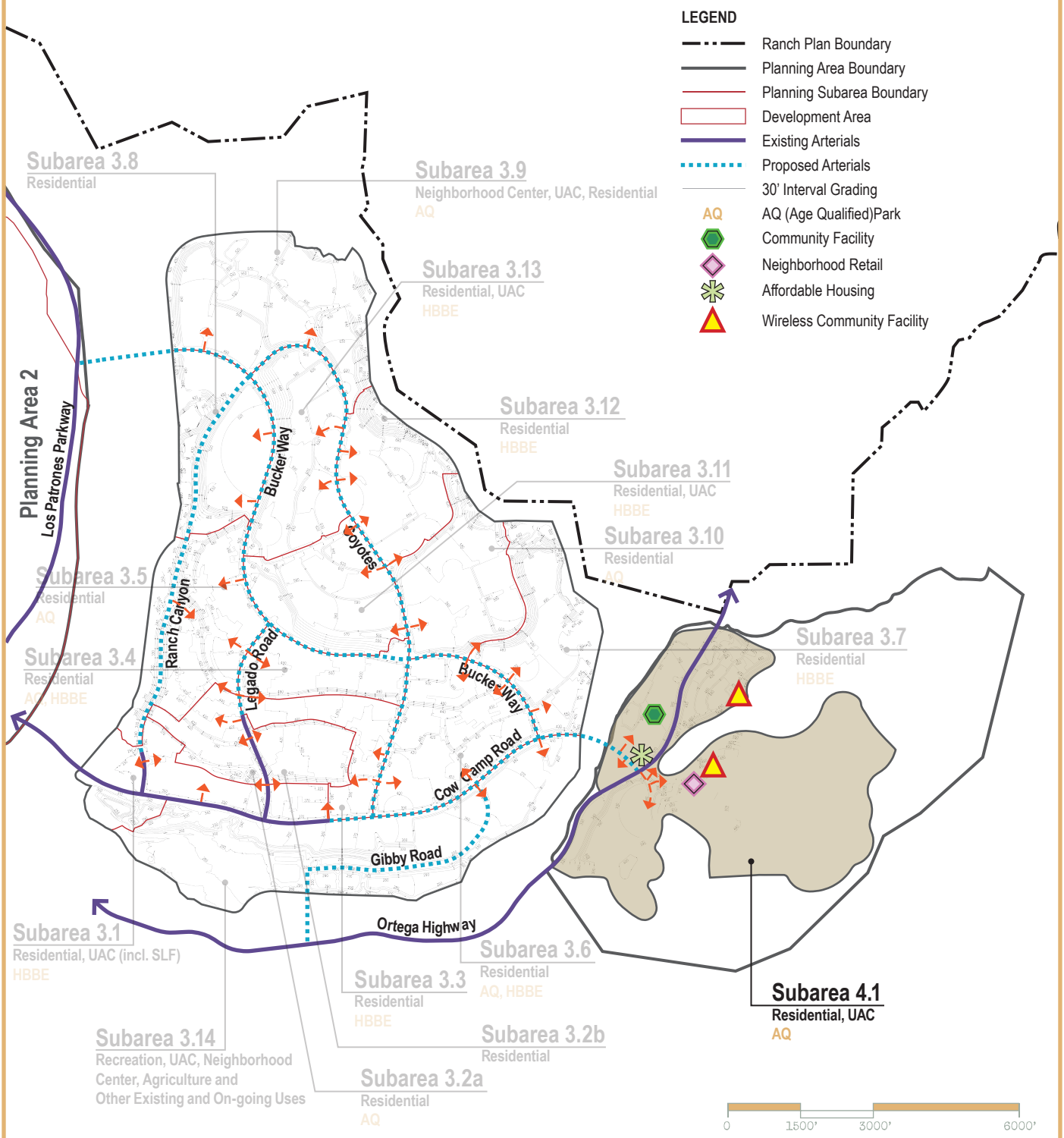
Planning Area 3 & 4



SUBAREA PLAN
PLANNING PROCESS
Ranch Plan Planned Community

Exhibit: 3

Planning Area 3 & 4



SUBAREA 4.1
LAND USE PLAN
Ranch Plan Planned Community

Exhibit: 4

N

Planning Area 3 & 4

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	**2,490**	1,669	**9,977**	1,964	4,947	3,066		2,169	120	68	**170**	**2,332**	**20**	**217**				**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**		
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**		

SUBAREA PLAN 4.1

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

Ranch Plan Planned Community

Subarea Plan 4.1
Table 1

3.1 Land Use Plan and Subarea Plan 4.1 Development Table (continued):

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

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

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

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

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

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

1. The Subarea 4.1 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

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

3.2 Conceptual Grading:

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

3.3 Circulation and Infrastructure:

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

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

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

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

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

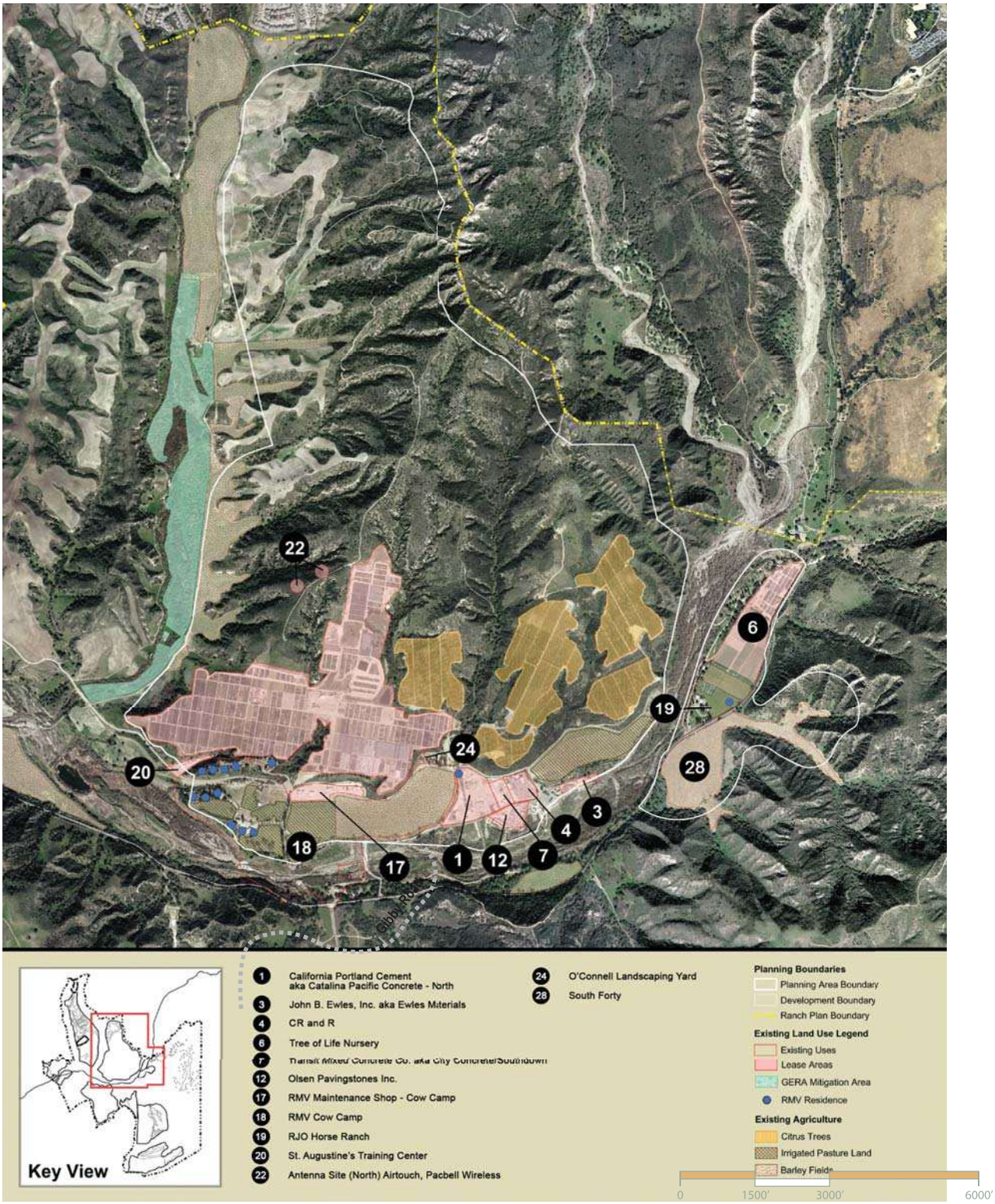
> *"Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development."*

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

3.4 Agricultural and Other Existing and On-Going Uses:

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

Planning Area 3 & 4



AGRICULTURAL AND OTHER EXISTING ON-GOING USES

Exhibit: 5

Ranch Plan Planned Community

Not To Scale

N

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

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

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

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

> *d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:*
>
> *1) Compatibility with existing, adjacent land uses.*

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

> *2) Scenic highway treatments.*

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

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

No proposed land uses within Subarea 4.1 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

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

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

   Subarea Plan 4.1 has been prepared consistent with all components of the Master Area Plan for Planning Areas 3 and 4.

2) *The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.*

   See Section 3.1 above and refer to Table 1.

3) *Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18*

   See Section 3.1 above and refer to Exhibit 4.

4) *Specify Home Based Business Enclave (HBBE) locations per Section III.A.6 [PC Program Text], with particular emphasis on compatibility with surrounding land uses*

   See Section 3.1 above and refer to Exhibit 4.

5) *A legal description (metes and bounds) of the edge of development.*

   See Attachment 1 to Master Area Plan PA14-0072, Planning Areas 3 and 4 Development Boundaries (Huitt-Zollars, dated January 20, 2015).

6) *A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..*

   See Section 3.4 above and refer to Exhibit 5.

7) *Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.*

   See Section 3.3 above and refer to Exhibit 5 of the PA3 & 4 Master Area Plan.

8) *Concept grading plan at 10 foot contours.*

   See Section 3.2 above and refer to Exhibit 4.

PC Program Text Section II. Implementation Procedures (continued):

9) Conceptual stormwater drainage, water and wastewater system locations.

See Section 3.3 above and refer to Exhibits 6-10 of the PA3-4 Master Area Plan.

10) Specify community facility locations, including schools.

See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.

Not applicable.

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project's mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project's requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures at applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Areas 3 and 4 have been included as part of the Addendum to Final EIR 589 pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

"As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed."

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007.

