

**RESOURCES AND DEVELOPMENT MANAGEMENT DEPARTMENT REPORT**

DATE: July 26, 2006

TO: Orange County Planning Commission

FROM: Planning and Development Services Department

SUBJECT: Public Hearing on PA06-0023; Master Area Plan for Ranch Plan PC, Planning Area 1 and PA06-0024 through PA06-0028; Subarea Plans for Subareas 1.1, 1.2, 1.3, 1.4 and 1.5 of Planning Area 1.

PROPOSAL: Master Area Plan PA06-0023 proposes a development program for Planning Area 1 of the Rancho Mission Viejo (RMV) Ranch Plan Planned Community. Subarea Plans PA06-0024 through PA06-0028 propose a more detailed development program for Planning Subareas 1.1, 1.2, 1.3, 1.4 and 1.5 of Planning Area 1.

LOCATION: Planning Area 1 of Ranch Plan Planned Community - (District 5). The approximately 22,815-acre RMV Ranch Plan project site is located in southeastern Orange County located within unincorporated Orange County. Planning Area 1 is located immediately east of the City of San Juan Capistrano in the vicinity of Antonio Parkway and Ortega Highway and immediately south of the Ladera Planned Community within unincorporated Orange County. Antonio Parkway/La Pata Avenue traverses the planning area in a generally north-south direction. Planning Area 1 is bisected by San Juan Creek, which is a dominant physical feature extending northeast and southwest through the project site.

APPLICANT: RMV Community Development, LLC – Developer

STAFF CONTACT: Chuck Shoemaker, Chief, 714-834-2166

SYNOPSIS: Planning and Development Services Department recommends that the Planning Commission: (1) approve Master Area Plan PA06-0023 subject to the attached resolution and condition of approval, and (2) approve Subarea Plans PA06-0024 through PA06-0028 subject to the attached resolution and condition of approval.

**RANCH PLAN 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 Ranch Plan Planned Community. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term

conservation, management, and development of Rancho Mission Viejo – the last large-scale, integrated landholding in south Orange County. This alternative provided for the construction of up to (i) 14,000 dwelling units, (ii) 3,480,000 square feet of urban activity center uses on 251 acres, (iii) 500,000 square feet of neighborhood center uses on 50 acres, and (iv) 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 7,683 acres of the RMV Planning Area. The balance of the 22,815-acre RMV Planning Area, totaling approximately 15,132 acres (or approximately 66.32 percent), was identified for open space uses.

The Ranch Plan Planned Community regulations were developed to accommodate and blend the size, diversity and distinct attributes of the developed Planning Areas with large open space areas and the planned continuation of ranch and farming operations. An added level of entitlement plan review was created to address the scale and scope of subsequent plan implementation. The traditional “Area Plan” was divided into two distinct plans (a Master Area Plan and Subarea Plan) creating a process for Ranch Plan implementation that can better distinguish the levels of project information as more precise planning occurs.

Concurrent with the foregoing approvals, the Board of Supervisors adopted Resolution No. 04-290, certifying Final EIR 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.

On December 8, 2004, the City of Mission Viejo ("City") and a coalition of environmental groups (the "Resource Organizations") filed separate actions in the Orange County Superior Court challenging the Board of Supervisors' approval of the Ranch Plan project and its certification of Final EIR 589 (Orange County Superior Court Case Nos. 04CC11999 and 04CC01637). In summary, the individual actions raised questions concerning (i) potential local and regional transportation impacts associated with implementation of the Ranch Plan project and (ii) the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the RMV Planning area. 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), respectively, with dismissal of the individual lawsuits following thereafter.

The terms of the individual settlements were memorialized in separate 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 (from approximately 15,132 acres to 16,942 acres, or approximately 74.26 percent) and reduced the acreage available for development activities (from approximately 7,683 acres to 5,873 acres). The project offers further protection of

resources by concentrating development in the areas with lower biological value resources while continuing to protect high value resources, including the vast majority of the western portion of the San Mateo Creek Watershed and in portions of Chiquita Canyon within the RMV Ranch Plan Planned Community. Development for Planning Areas 6, 7 and 9 was removed and were modified for Planning Areas 2, 4 and 8.

The Ranch Plan PC Statistical Table, approved as part of Zone Change (Resolution No. 04-292 and Ordinance No. 04-014) assumed 1,020 dwelling units and 89 gross acres (1,190,000 square feet) of Urban Activity Center uses within Planning Area 1. The land use program proposed by Master Area Plan PA06-0023 and Subarea Plans PA06-0024 through PA06-0028 includes 1,170 dwelling units and 84 gross acres (400,000 square feet) of Urban Activity Center uses within Planning Area 1.

RMV has historically been, and will continue to be, a working ranch. As shown on Master Area Plan Exhibit 11 (now Exhibit 12 due to the inclusion of Master Trail and Bikeways Implementation Plan as new Exhibit 11), existing land uses within Planning Area 1 include the RMV headquarters, several residential homes used by RMV employees, the Ladera Ranch construction yard, Oaks/Blenheim/Rancho Mission Viejo Riding Park, Sierra Soils, and various agricultural production areas (citrus and row crops), and commercial nursery operations. Currently, four Ranch employees reside in residential units located in the planning area.

#### DISCUSSION:

The Planning Area 1 Master Area Plan and Subarea Plans present the first plans of development within the Ranch Plan project. These plans are the next level of entitlement in a series of steps that are identified for development of the Ranch Plan as a master plan community project. Each Planning Area of the Ranch Plan will undergo a similar planning step as a procedure to ensure the overall Ranch Plan goals and requirements are being met and implemented over the life of the project.

Subsequent to the overall Ranch Plan approvals and settlement agreements, a program was developed to further assist in monitoring all applicable project conditions, mitigations, requirements and other provisions. These have been compiled into a single document, the Mitigation Regulation Compliance Matrix, which identifies more than 600 requirement items for the Ranch Plan. The Planning Area 1 Master Area Plan and Subarea Plan applicable provisions have been separated and identified by target date in the Mitigation Regulation Compliance Matrix as an attachment to the Planning Area 1 Addendum for Final EIR No. 589. Staff has reviewed applicable compliance measures for Planning Area 1 and find the project has met its obligations for Master and Subarea Plan approvals. The list of applicable provisions is from the following sources:

- Final EIR No. 589 Mitigation Measures, Project Design Features and Standard Conditions
- Planned Community Zoning Regulations/Conditions
- Development Agreement requirements

- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements
- Additional applicable County Standard Conditions

This program along with the Mitigation Monitoring and Reporting Program (MMRP) adopted pursuant to Public Resources Code Section 21081.6 will be used as a source of the project's requirements that will be maintained and available for application to subsequent entitlement plans. Over time, the Mitigation Regulation Compliance Matrix may be supplemented with added requirements/provisions as more detailed plans and programs are approved and implemented.

In addition, a Master Development Table for all development within the Ranch Plan will be maintained by PDS Staff to ensure development thresholds are monitored Ranch-wide, for each Planning Area, Subarea and continuing through individual building and occupancy permits. This is to ensure the project development over time remains consistent with approved development levels and to monitor development levels in conjunction with certain project obligations that are tied to development thresholds. An annual review and assessment of the Master Development Table will occur in connection with the annual Monitoring Report review by PDS Staff.

Overall, the Master Area Plan and accompanying Subarea Plans set the context for Planning Area 1 as the initial development area of the Ranch Plan. These plans, primarily through identification of precise development area and the statistical tables lay the framework for subsequent more precise plans, i.e. tract maps and site development permits.

#### Master Area Plan Location

Planning Area 1 is located immediately east of the City of San Juan Capistrano in the vicinity of Antonio Parkway and Ortega Highway and immediately south of Ladera Ranch. Access is taken from Ortega Highway, Antonio Parkway and La Pata Avenue. San Juan Creek bisects Planning Area 1.

#### Master Area Plan Summary

##### Land Use:

Master Area Plan PA06-0023 would allow 1,170 dwelling units and 84 acres of Urban Activity Center uses within 572 development acres, and 238 acres of Open Space within the 810-acre Planning Area 1 of the Ranch Plan Planned Community. The proposed residential units and non-residential uses are more precisely located as part of each subsequent Subarea Plan. The Ranch Plan Planned Community Statistical Table and Development Map would be updated/amended to reflect these dwelling unit and development area refinements to Planning Area 1 with corresponding adjustments to remaining areas of the Ranch Plan, the total Ranch Plan dwelling units and development area thresholds as adopted in November of 2004 and refined by subsequent settlement agreements do not change.

#### Circulation, Trails and Infrastructure:

The arterial roadways providing vehicular access to Planning Area 1 are Ortega Highway, Antonio Parkway, La Pata Avenue and Cow Camp Road. All of these arterials are projects undergoing independent review and approval. The widening of Ortega Highway, as a designated State Highway facility, is being coordinated by CalTrans and the County. Exhibits 5 through 10 of the Planning Area 1 Master Area Plan provide estimated locations of major infrastructure components (i.e., arterial highways, utility mains, etc.) in support of the residential and non-residential proposed uses and for purposes of phasing and land use compatibility. Infrastructure locations and intersection geometrics may be slightly revised in conjunction with each subsequent applicable tentative tract map and/or site development permit, if consistent with Final EIR 589 and Addendum PA06-0023, including the traffic study.

The location of trail and bikeway facilities will be in compliance with the Master Trail and Bikeways Implementation Plan approved by the Director, PDS and Director, HBP. Within Planning Area 1, this includes the San Juan Creek Class I Bikeway along the northern side of San Juan Creek, and the Antonio Parkway Class II Bikeway extending southerly on Antonio Parkway to Ortega Highway. The San Juan Creek Regional Riding and Hiking Trail will be located along the south side of San Juan Creek per Final Program EIR 589, Project Design Feature 4.12-6.

Planning Area 1 is also the location of the Prima Deschecha Regional Riding and Hiking Trail, connecting San Juan Creek Regional Riding and Hiking Trail near the southwest edge of Planning Area 1 and extending southeast adjacent to La Pata Avenue. In addition, a community trail connects the San Juan Creek Class I Bikeway and extends northerly to connect with community trails in Ladera Ranch, as provided by the Ranch Plan Development Agreement (Project Benefit 42, Community Trail Y) and, by Final EIR 589, Project Design Feature (PDF) 4.12-4.

Detailed trail locations, consistent with the Master Trail and Bikeways Implementation Plan, are shown on new Exhibit 11 of the Master Area Plan (see Update Pages). New Condition of Approval Number 6 requires Planning Area 1 trails to be detailed on each appropriate tentative tract map.

#### Open Space Dedication:

An Open Space Agreement between RMV and the County is under consideration by the Board of Supervisors on July 25<sup>th</sup>. The agreement provides that in conjunction with the development of Planning Area 1, RMV will dedicate certain open space within the Planning Area 1 and additional open space located southerly and easterly of Planning Area 1 to the future Habitat Reserve. The preservation/dedication will occur through a two-step process including (1) the phased recordation of irrevocable covenants on or before the commencement of grading or grubbing in connection with new development in each of the Subareas, followed by (2) the phased recordation of conservation easements as soon as practicable but no later than 3 years after recordation of the irrevocable covenant. The open space dedication corresponding with each Subarea will have a ratio of open space to development area in substantially the same ratio as the overall ratio of total open space to

total development acreage for the Planning Area.

**Sustainability and Multi-Modal Transportation:**

RMV is considering a voluntary sustainable development program for the Ranch Plan, which may include energy-saving site planning and construction methods and multi-modal forms of transportation. If RMV develops such a voluntary sustainable development program, some aspects of the program may require County approval of Alternative Development Standards (as allowed by Planned Community Program Text General Regulation 25) at subsequent levels of approval, as appropriate.

**Grading:**

The proposed Planning Area 1 Land Use Plan (Exhibit 4) provides preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.a.10. A detailed concept grading plan, at 10-foot contour intervals, is provided as part of Exhibit 4 of each applicable Subarea Plan), as required by PC Program Text Section II.B.3.b.8. The conceptual grading plan for each Subarea Plan is consistent with the preliminary concept grading shown on the proposed Master Area Plan Exhibit 4, and all subsequent subdivision and grading permits must also be in substantial conformance with these Master Area Plan and Subarea Plan conceptual grading exhibits.

**Water Quality and Drainage:**

Consistent with the Conceptual Water Quality Management Plan (WQMP) included with the Ranch Plan General Plan and Zoning approvals, Master Area Plan and Subarea Plan level WQMP's have been reviewed and identify watershed and hydrologic conditions together with a concept of treatment through best management practices, bioswales and potential sites for water quality treatment basins. A detailed project-specific WQMP is required in connection with precise plans submitted with grading, tract map and site development permits. New storm drains, outfalls and other storm drainage facilities will also be reviewed as part of the Master Plan of Drainage (MPD) and Runoff Management Plan (ROMP) with precise plan submittals.

**Affordable Housing:**

An Affordable Housing Implementation Agreement between RMV and the County was approved on July 18, 2006 for the Ranch-wide area. The agreement addresses the approved Ranch Plan Development Agreement commitment of 60 gross acres for the purpose of affordable housing and the individual housing site timing and delivery as the Ranch Plan is developed. No affordable housing sites are presently identified for Planning Area 1.

**Master Area Plan Requirements**

Section 4 of Master Area Plan PA06-0023 details how the Planning Area 1 Master Area Plan complies with all of the specific requirements in Section I and II of the Ranch Plan PC Program Text, and with all other applicable mitigation measures, conditions of approval, and other requirements.

Consistent with Area Plans for Ladera Ranch and other planned communities in Orange

County, the emphasis of the Master Area Plan is on the number of dwelling units at this level of entitlement, and not on a detailed breakdown of multi-family vs. single-family dwelling units. However, Table 2 on page 13 does detail the maximum dwelling units for each Subarea in Planning Area 1, along with the total age-qualified dwelling units anticipated for all Subareas.

### Subarea Plan Locations and Summaries

#### Subarea 1.1:

- Located north of Ortega Highway and San Juan Creek, and west and east of Antonio Parkway, physically separated from the Ladera Ranch community to the north by an intervening ridge and hillside open space.
- 308 gross acres of residential use and 808 proposed dwelling units, including 219 age-qualified dwelling units.
- A potential Home Based Business Enclave (HBBE) location is identified northwest of Antonio Parkway and San Juan Creek.
- The development area also includes community facilities, including, but not limited to, the following potential sub-uses:
  - Fire station northeast of Antonio Parkway and future Cow Camp Road.
  - Community/recreation center northwest of Antonio Parkway and San Juan Creek. The community/recreation center would allow classrooms and a small, limited concessions component (i.e., a coffee shop/snack bar).
  - The community/recreation center would allow an approximately 60-foot tall, 20-foot by 20-foot wide architectural feature. Wireless facilities would be allowed within this architectural feature.
- Access will be from Ortega Highway, Antonio Parkway and future Cow Camp Road.

#### Subarea 1.2:

- Located north of Ortega Highway, adjacent to a 200-foot-wide electrical transmission easement along the western Planning Area 1 border with San Juan Capistrano.
- Land use proposal is for 29 proposed estate residential lots within 95 gross acres.
- Compatibility with existing, adjacent land uses within San Juan Capistrano has been taken into account, as required by Ranch Plan PC Program Text Section II.B.3.d.1. Generally, lower density residential land uses are proposed in Subarea 1.2 adjacent to the existing residences in San Juan Capistrano north of Ortega Highway.
- RMV Community Development, LLC, must comply with a previous Condition of Approval pertaining to a previously approved and currently operating wireless facility in Subarea 1.2.
- Access will be from Ortega Highway.

#### Subarea 1.3:

- Located south of Ortega Highway and northwest of San Juan Creek, adjacent to a 200-foot-wide electrical transmission easement along the western Planning Area 1

border with the City of San Juan Capistrano.

- Land use proposal is for 20 gross acres of Urban Activity Center (UAC) uses with a maximum of 300,000 square feet of proposed UAC uses.
- Compatibility with existing, adjacent land uses within the City of San Juan Capistrano has been taken into account, as required by Ranch Plan PC Program Text Section II.B.3.d.1. The current non-residential area adjacent to San Juan Capistrano is designated by the City of San Juan Capistrano General Plan Land Use Policy Map for ultimate residential uses.
- Access will be from Ortega Highway.
- The draft Subarea Plan 1.3 reported that a portion of this Subarea would be used in the interim as construction offices (Page 5, second bullet). Subsequent to the preparation of Subarea Plan 1.3, it has been determined that the construction offices will not be located in Subarea 1.3 and this request has been deleted from the Subarea Plan (see Update Sheets).

#### Subarea 1.4:

- Located at the northwest, northeast and southeast corners of the intersection of Ortega Highway and Antonio Parkway/La Pata Avenue.
- Land use proposal is for:
  - A mix of residential uses together with a retail center located at the northeast corner of Ortega Highway and Antonio Parkway and adjacent to San Juan Creek. The retail center may include up to 12 Home Based Business Enclave (HBBE) dwelling units and would allow a second approximately 60-foot tall, 20-foot by 20-foot wide architectural feature, in addition to the identical proposal in Subarea 1.1. Wireless facilities would also be allowed within this architectural feature, as proposed in Subarea 1.1.
  - A mix of residential uses, together with a Community Daycare facility, is proposed for the southeast corner of Ortega Highway and Antonio Parkway.
  - The area includes 64 gross acres of Urban Activity Center use with a maximum of 100,000 square foot for the proposed Retail Center and 175 dwelling units identified for age qualified residents.
  - An 11 gross acres at the northwest corner of Ortega Highway and Antonio Parkway and adjacent to San Juan Creek is proposed as a community park adjacent to the 27 acre Community Park proposed in Subarea 1.5.
- Access will be from Ortega Highway and Antonio Parkway.

#### Subarea 1.5:

- Located at the southwest corner of Ortega Highway at Antonio Parkway, south of San Juan Creek, adjacent to a 200-foot-wide electrical transmission easement along the western Planning Area 1 border with San Juan Capistrano.
- Land use proposal is for:
  - 74 gross acres of residential use with 158 dwelling units identified for age-qualified residents.
  - A 27 gross acre Community Park is proposed at the southwest corner and immediately adjacent to Ortega Highway and San Juan Creek, and also adjacent

to that portion of the 11 acre Community Park proposed in Subarea 1.4. The park will provide continuing accommodation of soccer and other expanded facilities.

- Subarea 1.5 also includes an equestrian staging area designated as a community facility on the Land Use Plan (Exhibit 5). Equestrian staging areas are allowed as a civic facility per Ranch Plan PC Program Text Section III.F.a.2.c and as a staging area serving trails (including parking), within project open space, per PC Program Text Section III.I.a.1.6.
- Compatibility with existing, adjacent land uses within the City of San Juan Capistrano has been taken into account, as required by Ranch Plan PC Program Text Section II.B.3.d.1. Medium density residential uses are proposed in Subarea 1.5 adjacent to the residential uses in San Juan Capistrano south of San Juan Creek.
- Access to the residential use will be from La Pata Avenue, and access to the Community Park will be from La Pata Avenue and Ortega Highway.

### Subarea Plan Requirements

Section 4 of Subarea Plans PA06-0024 through PA06-0028 details how each Planning Area 1 Subarea Plan complies with all of the specific requirements in Section I and II of the Ranch Plan PC Program Text, and all other applicable mitigation measures, conditions of approval, and other requirements.

Consistent with Area Plans for Ladera Ranch and other planned communities in Orange County, the emphasis of the Planning Area 1 Master Area Plan is on the dwelling unit total, and not on a detailed breakdown of the specific type of residential use proposed. However, Table 1 on page 10 of each Subarea Plan details the maximum dwelling unit total for each type of residential land use along with the net residential acreage and anticipated age-qualified dwelling units for each Subarea.

### **PUBLIC NOTICE AND REFERRAL FOR COMMENT:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. 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 area plan were distributed for review and comment to six County Divisions, the surrounding city of San Juan Capistrano, and the following agencies and interest groups: Santa Margarita Water District, Capistrano Unified School District, Orange County Fire Authority, San Diego Gas & Electric, Southern California Edison and CalTrans.

### **CEQA COMPLIANCE:**

Initial Study PA06-0023 concludes that Final EIR 589, previously certified on November 8, 2004, along with Addendum No. 1 (PA06-0023), adequately addresses the proposed Master Area Plan PA06-0023 program of development based upon the following findings:

- a. Final Program EIR 589, along with Addendum PA06-0023, is adequate to satisfy the requirements of CEQA for approval by the decision maker; and
- b. The additions, clarifications and/or changes to the original CEQA documentation addressed in Addendum PA06-0023, do not involve new or more severe significant environmental effects which were not addressed by Final Program EIR 589 and none of the other conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent EIR have occurred; and
- c. The approval of Addendum PA06-0023 to Final Program EIR 589 reflects the independent judgment of the Lead Agency.

Staff reviewed the appropriate initial study checklist (Local CEQA Procedures Manual, Appendix F2) and found no new or more significant impacts are anticipated. Therefore, Initial Study PA06-0023 resulted in the determination, in light of Ranch Plan Final Program EIR 589, that the project (Master Area Plan PA06-0023 and Subarea Plans PA06-0024 through PA06-0028):

- Has been previously analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project, which are documented in Addendum No. 1 (PA06-0023) to Final EIR 589 (CEQA Section 15614).

Also, it is the intent of the Addendum No. 1 (PA06-0023) that it address planning applications for each of the subsequent development projects (tentative maps and site development permits), which shall be accompanied by an Initial Study indicating compliance with this Planning Area 1 Master Area Plan, related Subarea Plans and adherence to Final Program EIR 589 and Addendum No. 1 (PA06-0023).

Subsequent to the preparation of the Addendum, staff working with Bonterra Consulting developed additional clarifying language to enhance the readers understanding of the environmental effects of the Master Area Plan and Subarea Plans. The clarifying language is included in the attached memorandum from Bonterra Consulting dated July 19, 2006.

#### RECOMMENDED ACTION:

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

- 1) Receive staff presentation and public testimony as appropriate; and,
- 2) Acknowledge that the decision-maker has considered Final Program EIR 589, previously certified on November 8, 2004, and Addendum PA06-0023, prior to project approval. Together they are approved for the proposed project based upon

the following findings:

- i) Together, these documents are adequate to satisfy the requirements of CEQA for action by the decision maker; and
  - ii) The additions, clarifications and/or changes to the original CEQA documentation addressed in Addendum PA06-0023, do not involve new or more severe significant environmental effects which were not addressed by Final Program EIR 589 and none of the other conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent EIR have occurred; and
  - iii) The approval of Addendum PA06-0023 to Final Program EIR 589 reflects the independent judgment of the Lead Agency.
- 3) Approve Master Area Plan PA06-0023 for Planning Area 1 of the Ranch Plan Planned Community subject to the attached resolution and condition of approval.
  - 4) Approve Subarea Plan PA06-0024 for Subarea 1.1, Subarea Plan PA06-0025 for Subarea 1.2, Subarea Plan PA06-0026 for Subarea 1.3, Subarea Plan PA06-0027 for Subarea 1.4 and Subarea Plan PA06-0028 for Subarea 1.5.
  - 5) Direct staff to make appropriate revisions to the Ranch Plan Planned Community Statistical Table and Development Map, pursuant to the development program proposed for Planning Area 1 of the Ranch Plan, and the Resource Organization Settlement Agreement.

Respectfully submitted,

Tim Neely, Director  
Planning and Development Services Department

#### APPEAL PROCEDURE

Any interested person may appeal the decision of the Planning Commission on this permit to the Orange County 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.

#### ATTACHMENTS:

1. Resolution No. 06-05
2. Update Pages to Master Area Plan and Subarea Plans
3. Memorandum from Bonterra date July 19, 2006, Referring to Addendum to FEIR 589