



PUBLIC NOTICE
Availability of
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
SCH #: 2015051062

DATE: Friday, July 15, 2016

PROJECT: Orange County Affordable Housing Implementation Program—Ranch Plan (IP# 15-157) —Ranch Plan Draft Program Environmental Impact Report (Draft PEIR)

DESCRIPTION: As part of the overall approval process for the Ranch Plan Planned Community, an Affordable Housing Implementation Agreement (AHIA) was incorporated, which requires the landowner to provide the County with developable land at various sites within the Ranch Plan Planned Community ranging in size from 2 to 10 acres for rental units for affordable households. This PEIR addresses an option that allows the use of private-sector financing (i.e., developer) construction of the units in exchanged for a reduction in the overall number of acres to be dedicated. The PEIR addresses the impacts of three development scenarios using different levels of private-sector financing, which would provide a range in the number of units from 555 units to 1,110 units...

PROJECT LOCATION: The Project site is comprised of multiple locations within Planning Areas 3, 4, 5, and 8 of the Ranch Plan Planned Community (the Ranch Plan), which is located in unincorporated Orange County adjacent to the planned community of Ladera Ranch and the cities of San Juan Capistrano and San Clemente on the west; the city of Rancho Santa Margarita on the north; Marine Corps Base (MCB) Camp Pendleton in San Diego County on the south; and Caspers Wilderness Park and the Cleveland National Forest on the Ranch Plan's eastern edge.

PURPOSE OF THIS NOTICE: The County of Orange has prepared a Draft PEIR to address the potential environmental impacts associated with the Project. Local residents, institutions and other interested parties wishing to comment on the Draft PEIR may do so during the Public Comment Period (Friday, **July 15, 2016** through Monday, **August 29, 2016**). Written comments on the Draft PEIR must be submitted no later than **Monday, August 29, 2016** to: Bea Bea Jimenez, OC Public Works/Land Development Division, P.O. Box 4048, Santa Ana, California 92702-4048.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant impacts to cumulative construction air quality emissions and greenhouse gas emissions would remain after mitigation measures are applied. All other potential environmental impacts are less than significant or can be mitigated to a level that is less than significant.

REVIEWING LOCATIONS

COPIES OF THE DRAFT PEIR ARE AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:

County of Orange/ OC Public Works/Land Development Division
 300 North Flower, Santa Ana, CA 92702
 Contact: Bea Bea Jimenez (714) 667-8852

An Electronic PDF file is available online at:
http://ocplanning.net/planning/projects/orange_county_affordable_housing_implementation_program_ranch_plan

Ladera Ranch Branch Library:
 29551 Sienna Parkway, Ladera Ranch (949) 234-5940

Copies of the Draft PEIR have been provided to several interest groups, including but not limited to, the following:

- South Coast Air Quality Management District
- Santa Margarita Water District
- Orange County Fire Authority
- City of San Juan Capistrano
- City of San Clemente
- City of Mission Viejo
- City of Rancho Santa Margarita
- Capistrano Unified School District
- U.S. Army Corp of Engineers
- U.S. Fish & Wildlife Services
- California State Fish & Game Department
- Marine Corps Base Camp Pendleton

