

## **7.2      LAND USE**

This chapter focuses on the impacts to land use and related local planning programs, associated with the implementation of the alternatives carried forward for review under the Section 404(b)(1) Guidelines. In general, most impacts land use and local planning are outside the USACE's statutory authority and responsibility under Section 404 of the Clean Water Act. The primary responsibility of evaluating and regulating impacts to land use and local planning resides with the County of Orange and the cities. As part of the NEPA review, the USACE is analyzing impacts on the environment associated with projects that receive authorizations under Section 404 of the Clean Water Act.

### **7.2.1      THRESHOLDS OF SIGNIFICANCE**

An alternative would result in a significant land use impact if it would:

- Disrupt or divide the physical arrangement of an established community
- Create an incompatibility with existing or planned land uses adjacent to the project site.
- Create an incompatibility with an existing on-site land use at the time of development.

### **7.2.2      SAMP PROPOSED PERMITTING PROCEDURES**

As discussed previously, the proposed RGP and LOP procedures have been developed for future participants and current participants in the SAMP. The future participants have not yet defined projects for permitting by the RGP or LOP procedures. For projects eligible for authorization by the maintenance RGP, impacts to land use would be minimal. Such activities would be associated with small maintenance projects, resulting in temporary impacts to a small area located in a mostly degraded landscape. New permanent impacts of any type are not expected. For projects eligible for authorization by the LOP procedures, not enough is known about the project size and location or potential impacts to analyze potential impacts to land use at this time. Such projects eligible for authorization by the LOP procedures will be subject to future NEPA review before a final permit decision can be made.

Current participants have defined their proposed projects and have undergone extensive pre-application coordination with the USACE and other federal and state agencies. These projects, the SMWD Proposed Project, RMV Proposed Project, and other alternatives that may have significant effects on the environment are as noted in Chapter 6.0. Therefore, the authorization pursuant to the proposed permitting procedures may also have an effect on the environment per the thresholds of significance. The potential effects and minimization/mitigation measures applicable to these potential effects are further discussed below.

### **7.2.3      SMWD PROPOSED PROJECT**

#### **7.2.3.1      Impacts**

The SMWD Proposed Project includes ongoing maintenance and operation of existing SMWD facilities and related infrastructure, as well as future proposed facilities, including the proposed Upper Chiquita Reservoir. The operation and maintenance activities would not result in any land use compatibility impacts. The SMWD, as a special district, would serve as the lead agency for its proposed project and would complete its own CEQA environmental analysis for the proposed Upper Chiquita storage reservoir. The following analysis is based upon the USACE's evaluation

of potential environmental effects associated with the construction and operation of the proposed reservoir.

The proposed reservoir site is located within the City of Rancho Santa Margarita and is currently undeveloped. The site is designated as Open Space in the City's General Plan Land Use Element and the zoning for the site is also Open Space. The reservoir would be considered an allowable use under the existing land use designation and zoning.

Implementation and operation of the proposed reservoir on the Upper Chiquita site would not displace or directly affect any developed on-site land uses or uses in the area. The closest developed areas are the Tesoro High School campus located across Oso Parkway and south of the reservoir site and the residential community of Las Flores approximately 0.8-mile west of the site. Additional land uses include a neighborhood park, Crestview Park, located just over 300 feet west of the site and the SMWD Las Flores Reservoir located approximately 250 feet west of the site. The proposed reservoir would not disrupt or divide the physical arrangement of either the high school or the residential neighborhoods of Las Flores and would not impact use of the athletic fields or operation of the water towers. No land use impacts are anticipated.

#### **7.2.3.2 Mitigation Program**

No land use mitigation is expected to be required.

#### **7.2.3.3 Level of Significance After Mitigation**

No significant land use impacts associated with the Upper Chiquita reservoir are anticipated.

### **7.2.4 ALTERNATIVE B-10 MODIFIED**

#### **7.2.4.1 Impacts**

#### **Physical Impacts on Established Communities**

The RMV Planning Area is generally at the edge of urban development. Existing uses within the RMV Planning Area include various agricultural uses, industrial leases, and ranch-related residential uses. The Alternative B-10 Modified Alternative would not disrupt or divide the physical arrangement of an established community. The closest established communities are Ladera Ranch to the north, and the cities of San Juan Capistrano and San Clemente to the west. Alternative B-10 Modified would not have any physical impact on these communities. There would be no impacts based on this threshold of significance.

#### ***Impact***

**7.2.4-1:** *There is the potential for residential uses in Planning Area 8 to experience disturbance from helicopter flights and artillery training exercises, especially those occurring during night hours, potentially resulting in incompatible land uses.*

#### **Incompatibility with Existing and Planned Land Use Surrounding the RMV Planning Area**

The following provides a discussion of the area surrounding the RMV Planning Area and the potential incompatibility of Alternative B-10 Modified with these adjacent uses.

## North

**Cleveland National Forest.** The Cleveland National Forest is located along the northeastern tip and eastern edge of the RMV Planning Area, adjacent to Planning Area 10. There are no facilities or development within the Cleveland National Forest proximate to the RMV Planning Area. Access along Verdugo Canyon Road would be maintained for those private landholdings within the Cleveland National Forest that have an access easement. Planning Area 10 would be retained in open space and would, therefore, retain the natural open space interface between the RMV Planning Area and the Cleveland National Forest. There would be no significant land use impacts on the Cleveland National Forest.

**Ronald W. Caspers Wilderness Park.** Caspers Wilderness Park provides outdoor recreation for hikers, equestrians, mountain bikers, and campers. The park is adjacent to Planning Areas 3, 4, and 9. There would be no direct impact on the park.

**Coto de Caza.** Coto de Caza is a residential planned community, which is immediately north of the RMV Planning Area. The northern portion of Planning Area 3 is proposed for residential development. The Upper Chiquita portion of Planning Area 2 has a County land use Planning Reserve designation which stipulates development to the following conditions: Middle Chiquita (Planning Reserve A): (i) 5 years following approval of the GPA/ZC project, (ii) Notice to Proceed Phase 2 by the Transportation Corridor Agencies for SR-241 South based on a Record of Decision, or (iii) until alternate access is available, whichever occurs first. Should these conditions be met, a golf course is proposed contiguous to Tesoro High School. This land use would be compatible with the existing uses in Coto de Caza. There would not be a significant land use impact.

**General Thomas F. Riley Wilderness Park.** This 524-acre park abuts Planning Area 10 and would be proximate to Planning Area 2. Planning Area 10 would be retained in open space and provide a buffer between the park and development in Planning Area 2. Development would be visible from vantage points along the ridgeline within the park. These would be mid-range and distant views, similar to what exists for other developments surrounding the park.

**Upper Chiquita Conservation Area.** This 1,200-acre conservation area abuts Planning Area 10. As previously indicated, Planning Area 10 would be retained in open space and would provide a buffer between development and the conservation area. Planning Area 10 protects a wildlife movement corridor, which would provide connectivity with the Upper Chiquita Conservation Area, Chiquita Canyon, Cañada Gobernadora, and Caspers Wilderness Park. Alternative B-10 Modified would not result in any significant impacts to the Upper Chiquita Conservation Area.

**Tesoro High School.** The existing high school would be adjacent to Planning Areas 2 and 10. As previously addressed, a golf course is proposed contiguous to and would be considered compatible with the high school. Chiquita Canyon Road, which would be constructed pursuant to the County of Orange Standard Plans for a two-lane collector road, would be constructed east of the high school and would connect with Tesoro Creek Road. Chiquita Canyon Road would be gated, which would reduce the amount of additional traffic in the vicinity of the school. Alternative B-10 Modified would not have a significant impact on Tesoro High School.

**Las Flores Planned Community.** This residential planned community is located immediately north and west of the RMV Planning Area. Las Flores would be adjacent to Planning Area 10, which would be retained in open space. The open space in Planning Area 10 would preserve the wildlife movement corridor south of the residential development required as part of the Las

Flores Planned Community approval. There would be no impact on the existing uses in the Las Flores Planned Community.

**City of Rancho Santa Margarita.** The City of Rancho Santa Margarita provides a number of diverse land uses. The uses proposed as a part of Alternative B-10 Modified are similar in nature to uses in the City of Rancho Santa Margarita. Within the City immediately adjacent to the RMV Planning Area are the Upper Chiquita Conservation Area and SR-241. Alternative B-10 Modified would not conflict with any of the uses within the City. The alternative would not bisect any uses within the City of Rancho Santa Margarita. There would not be a significant land use impact.

## West

**Ladera Ranch.** Ladera Ranch, currently under construction, provides a mix of residential and urban activity uses. Ladera Ranch would abut Planning Areas 1 and 10. The portion of the planned community adjacent to Planning Area 10 is in preserved open space. This would be consistent with the open space uses proposed for Planning Area 10. Residential use (1B Suburban Residential) is proposed in Planning Area 1 adjacent to the Ladera Ranch Planned Community. This would be a consistent use and would be a continuation of the residential use with Ladera Ranch. There would not be a significant land use impact.

**City of San Juan Capistrano.** The City of San Juan Capistrano provides a number of diverse land uses. The uses proposed as a part of the B-10 Modified Alternative are similar in nature to the uses within the City of San Juan Capistrano. Residential uses and open space extend along the eastern edge of the city immediately adjacent to the RMV Planning Area. North of Ortega Highway, existing residential development is predominately low density. This area would be adjacent to Planning Area 1; which proposes a combination of residential and urban activity center uses. However, the majority of the planning area would not be visible from the existing residential uses in the City of San Juan Capistrano because of an intervening minor ridgeline. Alternative B-10 Modified proposes low-density housing in the portion of Planning Area 1 visible from the existing residential housing. This would be a continuation of the existing development and would be considered a compatible use. Senior housing, with a mix of housing types, would be on the east side of the ridge. The area adjacent to Ortega Highway would be designated Urban Activity Center, with a mix of uses proposed. There would not be a significant land use impact.

**San Juan Hills High School.** San Juan Hills High School is currently under construction and expected to open in August 2006. Access to the high school would be off of La Pata Avenue. Planning Area 10 would be on the east side of La Pata Avenue. This planning area would be retained in open space. There would not be any land use impacts associated with Alternative B-10 Modified and San Juan Hills High School.

**Donna O'Neill Land Conservancy.** This approximately 1,200-acre area was set aside for conservation purposes as mitigation for the Talega development. Planning Areas 5, 6, 7, 8, and 10 would be immediately adjacent or proximate to the land conservancy. Development is proposed proximate to the conservancy for all the adjacent planning areas, except for Planning Area 10 which would be retained in open space. Planning Area 5, proposed for residential development is located northwest of the conservancy. A ridgeline separates the proposed development from the conservancy. Additionally, Avenida Talega would act as a boundary between the conservancy and Planning Area 5. Planning Areas 6 and 7 are to the north and east of the conservancy, respectively. Both of these planning areas are also proposed for residential development. Planning Area 6 would be low-density homes. Planning Area 7

proposes both conventional and low-density homes; however, the conventional housing would be adjacent to the conservancy. Cristianitos Road would separate Planning Area 7 from the conservancy. Though there would be no direct impact on the conservancy, development would be visible, especially along ridgelines from within the conservancy. Wildlife movement corridors connecting the conservancy to other open space within the RMV Planning Area and beyond to Caspers Wilderness Park and the Cleveland National Forest have been maintained. Alternative B-10 Modified would increase additional development in the area; however, approximately 66 percent of the area would be retained in open space and would not result in a significant impact on the function of the Donna O'Neill Land Conservancy.

**Talega.** The Talega Planned Community, located predominately in the City of San Clemente, includes residential, business, and retail uses. Alternative B-10 Modified would be a continuation of similar uses. There would be no land use impacts.

The City of Mission Viejo is further to the west than the above listed uses. The RMV Planning Area does not abut the City of Mission Viejo. There would not be any direct land use impacts on the City of Mission Viejo.

## South

**U.S. Marine Corps Base at Camp Pendleton.** MCB Camp Pendleton borders the RMV Planning Area on the south and east, adjacent to Planning Areas 8 and 10. Uses immediately south of the RMV Planning area include the lease for San Onofre State Beach and Camp Talega. Alternative B-10 Modified would not have a direct impact on MCB Camp Pendleton. However, there is a potential for impacts from MCB Camp Pendleton on future sensitive land uses, specifically in Planning Area 8. Specific concerns relate to noise impacts from training operations. The northern portion of MCB Camp Pendleton, adjacent to the RMV Planning Area, is the busiest part of the base for training operations. Training operations include helicopter flights and artillery training exercises. These operations occur both during day and night hours.

The Department of the Navy has adopted several programs to ensure the compatibility of on- and off-site uses to minimize conflict with the ongoing training operations on the base. The Range Compatibility Use Zone (RCUZ) program was adopted in August 1993 to achieve and maintain, to the extent possible, compatible land uses on-base and in the vicinity of the base as they relate to noise and safety hazards generated from training activities at MCB Camp Pendleton. The primary objective of the RCUZ program is to preserve the existing land uses that are primarily training and operation (maneuver) areas on base. The off-base objective is to promote land uses in the vicinity of the base boundaries that are compatible with the mission of MCB Camp Pendleton, but do not prevent the civilian community from realizing reasonable use and benefit from the land. The RCUZ is being updated and is expected to be completed in late 2005. There is the potential that the updated RCUZ would identify the area within Planning Area 8 as being subject to impacts associated with training operations. If this were to occur, non-sensitive uses, such as commercial, business park, light industrial, and golf course uses, would be compatible uses. Residential use would be considered a sensitive, incompatible use by MCB Camp Pendleton. More detailed evaluation on the type of impact anticipated to occur must be evaluated when the RCUZ is prepared. Although the area may not be in a 65 CNEL impact zone<sup>1</sup> from the airfield operations, there may be an annoyance factor associated with helicopter operations and artillery fire. At the time the Area Plan for Planning Area 8 is processed, the most current RCUZ should be evaluated to avoid approval of potentially

<sup>1</sup> The County and state standard for identifying a significant noise impact for residential and other noise sensitive uses is the 65 Community Noise Impact Level (CNEL).

incompatible uses. Assuming a worst-case scenario, there is the potential for incompatible land uses within Planning Area 8, which would be a potentially significant impact. Implementation of the proposed mitigation measure to evaluate the current RCUZ prior to approval of development in Planning Area 8 would reduce this to a level of less than significant.

Associated with the land compatibility issue, MCB Camp Pendleton has expressed concern that the placement of residential development adjacent to the base would result in impacts to future residents, which may ultimately result in pressures to modify their training operations. If this were to occur, it is uncertain if there would be a significant physical impact associated with modification of training operations to reduce impact from MCB Camp Pendleton operations on the adjacent RMV Planning Area. There is a potential that impacts associated with training operations, such as noise, may then occur in an area not currently impacted. This impact is speculative because it is uncertain if the area in Planning Area 8 would be adversely impacted by MCB Camp Pendleton, and if the residents would pressure for modification to training operations, and how the training operations would be modified. However, the mitigation measure to evaluate the compatibility of the noise sensitive land use at the time of Area Plan, as well as a buyer notification program would reduce this potential impact to a level of less than significant.

Helicopter training is done throughout the San Mateo Valley. Flights are often at low altitude through the valley. This area has been used to support the low-ambient-light night vision goggle training for helicopter aircrews. The construction of residential and business uses along the southern edge of the RMV Planning Area would introduce lighting into an area that currently has minimal lighting. This lighting would add to the lighting distractions that currently exist elsewhere within the area. Current sources of lighting would include residential development along the southern boundary of the City of San Clemente, and lighting at the cantonment areas (Talega, Cristianitos, San Mateo, and San Onofre). Together, these lighting sources may reduce the effectiveness of night vision goggle training in this area. This would be an operational issue rather than a physical impact. The project by itself would not result in a significant reduction in the effectiveness of this type of training activity because of the generally low ambient light associated with residential uses (compared to lighting levels associated with I-5 and the commercial uses adjacent to the freeway).

## **East**

The majority of land east of the RMV Planning Area is undeveloped area within Orange, Riverside, and San Diego counties. As previously indicated, the Cleveland National Forest and Caspers Wilderness Park are the primary uses. There are several properties within the County of Riverside under private ownership that contain scattered homes and the Rancho Del Rio Girl Scout camp. This area would be adjacent to open space in Planning Area 10. Access to these parcels would be retained via easements on existing ranch roads and no expansion of these roads is proposed. Alternative B-10 Modified would not alter the easement agreements or the ability of residents of those parcels to maintain access. There would be no adverse land use impacts to these land uses.

## **Incompatibility with Existing and Planned Land Use within the RMV Planning Area**

In addition to grazing and farming activities, there are more than 23 different entities operating within the RMV Planning Area, including mineral extraction, wholesale nurseries, waste management, and research and development businesses. Alternative B-10 Modified proposes to allow these uses to continue until they are replaced with urban uses adopted as part of the alternative or until applicable lease agreements covering these uses expire. A change in a land

use would not be considered a significant impact unless the change results in an incompatibility with other land uses. Impacts agricultural and aggregate resources are further discussed in Chapter 7.4 of this EIS. The following provides a discussion of on-site land uses and impact to these uses.

**Planning Area 1.** Planning Area 1 contains commercial, industrial, and agricultural businesses; the Rancho Mission Viejo headquarters; limited residences; and open fields.

- Alternative B-10 Modified would displace agricultural uses, including the market crops field, which occupies approximately 50 acres and approximately 100 acres of lemon orchard in the central and western portion of the planning area. This continuation of these uses would be the prerogative of the landowner and would not be considered a significant land use impact. The loss of agricultural lands is further discussed in Chapter 7.4.
- Other agricultural/commercial uses that would be displaced are the DM Color Express Nurseries (29001 and 29813 Ortega Highway) and Miramar Wholesale Nurseries (29813 Ortega Highway). These 29.4-acre and 17-acre nursery sites are both located in the southwestern portion of the planning area. Alternative B-10 Modified would displace these wholesale nurseries and the facilities constructed to support them. These include the seed ranch, as well as offices, maintenance shop, storage buildings, greenhouses, various sheds, and trailers. Both of these leases expire on October 1, 2006; both companies have been given notice. Given the number of approvals that would be required prior to any construction on the RMV Planning Area, it is likely that these uses would terminate pursuant to the lease agreements prior to initiation of construction.
- The Ladera Ranch construction yard, located at 28811-A Ortega Highway, is an approximately one-acre area located in the northern portion of the planning area. This area includes a large wooden structure and several office trailers. It is anticipated that the need for this facility would no longer be required when the construction of Alternative B-10 Modified is initiated because major construction operations for Ladera Ranch would be near completion. However, the site would serve as a construction yard while implementing the Alternative B-10 Modified Alternative.
- The maintenance shop area (28672 Ortega Highway), which includes several shop buildings and garage, provides support to Rancho Mission Viejo ranching/agricultural operations. This use would be displaced and would be relocated elsewhere on the ranch.
- The Oaks Corrals (28650 Ortega Highway) and Blenheim Oaks Rancho Mission Viejo Riding Park (29500 Ortega Highway) would be displaced. The lease on the Oaks Corrals is renewed annually; the lease on Blenheim Oaks has been renewed through 2008. Similar to the nursery leases, the lease agreements reflect the termination of these uses prior to construction initiation.
- Residential units, 28652 and 28632 Ortega Highway, are located in the southern portion of Planning Area 1. Additionally, residential uses on the north side of Ortega Highway (28651, 28653, 28731, and 28691) would also be displaced. These units are owned by Rancho Mission Viejo and used by ranching staff. These units would be displaced and commensurate housing would be provided. Similar to the other leases, these displacements would occur as part of ongoing property management.

- Miramar/Cellular on Wheels is located on less than one acre located at the southeast corner of Ortega Highway at La Pata Avenue. The site is used for a mobile communications tower and for the storage of potted plant stock. These uses may require relocation; however, this would be consistent with the lease agreement and permits.
- The Rancho Mission Viejo Headquarters, located at 28811 Ortega Highway, would remain in Planning Area 1. This approximately 15-acre headquarters would be located in the County Urban Activity Center area and would be considered a compatible use.

The displacement of the uses within Planning Area 1 would not be considered a significant impact. The leases on these uses either terminate prior to the anticipated initiation of construction or, in the case of the Ladera Ranch construction yard, the use would no longer be required. The termination date on a lease indicates that there is no commitment to continue the use onsite beyond the lease date.

**Planning Area 2.** Currently this planning area is undeveloped and used for agricultural purposes. The site contains lemon orchards. Barley fields are located in this planning area and are grazed by the cattle. The development of Alternative B-10 Modified would not result in a significant land use impact. The impacts to agricultural production are discussed in Chapter 7.4. The alternative would not impact the SMWD Chiquita Water Reclamation Plant, which is surrounded by Planning Area 2, but is not a part of the RMV Planning Area. The SMWD facility would not result in any impacts on the adjacent development. Project design and visual considerations would be addressed by the County as part of the tentative tract map process.

**Planning Area 3.** Planning Area 3 is predominately vacant and covered by natural vegetation in the northern portion of the area. The southern portion of the planning area is currently used for commercial, industrial, and agricultural businesses, as well as residences for agricultural workers. The displacement of the agricultural uses and residences would be the choice of the landowner and would not be considered a significant impact. The following are other on-site uses that would be affected.

- Cow Camp would remain in O'Neill family ownership. The existing uses, such as the agricultural worker residences, a horse riding arena, and restroom facilities would remain. No further development is proposed in this portion of the planning area; therefore, there would be little alteration of this portion of the planning area.
- The industrial-type uses, including Transit Mixed Concrete Company/Cemex Concrete (31601 Ortega Highway), Olsen Paving Stone (31511 Ortega Highway), Ewles Materials (32501 Ortega Highway) and Catalina Portland Cement/Catalina Pacific Concrete South (31511 Ortega Highway) are involved with construction supplies, such as a cement/concrete batch plant, paving stone manufacturing plant and asphalt recycling. The expiration dates for leases are as follows:
  - Transit Mixed Concrete Company/Cemex Concrete—April 1, 2013
  - Olsen Paving Stone—Renewed monthly
  - Ewles Materials—Renewed monthly
  - Catalina Portland Cement/Catalina Pacific Concrete South—Renewed annually

There is no commitment to continue these uses beyond the termination dates of the leases with or without Alternative B-10 Modified. The projected development date for this portion of Planning Area 3 is between 2013 and 2015. There would be no impact to these industrial-type uses.

- Color Spot Nursery (31101 Ortega Highway) is located within the planning area. Similar to other uses in the RMV Planning Area, there are no commitments to continue this use beyond the lease termination date of December 31, 2006. Development in this portion of Planning Area 3 is anticipated between 2009 and 2013; therefore, the leases would have expired prior to any Alternative B-10 Modified construction activities. Since this use would end prior to the development of the Alternative B-10 Modified, there would be no impact.
- The O'Connell Landscaping Yard (31821 Ortega Highway), which is only 1.5 acres, is also within this planning area and would be displaced. O'Connell Landscaping provides landscape services to Rancho Mission Viejo. Relocation of this use should not be difficult because of the portable nature of the buildings.
- CR&R/Solag Disposal Company, the waste management facility site, has a lease that extends to September 19, 2015, with an option for two five-year extensions. If both options were exercised, the lease would extend to 2025. The phasing plan identifies this area as being developed between 2013 and 2015. The Solag use would be permitted in the UAC designation; however, it may not be compatible with other surrounding uses. At the time of Area Plan approval, the nature of the uses surrounding the Solag site would need to be evaluated for consistency. The property owner may elect to work with the lessee to relocate the Solag use elsewhere within the RMV Planning Area. The potential impacts associated with relocation of the use would be evaluated when permits for the relocation of the use are requested. This would be a separate discretionary action and would be subject to separate environmental documentation. Given that the use is consistent with the County's urban activity center land use designation and it would only be speculation as to the future surrounding uses, the continuation of the Solag use would not be considered a significant land use impact.
- Ten residences at 31121, 31151, 31181, 31221, 31241, 31261, 31263, 31265, 31381, and 31825 Ortega Highway are located along the ridge north of Campo Vaquero, in the southwestern portion of Cow Camp along San Juan Creek, and adjacent to the O'Connell Landscaping storage yard. It is estimated that six of these units would be displaced by construction (31241, 31151, 31121, 31181, 31221, and 31381).
- St. Augustine Training Center would also be displaced by implementation of Alternative B-10 Modified. The lease for this use expires on August 31, 2008 or one year after written notice by the landlord, whichever is first. This area is proposed to be developed between 2009 and 2012. Since the lease would have terminated for this use prior to development, there would not be a conflict.
- The Cellular on Wheels site near Color Spot Nursery may need to be relocated; however, this would be consistent with the lease agreement and the permits; therefore, there would be no significant impacts.

There would be no significant land use impacts in Planning Area 3. The existing residential uses would be incorporated into the design plans for Alternative B-10 Modified. Uses currently on leases would be terminated prior to construction or would be deemed compatible with the County General Plan designation.

**Planning Area 4.** Development of Alternative B-10 Modified would displace uses within this 1,301-acre planning area. Uses that would be affected include:

- The Tree of Life Nursery is currently on an annual lease renewed each July. As with other lease holds, there is no commitment to continue the use beyond the terms of the lease.
- The RJO Horse Ranch would remain and be accommodated as part of the plans for this area, which would also include low-density housing.
- Verdugo Canyon Trailer site is vacant. There are no current uses that would be displaced.
- A pump station, owned and maintained by the SMWD, for the Nichols Institute is located in the eastern portion of Planning Area 4. Alternative B-10 Modified would not impact this pump station.

**Planning Area 5.** Mining operations by ONIS would be terminated with construction of the Alternative B-10 Modified. The ONIS lease is currently set to expire in February 1, 2013. This planning area is proposed for development between 2016 and 2020. The ONIS operations would have ceased operation when construction is planned to begin. There would be no impacts to this land use. Impacts on Aggregate Resources are discussed in Chapter 7.4.

**Planning Areas 6, 7, and 9.** These planning areas are currently undeveloped. There are agricultural operations (orchards) within Planning Area 7. The orchards would be eliminated with the construction of the B-10 Modified Alternative. No significant land use impacts would occur. Impacts to Agricultural Resources are discussed in Chapter 7.4.

**Planning Area 8.** The Northrop Grumman Space Technology TRW Capistrano Test Site is located within Planning Area 8. This facility would be displaced by proposed development. The lease with Northrop Grumman extends through 2018. Construction is proposed in Planning Area 8 between 2020 and 2025. The lease for the TRW Capistrano Test Site would have expired prior to the initiation of construction.

**Planning Area 10.** This planning area is currently undeveloped. No development is proposed for Planning Area 10; therefore, there would be no land use impacts.

#### **7.2.4.2 Mitigation Program**

In conjunction with the approval of the GPA/ZC EIR 589, the County of Orange adopted a mitigation program to reduce the impacts associated with impacts on land use. These measures are listed below to provide the reader context of the mitigation program, although these measures would be implemented as part of the development project and would be the responsibility of the County of Orange for monitoring. No additional measures are required as a part of the proposed SAMP project.

#### **Project Design Features**

PDF 4.1-1 Prior to approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address:

- Method of preservation for this open space (i.e., conservation easement or similar mechanism).

- Permitted uses within the open space as defined in the Planned Community Text.
- Non-permitted uses within the open space as defined in the Planned Community Text.
- Phasing of open space preservation areas. Phasing of open space areas will be consistent with development phasing.
- Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in the Draft Program EIR.

PDF 4.1-2 A component of the *Ranch Plan Planned Community Program Text* is the provision for the processing of Master Area Plans, which would cover an entire Planning Area, as well as Subarea Plans for smaller areas within each Planning Area. These plans would address the project's compliance with the zoning regulations, as well as other applicable codes and requirements. The Master Area Plan shall cover the entire Planning Area and address the provisions for a Master Area Plan as defined in Section II.B.3a of the *Ranch Plan Planned Community Program Text*. In addition to a Master Area Plan, Subarea Plans addressing the provisions outlined in Section II.B.3b of the *Ranch Plan Planned Community Program Text* shall be required for all development areas. Multiple Subarea Plans addressing portions of a Planning Area may be prepared, provided a Master Area Plan for all development areas has been prepared. (The requirements for the Master Area Plan and the Subarea Plan are provided in Section 3.4.5.)

PDF 4.1-3 The project proposes a mix of uses and housing densities, including estates, single-family conventional housing, multi-family units, senior housing, and apartments that would provide housing opportunities for a range of income levels. Of the 14,000 dwelling units proposed within the Ranch Plan Planned Community Area, the Environmental Impact Report has analyzed the provision of approximately 6,000 senior citizen housing dwelling units. Each Master Area Plan shall provide a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea. Each subsequent Subarea Plan shall then specify the location and number of Senior Housing dwelling units as regulated by Section III.A.5 of this Ranch Plan Planned Community Text. An Annual Monitoring Report (per General Note 11) will be prepared each year as an inventory of dwelling units.

PDF 4.1-4 In conjunction with the processing of the site development permit for any golf course, the applicant will submit an Integrated Golf Course Management Plan (IGCMP), which will provide direction for the operation of the golf course. The IGCMP will provide overall structure and guidance for turf grass management that creates desirable playing conditions while protecting adjacent sensitive habitats and species. The IGCMP would:

- a. Describe the cultural, mechanical, biological, fertilizer, and irrigation strategies necessary to achieve and maintain turf health and vigor.
- b. List anticipated pests, monitoring methods, area-specific damage thresholds, and control strategies for each identified pest.

- c. Provide information on the type and class of pesticide, selection considerations, methods and restrictions for application, and environmental considerations.
- d. Describe methods for monitoring chemicals in surface, storm, and groundwater. Mitigation and corrective actions would be identified.

Implementation of the IGCMP will be the responsibility of the golf course operator. The IGCMP shall be approved by the County of Orange in accordance with the applicable water quality requirements. The County of Orange will not be responsible for the management or maintenance of the proposed facility.

### **Mitigation Measures**

MM 4.1-1 Prior to sale, lease, or rental of any residential structure or portion thereof within Planning Area 8, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgment that shall be executed by the prospective purchaser, lessee or tenant that the property within Planning Area 8 may be subject to overflight and sound of military operations of MCB-Camp Pendleton. The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the Manager, Building Permits.

MM 4.1-2 At the time of Master Area Plan approval for Planning Area 8, the Planning Director shall evaluate the most current RCUZ for MCB Camp Pendleton to ensure that noise sensitive land uses are not constructed in areas that would exceed state noise standards.

MM 4.1-3 Prior to the sale, lease or rental of any residential, commercial or industrial structure or portion thereof within Planning Area 5, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgement that shall be executed by the prospective purchaser, lessee or tenant that the property within Planning Area 5 is located immediately adjacent to Prima Deshecha Landfill, a facility that will continue to operate until its scheduled closure in 2067 or until it reaches its design capacity in accordance with the 2001 General Development Plan and all subsequent amendments thereto. The form and method of distribution of said notice and statement acknowledging same shall be approved by the Director, Integrated Waste Management Department or his designee.

### **7.2.4.3 Level of Significance After Mitigation**

The potential impact associated with impacts from MCB Camp Pendleton on noise sensitive uses in Planning Area 8 can be mitigated to a level of less than significant through the evaluation of the applicable RCUZ at the time development is proposed, and implementation of a buyer notification program.

## 7.2.5 ALTERNATIVE B-12

### 7.2.5.1 Impacts

#### Physical Impacts on Established Communities

As noted for Alternative B-10 Modified, the RMV Planning Area is generally at the edge of urban development. On-site uses include various agricultural uses, industrial leases, and ranch-related residential uses. Alternative B-12 would not disrupt or divide the physical arrangement of an established community. The closest established communities are Ladera Ranch to the north, and the cities of San Juan Capistrano and San Clemente to the west. Alternative B-12 would not have any physical impact on these communities. There would be no impacts associated with this threshold.

#### **Impact**

**7.2.5-1:** *There is the potential for residential uses in Planning Area 8 to experience disturbance from helicopter flights and artillery training exercises, especially those occurring during night hours, potentially resulting in incompatible land uses.*

#### **Incompatibility with Existing and Planned Land Use Surrounding the RMV Planning Area**

The following provides a discussion of the area surrounding the RMV Planning Area and the potential incompatibility of Alternative B-12 with these adjacent uses.

#### **North**

**Cleveland National Forest.** The Cleveland National Forest is located along the northeastern tip and eastern edge of the RMV Planning Area, adjacent to Planning Area 10. There are no facilities or development within the Cleveland National Forest proximate to the RMV Planning Area. Access along Verdugo Canyon Road would be maintained for those private landholdings within the Cleveland National Forest that have an access easement. Planning Area 10 would be retained in open space and would, therefore, retain the natural open space interface between the RMV Planning Area and the Cleveland National Forest. There would be no significant land use impacts on the Cleveland National Forest.

**Ronald W. Caspers Wilderness Park.** Caspers Wilderness Park provides outdoor recreation for hikers, equestrians, mountain bikers, and campers. The park is adjacent to Planning Areas 3 and 4. There would be no direct impact on the park.

**Coto de Caza.** Coto de Caza is a residential planned community, which is immediately north of the RMV Planning Area. Alternative B-12 proposes residential development in the northern portion of Planning Areas 2 and 3. The northern portion of Planning Area 2, contiguous to Tesoro High School, would include residential development. Adjacent to the RMV Planning Area, Coto de Caza is lower density single-family residences. Because of the limited development area in the northern portion of Planning Area 2, no incompatibilities are anticipated. There would not be a significant land use impact.

**General Thomas F. Riley Wilderness Park.** This 524-acre park abuts Planning Area 10 and is proximate to Planning Area 2. Planning Area 10 would be retained in open space and provide a buffer between the park and development in Planning Area 2. No development is proposed in middle Chiquita. Development may be visible from vantage points along the ridgeline within the

park. These would be mid-range and distant views, similar to what exists for other developments surrounding the park.

**Upper Chiquita Conservation Area.** This 1,200-acre conservation area abuts Planning Area 10. As previously indicated, Planning Area 10 would be retained in open space and would provide a buffer between development and the conservation area. Planning Area 10 protects a wildlife movement corridor, which would provide connectivity with the Upper Chiquita Conservation Area, Chiquita Canyon, Cañada Gobernadora, and Caspers Wilderness Park. Alternative B-12 would not result in any significant impacts to the Upper Chiquita Conservation Area.

**Tesoro High School.** The existing high school would be adjacent to Planning Areas 2 and 10. Residential development is proposed in the northern portion of Planning Area 2 in the vicinity of the high school. There would be no direct impacts on the high school. Residential use would be compatible with the high school. Chiquita Canyon Road, which would be constructed pursuant to the County of Orange Standard Plans for a two-lane collector road, would be constructed east of the high school and would connect with Tesoro Creek Road. As with Alternative B-10 Modified, this alternative assumes that Chiquita Canyon Road would be gated to reduce the amount of additional traffic in the vicinity of the school. Alternative B-12 would not have a significant impact on Tesoro High School.

**Las Flores Planned Community.** This residential planned community is located immediately north and west of the RMV Planning Area. Las Flores would be adjacent to Planning Area 10, which would be retained in open space. The open space in Planning Area 10 would preserve the wildlife movement corridor south of the residential development required as part of the Las Flores Planned Community approval. There would be no impact on the existing uses in the Las Flores Planned Community.

**City of Rancho Santa Margarita.** The City of Rancho Santa Margarita provides diverse land uses. The uses proposed as a part of Alternative B-12 are similar in nature to the uses in the City of Rancho Santa Margarita. Within the City immediately adjacent to the RMV Planning Area are the Upper Chiquita Conservation Area and SR-241. Alternative B-12 would not conflict with uses within the City. The alternative would not bisect any uses within the City of Rancho Santa Margarita. There would not be a significant land use impact.

## West

**Ladera Ranch.** Ladera Ranch, currently under construction, provides a mix of residential and urban activity uses. Ladera Ranch would abut Planning Areas 1 and 10. The portion of the planned community adjacent to Planning Area 10 is in preserved open space. This would be consistent with the open space uses proposed for Planning Area 10. Residential uses are proposed in Planning Area 1; this would be a consistent use and would be a continuation of the residential use with Ladera Ranch. There would not be a significant land use impact.

**City of San Juan Capistrano.** The City of San Juan Capistrano provides a number of diverse land uses. The uses proposed as a part of the B-12 Alternative are similar in nature to the uses within the City of San Juan Capistrano. Residential uses and open space extend along the eastern edge of the city immediately adjacent to the RMV Planning Area. North of Ortega Highway, existing residential development is predominately low density. This area would be adjacent to Planning Area 1, which proposes a combination of residential and urban activity center uses. However, the majority of the planning area would not be visible from the existing

residential uses in the City of San Juan Capistrano because of an intervening minor ridgeline. There would not be a significant land use impact.

**San Juan Hills High School.** San Juan Hills High School is currently under construction and expected to open in August 2006. Access to the high school would be off of La Pata Avenue. Planning Area 10 would be on the east side of La Pata Avenue. This planning area would be retained in open space. There would not be any land use impacts associated with Alternative B-12 and San Juan Hills High School.

**Donna O'Neill Land Conservancy.** This approximately 1,200-acre area was set aside for conservation purposes as mitigation for the Talega development. Planning Areas 5, 6, 7, 8, and 10 would be immediately adjacent or proximate to the land conservancy. Development is proposed proximate to the conservancy for Planning Area 5. No development is proposed in Planning Area 6. Limited development would occur in Planning Area 7 and would occur further to the east than would occur under the B-10 Modified scenario. With respect to Planning Area 8, development would occur within the potential impact area for the planning area. Depending on the future siting of land uses, development in Planning Area 8 could occur further to the east than would be associated with the B-10 Modified Alternative. Planning Area 10 would be retained in open space. Planning Area 5, proposed for residential development, is located northwest of the conservancy. As identified for the B-10 Modified Alternative, Alternative B-12 would not result in a significant impact on the function of the Donna O'Neill Land Conservancy.

**Talega.** The Talega Planned Community, located predominately in the City of San Clemente, includes residential, business, and retail uses. Alternative B-12 would be a continuation of similar uses. There would be no land use impacts.

The City of Mission Viejo is further to the west than the above listed uses. The RMV Planning Area does not abut the City of Mission Viejo. There would not be any direct land use impacts on the City of Mission Viejo.

## South

**U.S. Marine Corps Base at Camp Pendleton.** MCB Camp Pendleton borders the RMV Planning Area on the south and east, adjacent to Planning Areas 8 and 10. Uses immediately south of the RMV Planning area include the lease for San Onofre State Beach and Camp Talega. Alternative B-12 would not have a direct impact on MCB Camp Pendleton. However, there is a potential for impacts from MCB Camp Pendleton on future sensitive land uses, specifically in Planning Area 8. As noted for Alternative B-10 Modified, training operations at MCB Camp Pendleton include helicopter flights and artillery training exercises. These operations occur both during day and night hours. Assuming a worst-case scenario, there is the potential for incompatible land uses within Planning Area 8, which would be a potentially significant impact. Implementation of the proposed mitigation measure to evaluate the current RCUZ prior to approval of development in Planning Area 8 would reduce this to a level of less than significant. Associated with the land compatibility issue, MCB Camp Pendleton has expressed concern that the placement of residential development adjacent to the base would result in impacts to future residents, which may ultimately result in pressures to modify their training operations. However, it should be noted that Alternative B-12 assumes fewer residential units in Planning Area 8 than would be associated with Alternative B-10 Modified. If this were to occur, it is uncertain if there would be a significant physical impact associated with modification of training operations to reduce impact from MCB Camp Pendleton operations on the adjacent RMV Planning Area. There is a potential that impacts associated with training operations, such as noise, may then occur in an area not currently impacted. This impact is speculative because

it is uncertain if the area in Planning Area 8 would be adversely impacted by MCB Camp Pendleton and if residential uses in Planning Area 8 would be as close to the base as proposed for Alternative B-10 Modified, and if the residents would pressure for modification to training operations, and how the training operations would be modified. Mitigation to evaluate the compatibility of the noise sensitive land use at the time of Area Plan, as well as a buyer notification program would reduce this potential impact to a level of less than significant.

As previously addressed, helicopter training is done throughout the San Mateo Valley. Flights are often at low altitude through the valley. This area has been used to support the low-ambient-light night vision goggle training for helicopter aircrews. The construction of residential and business uses along the southern edge of the RMV Planning Area would introduce lighting into an area that currently has minimal lighting. These lighting sources may reduce the effectiveness of night vision goggle training in this area. This would be an operational issue rather than a physical impact. The project by itself would not result in a significant reduction in the effectiveness of this type of training activity because of the generally low ambient light associated with residential uses (compared to lighting levels associated with I-5 and the commercial uses adjacent to the freeway).

## **East**

The majority of land east of the RMV Planning Area is undeveloped area within Orange, Riverside, and San Diego counties. As previously indicated, the Cleveland National Forest and Caspers Wilderness Park are the primary uses. There are several properties within the County of Riverside under private ownership that contain scattered homes and the Rancho Del Rio Girl Scout camp. This area would be adjacent to open space in Planning Area 10. Access to these parcels would be retained via easements on existing ranch roads and no expansion of these roads is proposed. Alternative B-12 would not alter the easement agreements or the ability of residents of those parcels to maintain access. There would be no adverse land use impacts to these land uses.

## **Incompatibility with Existing and Planned Land Use within the RMV Planning Area**

In addition to grazing and farming activities, there are more than 23 different entities operating within the RMV Planning Area, including mineral extraction, wholesale nurseries, waste management, and research and development businesses. Alternative B-12 proposes to allow these uses to continue until they are replaced with urban uses adopted as part of the alternative or until applicable lease agreements covering these uses expire. A change in a land use would not be considered a significant impact unless the change results in an incompatibility with other land uses. Impacts agricultural and aggregate resources are further discussed in Chapter 7.4 of this EIS. The following provides a discussion of on-site land uses and impact to these uses.

**Planning Area 1.** Planning Area 1 contains commercial, industrial, and agricultural businesses; the Rancho Mission Viejo headquarters; limited residences; and open fields. The same changes to land uses that would occur with Alternative B-10 Modified would occur with the implementation of Alternative B-12 with the exception of the Rancho Mission Viejo Headquarters, located at 28811 Ortega Highway. The headquarters are anticipated to be relocated to a 25-acre site in Planning Area 7.

The displacement of the uses within Planning Area 1 would not be considered a significant impact. The leases on these uses either terminate prior to the anticipated initiation of construction or, in the case of the Ladera Ranch construction yard, the use would no longer be

required. The termination date on a lease indicates that there is no commitment to continue the use onsite beyond the lease date.

**Planning Area 2.** Currently this planning area is undeveloped and used for agricultural purposes. The site contains lemon orchards and barley fields; it is grazed by the cattle. The development of Alternative B-12 would not result in a significant land use impact. The impacts to agricultural production are discussed in Chapter 7.4. The alternative would not impact the SMWD Chiquita Water Reclamation Plant, which is surrounded by Planning Area 2, but is not a part of the RMV Planning Area. The SMWD facility would not result in any impacts on the adjacent development. Different than Alternative B-10 Modified, no development is proposed in middle Chiquita as a part of Alternative B-12.

**Planning Area 3.** Planning Area 3 is predominately vacant and covered by natural vegetation in the northern portion of the area. The southern portion of the planning area is currently used for commercial, industrial, and agricultural businesses, as well as residences for agricultural workers. The displacement of the agricultural uses and residences would be the choice of the landowner and would not be considered a significant impact. All of the existing on-site land uses would be affected in a similar manner as Alternative B-10 Modified with the exception of CR&R/Solag Disposal Company. This waste management facility site has a lease that extends to September 19, 2015, with an option for two five-year extensions. As a part of Alternative B-12, the facility is proposed for relocation in the RMV Planning Area. The new location would be sited to preclude any and/or mitigate for significant land use impacts.

There would be no significant land use impacts in Planning Area 3. Uses currently on leases would be terminated prior to construction or would be deemed compatible with the County General Plan designation.

**Planning Area 4.** Development of Alternative B-12 would displace uses within this 550 gross-acre planning area. Depending on the final future site development plan for this planning area, all of the uses that would be affected by Alternative B-10 Modified could be impacted by Alternative B-12.

**Planning Area 5.** Mining operations by ONIS would be terminated with construction of the Alternative B-12. The ONIS lease is currently set to expire in February 1, 2013. This planning area is proposed for development between 2016 and 2020. The ONIS operations would have ceased operation when construction is planned to begin. There would be no impacts to this land use. Impacts on Aggregate Resources are discussed in Chapter 7.4.

**Planning Areas 6 and 7.** These planning areas are currently undeveloped. There are agricultural operations (orchards) within Planning Area 7. The existing orchards would not be impacted by either relocation of the Rancho Mission Viejo Headquarters facility or the additional 50 acres of orchards. No significant land use impacts would occur. Impacts to Agricultural Resources are discussed in Chapter 7.4.

**Planning Area 8.** The Northrop Grumman Space Technology TRW Capistrano Test Site is located within Planning Area 8. This facility would be displaced by proposed development. The lease with Northrop Grumman extends through 2018. Activities at the TRW Capistrano Test Site would have ceased prior to the initiation of construction.

**Planning Area 10.** This planning area is currently undeveloped. No development is proposed for Planning Area 10; therefore, there would be no land use impacts.

### **7.2.5.2 Mitigation Program**

The mitigation program set forth for Alternative B-10 Modified (see 7.2.4.3) would also be applicable for Alternative B-12.

### **7.2.5.3 Level of Significance After Mitigation**

The potential impact associated with impacts from MCB Camp Pendleton on noise sensitive uses in Planning Area 8 can be mitigated to a level of less than significant through the evaluation of the applicable RCUZ at the time development is proposed, and implementation of a buyer notification program.

## **7.2.6 ALTERNATIVE A-4**

### **7.2.6.1 Impacts**

#### ***Impact***

**7.2.6-1:** *There is the potential for residential uses in Planning Area 8 to experience disturbance from helicopter flights and artillery training exercises, especially those occurring during night hours, potentially resulting in incompatible land uses.*

Alternative A-4 would provide the same level of development as Alternative B-10 Modified. However, Alternative A-4 assumes that permits to authorize discharge or fill in Waters of the U.S. would be processed on a project-by-project basis instead of under the SAMP process. This procedural change related to Waters of the U.S. would not affect the land use findings set forth for Alternative B-10 Modified. As such, the land use impacts for both alternatives would be the same.

### **7.2.6.2 Mitigation Program**

The mitigation program set forth for Alternative B-10 Modified (see 7.2.4.3) would also be applicable for Alternative A-4.

### **7.2.6.3 Level of Significance After Mitigation**

The potential impact associated with impacts from MCB Camp Pendleton on noise sensitive uses in Planning Area 8 can be mitigated to a level of less than significant through the evaluation of the applicable RCUZ at the time development is proposed, and implementation of a buyer notification program.

## **7.2.7 ALTERNATIVE A-5**

### **7.2.7.1 Impacts**

#### ***Impact***

**7.2.7-1:** *There is the potential for residential uses in Planning Area 8 to experience disturbance from helicopter flights and artillery training exercises, especially those occurring during night hours, potentially resulting in incompatible land uses.*

Under Alternative A-5, development would occur on approximately 8,000 acres (35 percent) of the RMV Planning Area. Approximately 14,824 acres (65 percent) of the RMV Planning Area would be in some form of open space. This alternative assumes the development of

3,000 dwelling units. New development would avoid impacts to wetlands regulated under state and federal laws/regulations.

Alternative A-5 would occur within the development footprint of Alternative B-10 Modified. Therefore, impacts associated with Alternative A-5 would be similar to Alternative B-10 Modified. This alternative would have similar impacts associated with compatibility with MCB Camp Pendleton, although the overall number of units would be less.

#### **7.2.7.2 Mitigation Program**

The mitigation program set forth for Alternative B-10 Modified (see 7.2.4.3) would also be applicable for Alternative A-5.

#### **7.2.7.3 Level of Significance After Mitigation**

The potential impact associated with impacts from MCB Camp Pendleton on noise sensitive uses in Planning Area 8 can be mitigated to a level of less than significant through the evaluation of the applicable RCUZ at the time development is proposed, and implementation of a buyer notification program.