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**ITEM #2****SUBDIVISION COMMITTEE PRELIMINARY REPORT**

**DATE:** May 5, 2021

**TO:** OC Subdivision Committee

**FROM:** OC Development Services / Land Development Division

**SUBJECT:** "B" Vesting Tentative Tract Map 19026 within Planning Area 3, Subarea 3.1, Ranch Plan Planned Community

**PROPOSAL:** Applicant Rancho Mission Viejo requests approval of "B" Vesting Tentative Tract Map 19026 (VTTM 19026) to subdivide a 5.27-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 79 legal lots: 56 numbered lots for planned concept two-family duplex dwellings, 1 numbered lot for a pocket park with tot lot, 3 lettered lots for usable project open space, 7 lettered lots for private streets and alleys, and 12 lettered lots for landscaped open space areas.

**ZONING:** Ranch Plan Planned Community

**GENERAL PLAN:** 6 "Urban Activity Center"

**LOCATION:** The project site is located in southeastern unincorporated Orange County, in Subarea 3.1, Lots 12 through 19 and 75 of "A" Tract Map 17931, of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

**OWNER /SUBDIVIDER:** RMV PA3 Development, LLC ('RMV')

It should be noted that the current landownership is RMV, but the transfer of ownership to TRIPointe Homes will begin upon final recordation.

**APPLICANT:** Rancho Mission Viejo  
Jay Bullock, Vice President, Planning and Entitlement

**STAFF CONTACT:** Robert Zegarra, Contract Planner, Land Development Division  
Phone: (714) 667-8893 FAX: (714) 667-7560  
Email: [robert.zegarra@ocpw.ocgov.com](mailto:robert.zegarra@ocpw.ocgov.com)

**RECOMMENDED ACTION(S):**

Land Development recommends that the Subdivision Committee:

1. Receive and review staff report;
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19026, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
  - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM19026. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM19026.
  - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve VTTM19026, subject to the attached Findings and Conditions of Approval.

NOTE: Per State Law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing all required improvements. Said agreement shall be accompanied by financial security.

**BACKGROUND AND EXISTING CONDITIONS:**

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015 by the Planning Commission (PA140072-PA140081) and revised administratively on May 22, 2017 (PA150047). On September 11, 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) which reflect

the applicant's plan to develop Planning Area 3 in smaller phases. Final Tract Map 17931 for Subarea 3.1 was approved on December 8, 2020 by the County of Orange Board of Supervisors and was recorded on December 18, 2020. Currently, Subarea 3.1 is being graded under issued permit GRD19-0175 and supporting infrastructure (streets and storm Drains, etc.) is in various stages of construction.

### Proposed Project

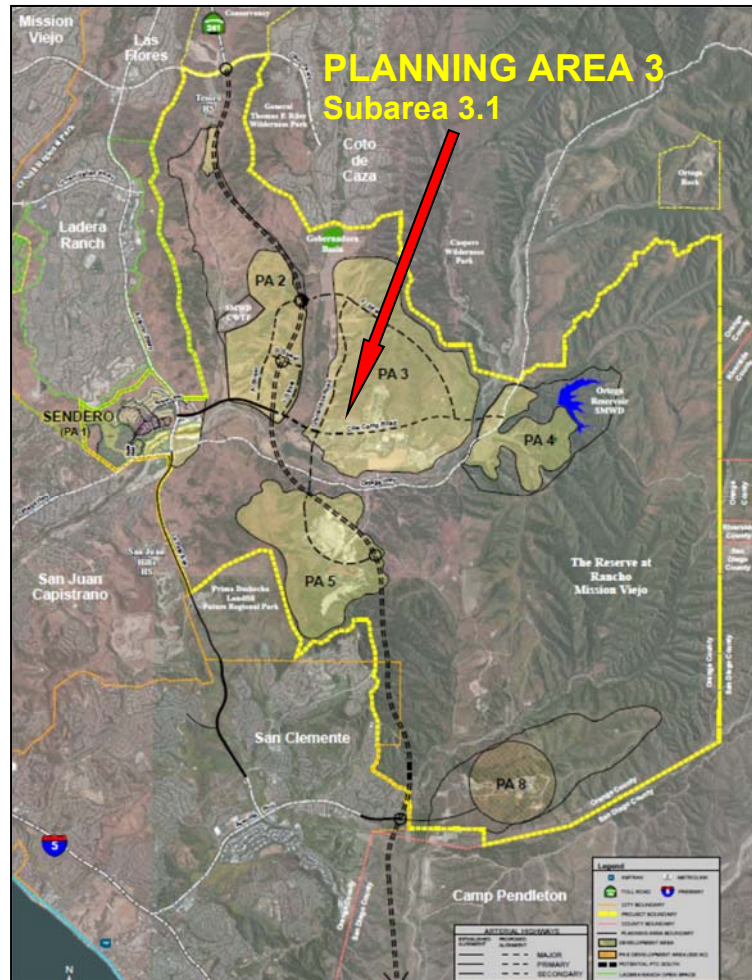
The applicant, Rancho Mission Viejo, requests approval of "B" Vesting Tentative Tract Map 19026 (VTTM 19026) to subdivide a 5.27-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 79 legal lots: 56 numbered lots for planned concept two-family duplex dwellings, 1 numbered lot for a pocket park with tot lot, 3 lettered lots for usable project open space, 7 lettered lots for private streets and alleys, and 12 lettered lots for landscaped open space areas. This VTTM is one of multiple "B" maps proposed in Planning Area 3, Subarea 3.1 of the Ranch Plan. Further discussion is provided in the Discussion/Analysis section.

### **SURROUNDING LAND USE:**

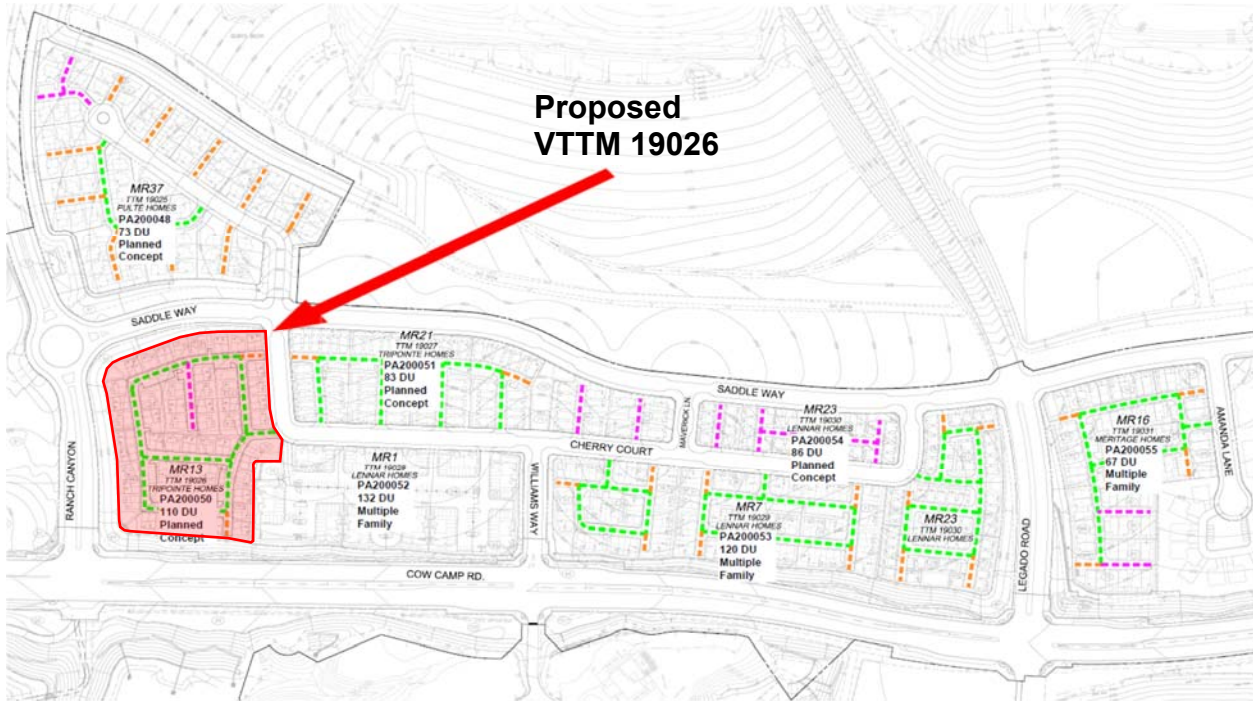
Land uses immediately surrounding the project site include the following:

- North: Saddle Way, Future Tract 19026 – TRIPointe single-family homes
- South: Cow Camp Road
- East: Cherry Court, Future Tract 19028 – Lennar multiple family homes
- West: Ranch Canyon Road, Future Ranch Camp Recreation Facility

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the PA 3.1 Builder Map, Exhibit 2.



**Exhibit 1 - General Vicinity Map**



**Exhibit 2 – PA 3.1 Builder Map**

## **DISCUSSION/ANALYSIS:**

### General Description

The proposed “B” VTTM 19026 is a subdivision of a 5.27-acre site within Subarea 3.1 of the Ranch Plan Planned Community into 79 legal lots: 56 numbered lots for planned concept two-family duplex dwellings, 1 numbered lot for a pocket park with tot lot, 3 lettered lots for usable project open space, 7 lettered lots for private streets and alleys, and 12 lettered lots for landscaped open space areas with general access to the tract provided from Cherry Court. A model home sales complex is proposed for Lots 38 and 54 through 58. The tract map has been designed to create individual lots for planned concept two-family duplex dwellings oriented around private streets and alleys. Internal access is provided via a system of private streets and alleys throughout the tract. The private streets and alleys provide direct access to the individual units and have been designated as Lots A through G. Lettered Lots H through N, P, R though T, and V have been designated for landscaped areas and pedestrian walkways. Lots O, Q, and U have been designated usable project open space and Lot 57 has been designated for development of a tot lot.

### Consistency Analysis:

Proposed “B” VTTM 19026 is consistent with:

- a. State Subdivision Map Act and County of Orange Subdivision Code and Manual.
- b. General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.
- c. Zoning: Planned Community. The proposed map is in conformance with the County of Orange Planned Community District regulations as regulated by the Ranch Plan Planned Community Program Text, statistical summary, and development maps.

- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.1, and the PA3 Master Area and Subarea Plan Amendments (PA180030).
- e. CEQA: The proposed map is consistent with Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved February 25, 2015.
- f. Alternative Development Standards: All previously approved Alternative Development Standards that will be incorporated into the development are listed on the cover page of proposed VTTM 19026.
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

#### Estimated Earthwork

The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3), Subarea Plan 3.1, Tract 17931) and related grading permit GRD19-0175. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

#### Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan (ROMP) Area. A Master Plan of Drainage (MPD) consistent with the PA3 and 4 ROMP has been established for the project site (Subarea 3.1). VTTM 19026 is consistent with this MPD. No MPD fees are required.

#### Recreation and Open Space:

The proposed map is not required to provide any improvements or dedications associated with the County Master Plan of Regional Recreation Facilities; Master Plan of Regional Riding and Hiking Trails; Resources Element (Open Space Component); or the County Bikeway Plan.

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements applicable to the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements applicable to the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for the subject map VTTM 19026 is 0.66 net usable acres of park land based upon a proposal to build 110 dwelling units at a gross residential density of 20.87 du/ac (110 du x .006 ac/du). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan Planned Community originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, and 3rd Amendment approved on November 20, 2019.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94 acres, based on 14,000 approved dwelling units and the anticipated proportion

of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that 85 acres of creditable parkland are anticipated in Planning Areas 3 and 4. However, for Subarea 3.1 the Ranch Plan LPIP does not identify any required acreage for parkland. Therefore, there are no parkland requirements applicable to the subject map.

- Resources Element - Open Space Component - There are no open space dedication requirements applicable to the subject map.
- County Bikeway Plan - There are no bikeways identified within the area of this map.

#### Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District ("District"). The District stated in their Preliminary Water Sewer Letter dated December 17, 2020 that the District can and will provide water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety - Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this development. This property is within the area covered by the Ranch Plan Fire Protection Program (RPFPP) and a project specific Fire Master Plan (SR# 287376) has been approved in compliance with all applicable regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

#### Traffic/Circulation

- Scenic Highway Corridors – There are no Scenic Highways applicable to this map.
- Access/Highways/Streets/Roads - Access to the site is provided from Cherry Court. Internal tract access will be provided by a system of private streets and alleys.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.
- To ensure that necessary ingress and egress easements are provided along the proposed streets and alleys with the Final Map, Condition of Approval #7 requires the developer to demonstrate



on the Final Map, subject to the satisfaction of the Deputy Director, OC Development Services, that improvements will not be constructed within the ingress and egress easements, which could interfere with the use and/or maintenance of the easement.

#### Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request (SR) number 287376, approved on December 3, 2020. SR 287376 contains the added notation that SR 287367 must be approved prior to any further OCFA clearance. Service Request Number 287367 is a revision to the Subarea 3.1 Backbone Fire Master Plan, which was approved on April 14, 2021. OCFA has reviewed the proposed project and has concurred with the proposal with the added Condition that SR 287367 be approved prior to any future OCFA clearance. OCFA and OC Development Services/Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 19026 in compliance with associated fire safety and fire protection requirements.

#### **ALTERNATIVE DEVELOPMENT STANDARDS:**

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the “Notes” portion of the cover page of VTTM 19026. The following approved Ranch PC Alternative Development Standards (approved September 26, 2018) are proposed as part of VTTM 19026:

- A-36a Ribbon Curb (Modified to 2” Ramped Detail)
- D-4a Planned Concept Detached Dwellings Setbacks, Exhibit D4a-3
- D-9 Planned Concept Detached Dwellings Parking (Bedroom Count)
- D-10 Bedroom Definition to Determine Parking Requirements
- D-14 Two-Family Residences (Duplex)
- D-17 Credit Toward Usable Private Open Space
- G-6 Grated Inlet Catch Basins on Private Streets
- G-9 Rolled Curb on Private Streets
- G-10 Grated Inlet Catch Basins with Rolled Curb on Private Streets

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

Copies of the tentative map application submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic & Development, Inspection Services, Operations & Maintenance, Building & Safety, OC Survey, and the Orange County Fire Authority. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received by any County divisions.

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on April 23, 2021. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the County Administration South (CAS) Building, as required by established public meeting posting procedures. No public comments have been received to date.

#### **CEQA COMPLIANCE:**

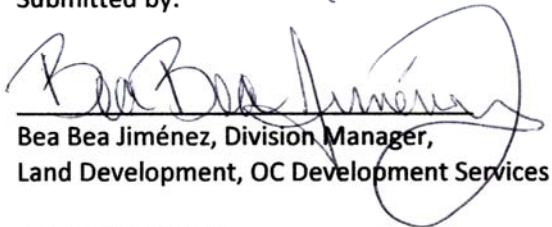
The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1,

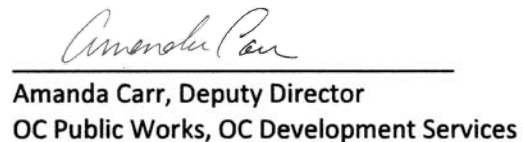
approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "B" VTTM 19026.

**CONCLUSION:**

Based upon the review of the subject submittal, staff supports approval of the applicant's proposed Vesting Tentative Tract Map 19026 pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO), Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

  
Bea Bea Jiménez, Division Manager,  
Land Development, OC Development Services

  
Amanda Carr, Deputy Director  
OC Public Works, OC Development Services

**CERTIFICATION:**

I hereby certify that the Tentative Tract Map 19026 was approved by the Orange County Subdivision Committee on May 5, 2021, per the findings in Appendix A and the conditions in Appendix B.

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Laree Alonso,  
Subdivision Committee Chairperson

**APPENDICES:**

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix - "B" Map Items

**ATTACHMENTS:**

- 1. Applicant's Letter of Proposal
- 2. Will Serve Letter
- 3. Project Plans and Fire Master Plan

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.



# **APPENDIX A**



## Appendix A Findings

### VTTM 19026

1	<b>EIR AND ADDENDUM</b>	<b>VTTM 19026</b>
That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval. The addendums are approved for the proposed project based upon the following findings:		
a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker;		
b. The additions, clarifications and/or changes to the original document caused by the Addendums, do not raise new significant issues which were not addressed by the EIR and none of the conditions described in CEQA Guidelines Section 15162 applies; and		
c. The consideration of the EIR and approval of the Addendums for the proposed project reflect the independent judgment of the Lead Agency.		
2	<b>ENVIRONMENTAL MONITORING</b>	<b>VTTM 19026</b>
That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).		
3	<b>GENERAL PLAN CONSISTENCY</b>	<b>VTTM 19026</b>
That the proposed map is consistent with the Orange County General Plan.		
4	<b>DESIGN &amp; IMPROVEMENT</b>	<b>VTTM 19026</b>
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.		
5	<b>DEVELOPMENT TYPE</b>	<b>VTTM 19026</b>
That the proposed site is physically suitable for the proposed type of development.		
6	<b>DEVELOPMENT DENSITY</b>	<b>VTTM 19026</b>
That the proposed site is physically suitable for the proposed density of development.		
7	<b>ENVIRONMENTAL DAMAGE</b>	<b>VTTM 19026</b>
That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.		
8	<b>PUBLIC HEALTH</b>	<b>VTTM 19026</b>
That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.		
9	<b>PUBLIC EASEMENTS</b>	<b>VTTM 19026</b>
That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.		
10	<b>SUBDIVISION / ZONING CODE CONSISTENCY</b>	<b>VTTM 19026</b>
That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.		
11	<b>ZONING CONSISTENCY</b>	<b>VTTM 19026</b>
That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.		
12	<b>SEWER SYSTEM</b>	<b>VTTM 19026</b>
That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.		
13	<b>NATURAL HEATING AND COOLING</b>	<b>VTTM 19026</b>
That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).		
14	<b>FEE PROGRAMS</b>	<b>VTTM 19026</b>
That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County:		
A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.		
B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.		
C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.		
D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.		
E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.		

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**EXPIRATION OF MAPS**

**VTTM 19026**

That because of participation in fee programs for off-site improvements, this project will qualify for consideration under Section 66452.6 of the Subdivision Map Act.

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**LOCAL PARK CODE**

**VTTM 19026**

That the Local Park Code requirement can be met by an allocation of park lands credit from PM 07-01, the park implementation plan for the Ranch Plan Planned Community.

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**DEVELOPMENT AGREEMENT**

**VTTM 19026**

That the Development Agreement contains provisions requiring developer participation in fee programs, facility construction and development phasing and is therefore in compliance with the adopted Growth Management Element in terms of public services and facilities being made available to accommodate development.

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**APPEAL OF EXACTIONS**

**VTTM 19026**

That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.

# **APPENDIX B**



## Appendix B Conditions of Approval VTTM 19026

### 1 RANCH PLAN REGULATION COMPLIANCE MATRIX VTTM 19026

The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix: to the satisfaction of the appropriate decision maker listed in each applicable Regulation Compliance Matrix item. The applicable requirements are listed below and attached as Appendix C:

#### a. Prior to Recordation:

139: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants CC&R Prohibition  
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)  
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study  
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements  
 529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements  
 532: EIR 589 Standard Condition 4.5-4 (D04b) – Master Plan of Drainage  
 533: EIR 589 Standard Condition 4.5-5 (D06b) – Subordination of Easements  
 534: EIR 589 Standard Condition 4.5-5 (D06b) – SMWD Easements  
 535: EIR 589 Standard Condition 4.5-6 (D07b) – Regional Facility Improvements  
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)  
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)  
 544: EIR 589 Standard Condition 4.6-2 (T01) – Vehicular Access Rights  
 545: EIR 589 Standard Condition 4.6-3 (T02) – Private Street Improvements  
 546: 546.1: 546.2 & 546.3: SC 4.6-4: (T04) – Street Improvements  
 549: EIR 589 Standard Condition 4.6-7 (T08) – Traffic Signal Conduit  
 550, 550.1, 550.2 & 550.3: EIR 589 Stand. Cond. 4.6-8 (T12) – Internal Circulation  
 551: EIR 589 Standard Condition 4.6-9 (T13b) – Traffic Signal Maintenance Easement  
 552: EIR 589 Standard Condition 4.6-10 (T14b) – Traffic Signal Installation  
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation  
 589.1: EIR 589 Standard Condition 4.15-1 – Water Improvement Plans  
 597: EIR 589 Standard Condition 4.15-9 – Capistrano Unified School District fees  
 619: Ranch Plan Fire Prot. Program Cond. 4 – OCFA Administrative Approval

#### b. Prior to Approval of Site Development Permit

109: EIR 589 Mitigation Measure 4.7-3 – Shade Trees in Parking Lot Design  
 110: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials

#### c. Prior to Issuance of Grading Permits

521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report  
 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map  
 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)  
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)  
 525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval  
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study  
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements  
 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements  
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)  
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)  
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)  
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan  
 548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance  
 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust  
 556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control  
 557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction  
 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise  
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation  
 567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping  
 571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage  
 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance  
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials  
 616: Ranch Plan Fire Prot. Program Cond. 3.d. – Precise Fuel Modification Plan

#### d. Prior to Precise Fuel Modification Plans:

138: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants and Fuel Modification

#### e. Prior to Issuance of Building Permit:

111: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials  
 140: EIR 589 Mitigation Measure 4.9-28 – Open Space habitat, light shields  
 206: EIR 589 Mitigation Measure 4.15-5 – Capistrano Unified School District fees  
 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code  
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)  
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)  
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)  
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan  
 547: EIR 589 Standard Condition 4.6-5 (T05) – Major Thoroughfare & Bridge Fees  
 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) – Internal Circulation  
 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation  
 564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping  
 570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare  
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials  
 617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

f. Prior to Combustible Construction:  
609: Ranch Plan Fire Prot. Program Cond. 2.d. – Emergency Access & Water Supply

g. During Construction:  
197: EIR 589 Mitigation Measure 4.14-13 – ESA Remedial Measures

h. Prior to Certificates of Occupancy:  
529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements  
531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements  
539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) – Compliance with Water Quality Management Plan (WQMP)  
560: EIR 589 Standard Condition 4.8-4 (N09) – Multi-Family Residential Development  
563: EIR 589 Standard Condition 4.8-7 (N12) – Transportation Corridor Notification  
565 & 566: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping  
568 & 569: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping  
618: Ranch Plan Fire Prot. Program Cond. 3.f. - Fuel Modification Zones

i. Prior to Release of Grading Bond:  
572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage  
575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

## **2 WATER QUALITY MANAGEMENT PLAN VTTM 19026**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

## **3 BEST MANAGEMENT PRACTICES VTTM 19026**

Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.

## **4 COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM VTTM 19026**

Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including:

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP;
- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
- Demonstrate that the applicant has RECORDED one of the following:
  1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Homeowner's Association;
  2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
  3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.
 (Appendix C - Items 539, 539.1, 539.2)

## **5 INDEMNIFICATION VTTM 19026**

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

## **6 BUYER NOTIFICATION MAP VTTM 19026**

Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.

## **7 MANEUVERABILITY EASEMENT VTTM 19026**

Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Manager, Land Development. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.



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**8 LOT 57 VTTM 19026**

Prior to recordation of the final tract map, a note shall be provided on the map indicating that Lot 75 shall be developed exclusively as recreation/open space area as shown on VTTM 19026, and that Lot 57 shall not be developed as a residential lot or for any other use, subject to the satisfaction of the Manager, Land Development.

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**9 RECIPROCAL PEDESTRIAN ACCESS EASEMENT VTTM 19026**

Prior to recordation of the final tract map, the subdivider shall demonstrate that a reciprocal pedestrian access easement for open space and joint neighborhood parks usage shall be recorded, as identified on Lots H and 57 of Vesting Tentative Tract Map 19026, subject to the satisfaction of the Manager, Land Development. The reciprocal access easement will be for the benefit of Tract 19028. A similar easement shall be recorded, as identified on Lots 4 and 5 of Vesting Tentative Tract Map 19028, for the benefit of Tract 19026. The easements shall prohibit property owners from installing anything within the easement area that would interfere with the use or maintenance of the easements.

# **APPENDIX C**

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
<b>a. Prior to Recordation</b>												
139	137-138 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	Director, PDS <b>Director, OC Planning</b>	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for entire Planned Community, upon providing RMV <a href="#">CC&amp;R summary letter</a> [Hyperlink #13] stating CC&Rs contain language prohibiting the planting of plants on most current <a href="#">California Invasive Plant Inventory</a> ( <a href="http://www.cal-ipc.org">www.cal-ipc.org</a> ) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	<del>County of Orange</del> Director of Planning & Development Services <b>Director, OC Planning</b>	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory of drainage study		Each PA
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

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529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange- <del>Manager of Inspection-</del> <b>Manager, OC Inspection Division</b>	Verification of construction of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	County of Orange- <del>Director of Planning &amp; Development Services-</del> <b>Director, OC Planning</b>	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA
533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	County of Orange- <del>Director of Planning &amp; Development Services-</del> <b>Director, OC Planning</b> (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	County of Orange- Director of- Planning &- Development- Services- <b>Director, OC Planning</b> (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a Subdivision Map	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility _____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b modified)	County of Orange- Director of- Planning &- Development- Services- <b>Director, OC Planning</b> (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA



Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP.</li> </ul> (County Standard Condition WQ01)	See above	See above		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA
545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	<del>Private</del> Street Improvements:		<del>Private</del> Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T02)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements <del>(cont.)</del> :		Street Improvements <del>(cont.)</del> :	Prior to the recordation of a subdivision map, the subdivider shall design and construct <del>(or provide evidence of financial security, such as bonding)</del> the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/in stallation of improvements	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange, Director of Planning & Development Services,	Submission of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange, Manager of Inspection, <b>Manager, OC Inspection Division</b>	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Submission of offer(s) of dedication for signal maintenance easement(s)		Each PA

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552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of ___ % of the cost of / /enter into an agreement with the County of Orange, accompanied by financial security, for the cost of ___ % of) a traffic signal at the intersection of ___ and ___, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	County of Orange- Director of- Planning & Development- Services, <b>Director, OC Planning</b>	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange- Director of- Planning & Development- Services and County of Orange- Manager of- Building Permits- Services, <b>Director, OC Planning and Manager, Permit Services (Building Plan Check)</b>	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA

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589.1		EIR 589	SC 4.15-1	Prior to recordation of <del>final tract a-subdivision</del> maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b> (OCFA)	Approved water improvement plans with subsequent construction of improvement	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC-Wide
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	Director, PDS, <b>Director, OC Planning</b>	Submit a copy of the proposed Tract map to OCFA for administrative approval		
COA #7		PA2.3 Builer "B" Map COAs	Cond. #7	Prior to recordation of the final tract map			MANEUVERABILITY EASEMENT	Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Planning Manager. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.	Director, PDS, <b>Director, OC Planning</b>	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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<b>b. Prior to Approval of Site Development Permit</b>												
109		EIR 589	MM 4.7-3	Prior to approval of <del>Master Area Plan or Subarea Plan</del> Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]</i>	Director, PDS <b>Director, OC Planning</b>	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level)		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of <del>Master Area Plan or Subarea Plan</del> Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]</i>	Director, PDS <b>Director, OC Planning</b>	Issuance of Building Permit (Evidence of reflection of materials)		Each PA



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<b>c. Prior to Issuance of Grading Permits</b>												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the <del>Manager of Subdivision</del> <b>Manager OC Planned Communities</b> and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and <del>Manual</del> . (County Standard Condition G01)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	County of Orange- Director of Planning & Development Services, <b>Director, OC Planning</b>	Approval of grading plan		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	County of Orange- Director of Planning & Development Services, <b>Director, OC Planning</b>	Submission of satisfactory of drainage study		Each PA
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	County of Orange- Director of Planning & Development Services, <b>Director, OC Planning</b>	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

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530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition W001)	County of Orange Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li> </ul>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange- Manager of- Building- Inspection- Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition 1W/005)	County of Orange, Manager of Building Permits, <b>Manager, Permit Services</b> (Building Plan Check)	Submission of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Approved grading plans verifying adequate sight distance		Each PA
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of compliance with Rule 403 and Rule 402		Each PA

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555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO <sub>x</sub> and ROC from heavy equipment.	County of Orange - Director of Planning & Development Services, <b>Director, OC Planning</b>	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA



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557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange, Director of Planning & Development Services and County of Orange, Manager of Building Permits Services, <b>Director, OC Planning and Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA

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559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Approved detailed landscape plan for privately maintained common areas		Each PA
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange, Manager, Harbors, Beaches & Parks - HBP/Coastal and Historical Facilities — <b>OC Public Works/OC Planning</b>	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Submission of Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities, with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	Director, PDS, Director, OC Planning	Provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

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COA# 2		PA2.3 Builer "B" Map COAs		Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	<del>County of Orange Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>			Each PA
COA# 2 (cont.)		PA2.2 Builer "B" Map COAs		See above	WQMP			<p>This WQMP shall include the following:</p> <ul style="list-style-type: none"> <li>- Detailed site and project description</li> <li>- Potential stormwater pollutants</li> <li>- Post-development drainage characteristics</li> <li>- Low Impact Development (LID) BMP selection and analysis</li> <li>- Structural and Non-Structural source control BMPs</li> <li>- Site design and drainage plan (BMP Exhibit)</li> <li>- GIS coordinates for all LID and Treatment Control BMPs</li> <li>- Operation and Maintenance (O&amp;M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs</li> </ul> <p>The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.</p>	<del>County of Orange Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>			Each PA

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<b>d. Prior to Precise Fuel Modification Plans</b>												
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of <u>Precise</u> Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	Director, PDS- <b>Director, OC Planning</b> (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved <u>Precise Fuel Modification Plan</u> certifying plant palette: (a) <u>complies with current OCFA plant list</u> , and (b) <u>does not include plants listed on the current invasive species list</u> .	Each PA
<b>e. Prior to Issuance of Building Permit</b>												
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	Director, PDS- <b>Director, OC Planning</b>	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetslight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS- <b>Director, OC Planning</b>	Preparation of a lighting plan	<u>Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas</u>	Each Applicable PA
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	County of Orange- Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA

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537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li> </ul>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange, Manager of Building Inspection-- <b>Manager, OC Inspection Division</b> (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition W/Q05)	County of Orange, Manager of Building Permits, <b>Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange, Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange, Director of Planning & Development Services,	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA

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550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	<del>County of Orange, Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	<del>County of Orange, Director of Planning &amp; Development Services and County of Orange, Manager of Building Permits Services,</del> <b>Director, OC Planning and Manager, Permit Services (Building Plan Check)</b>	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	<del>County of Orange, Director of Planning &amp; Development Services in consultation with Manager, HBP,</del> <b>Director, OC Planning</b>	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan—Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)	See above	See above		Each PA



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570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	County of Orange- Manager of- Building Permits, <b>Manager, Permit Services</b> (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange- Director of- Planning &- Development- Services- <b>Director, OC Planning</b> (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops.	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, <b>Director, OC Planning</b>	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA# 3		PA2.3 Builer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	Director, PDS, <b>Manager, Permit Services (Building Plan Check)</b>			
COA# 6		PA2.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, <b>Director, OC Planning</b>			

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<b>f. Prior to Combustible Construction</b>												
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, <b>Director, OC Planning</b>	Site inspection		
<b>g. During Construction</b>												
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	Director, PDS- <b>Director, OC Planning</b> (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
<b>h. Prior to Issuance of Certificates of Occupancy</b>												
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	<del>County of Orange Manager of Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of construction of drainage improvement		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	<del>County of Orange Manager of Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of installation of drainage improvement		Each PA

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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP.	County of Orange, Manager of Building Inspection, <b>Manager, OC Inspection Division</b>	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WQ03)	See above	See above		Each PA
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03)	See above	See above		Each PA

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560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	County of Orange- <del>Manager of Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	County of Orange- <del>Manager of Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>	Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor		Each PA
565		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b)	County of Orange- <del>Director of Planning &amp; Development Services &amp; Manager-HBP,</del> <b>Director, OC Planning</b>	Landscaping and irrigation plan certification from landscape architect		Each PA
566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	County of Orange- <del>Manager, Construction and Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>	Approved irrigation management report		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange, <del>Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	County of Orange, <del>Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>	Approved irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	<del>Director, PDS,</del> <b>Director, OC Planning</b>	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
<b>i. Prior to Release of Grading Bond</b>												
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — <b>OC Public Works/OC Planning*</b>	Approval of the archaeologist's follow-up report		Each PA
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — <b>OC Public Works/OC Planning*</b>	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — <b>OC Public Works/OC Planning*</b>	Approval of the paleontologist's follow-up report		Each PA
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — <b>OC Public Works/OC Planning*</b>	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA

# **ATTACHMENT 1**





September 21, 2020

Bea Bea Jiménez  
Division Manager  
Land Development  
OC Public Works  
601 North Ross Street  
Santa Ana, CA 92701

**SUBJECT:**

Application for “B” Vesting Tentative Tract Maps 190026 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.1 for the MR13 project (TRI-Pointe Homes)

Dear Ms. Jiménez,

**PROPOSAL:**

Rancho Mission Viejo requests Subdivision Committee approval of Vesting Tentative Tract Map 19026 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.1 for the MR13 project to allow 110 Planned Concept Detached Dwellings on 22 numbered lots and 7 lettered lots for landscaped open space, private motor courts, and a private street purposes. Site Development Permit PA20-0050 is being processed concurrently.

**ZONING:**

Ranch Plan Planned Community (PC) – Subarea Plan 3.1 Planned Concept Detached Dwellings (PC Text Section III.A.2)

**LOCATION:**

The MR13 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.1 and Tract Map 17931, Lots 12-19 and 75 in unincorporated Orange County, California. The site is surrounded by Cow Camp Road to the south, Ranch Canyon to the west and Saddle Way to the north, with access from Cherry Court to the east.

**LANDOWNER/SUBDIVIDER:**

The specific land ownership entity for the proposed project site is RMV PA3 Development LLC (referred to as Rancho Mission Viejo, or “RMV”). The site will eventually be owned by, and homes built by, TRI-Pointe Homes.

**BACKGROUND AND EXISTING CONDITIONS:**

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community encompasses 75 percent permanent open space, with development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the

remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on September 11, 2019 including Subarea Plan 3.1 (PA180030). VTTM 17931 for Subarea Plan 3.1 was approved by the Subdivision Committee on November 20, 2019. Currently, Subarea 3.1 is currently being graded per issued Mass Grading Permit GRD19-0108. 3<sup>rd</sup> plan-check review of Rough Grading Permit GRD 19-0175 is currently in process.

### **PROPOSED PROJECT:**

The applicants, RMV and TRI-Pointe Homes, request approval of Vesting Tentative Tract Map 19026 to allow 110 Planned Concept Detached Dwellings on 22 numbered lots and 7 lettered lots for landscaped open space, private motor courts, and a private street purposes, all within the proposed 5.2719-acre TT19026, which will include a model home complex on Lot 1).

The 22 numbered lots range in size from 2,817 square feet up to 20,932 square feet, with all but one lot exceeding 3,000 square feet. As permitted by Ranch Plan Alternative Development Standard (ADS) D-8, Planned Concept Single-Family Detached Dwellings are permitted on lots in excess of 3,000 square feet, provided a minimum net residential density of 8 dwelling units per acre is maintained.

The project proposes a site design with motor court layout with dwellings having garages accessible via private alleys and motor courts. All private alleys and motor courts will take access off Cherry Court.

### **SURROUNDING LAND USE:**

Land uses immediately surrounding the project site include the following:

- Northerly: Saddle Way and future residential
- Easterly: Cherry Court and future residential
- Southerly: Master development slope, Cow Camp Road and open space
- Westerly: Master development slope, Ranch Canyon roadway and Ranch Camp recreational amenity and visitor center.

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

The applicant understands that the tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority. We also understand that the VTTM must be approved by the OC Subdivision Committee at a Public Meeting with a public notice mailed to all property owners of record within 300 feet of the subject, and posted at the site, at the Orange County Hall of Administration, and at 601 N. Ross Street, as required by established public meeting posting procedures.

### **CEQA COMPLIANCE:**

Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015. Further CEQA evaluation and clearances are not required for this proposed SDP or VTTM.

### **CONSISTENCY ANALYSIS:**

The proposed SDP and VTTM are consistent with the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

- a. General Plan – The OC General Plan Land Use Element designates Subarea 3.1 of Ranch Plan as “1B, Suburban Residential (0.5 to 18 du/ac)”, per GPA 01-01. The proposed SDP and VTTM are consistent with the 1B “Suburban Residential” designation.
- b. Zoning – The proposed SDP and VTTM are consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).
- c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.
- d. Area Plans – The proposed SDP and VTTM are consistent with land uses and other details of PA#&\$ Master Area Plan and Subarea Plan 3.1 (PA190030).
- e. CEQA – The proposed SDP and VTTM are consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.
- f. Alternative Development Standards – All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

### Estimated Earthwork

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3&4), Subarea Plan 3.1, VTTM 17931, and Subarea 3.1 Mass Grading Permit GRD19-0108. Subarea 3.1 is currently being graded per issued Rough Grading Permit GRD 19-0175, and Revision 1 to GRD 19-0175 currently in process. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1 (PA140072-81) approved February 25, 2015.

### Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. No Master Plan of Drainage (MPD) facilities have been identified or approved within the site and no MPD fees are required.

### Recreation and Open Space:

The proposed map is not required to provide any improvements or dedications associated with the County Master Plan of Regional Recreation Facilities; Master Plan of Regional Riding and Hiking Trails; Resources Element (Open Space Component); or OCTA Strategic Plan for Bikeways.

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for the subject map VTTM 19026 is 0.66 net usable acres

of park land based upon a proposal to build 110 dwelling units at a gross residential density of 29.68 du/ac (110 du x .006 ac/du). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2<sup>nd</sup> Amendment approved on July 16, 2014, and 3<sup>rd</sup> Amendment approved November 7, 2019. Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3&4 Master Area Plan PA180030, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). Rancho Mission Viejo's Final Tract Map 17931 for Subarea 3.1, will include 6.6 acres of recreation facilities (Ranch Camp).

- Resources Element - Open Space Component - There are no open space dedication requirements of the subject map.
- OCTA Strategic Plan for Bikeways - There are no County-wide bikeways identified within the area of this map.

#### Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts. No school facilities are proposed within Subarea 3.1.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The District stated in their "will-serve" letter dated ###/###/2020, that the District will be capable of providing water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety - Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development, per the TT190### Fire Master Plan approved by OCFA ###/###/2020. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

#### Traffic/Circulation

- Scenic Highway Corridors - There are no Scenic Highways applicable to this map
- Access/Highways/Streets/Roads - Access to the site is Cherry Court. Internal tract access will be provided by internal private alleys and motor courts.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.

- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Multiple Final Map Phasing

As indicated in the notes for TT190026, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

**DEVIATIONS FROM STANDARDS OF DESIGN:**

The developer may request deviations from County standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County-approved standard design criteria will prevail. No deviations are requested with this map.

**ALTERNATIVE DEVELOPMENT STANDARDS:**

As indicated in the notes for TT190026, as allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development.

Upon review of this application our hope is that staff supports OC Subdivision Committee approval of the "B" tentative tract map. Please contact me with any questions, or if you or your staff need any further information.

Sincerely,

A handwritten signature in blue ink, reading "Jay Bullock", followed by a horizontal line.

Jay Bullock  
Vice President, Planning and Entitlement  
Rancho Mission Viejo

**Attachments:**

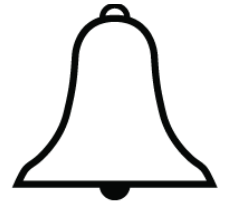
1. Application form (including Financially Responsible Party Form)
2. "B" Tentative Tract (TT) and Site Development Permit (SDP) Package

# **ATTACHMENT 2**

BOARD OF DIRECTORS

BETTY H. OLSON, PH.D    FRANK URY  
CHARLES T. GIBSON    SAUNDRA F. JACOBS  
JUSTIN McCUSKER

DANIEL R. FERONS  
GENERAL MANAGER



# Santa Margarita Water District

December 17, 2020

County of Orange  
OC Public Works  
OC Development Services  
601 N. Ross Street  
Santa Ana, California 92703

Subject:            **Preliminary Water and Sewer Letter for TRIPointe Homes, VTTM 19026, Rancho Mission Viejo, in Improvement District No. 5**

Greetings:

This letter is in response to a request by TRIPointe Homes (Developer) for a preliminary water and sewer letter for the subject tract.

The Santa Margarita Water District (District) supplies all of its current customers with domestic water purchased from the Metropolitan Water District of Southern California (Metropolitan) through the Municipal Water District of Orange County (MWDOC), which acts as a wholesaler to its member agencies. It is anticipated the subject tract would also be supplied with available domestic water purchased from Metropolitan through MWDOC. Supplemental water for this development, if required, will be provided via the implementation of an agreement between SMWD and Cucamonga County Water District (now called Cucamonga Valley Water District) that has been executed for the specific purpose of providing supplemental water in support of the "Ranch Plan". Subject to the Developer's successful completion of the construction of the in-tract water facilities, the District can and will provide domestic and non-domestic water service to each and every building parcel in the subject tract.

Furthermore, and subject to the Developer's successful completion of the in-tract sewer facilities and the District's construction of off-site sewer facilities, the District can and will provide sewer service to each and every building lot within the subject tract without exception.

At this time, the Developer has not provided surety to guarantee the construction of the in-tract water and sewer facilities. A final will-serve will be issued upon your request when (1) the Developer has guaranteed the construction of the in-tract facilities and (2) construction of the District's water and sewer facilities is assured.

Should you have any questions or desire additional information, please call Karla Houlihan at (949) 459-6581.

Sincerely,

SANTA MARGARITA WATER DISTRICT

*Patricia Butler*

Patricia A Butler  
Chief Engineer

S:\ENGINEERING\PRELIMINARY WILL SERVE\2020\Will Serve VTTM 19026 – TRIPointe Homes.doc

26111 Antonio Parkway, Rancho Santa Margarita, CA 92688

Web: [www.SMWD.com](http://www.SMWD.com)

Customer Service (949) 459-6420 • Administration (949) 459-6507 • Operations (949) 459-6551

# **ATTACHMENT 3**



LEGEND: P=360.2

PROPOSED PAD ELEVATION  
EXISTING STORM DRAIN  
EXISTING SEWER LINE WITH MANHOLE  
EXISTING DOMESTIC WATER LINE  
EXISTING WATER VALVE  
EXISTING STREET LIGHT  
PROPOSED 12" STORM DRAIN (SD)  
PROPOSED STORM DRAIN JUNCTION STRUCTURE  
PROPOSED 8" WATER (DW)  
PROPOSED WATER GATE VALVE  
PROPOSED 8" SANITARY SEWER (SS)  
FIRE HYDRANT  
LOT LINE  
TRACT BOUNDARY LINE  
SMD EASEMENT LINE  
STREET SURFACE FINISHED GRADE  
GRADING CONTOUR PER MASTER BUILDER  
PROPOSED LETTERED/NUMBERED LOT  
PER "B" MAP  
OPEN SPACE  
FENCE ON TRACT BOUNDARY  
EMERGENCY OVERTURN

PROPOSED NON-BUILDABLE EASEMENT  
PROPOSED PEDESTRIAN ACCESS EASEMENT

DRIVEWAY MANEUVERABILITY ACCESS NOTE  
INGRESS/EGRESS MANEUVERABILITY IN MOTORCOURT IS MAINTAINED BY THE RANCH MASTER MAINTENANCE CORPORATION (RANCH MMC, THE MASTER H.O.A.) COVENANTS, CODES & RESTRICTIONS (CC&R'S), AND PARTICULARLY SECTION 3.E, REGARDING THE FRONT YARD & ALLEY SPECIAL BENEFIT AREA WHICH STIPULATES: OWNERS OF RESIDENTIAL PROPERTY (I) ARE PROHIBITED FROM INSTALLING ANY IMPROVEMENTS IN THE RANCHO MMC PORTION OF THEIR LOTS, AND (II) MUST NOT INTERFERE WITH USE OR MAINTENANCE OF THE RANCHO MMC PROPERTY ON THEIR LOTS.

STATEMENT OF OWNERSHIP  
RMV PA3.1 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3.1 COVERED BY TRACT NO. 19028 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3.1 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHERS DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3.1.

DATED THIS 04th DAY OF MARCH  
BY: [Signature]  
PRINTED NAME: BOB JOHNSON  
TITLE: ENV. COMMUNITY DEVELOPMENT

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE	COMMENTS
1-56	56	3.39	64.33 %	86.48 %	PLANNED CONCEPT DETACHED DWELLINGS	AVERAGE LOT SIZE 2,638 S.F.
57	1	0.09	1.71 %	2.30 %	TOT LOT	CONVEY TO MASTER HOA
O, Q, & U	3	0.19	3.60 %	4.84 %	USABLE PROJECT OPEN SPACE	CONVEY TO MASTER HOA
H-N, P, R-T, & V	12	0.25	4.74 %	6.38 %	LANDSCAPE AREA	CONVEY TO MASTER HOA
A-G	7	1.35	25.62 %	-	PRIVATE ALLEY(S)	CONVEY TO MASTER HOA
TOTALS	79	5.27	100 %	100 %		
DEVELOPMENT AREA GROSS	5.27				20.87 DU/AC GROSS DENSITY (110-DU/5.27-AC)	
DEVELOPMENT AREA NET	3.92				28.06 DU/AC NET DENSITY (110-DU/3.92-AC)	

NUMBERED LOT INFORMATION

LOT INFORMATION	LOT INFORMATION	LOT INFORMATION	LOT INFORMATION
LOT # AREA (S.F.)	LOT # AREA (S.F.)	LOT # AREA (S.F.)	LOT # AREA (S.F.)
1 2,813	25 2,944	49 2,922	A 14,606
2 2,511	26 2,980	50 2,903	B 2,807
3 2,529	27 2,578	51 2,722	C 7,487
4 2,678	28 2,542	52 2,401	D 7,660
5 2,675	29 2,550	53 2,447	E 9,274
6 2,575	30 2,589	54 2,429	F 8,703
7 2,555	31 2,740	55 2,699	G 8,028
8 2,859	32 2,632	56 2,980	H 1,199
9 2,598	33 2,882	57 3,937	I 778
10 2,551	34 2,497	TOTAL 151,699	J 1,279
11 2,978	35 2,337		K 731
12 2,587	36 2,320		L 1,496
13 2,830	37 2,337		M 514
14 2,665	38 2,722		N 2,255
15 2,448	39 1,984		O 3,023
16 2,657	40 2,607		P 1,008
17 2,468	41 2,607		Q 996
18 2,574	42 2,776		R 450
19 2,555	43 2,471		S 183
20 2,987	44 2,582		T 818
21 2,711	45 2,581		U 4,172
22 2,588	46 1,980		V 454
23 2,836	47 2,880		
24 2,921	48 2,992		

SECTION G-G  
NON-BUILDABLE YARD  
NOT TO SCALE

SECTION A-A 2:1 SLOPE  
BY MASTER BUILDER  
NOT TO SCALE

TYPICAL PAD DRAIN  
SECTION B-B  
NOT TO SCALE

SECTION A-A  
TYPICAL TOP OF SLOPE  
TEMPORARY BERM  
NOT TO SCALE

NOTE: TYPICAL TOP OF SLOPE DETAIL PER SECTION B-B OF ODPW STD. PLAN 1320 ALONG BOUNDARY - SECTION "A-A"

NOTE: CURB CORES THROUGH 4" ROLLED CURB SHALL NOT BE ALLOWED AND INSTEAD A BEHIND THE CURB DRAINAGE SYSTEM SHALL BE REQUIRED.

ALTERNATE 4" ROLLED CURB  
AND GUTTER DETAIL PER ADS G-9

RIBBON CURB ADS "A-36a" MODIFIED  
TO 2" RAMPED DETAIL

NOTES:  
1. CONSTRUCT FROM PORTLAND CEMENT CONCRETE  
2. ALL EXPOSED CORNERS ON POC CURBS AND GUTTERS TO BE ROUNDED WITH A 1/2" RADIUS.

ALLEY SECTION C-C  
PRICKLY PEAR WAY (PRIVATE)  
NOT TO SCALE

ALLEY UTILITY SEPARATION  
OLD VINE DRIVE,  
& BARREL WAY  
NOT TO SCALE

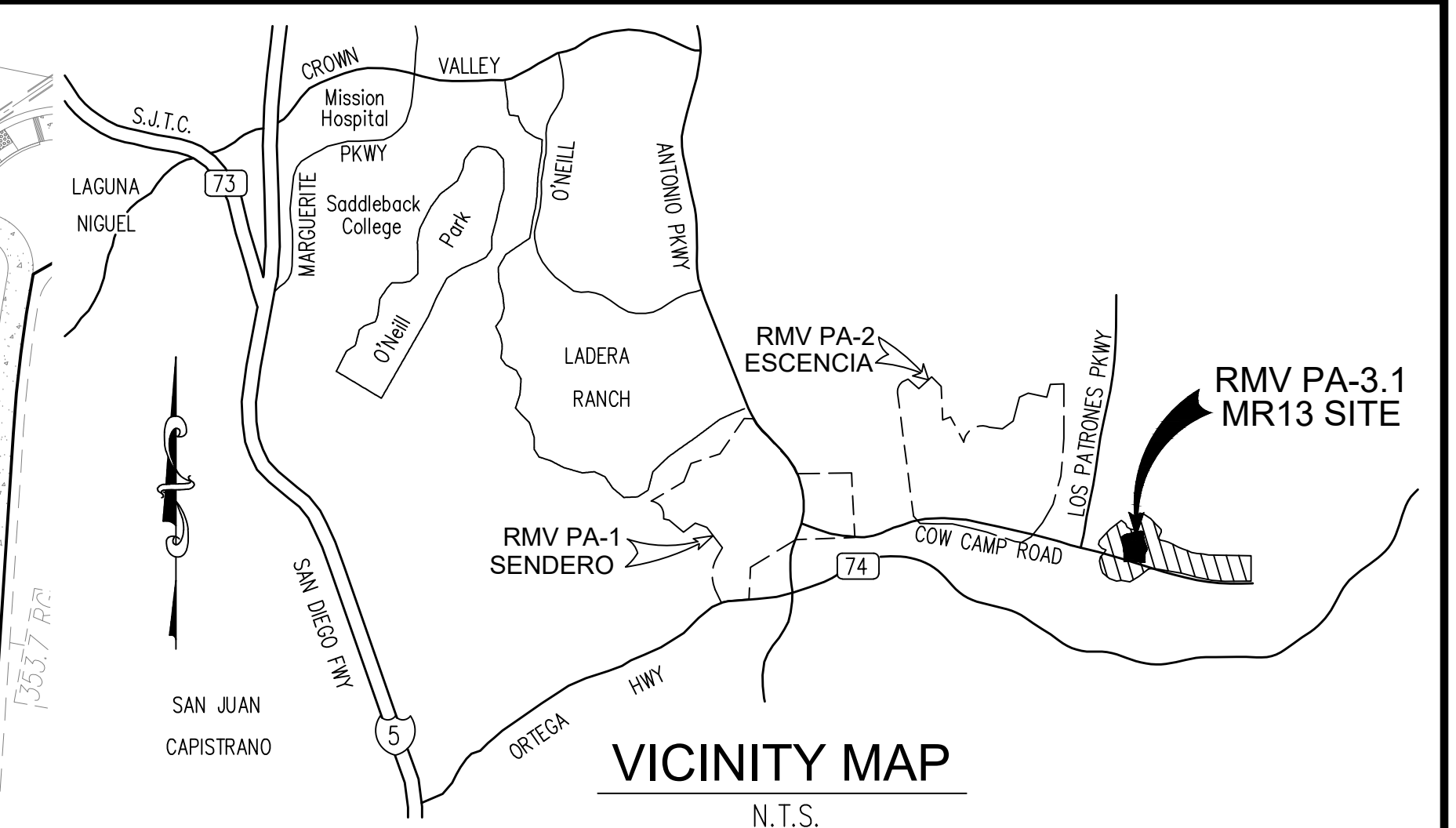
ALLEY UTILITY SEPARATION  
PRICKLY PEAR WAY  
NOT TO SCALE

ALLEY UTILITY SEPARATION  
CORRAL COURT  
NOT TO SCALE

CHERRY COURT (PUBLIC)  
SECTION F-F  
NOT TO SCALE

ALLEY SECTION D-D  
GALLOP COURT (PRIVATE)  
NOT TO SCALE

ALLEY SECTION E-E  
OLD VINE DRIVE (PRIVATE), CORRAL COURT (PRIVATE), STIRRUP ROAD (PRIVATE), GELDING WAY (PRIVATE), BARREL WAY (PRIVATE)  
NOT TO SCALE



- NOTES
- EXISTING LAND USE - VACANT LAND, PREVIOUSLY ROUGH GRADED (PER GRD19-0175) TO ALLOW FOR FUTURE DEVELOPMENT
  - PROPOSED LAND USE - PLANNED CONCEPT DETACHED DWELLING
  - EXISTING LAND USES IMMEDIATELY TO THE EAST IS CHERRY COURT AND FUTURE RESIDENTIAL, TO THE NORTH IS SADDLE VALLEY AND FUTURE RESIDENTIAL, TO THE SOUTH ARE MASTER DEVELOPMENT SLOPE, COW CAMP ROAD, AND OPEN SPACE, & TO THE WEST ARE MASTER DEVELOPMENT SLOPE, RANCH CANYON ROADWAY, AND RANCH CAMP RECREATION AMENITY AND VISTOR CENTER.
  - ZONING: PROJECT AREA IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION 11.C OF THE PC TEXT. THE PLANNING AREA 3 MASTER PLAN AND SUBAREA PLAN 3.1 (PA180030) DESIGNATE THE PROJECT SITE AS RESIDENTIAL. THIS PLAN SHALL BE REVIEWED FOR CONSISTENCY WITH THE PLANNED CONCEPT DETACHED DWELLINGS - PER PC TEXT SECTION 11.4.2
  - SANITARY SERVICES SHALL BE PUBLIC & PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
  - DOMESTIC WATER SERVICE SHALL BE PUBLIC & PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
  - ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND AND SERVED BY THE FOLLOWING:
    - GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
    - ELECTRICAL SERVICE: SAN DIEGO GAS AND ELECTRIC
    - TELEPHONE SERVICE: AT&T AND COX COMMUNICATIONS
    - CABLE TELEVISION SERVICE: COX COMMUNICATIONS
  - PROJECT SITE IS WITHIN THE CARPINTERIA UNIFIED SCHOOL DISTRICT.
  - DRAINAGE SYSTEM SHALL BE DEVELOPED IN ACCORDANCE WITH THE O.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "MASTER PLAN OF DRAINAGE FOR TRACT 17931" PREPARED BY HUNSAKER AND ASSOCIATES AND RUN-OFF MANAGEMENT PLAN (ROMP) PA3 & 4 ROMP APPROVED ON 11/12/19 AND SHALL CONFORM TO THE PREVIOUSLY APPROVED MASTER ACCESS PLAN FOR THIS TRACT. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAINS SHOWN ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED.
  - STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS, EXCEPT FOR DEVIATIONS AS SHOWN AND SHALL CONFORM TO THE PREVIOUSLY APPROVED MASTER ACCESS PLAN FOR THIS TRACT.
  - THERE ARE NO EXISTING BUILDINGS ON SITE.
  - STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGHOUT THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON.
  - ALL STORM DRAIN SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLAN WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP.
  - ACCESS TO THE SITE IS PROPOSED VIA CHERRY COURT.
  - THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.
  - PROPOSED UTILITY LOCATIONS AND EASEMENTS ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS.
  - STREET RATES OF GRADE WILL BE BETWEEN 1% AND 7% UNLESS SHOWN OTHERWISE.
  - ON-SITE STORM DRAIN WITHIN ON-SITE PRIVATE STREETS WILL BE PRIVATE AND MAINTAINED BY H.O.A.
  - ON-SITE STREETS SHALL BE PRIVATE STREETS. COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE.
  - ALL LANDSCAPE LETTERED LOTS SHOWN HEREON SHALL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION.
  - ALL GRADING SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
  - GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH TENTATIVE TRACT MAPS, PER A CONCURRENT PROCESSING REQUEST LETTER.
  - PLANCHEDGING OF GA OR GB PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW SUBMISSION APPROVAL, PER COMPLIANCE WITH APPROPRIATE CONDITIONS OF APPROVAL.
  - ESTIMATED EARTHWORK - PROPOSED GRADING OF 500 CUBIC YARDS IS CONSISTENT WITH THE PLANNING AREA PA3 MASTER AREA PLAN (PA180030), SUBAREA PLAN PA3.1 (PA180030).
  - VESTING TENTATIVE TRACT MAP 17931 AND RELATED GRADING PERMITS.
  - ENVIRONMENTAL - PROPOSED GRADING HAS BEEN ADDRESSED PER FINAL PROGRAM CIR 589 ADDENDUM 3.1.
  - SLOPES - SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY SHOWN HEREON SHALL BE MODIFIED BY OTHERS PER ROUGH GRADING PLAN.
  - THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO THE EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6(a)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT (PA-01 SECTIONS 1.2.13 AND 4.2(C)).
  - PROPOSED PROJECT IS 110 PLANNED CONCEPT DETACHED DWELLINGS TO BE SOLD AS CONDOMINIUMS AND LANDSCAPE RECREATION PARK (OPEN SPACE).
  - LOT 57 SHALL BE DEVELOPED EXCLUSIVELY AS A TOT LOT AND SHALL NOT BE DEVELOPED AS A RESIDENTIAL LOT.
  - NON-BUILDING EASEMENT ALSO PROHIBITS STRUCTURES NOT REQUIRING BUILDING PERMITS (STORAGE SHEDS, ETC.) AND OPEN FLAMES (BBQ, FIRE PIT, ETC.).
  - THE MINIMUM DIAMETER OF PUBLICLY MAINTAINED CONDUIT SHALL BE 18". PRIVATELY MAINTAINED CONDUIT IN PUBLIC RIGHT OF WAY SHALL BE 18".
  - PEDESTRIAN ACCESS EASEMENT FOR LOTS 52-56 TO BE SHOWN ON ADJACENT TRACT MAP NO. 19028.
  - OFFSITE PEDESTRIAN RECIPROCAL ACCESS EASEMENT OVER LOTS H AND LOT 57 FOR THE BENEFIT OF TRACT 19028.

LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 19 INCLUSIVE AND 75 OF TRACT NO. 17931, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 991, PAGES 9 THROUGH 35, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- EASEMENT NOTES
- COUNTY OF ORANGE: 26" MIN. EMERGENCY VEHICLE ACCESS.
  - SANTA MARGARITA WATER DISTRICT: 30.00" MIN. DOMESTIC WATER PIPELINE AND APPURTENANCE & SANITARY MAINTENANCE ACCESS.
  - HOMEOWNERS ASSOCIATION: 32.00" MIN. DRIVEWAY MANEUVERABILITY ACCESS. SEE DRIVEWAY MANEUVERABILITY ACCESS NOTE HEREON.
  - PROPOSED NON-BUILDABLE EASEMENT.
  - PROPOSED PEDESTRIAN ACCESS EASEMENT.

ALTERNATIVE DEVELOPMENT STANDARDS (ADS)

PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 28, 2018, SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED) AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED IN TENTATIVE TRACT 19028 INCLUDE:

- A-36a RIBBON CURB (MODIFIED TO 2" RAMPED DETAIL)
- D-40 PLANNED CONCEPT DETACHED DWELLING SETBACKS, EXHIBIT D40-3
- D-9 PLANNED CONCEPT DETACHED DWELLINGS PARKING (BEDROOM COURT)
- D-10 BEDROOM DETENTION TO DETERMINE PARKING REQUIREMENTS
- D-14 TWO-FAMILY RESIDENCES (DUPLICATES)
- D-17 CREDIT TOWARD USABLE PRIVATE OPEN SPACE
- G-6 GRADED INLET CATCH BASINS ON PRIVATE STREETS
- G-9 ROLLED CURB ON PRIVATE STREETS
- G-10 GRADED INLET CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS

REVIEWED FOR CODE COMPLIANCE  
THIS PLAN AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTICE CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS, AND OTHER RECORD DOCUMENTS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE.

HR GREEN PACIFIC, INC.  
04/22/2021

OWNER  
RMV PA3 Development, LLC  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92675  
(949) 240-3363  
CONTACT: TODD KURTZ

ARCHITECT  
William Hezmalhalch Architects, Inc.  
2850 REDHILL AVENUE, SUITE 200  
SANTA ANA, CA 92705  
(949) 250-0607  
CONTACT: KIMBERLY HANKINS

LANDSCAPE ARCHITECT  
FORMA Design, Inc.  
3050 PULLMAN STREET  
COSTA MESA, CA 92626  
(949) 673-6200  
CONTACT: BRIAN MILLMAN

TRI Pointe Homes, LLC  
5 PETERS CANYON ROAD, SUITE 100  
IRVINE, CA 92606  
(949) 478-8669

AS  
ADAMS STREETER  
Civil Engineers  
18755 Von Karman Ave., Ste. 150, Irvine, CA 92614 | 949-474-2330 | adams@adamsstreeter.com

BRANDON M. DIEDA R.C.E. 83898  
DATE 04/22/2021

REGISTERED PROFESSIONAL ENGINEER  
BRANDON M. DIEDA  
C 83898  
STATE OF CALIFORNIA

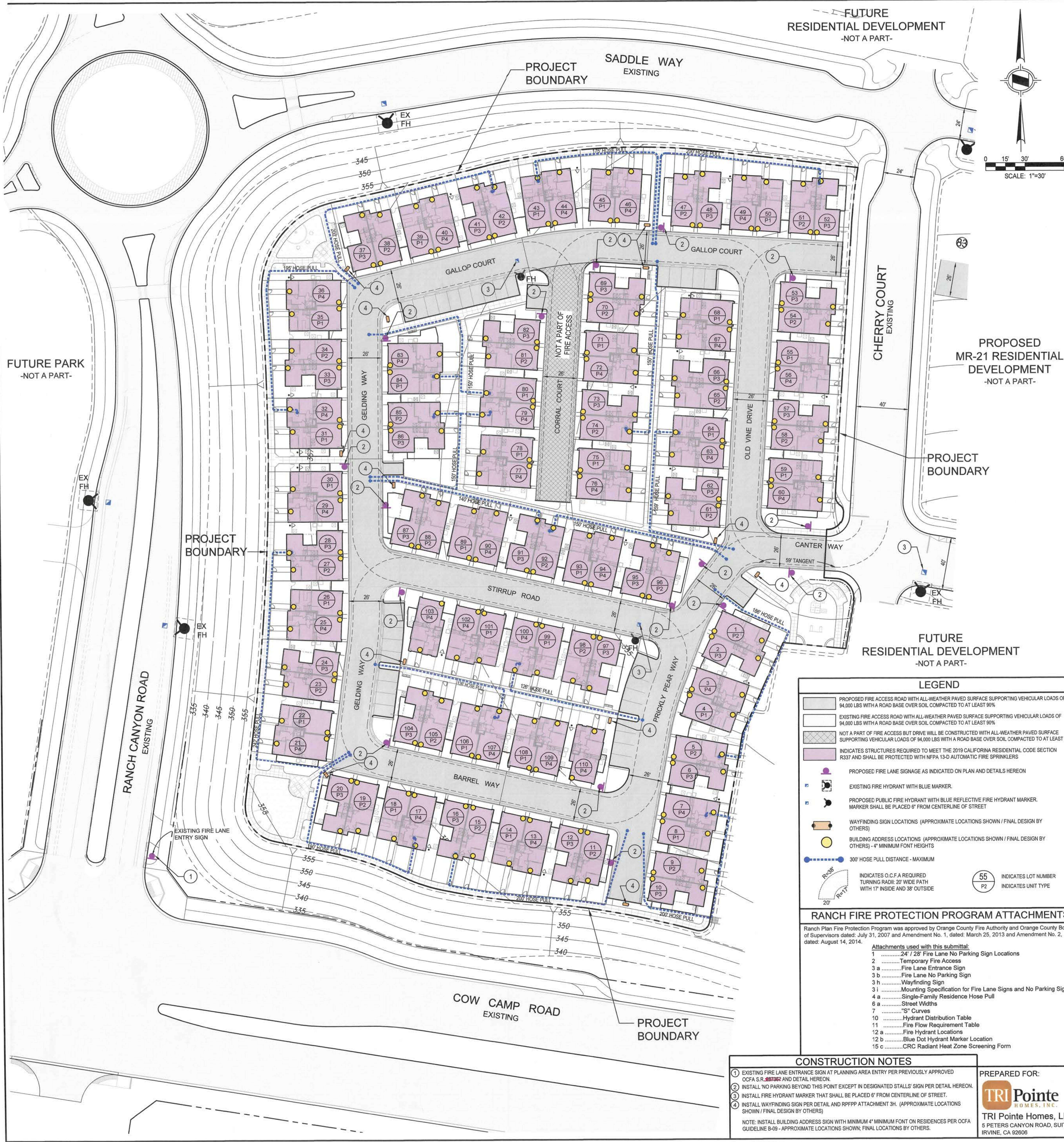
VESTING TENTATIVE TRACT MAP 19026  
(LOTS 12-19 & 75 OF TRACT MAP 17931)  
PA20-0050 - TRI POINTE MR13  
RANCHO MISSION VIEJO - PA-3.1

SHEET 1 OF 1

PLAT DATE: 4/22/2021 - 16:00:57



OCFA S.R. NO. 287376  
RIENDA MR-13  
AT RANCHO MISSION VIEJO  
TENTATIVE TRACT MAP NO. 19026 (LOTS 12-19 & 75 OF VTTM 17931)  
FIRE MASTER PLAN



**PARKING ENFORCEMENT LETTER**  
SEPTEMBER 14, 2020  
PLANNING AND DEVELOPMENT SERVICES SECTION  
ORANGE COUNTY FIRE AUTHORITY  
1 FIRE AUTHORITY ROAD  
IRVINE, CA 92602  
RE: RIENDA MR 13 FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.1, TENTATIVE TRACT NO. 19026, (LOTS 12-19 & 75 OF VTTM 17931), RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 287376 PARKING ENFORCEMENT PLAN  
THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED PROJECT IS STATED AS FOLLOWS:  
ALL FIRE LANES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.  
PROJECT HOMEOWNER'S ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.  
IN FURTHERANCE THEREOF, PROJECT HOMEOWNER'S ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 20688.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCHO FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.  
PROJECT HOMEOWNER'S ASSOCIATION WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

**COMBUSTIBLE CONSTRUCTION LETTER**  
SEPTEMBER 14, 2020  
ORANGE COUNTY FIRE AUTHORITY  
1 FIRE AUTHORITY ROAD  
IRVINE, CA 92602-0125  
SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: RIENDA MR13, FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.1 - OCFA S.R. 287376  
RANCHO MISSION VIEJO, COUNTY OF ORANGE  
THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET C.F.A. GUIDELINES PER THE APPROVED PLANS, ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIRE FIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOW REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

**FIRE LANE SIGN DETAILS**  
NOTE:  
1. ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.  
2. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPF ATTACHMENT 3.  
1. FIRE LANE ENTRY SIGN  
THIS SIGN SHALL BE POSTED AT VEHICLE ENTRANCES TO PLANNING AREA WITH FIRE LANE "NO PARKING" SIGNS. ADDITIONAL ENTRY SIGNS NOT REQUIRED TO INTERIOR PROJECTS WITH PLANNING AREAS.  
18" x 30" SIGN  
NOTICE  
NO PARKING IN AREAS MARKED AS FIRE LANES  
FIRE LANE  
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE  
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND  
TOWING COMPANY PHONE NUMBER  
OC SHERIFF (949) 770-4011  
TOWING COMPANY NAME & PHONE #  
CVC 2550(a) CVC 25500.1

**2. NO PARKING EXCEPT IN DESIGNATED STALLS SIGN**  
18" x 30" SIGN  
FIRE LANE  
NO PARKING  
BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS  
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE  
CVC 2550(a) CVC 25500.1  
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND  
FIRE LANE SIGN MOUNTING DETAIL  
A. DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.  
B. HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'0" AND 5'0" IN ALL OTHER AREAS.  
C. BURY DEPTH SHALL BE A MINIMUM OF 34 INCHES AND REBAR, A CONCRETE FOOTING OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED. FOOTINGS FOR SIGNS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE LOCAL JURISDICTIONS REQUIREMENTS.

**3. WAYFINDING SIGNAGE DETAIL**  
SAMPLE SIGN SHOWN - FINAL DESIGN BY OTHERS  
3" MINIMUM LETTERING  
NUMBER & STREET ADDRESS RANGE  
SIGN SHALL BE VISIBLE FROM FIRE ACCESS DRIVE  
3" MIN

**LEGEND**  
PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 94,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%  
EXISTING FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 94,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%  
NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 94,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%  
INDICATES STRUCTURES REQUIRED TO MEET THE 2019 CALIFORNIA RESIDENTIAL CODE SECTION R337 AND SHALL BE PROTECTED WITH NFPA 13-D AUTOMATIC FIRE SPRINKLERS  
PROPOSED FIRE LANE SIGNAGE AS INDICATED ON PLAN AND DETAILS HEREON  
EXISTING FIRE HYDRANT WITH BLUE MARKER  
PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6' FROM CENTERLINE OF STREET  
WAYFINDING SIGN LOCATIONS (APPROXIMATE LOCATIONS SHOWN / FINAL DESIGN BY OTHERS)  
BUILDING ADDRESS LOCATIONS (APPROXIMATE LOCATIONS SHOWN / FINAL DESIGN BY OTHERS) - 4" MINIMUM FONT HEIGHTS  
300' HOSE PULL DISTANCE - MAXIMUM  
INDICATES C.F.A. REQUIRED TURNING RADIUS 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE  
INDICATES LOT NUMBER  
INDICATES UNIT TYPE

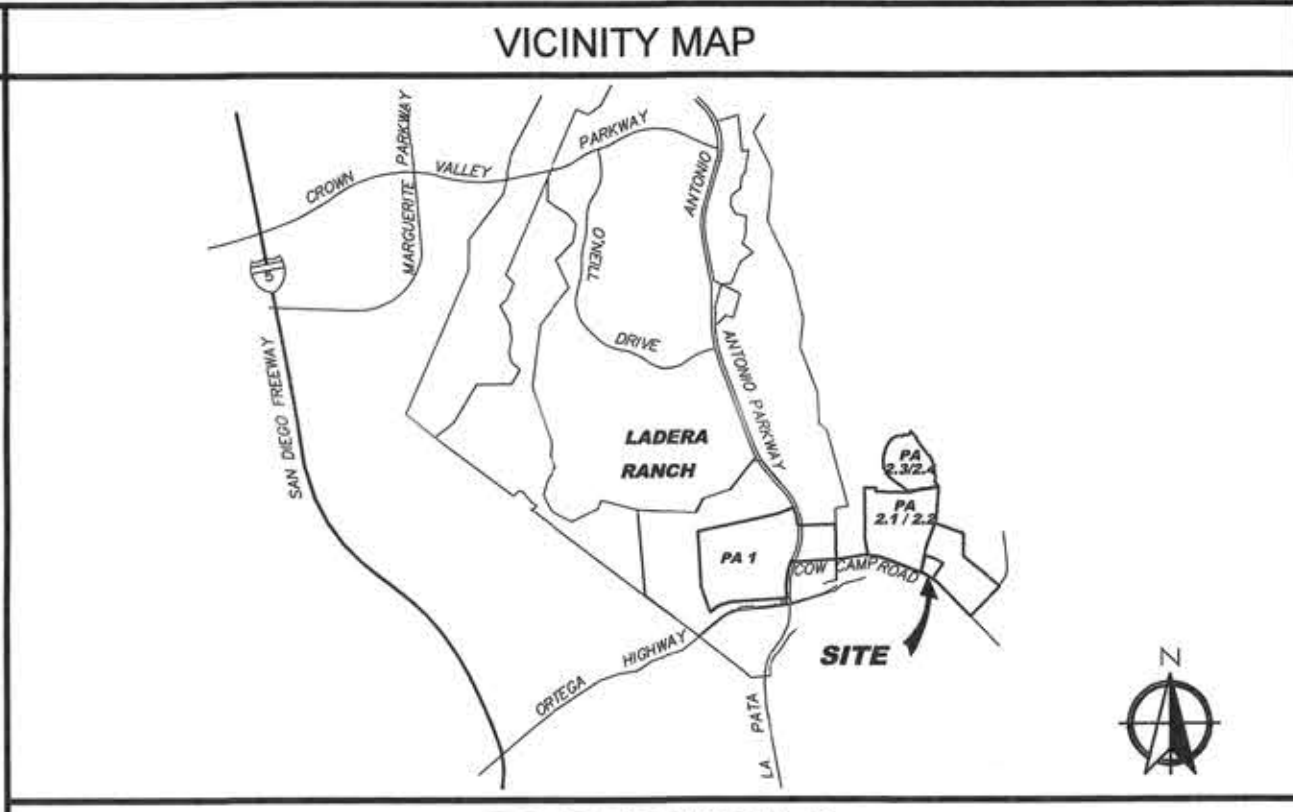
**RANCHO FIRE PROTECTION PROGRAM ATTACHMENTS**  
Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013 and Amendment No. 2, dated: August 14, 2014.  
Attachments used with this submittal:  
1. 24" / 28" Fire Lane No Parking Sign Locations  
2. Temporary Fire Access  
3. Fire Lane Entrance Sign  
3.1. Fire Lane No Parking Sign  
3.1.1. Mounting Specification for Fire Lane Signs and No Parking Signs  
4. Single-Family Residence Hose Pull  
5. Street Widths  
6. "S" Curves  
7. Hydrant Distribution Table  
11. Fire Flow Requirement Table  
12. Fire Hydrant Locations  
12 a. Blue Dot Hydrant Marker Location  
12 b. Blue Dot Hydrant Marker Location  
12 c. CRC Radiant Heat Zone Screening Form

**CONSTRUCTION NOTES**  
1. EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY PER PREVIOUSLY APPROVED OCFA S.R. 287376 AND DETAIL HEREON.  
2. INSTALL "NO PARKING BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS" SIGN PER DETAIL HEREON.  
3. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6' FROM CENTERLINE OF STREET.  
4. INSTALL WAYFINDING SIGN PER DETAIL AND RPFPF ATTACHMENT 3H. (APPROXIMATE LOCATIONS SHOWN / FINAL DESIGN BY OTHERS)  
NOTE: INSTALL BUILDING ADDRESS SIGN WITH MINIMUM 4" MINIMUM FONT ON RESIDENCES PER OCFA GUIDELINE B-09 - APPROXIMATE LOCATIONS SHOWN; FINAL LOCATIONS BY OTHERS.

**PREPARED FOR:**  
TRI Pointe HOMES, INC.  
TRI Pointe Homes, LLC  
5 PETERS CANYON ROAD, SUITE 100  
IRVINE, CA 92606

**CIVIL ENGINEER:**  
ADAMS STREETER  
16755 VON KARMAN AVENUE  
SUITE 150  
IRVINE, CA 92606  
(949) 474-2330

**PREPARED BY:**  
firesafe  
302 N. EL CAMINO REAL, SUITE 202  
SAN CLEMENTE, CA 92672  
(949) 240-5911



**OCFA FIRE NOTES**  
1. OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee. Call OCFA Inspection Scheduling at (714) 573-6150.  
2. A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 94,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.  
3. For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. Use the fuel modification plan service request number to schedule the vegetation clearance inspection.  
4. Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.  
5. An original approved, signed, wet-stamped OCFA fire master plan shall be available on-site at time of inspection.  
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.  
7. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OCFA prior to use.  
8. The project address shall be clearly posted and visible from the public road during construction.  
9. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.  
10. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.  
GENERAL REQUIREMENTS  
11. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OCFA fire master plan and standards identified in Ranch Plan Fire Protection Program (RPFPF) for all portions of the fire access roads.  
12. Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 94,000 lbs. and surfaced to provide all-weather driving capabilities.  
13. Fire lane signs and red curbs shall meet the specifications shown in Ranch Plan Fire Protection Program and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.  
14. All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the RPFPF. On private property markers are to be maintained in good condition by the property owner.  
15. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with Ranch Plan Fire Protection Program. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the OCFA, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.  
16. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the OFC and RPFPF.  
17. Approved access walkways shall be provided to all required openings and all rescue windows.  
18. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.  
19. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves unless protected by an approved sprinkler system.  
20. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OCFA.  
21. Approval of this plan shall not be construed as approval of any information or project conditions other than those terms and requirements identified in Ranch Plan Fire Protection Program and related portions of the 2019 OFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.  
PROJECT-SPECIFIC REQUIREMENTS  
22. Structures located in a Fire Hazard Severity Zone, Special Fire Protection Area, or Wildland-Urban Interface Fire Area are subject to the construction requirements prescribed in Chapter 7A of the 2019 CBC and/or Section 327 of the 2019 CRC. Construction materials/methods are reviewed and inspected by the Building Department.  
23. Projects located in State Responsibility Areas shall also comply with all applicable requirements from Title 14, Div. 15, Ch. 7 Subch. 2 "SRA Fire Safety Regulations" and Guideline B-09A.

**BUILDING INFORMATION AND DATA**

BUILDING TYPE	LEVELS	OCCUPANCY TYPE	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
BUILDING 100	2	R3	VB	NFPA 13D	2,332 SF
BUILDING 200	2	R3	VB	NFPA 13D	4,317 SF
BUILDING 201	2	R3	VB	NFPA 13D	4,317 SF
BUILDING 300	2	R3	VB	NFPA 13D	4,323 SF
BUILDING 301	2	R3	VB	NFPA 13D	4,323 SF

**FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS**  
FIRE FLOW OF 1,500 GPM / 2 HOURS FOR THE BUILDING OF 4,323 SF WITH TYPE V-B CONSTRUCTION SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM. HYDRANT SPACING REQUIREMENT IS 600' MAXIMUM BETWEEN HYDRANTS AND (1) HYDRANTS MINIMUM PER RPFPF ATTACHMENTS 10 AND 11.

**OCFA APPROVAL**  
A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SANTA MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDED TO OCFA PRIOR TO SCHEDULING THE LUMBER DROP INSPECTION.

**ORANGE COUNTY FIRE AUTHORITY**  
Reviewed by Planning & Development  
Service Request Expires: After 6 months of inactivity  
Approval: 10/13/2020  
Approved: 10/13/2020  
Conformance with applicable regulations: The stamping of this document is subject to the verification of the validity of the law.  
OCFA SR #: 287376  
File Code: P2 145  
Plan Type: Fire Master Plan  
By: A. Guzman  
Date: 10/13/2020  
Em: 4,372  
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY  
Call at least 48 hours in advance to schedule inspections (714) 573-6150  
Notes: Condition must be completed.  
1. Approved FHP SR 287376

**RIENDA MR-13**  
AT RANCHO MISSION VIEJO  
TENTATIVE TRACT MAP NO. 19026 (LOTS 12-19 & 75 OF VTTM 17931)  
FIRE MASTER PLAN  
OCFA S.R. NO. 287376

DATE: 09/14/2020  
SHEET: 1  
of 1