

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: August 8, 2001

TO: Orange County Planning Commission

FROM: Planning & Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0080 for Zone Change and Use Permit.

PROPOSAL: Construction of a public 18-hole regulation golf course. The project site encompasses approximately 230 acres of which 150 acres are in unincorporated Orange County and 80 acres are within the boundaries of the City of Mission Viejo (including the clubhouse, parking area, maintenance and practice facilities). The project site within County jurisdiction is zoned A1 "General Agricultural" District and SG/FP-2 "Sand and Gravel Extraction/Flood Plain 2" District. A Zone Change (ZC00-02) is required to change the zoning on a portion on the County site from SG/FP-2 District to OS/FP-2 "Open Space/Flood Plain 2" District. Orange County zoning regulations permits a golf course in the OS and A1 Districts subject to the approval of a Use Permit per the requirements of Zoning Code Section 7-9-150. A Public hearing for that portion of the golf course and associated facilities that are within the city limits of Mission Viejo will be held at separate hearings on dates to be determined by the City.

LOCATION: The proposed project is located within the jurisdictional boundaries of the City of Mission Viejo (southern portion of the site) and the County of Orange (northern portion of the site). The project site is located adjacent to Trabuco Creek in an area commonly referred to as the Arroyo Trabuco, south of the Crown Valley Parkway bridge, and generally north of the current terminus of Avery Parkway. Fifth Supervisorial District.

APPLICANT: DMB San Juan Golf Associates

STAFF William V. Melton, Project Manager
CONTACT: Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Planning Commission approval of PA00-0080 for Zone Change ZC00-02 and Use Permit subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The total project site encompasses approximately 230 acres and is undeveloped. Of this total, 150 acres of the site in within the unincorporated Orange County and 80 acres are with the City of Mission Viejo.

Trabuco Creek runs through the site in a north-south direction. Historically, portions of the site were used for sand and gravel extraction and grazing. The project site is not currently being used for any use at the present time. The site is presently zoned A1 “General Agricultural” and SG/FP-2 “Sand and Gravel Extraction/Flood Plain 2” District.

The proposed project involves the construction and operation of the proposed Arroyo Trabuco Golf Course (see Exhibit 1 for the applicant’s letter of explanation). The proposed golf course is a regulation 18 holes with typical accessory uses. As noted part of the proposed golf course is in the City of Mission Viejo. The portion in the City includes several of the holes, the clubhouse, driving range, maintenance facility, parking area and site access from Avery Parkway. The golf course uses proposed in the County portion include most of the golf holes and a comfort station. Those uses within the city boundary are not included in the County approval. The City of Mission Viejo will process the portions of proposed golf course under City planning procedures. The portions of the golf course within County jurisdiction require approval of the following permits:

- Zone change for portions of the project site within the County of Orange from SG “Sand and Gravel Extraction” District to OS “Open Space” District. The area of the zone change is approximately 38.3 acres (see Exhibit 2). A golf course is not a principal permitted use in the SG District. The balance of the property not zoned SG is zoned A1 “General Agricultural” District. A golf course is a principal permitted use in the both the OS [Zoning Code Section 7-9-55.4 (a) (8)] and A1 [Zoning Code Section 7-9-58.4 (a) (4)] districts subject to the approval of a use permit.
- A use permit is required for those portions of the golf course in the County jurisdiction zoned A1 and the proposed OS zone. The use permit also includes the grading required for the project.
- Extension and construction of the Arroyo Trabuco Regional Riding and Hiking Trail from its present terminus at Crown Valley Parkway to the City of San Juan Capistrano border.
- Reclamation of certain mined areas in the Arroyo Trabuco within the project site.
- Development and implementation a bikeway plan that maximizes the opportunities for non-motorized vehicle transportation, and meets the recreation and local transportation needs of the residents of Orange County’s unincorporated areas.

Golf Course Design – both City and County portions

As presently designed, the proposed 18-hole golf course would extend approximately 7,000 yards (from the back tees). The golf course has been designed to blend with the natural terrain and vegetation. Holes 1 through 4 and 14 through 18 are situated adjacent to Trabuco Creek and would be surrounded by dense riparian and native vegetation. Holes 5 through 13 are located in the upper plateaus of the project site and would be surrounded by primarily grassland vegetation.

The golf course would include four “Par 3” holes, four “Par 5” holes and ten “Par 4” holes. The Par 3 holes would range from 150 to 210 yards, Par 4 holes would range from 270 to 460 yards and the Par 5 holes would range from 500 to 580 yards. Each tee would encompass approximately 1,500 square feet and would have a tightly mowed grass surface. The fairways would be 35 to 45 yards wide, while the

combined width of the fairways and the “rough” (manicured grass area on either side of the fairway) would be 70 to 90 yards. Each green (putting area) would encompass approximately 6,000 square feet. Hazards situated along the course would include numerous sand traps, two lakes, and natural vegetation.

The golf course also includes a cart path and cart storage facility. The cart storage facility, which is located in the City portion of the golf course, would be a 6,000-square-foot pre-fabricated, stand-alone structure with a cart wash area, maintenance area, lockers and restroom facilities for the employees. Two 400-square-foot restroom facilities are proposed on the backside of the golf course near Holes 2, 8, 9 and 13. In addition, one of the restroom facilities proposed in the City portion would also include an approximate 1,000-square-foot maintenance facility for landscape equipment. This is proposed to minimize the activity at the main maintenance facility during early morning hours. The restrooms on the back side of the golf course would be constructed with non-combustible material for fire safety purposes.

It is estimated that there would be 473,000 cubic yards (cy) of cut and fill earth material. Of that total cut and fill, 220,000 cubic yards are within the city and 251,000 cubic yards are in the county portion. The soils on the site would compact to a slightly smaller volume when placed in the final position and the resulting volume of fill is expected to be approximately 405,000 cy. The cut and fill quantities are balanced and there would not be a need to import or export soil from the site. The golf course has been designed to blend with the natural topography of the site. See Exhibits 4, 4A and 4B for the golf course site plan and grading plans.

SURROUNDING LAND USE: (the land uses described relate to the entire golf course proposal, not just the area under County jurisdiction)

The project site is within the Arroyo Trabuco and undeveloped areas are immediately surrounding the proposed boundaries of the golf course. The area to the west of the project site in the City of Mission Viejo is developed primarily with residential, commercial, and institutional uses. The area to the south is developed with single-family residential uses in the City of San Juan Capistrano. The area immediately east and northeast of the project site is undeveloped and includes the Ladera Ranch Open Space and Ladera Ranch Planned Community. The Arroyo Trabuco extends north of the project site. See Exhibit 3 for a surrounding land use air photo. Following is a more detailed description of the land uses currently surrounding the project site:

North – The Arroyo Trabuco extends north of the project site and is undeveloped. This area has historically been mined for sand and gravel resources; however, these activities ceased in 1997, when the Mission Viejo Materials lease expired. A land use restriction has been recorded by Ranch Mission Viejo on the approximate 230-acre area generally north of Crown Valley Parkway. The restriction prevents sand and gravel operations, which are typically incompatible with residential development. A similar restriction has been proposed by Rancho Mission Viejo on the area immediately south of Crown Valley Parkway, north of the project. The Crown Valley Parkway Bridge over the Arroyo Trabuco is immediately north of the project site. Residential uses in the Ladera Ranch Planned Community have been developed north of Crown Valley Parkway, approximately one mile northeast of the project site. Additional uses planned immediately north of Crown Valley Parkway include senior housing and a County sports park. The area south of Crown Valley Parkway and northeast of the project site (Phase 2) has been developed predominantly with residential uses that were occupied by December 2000. A retail center opened in this area in March 2001. Single- and multi-family uses

in the City of Mission Viejo are located northwest of the project site. Specifically, there are single-family residential uses north of the existing terminus of Crown Valley Parkway, and the Arroyo Vista Apartments are located immediately south of Crown Valley Parkway. These apartments are two-story units that are oriented into the apartment complex. Carports and parking areas for the apartments are located along the eastern boundary of this residential complex. The Paragon Assisted Living facility is located immediately south of the Arroyo Vista Apartments. The residential units within the assisted living facility are also two-story with parking along the eastern boundary.

West – The area west of the project site consists of undeveloped areas within and adjacent to the Arroyo Trabuco and existing development in the City of Mission Viejo. The developed areas are elevated above the project site with elevation differences ranging from 15 feet (at the southern end of the project site) to 100 feet near Crown Valley Parkway. The Crown Commerce Center and the Market Place are located northwest of the project site generally along Hillcrest Center Drive. These developments consist of various commercial and industrial uses including Home Depot, and auto-related services (retail tire store, car wash, Insta-Lube, etc.). There are parcels within these developments that are currently under construction or graded. The Mission Viejo Animal Services Center and Saddleback College are also located west of the project site south of the Crown Commerce Center. Parking, maintenance facilities and offices are the primary uses along the eastern portion of Saddleback College. The area immediately east of Saddleback College and west of the Rancho Mission Viejo property boundary is owned by the City of Mission Viejo. This area is an undeveloped natural slope. There are single-family one- and two-story residential uses west of the project site, north and south of Avery Parkway. These residential uses are elevated above the project site. South of Avery Parkway, the homes are at elevation of approximately 290 feet above mean sea level (msl), the area to be developed with club house uses is at an existing elevation of approximately 250 feet above msl. Residential uses north of Avery Parkway are at an elevation of approximately 350 feet above msl and the project site slopes down to an existing elevation of approximately 273 feet above msl where future uses are proposed. The backyards of these residential uses are oriented toward the Arroyo Trabuco; however, the elevation difference limits views directly into the project site. There is also an existing RV storage area west of the southern portion of the project site. Access to this facility is provided from an access road that extends from Avery Parkway. Access into the project site from Avery Parkway is currently gated.

South – The area south of the project site is developed with single-family residential uses in the City of San Juan Capistrano. These homes are one- and two-story with the backyards being the closest feature to the project site. There is mature vegetation and an earthen berm north of the homes, which provide a physical and visual buffer between the project site and these existing uses. There is an RV storage area south of the project site and east of the existing residential uses. Trabuco Creek Road currently terminates at the City of San Juan Capistrano/Mission Viejo City limits south of the project site.

East – The approved Ladera Ranch Planned Community is east of the project site and will consist of up to 8,100 dwelling units, approximately 159 acres of urban activity center, and supporting land uses. As previously noted, Phases I and II of this planned community north of Crown Valley Parkway and northeast of the project site is partially complete and occupied by residents. An intermediate ridge generally conforming to the Ladera Ranch Planned Community boundary separates the proposed golf course from Ladera Ranch. Planned land uses in the western portion of Ladera Ranch Planned Community include residential uses. Additionally, neighborhood recreational facilities, water

quality/detention basins, and the Ladera Community Pedestrian Trails (along western edge of development in the Ladera Open Space) are planned to be developed in the area east of the project site. A portion of the project site is within the originally proposed boundary of the Ladera Open Space area.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 500 feet of the subject site in both the City of Mission Viejo and the County (a notification radius of 300 feet is the County standard, but because Mission Viejo uses the 500 feet the larger notification area was used). Because this proposal includes the certification of EIR 580, additional notices were sent to those people and agencies that commented on the EIR. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to eleven County Divisions and the following outside agencies: City of San Juan Capistrano, City of Mission Viejo, California Department of Fish and Game, U. S. Fish and Wildlife Services, Army Corps of Engineers and San Diego Regional Water Quality Board.

As of the writing of this staff report, one comment raising issues with the project have been received by staff from other County divisions or outside agencies. That one issue was raised by Harbors, Beaches and Parks and is related to the master plan of bikeways. The master plan indicates a Class 1 off road bikeway through the subject site. A discussion of the bikeways is presented later in this report. Comments related to environmental issues have been addressed by Draft EIR 580, which is being transmitted to the Planning Commission under separate report by the Environmental and Project Planning Division.

CEQA COMPLIANCE:

Draft EIR No. 580 has been prepared to evaluate site specific and cumulative environmental impacts associated with the development of the proposed project in both the City of Mission Viejo and unincorporated Orange County. A copy of Draft EIR No. 580 was transmitted to the Planning Commission under a separate item number for the August 8, 2001 hearing. The County of Orange, designated as the Lead Agency, has the authority for preparation of the EIR for the entire proposal; and, the authority to make a decision on discretionary actions related to the development of the proposed project with its jurisdiction. Environmental and Project Planning Division staff will make a separate report and presentation to the Planning Commission on EIR No. 580.

DISCUSSION/ANALYSIS:

The proposed golf course lying within the unincorporated County requires two major actions by the County; a zone change approved by the Board of Supervisors and a Use Permit approved by the Planning Commission. The City of Mission is responsible for approval of the golf course within its city boundaries. Following is a discussion of project related required actions within the County portions of the golf course.

ZONE CHANGE

The current zoning designations for portions of the project site and surrounding areas that are in the County of Orange are shown on Exhibit 3. As shown, the site is zoned A1 (General Agriculture District), OS (Open Space District), and SG (Sand and Gravel Extraction District). These zoning districts are discussed in Sections 7-9-55, 7-9-58, and 7-9-104 of the Zoning Code, respectively. The A1 District is established to provide for agriculture, outdoor recreational uses, and those low intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas that the General Plan may designate for more intensive urban uses in the future. The site is not currently and has not historically been used for agricultural activities, although it was previously used as grazing land. A golf course is a principal use permitted subject to approval of a use permit in the A1 District.

The SG District Regulations outlined in the Zoning Code are intended to provide for surface mining, and quarrying, and processing of these materials in a manner that is both environmentally sensitive and compatible with existing and future land uses. These regulations are also intended to implement the Surface Mining and Reclamation Act and the regulations of the State Mining and Geology Board. Removal of land zoned for mineral resource extraction is a significant unmitigated impact. Every site zoned SG is required to have an SG site permit that identifies permitted uses. No uses shall be permitted in the SG District unless authorized by an SG permit. The reason for requesting this zone change is a golf course is not a permitted principal use in the SG District.

Although most potential environmental impacts identified in the Final EIR for the Arroyo Trabuco Golf Course have been substantially avoided or mitigated through the identification and adoption of Project Design Features, Standard Conditions and Mitigation Measures, as described in the Findings, there remain some project impacts for which complete mitigation is not feasible, and which are considered significant and unavoidable if the project were approved. One impact is the reduction in the long-term availability of sand and gravel resources from a portion of Arroyo Trabuco, a significant resource. This impact is addressed in the EIR in the *SIGNIFICANT UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS* and *OVERRIDING CONSIDERATIONS* sections.

The OS District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare. The Zoning Code identifies uses permitted within these districts, uses permitted subject to a site development permit or use permit, temporary uses permitted, accessory uses permitted, and prohibited uses. Site development standards are also provided. A golf course is a principal use permitted subject to approval of a use permit in the OS District. Riding and hiking trails are permitted accessory uses.

The portion of the project site within the City of Mission Viejo is zoned Recreation and has a General Plan land use designation of Recreation/Open Space. A zone change and amendments to the City's General Plan land use designation would not be required for implementation of the project.

USE PERMIT

The purpose of a use permit is to provide for the public review of detailed final plans for a proposed use. Uses that require a use permit are regarded as having a relatively moderate to high potential for adverse

impacts on the subject site or surrounding community due to the nature or magnitude of the use vis-à-vis the sensitivity of the subject site or surrounding community. As such, an environmental impact report has been prepared for the entire golf course and the related zone change in the County. Approval of the proposed zone change together with the approval of the proposed use permit will permit the construction of the described golf course within the County's jurisdiction. The major actions within the County jurisdiction is grading since the major facilities proposed (clubhouse, driving range, parking area, maintenance facilities, etc.) are within the jurisdiction of the City. To insure the golf course is mitigated to an expectable level of community, conditions of approval will be incorporated into the project to reflect the mitigations recommended in the EIR.

OTHER ACTIONS REQUIRED

Ladera Open Space area.

The northern portion of the golf course lies within an area referred to as the Ladera Open Space. The Ladera Ranch Planned Community (PC) is partially surrounded by 1,600 acres that is designated as open space (Ladera Open Space) and is to be preserved in accordance with a phased program (i.e., the recordation of a conservation easement over the 1,600-acre area in phases). The project site is not within the Ladera Ranch Planned Community. DMB Ladera, LLC and the County of Orange are subject to the Regional Open Space Agreement for the Ladera Ranch Planned Community .

The Open Space Agreement was developed to provide for the orderly planning and implementation of the following:

- 1) The method of open space preservation for the approximately 1,600 acres of the Property designated in the Ladera PC GPA and Zone Change as open space ("Open Space");
- 2) The eventual ownership of the Property;
- 3) The precise acreage of the approximately 1,600-acre Open Space area;
- 4) The proposed uses of the Open Space (including agricultural uses determined to be consistent with the NCCP);
- 5) The protection of natural resources;
- 6) The provisions for public access consistent with resource protection; and
- 7) The phasing of the Open Space preservation areas consistent with development phasing.

The phasing of the open space conservation easement, which has already begun, corresponds to phased development of the Ladera Ranch PC. Exhibit A of the Regional Open Space Agreement is the official document identifying the timing and location of open space dedication for Ladera Ranch. These lands are dedicated to the Ladera Land Conservancy (LANDCO) at the time of recordation of the appropriate A-Final map for each planning area or sub-area of the Ladera Planned Community. To date, approximately 732 acres have been dedicated to LANDCO as permanent open space.

Exhibit B of the Regional Open Space Agreement includes a list of permitted uses within the open space dedication area. Golf courses are not presently an allowed use identified in Exhibit B. Therefore, Condition of Approval 23 requires that Exhibit A of the Regional Open Space Agreement would be modified to show any the following boundary changes: a total of 91 acres would be added to Ladera Open Space to mitigate the removal of 49.9 acres with the project (a net gain of 41.1 acres). The Open Space Agreement stipulates that as long as the amount of the Open Space complies with the 1,600-acre

requirement, the owner shall have the right to revise the phasing, location, and boundaries of the open space area. Different property which is a portion of the Ladera Ranch Planned Community property, or different property which is otherwise adjacent to the Open Space, can be substituted provided that: 1) the amount of Open Space being provided is at least equal to the amount otherwise committed to be reserved for that phase of development, and 2) such revision and/or substitution shall be subject to the review and approval of the Director of Planning and Development Services Department in consultation with the Director of Public Facilities and Resources Department.

Arroyo Trabuco Regional Riding and Hiking Trail

The proposed project involves the extension of the Arroyo Trabuco Regional Riding and Hiking Trail from its current terminus at Crown Valley Parkway to the City of San Juan Capistrano border at the southern end of the project site. The Master Plan of Regional Riding and Hiking Trails would be amended to show the alignment for this facility. From Crown Valley Parkway the trail extends on the east side of Trabuco Creek in a southerly direction approximately 2,000 feet at which point it would cross to the west side of the creek at an existing at-grade crossing. The trail would then continue in a southerly direction along the west side of the 18th hole, past the clubhouse area, and across the entrance to the golf course at Avery Parkway. From this point the trail would extend approximately 1,400 feet to the southern end of the project site and then turn east to exit the project site and eventually connect with the City of San Juan Capistrano trail system. The trail is proposed along the perimeter of the project site, where feasible, for safety purposes.

The proposed trail would have a ten-foot-wide surface of decomposed granite (to be determined during final design based on field conditions). The trail would be within a 16-foot easement. The proposed project includes a berm along the 18th hole to provide separation between the trails and the golf course.

There is one area along the golf course perimeter that would be fenced (chain-linked fence) to prevent (for safety reasons) trail users from entering the driving range. The fence would begin at the gated entry into the parking lot at Avery Parkway. The fence would extend southward and would separate the regional riding and hiking trail from the driving range. The fence and the trail would extend in an easterly direction at the southern end of the project site. The fence parallels the trail along the southern boundary of the projects site until the trail exits the site near Trabuco Canyon Road.

A riding and hiking trail rest area would be provided at the current terminus of Avery Parkway east of and adjacent to the access road to the maintenance facility. Existing trees in this area will be retained and a water trough or similar device for watering horses, two picnic tables and a hitching post would be provided.

Reclamation and restoration of the Arroyo Trabuco

Construction of the golf course would entail reclaiming and restoring areas of the Arroyo Trabuco within the 230-acre project site that have been historically mined. Mining activities began in the 1930s but are not currently active. Areas that have been previously mined that lie outside of the 230-acre project site for the mine operator, Mission Viejo Materials, under separate documents, would reclaim the golf course.

Bikeway Plan

The County's Bikeway Plan for the incorporated areas includes a Class I bikeway extending through the project site in a north/south direction, generally along Trabuco Creek. The proposed bikeway alignment terminates at the City of Mission Viejo corporate boundary. This Class I Bikeway is also shown on the Commuter Bikeways Strategic Plan (CBSP), administered by the Orange County Transportation Authority. The CBSP shows the Class I Bikeway extending through the project site and terminating at Doheny State Beach Park. This bikeway would be part of the County's "mountains to the sea" system of Class I Bikeways. To the north, implementation of this bikeway presently terminates just north of Santa Margarita Parkway (7.3 miles north of the project site). The project is approximately 0.6 mile north of the nearest existing bikeway segment within the City of San Juan Capistrano.

It should also be noted that a 4.8 mile segment of the proposed (but presently unbuilt) bikeway is located within O'Neill Regional Park, and that in July of 1987 in its approval of a Schematic Development Plan for O'Neill Regional Park (Resolution No. 87-968), the County of Orange Board of Supervisors approved the Schematic Development Plan No. 1 subject to the following conditions:

1. Terminate the bluff top bicycle trail with a cul-de-sac at the Solano Adobe Interpretive Site,
2. Direct EMA to study connection of the Arroyo Trail to Antonio Parkway via local on-street bike trails through the Santa Margarita Planned Community, and any related environmental impacts; and,
3. Direct EMA to study other potential off-road trail alignments which remain out of the Arroyo during this O'Neill Park General Development Plan process to determine costs; environmental impacts; and, operation considerations.

No exact Trabuco Creek "mountains to sea" bikeway alignment has been determined at this time. Condition of Approval No. 24 ensures that the project would not preclude the future development of this bikeway by requiring the applicant to dedicate an easement for Class I bikeway purposes, if necessary, in response to an exact alignment determined to be in the immediate vicinity of the golf course.

Following is the text of Condition of Approval No. 24:

- A. Prior to issuance of grading permits, applicant shall either (a) irrevocably offer for a period not to exceed fifteen (15) years an easement (floating) by separate instrument to the County of Orange for the future Trabuco Creek Class 1 (paved, off-road) bikeway within the project boundary (Parcel 1 of LLA 2001-014) in a manner meeting the approval of the Directors PDSB and PFRD, or (b) locate a trail easement for bikeway purposes adjacent to the proposed regional riding and hiking trail within the project boundary in a manner meeting the approval of Directors PDSB and PFRD. If the applicant offers an easement (floating), the offer shall provide that the County shall not accept the offer prior to issuance of the first building permit and that the offer is revocable by the applicant upon approval of the final, precise easement alignment for the bikeway by the Directors PDSB and PFRD.
- B. Prior to issuance of the first building permit, within the project boundary, the applicant shall: (1) designate a final, precise alignment and record a 16 ft. wide recreation easement, by separate instrument, for a Class 1 (paved, off-road) bikeway purposes, and (2) shall design and prepare

plans and specifications and guarantee bikeway construction (e.g., post a bond) for a period not to exceed five years from issuance of the first building permit all in a manner meeting the approval of the Directors PDS D and PFRD.

- C. In addition, prior to issuance of the first building permit, the applicant shall prepare and submit to the County PDS D supporting reports and documentation for the purposes of the County obtaining a 4(d) Interim Take Permit for the subject bikeway within the project boundary including identification for the County of any mitigation measures necessary it may need to provide. Upon issuance to the County of the 4(d) Interim Take Permit, and in substantial conformance with the approved alignment, plans and specifications, applicant shall construct the bikeway improvements within the project boundary and then dedicate them to the County to the satisfaction of the Directors, PDS D and PFRD.

Water Quality

Water quality issues have become area wide and statewide concerns. Because the proposal is adjacent to Trabuco Creek, several agencies have commented on the proposal as it relates to water quality. The Arroyo Trabuco Golf Course project addresses the protection of water quality in two ways, first how the course is designed, and second how the course is managed. Firstly, the golf course drainage system consists of three components:

- 1) Drainage for non-project areas (i.e. offsite drainage),
- 2) Drainage for the greens, and
- 3) Drainage for the remainder of the course.

The off-site drainage system allows drainage from non-golf course areas pass under the golf course and enter Trabuco Creek to maintain the existing condition. Both of the golf course systems capture both non-storm water and storm water flows from the course and route them to vegetated swales or seasonal wetlands. Both vegetated swales and seasonal wetlands retain runoff while biological, chemical and physical processes degrade pollutants. The State Non-Point Source Pollution Control Plan promotes the installation of vegetated treatment systems (e.g. artificial or constructed wetlands) in areas where these systems will serve a polluted runoff abatement function. The swales and wetlands are sized to comply with the standards set forth in the Draft County of Orange Municipal Stormwater Permit, i.e. the 85th percentile annual storm event. All non-storm water flows and storm water flows up to this event will be captured and treated in the swale and wetland system.

Secondly, the golf course will be managed according to an Integrated Golf Course Management Plan (IGCMP), which is a mitigation measure contained in EIR 580 and is coupled with the County standard conditions of approval addressing water quality. This Project Design Feature (discussed extensively in the EIR), specifies areas for restricted fertilizer and pesticide use based on the presence of sensitive resources, including but not limited to the Arroyo Trabuco, establishes thresholds for pests and describes Eto-based irrigation practices. The IGCMP also specifies a water monitoring program. This program has two aspects to it, the first being water quality and the second being water quantity. Water quality will be measured for five years against the standards established by the San Diego Regional Water Quality Control Board Basin Plan for the following constituents of concern; pH, electrical conductivity, total dissolved solids, nitrates, total Kjeldahl nitrogen, ammonia, sulfate, phosphate and pesticides. In instances where the Basin Plan does not establish numeric standards, such as pesticides for example, a maximum allowable

concentration performance standard has been established by the EIR for the IGCMP. Water quantity and its potential affect on downstream riparian habitat will be measured via soil moisture conditions, groundwater levels and water potential measurements.

SUMMARY/CONCUSSION:

The proposed 230-acre Arroyo Trabuco golf course is located in the jurisdictions of both the City of Mission Viejo and the County of Orange. Of those 230 acres, 80 acres are in the City and 150 acres are in the County. The City portion of the golf course includes the clubhouse, the driving range, several of the golfing holes, the parking area, the main maintenance facility and the access from Avery Parkway. Approvals of that portion of the golf course in the City will be administrated through City procedures after any County approval. EIR 580 has been prepared to address CEQA for the entire golf course proposal in both the City and County.

The County portion of the golf course includes a majority of the golfing holes and a restroom/maintenance building. The County’s discretionary actions include approvals of a zone change by the Board of Supervisors and a use permit by the Planning Commission subject to approval of the zone change. Other required actions include grading permits, building permits, amendments to the Ladera Regional Open Space Agreement and provisions for the hiking, riding and bikeway plans.

Staff supports the proposal and is of the opinion that the proposed use conforms to the existing and proposed zoning and is compatible with existing land uses in the vicinity. The EIR prepared for the proposal together with the mitigation-monitoring program in the EIR and staff recommended conditions of approval adequately address environmental and planning concerns. Staff’s recommendation follows on the next page.

RECOMMENDED ACTION:

Planning and Development Services Department/Current Planning Services Division recommends the Planning Commission:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Adopt Planning Commission Resolution No. 01-07 (Attachment 1) recommending Board of Supervisor's approval of Zone Change ZC00-02; and,
- c. Approve PA00-0080 for Use Permit subject to the attached findings and conditions of approval (included in Attachment A) and Board of Supervisors approval of Zone Change ZC00-02 for that area of the Arroyo Trabuco Golf Course with the jurisdiction of the County of Orange.

Respectfully submitted,

John B. Buzas, Manager
Current Planning Services Division

WVM

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ATTACHMENTS:

1. Draft Planning Commission Resolution including the following:
 - a. Recommended Findings – Appendix A (for Use Permit only)
 - b. Recommended Conditions of Approval – Appendix B (for Use Permit only)
 - c. Draft Board of Supervisors Resolution for Zone Change
 - d. Draft Board of Supervisors Ordinance for Zone Change

EXHIBITS:

1. Applicant's Letter of Explanation
2. Proposed Zone Change ZC00-02
3. Surrounding land use air photo
4. Site and Grading Plans of Arroyo Trabuco golf course

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.