
ITEM #2

OC DEVELOPMENT SERVICES REPORT

DATE: August 19, 2021

TO: Orange County Zoning Administrator

FROM: OC Development Services/Land Development Division

SUBJECT: Planning Application (PA20-0195) for a Site Development Permit for a new Wireless Communications Facility, including a Project-Specific Alternative Site Development Standard

PROPOSAL: Applicant RMV Telecom, LLC requests approval of a Site Development Permit to allow for the installation and operation of a wireless communication facility (WCF). The installation will include a ballast-mounted monopole with associated antenna equipment on a 757 square-foot site. The Project-Specific Alternative Site Development Standard will allow the total height of the WCF to be 79 feet where 60 feet is the maximum height allowed.

ZONING: Ranch Plan Planned Community (PC) – Subarea Plan 2.1 Community Facilities (PC Section III.F)

GENERAL PLAN: 1B “Suburban Residential”

LOCATION: The project site is located south of the intersection of Cow Camp Road and Esencia Drive, Lot G of Tract Map 17561, within Subarea 2.1 of the Ranch Plan Planned Community in unincorporated Orange County, Fifth (5th) Supervisorial District

APPLICANT: RMV Telecom, LLC (a Division of Rancho Mission Viejo)
Jay Bullock, Vice President, Planning & Entitlement

STAFF CONTACT: Cameron Welch, Senior Planner, Land Development Division
Phone: (714) 667-1641
Email: Cameron.Welch@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends the OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate;
- 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, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA20-0195, 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, and the Planning Area 2 Addendum.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA20-0195. 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, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA20-0195.
 - 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 Planning Application PA20-0195, subject to the attached Findings and Conditions of Approval.

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 (the Ranch Plan Planned Community Exhibit, page 5). The community, known as Rancho Mission Viejo, includes 75 percent permanent open space and allows for the development of 14,000 dwelling units (DUs) and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan Planned Community Program Text (PC Text, originally approved in 2004), Master Area Plans, and Subarea Plans, which all serve as the community's plans and regulations for development.

The Planning Area 2 Master Area and Subarea Plans were approved by the Planning Commission in 2013 (PA130001-PA130006) and administrative revisions were approved by the Deputy Director, OC Development Services, in 2017 (PA150047) and 2019 (PA180029). Planning Application PA180029 relocated one Community Facility and identified two new Community Facility locations in Subarea 2.1. The new and relocated Community Facility sites are intended for wireless communication facilities.

This site is located within a graded landscaped area south of Cow Camp Road, within the Development Boundary of PA2/Subarea 2.1. Per Section 7-9-146.13.(c)(2)c. of the Orange County Zoning Code, an emergency building permit for a temporary WCF may be issued for 30 days and extended on a case-by-case basis for 30 days at a time, so long as the emergency situation continues to exist. As an emergency situation was determined to exist as of March 2020, Building Permit BNR20-0157 was issued for a temporary WCF on May 26, 2020, extended on June 18, 2020 and finalized on September 1, 2020. PA20-0069, a Site Development Permit that allowed for the temporary, emergency WCF to operate for six months with an option for one (1) six-month extension, was approved on July 16, 2020, extended on December 15, 2020 and expired July 31, 2021.

PROPOSED PROJECT

RMV Telecom, LLC is now requesting approval of a Site Development Permit to allow for the installation of a permanent WCF that will include a monopole with associated antenna equipment on a 757 square-foot site surrounded by a 6-foot high Concrete Masonry Unit (CMU) block enclosure. The Project-Specific Alternative Site Development Standard will allow for the overall height of the WCF to be 79 feet where 60 feet is required per the existing area-wide Alternative Development Standard (ADS) regulating wireless facility height standards (PC Text Section II.B.1). The temporary WCF approved via PA20-0069 will be removed.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Cow Camp Road, Esencia Drive, Residential Development of Subarea 2.1
- East: Vacant land
- South: San Juan Creek
- West: Vacant land

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the Project Location Map, Exhibit 2.

Exhibit 1-General Vicinity Map

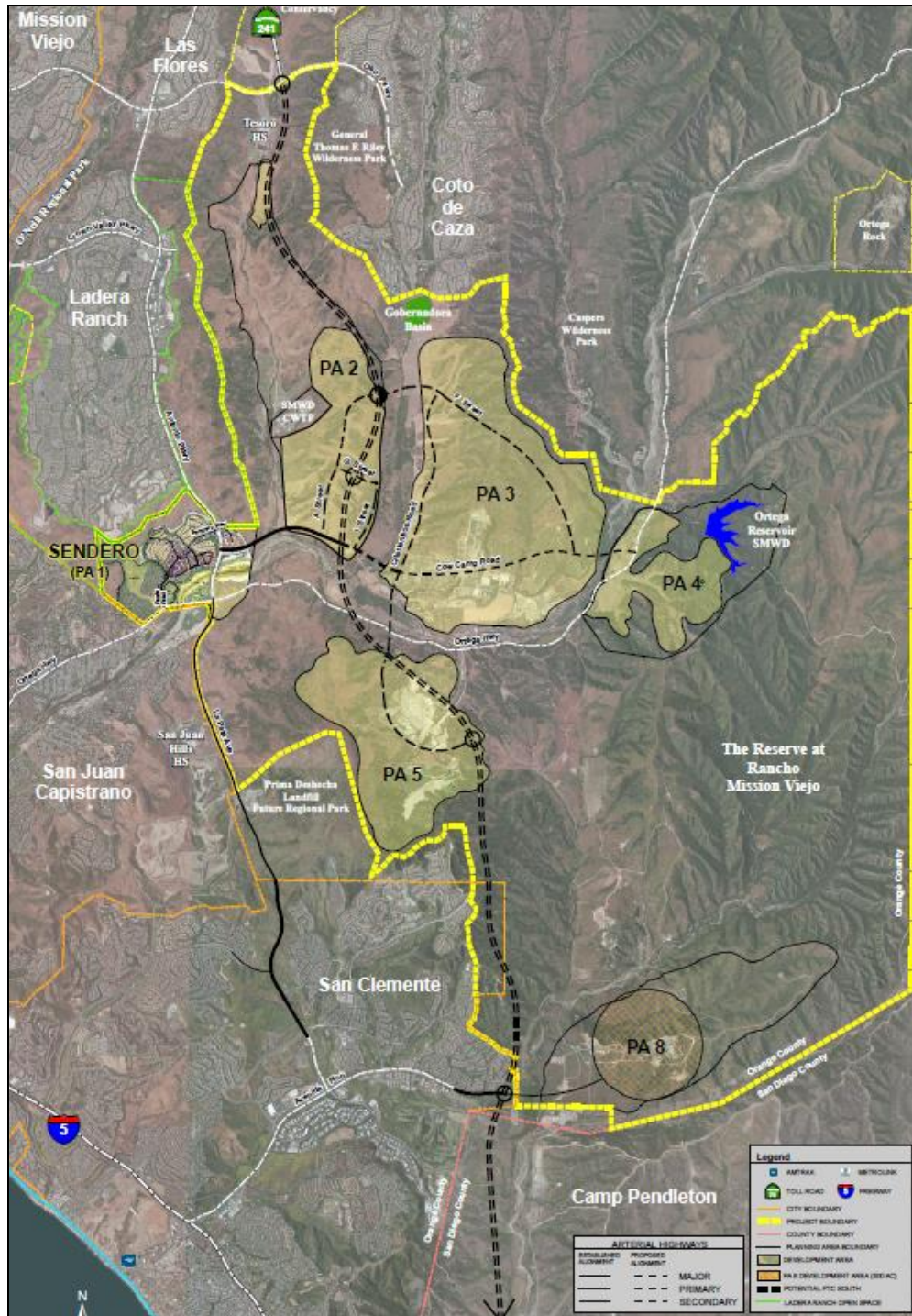
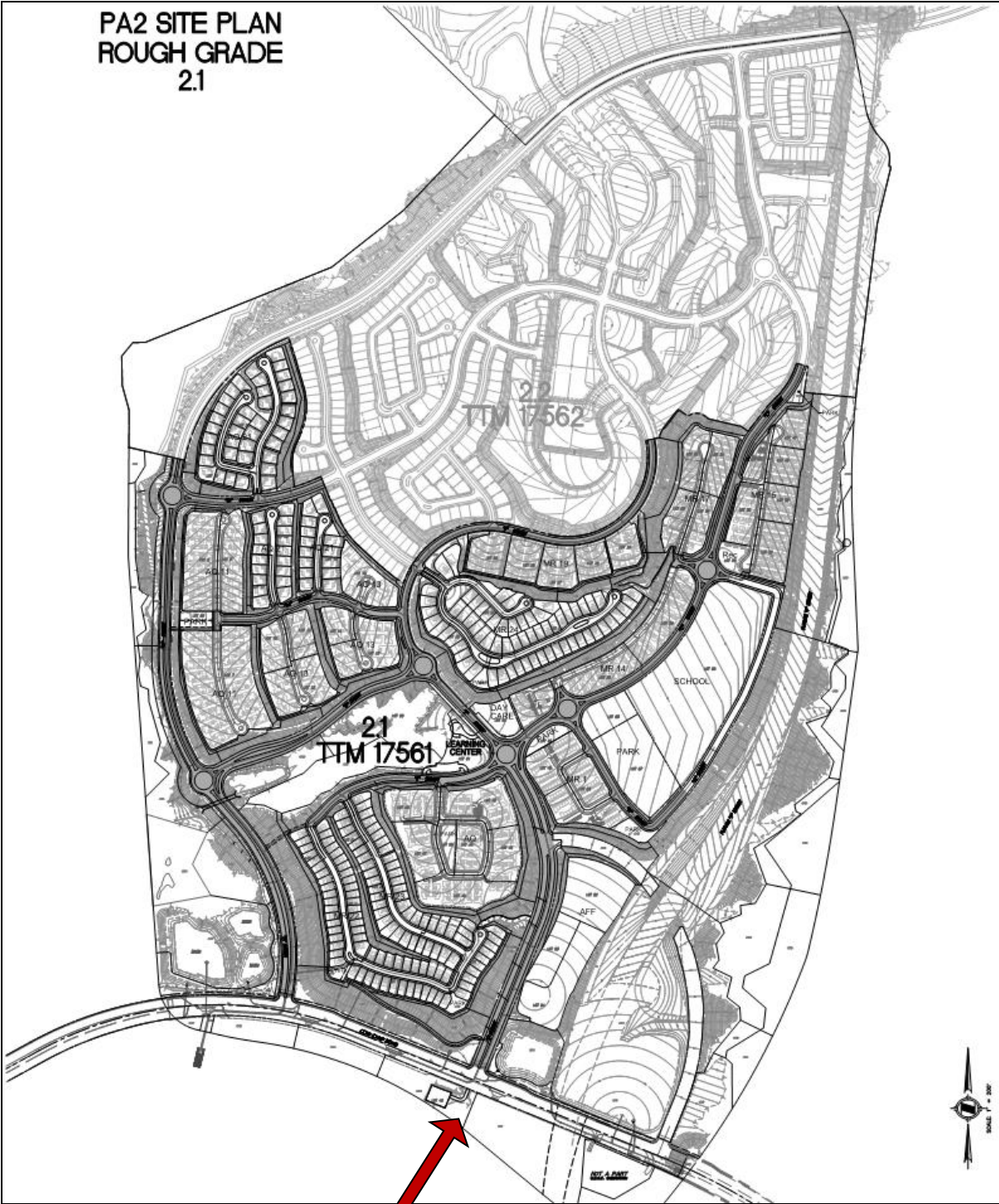
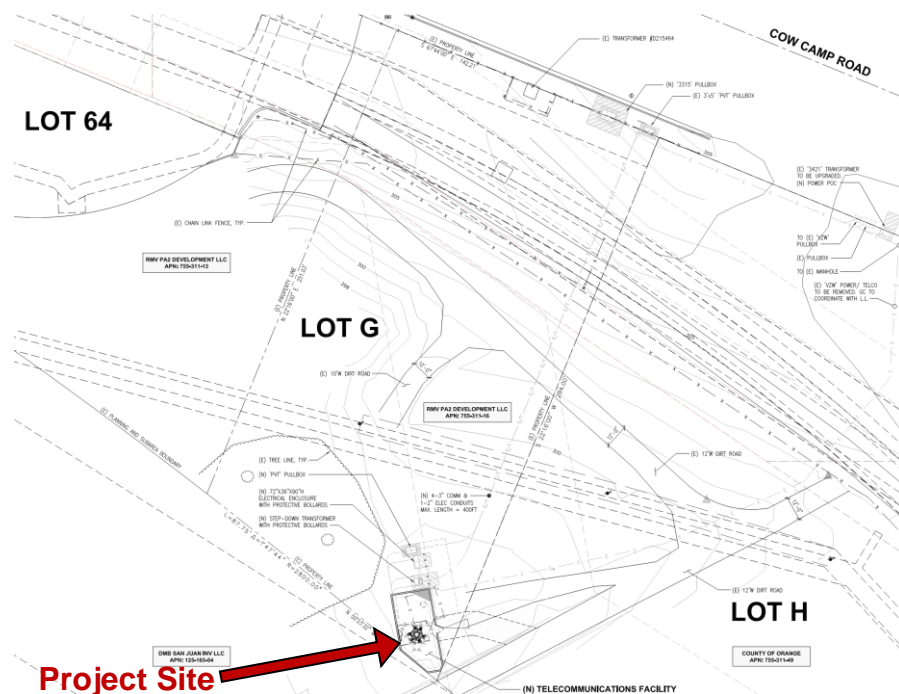


Exhibit 2 - Project Location Map



**Wireless Communication
Facility PA20-0195**



Site Development Standards

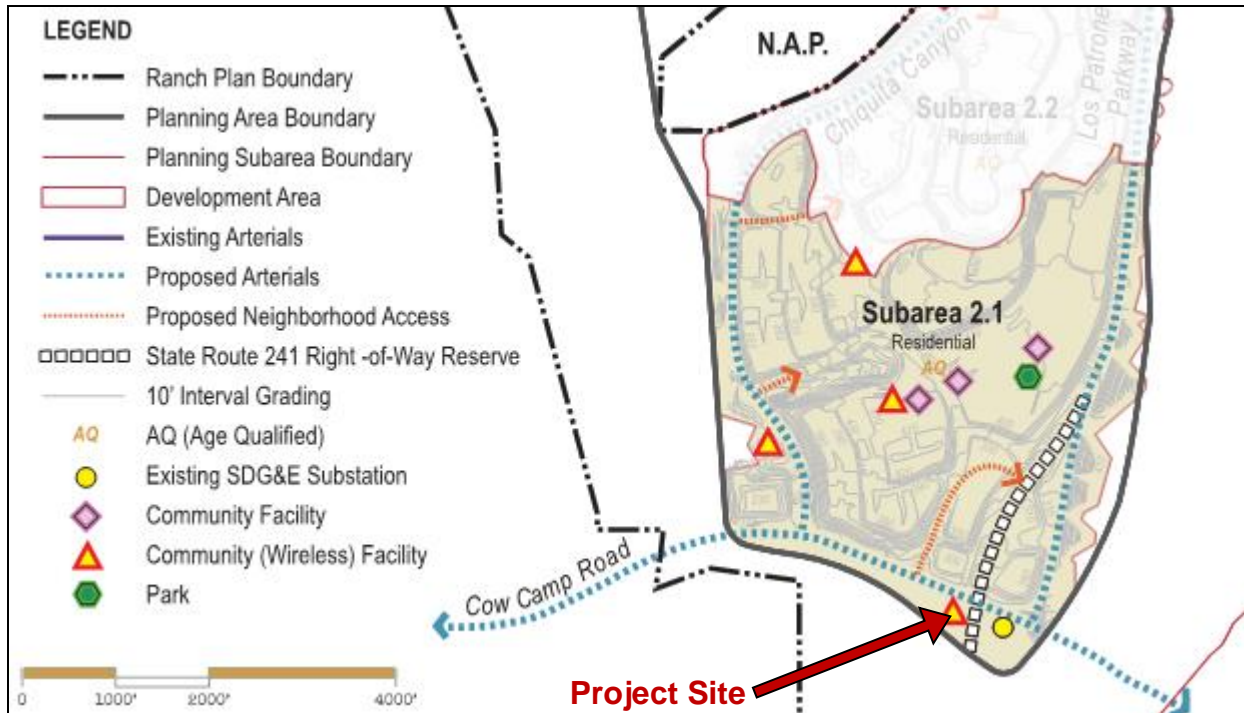
With the exception of the proposed Project Specific Alternative Site Development Standard (PSASDS), the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. Telecommunications facilities are listed as a permitted use subject to a Site Development Permit under the “Community Facilities” section of the Ranch Plan PC Text. A comparison of the proposed wireless communications facility with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Community Facilities” (PC Section III.F.1.d.) is as follows:

**Table 1 - Project Comparison with the Community Facilities
Site Development Standards**

Standard	Required/Permitted	Proposed
1) Minimum Site Area	No minimum	Complies; 757 sq. ft.
2) Maximum Bldg. Height	Same as district in which use is established	60 feet allowed per PA1 & 2 Area-Wide ADS; Project-Specific ASDS requested to allow 79 feet.
3) Building setbacks	a) 10' from any front or side property line abutting a street	Complies: 10' setback from side property line at nearest point.
	b) 10' from any front, rear or side property line not abutting a street	Not applicable
	c) 20' from any property line abutting residential designated areas	Complies. Nearest residential property line is 700' away,
	d) Setbacks adjacent to parks and open space areas may be reduced	Not Applicable. No parks, open space in vicinity
4) Parking	PC Text § III.K.	Not Applicable. Unmanned facility. See “Maintenance Vehicle Parking” section, Page 10
5) Signs	PC Text § III.L	Not applicable. No signage proposed
6) Trash & Refuse Disposal	Shielded from view by 6'+ wall	Not applicable.
7) Lighting	Direct rays to the premises	Not applicable. No lighting proposed for unmanned facility
8) Screening	a) Abutting Residential: 6' to 7'	Not applicable; not abutting residential
	b) Parking Abutting Hwy: 36" to 42"	Not applicable. No parking proposed
	c) Where finished property elevation is higher/lower than abutting property, changes in elevation may be used in combination with additional screening to satisfy screening requirements	Not applicable.

Standard	Required/Permitted	Proposed
	d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping	Complies; CMU block wall and metal gate proposed to be 6' in height.
	e) Mech. Equipment Screening	Complies; all equipment and equipment cabinets located within CMU block wall
11) Landscaping	a) 15' Depth Abutting Arterial Hwy	Complies
	b) 10% landscaping (incl. parking lot)	Not applicable. No public parking/ parking lot proposed. See "Maintenance Vehicle Parking" section, Page 10.
	c) Parking Lot Curb	Not applicable. No public parking/ parking lot proposed. See "Maintenance Vehicle Parking" section, Page 10.
	d) Irrigation	Shall comply with County Landscape Standard Condition 4.10-1.

As reflected in the comparison table, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program text and the Orange County Zoning Code. Staff notes that the development standards for Community Facilities typically allow for a maximum height of 35 feet to 45 feet, depending on the zoning district in which the use is established. However, an area-wide ADS was approved for PA 1 and 2 that allows for a maximum height of 60 feet for wireless facility towers.



Project Specific Alternative Site Development Standard (PSASDS)

As noted above, the applicant is requesting a Project-Specific Alternative Site Development Standard (PSASDS) to allow a total height of 79 feet for the WCF where 60 feet is the maximum height allowed. The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold below as part of its approval of a Site Development Permit:

1) General Plan: The use or project proposed is consistent with the General Plan.

The proposed project is consistent with the General Plan which calls for this area to be developed as Suburban Residential.

2) Ranch Plan PC Text and Zoning Code: The use, activity or improvements proposed by the application are consistent with the provisions of the Ranch Plan PC Text and provisions of the Zoning Code.

The applicant is requesting a PSASDS to allow the total height of the WCF to be 79 feet where 60 feet is the maximum height allowed. Per the Ranch Plan PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. If the PSASDS is approved, all other components of the proposed WCF is consistent with the provision of the Ranch Plan PC Text and Zoning Code.

3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.

The request is in compliance with CEQA as stated on Page 11 of this report under “CEQA Compliance.”

4) Compatibility: the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other condition or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.

The planning application proposes the establishment of a WCF. The project site is on the south side of Cow Camp Road at Esencia Drive. Over 700 feet to the north of the project site is Lot 54 of Tract 17561, an apartment complex. The remaining land surrounding the project site is vacant. Significant noise, traffic or any other situations that are objectionable, detrimental or incompatible will not be generated by this project. Except for the requested PSASDS, the WCF will comply with all other applicable development standards from the Ranch Plan PC Text and the Zoning Code.

5) General Welfare: the application will not result in conditions or circumstances contrary to the public health, safety and general welfare.

The proposed project is for the establishment of a WCF and an PSASDS for additional height. The proposed project will not result in conditions or circumstances contrary to public health, safety and general welfare.

Per Ranch Plan PC Text §II.C.4.c, if a Site Development Permit proposes to modify site development standards, the following finding shall be made in addition to the findings above:

6) Equivalent or better project: The alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.

The requested PSASDS is to allow the WCF to be a maximum height of 79 feet where a maximum of 60 feet is allowed. The purpose of the WCF is to alleviate inadequate wireless service in Planning Area 2. Due to an increased number of residents working and attending school from home, the volume of wireless transmissions is overwhelming existing wireless facilities serving the Planning Area 2 neighborhoods. In addition, there is a concern that public safety might be compromised if a 911 call is placed and does not connect, or a 911 call is placed, connects, and then is dropped. Radio Frequency Engineers at Verizon Wireless determined that a 75-foot monopole is required to adequately serve the neighboring community from the WCF site location. Proper installation requires that antenna equipment be installed above the monopole by an additional four feet, bringing the total height to 79 feet.

The requested PSASDS will result in a better project as it will allow for better wireless service and coverage in the surrounding community without any compatibility, health, safety and welfare impacts to the community. As previously discussed, there are no potential adverse effects from the proposed PSASDS.

Staff supports the request for this Project Specific Alternative Site Development Standard based on the discussion above. With the approval of this Project Specific Alternative Site Development Standard, the project will result in an equivalent or better project that will be a benefit to the public and the surrounding community.

Maintenance Vehicle Parking

The proposed unmanned WCF will not have any employees on-site and no vehicles assigned to the facility. Furthermore, the site is over 700 feet away from the nearest residence on the other side of Cow Camp Road and is accessed by existing dirt roads, so it is not anticipated that the WCF will affect parking for area residents. Therefore, no designated parking is required for the project. However, should maintenance be required for the WCF, there is adequate space next to the WCF enclosure to park a maintenance vehicle without impeding any public right-of-way or fire access should maintenance be necessary. Condition of Approval #10 is included to ensure that a space (9 feet by 18 feet) is maintained on the project site at all times to accommodate parking a maintenance vehicle outside any public right-of-way and fire access.

Orange County Fire Authority - Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request (SR) number 292074, approved on July 19, 2021. OCFA reviewed the proposed project and had no additional conditions of approval for the proposed project. OCFA and OC Development Services/Land Development will continue to coordinate during the plan check review, permitting and construction process to ensure establishment of the wireless communication facility is in compliance with associated fire safety and fire protection requirements.

REFERRAL FOR COMMENT:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Development Support and Building & Safety. 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 from any County divisions.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on August 5, 2021. Additionally, notices were posted at the site, at the Orange County Hall of Administration, at the County Administrations South (CAS) Building, and on the Orange County Public Works website as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

This project is a necessarily included element of the project considered in 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; and the Planning Area 2 Addendum, approved on March 27, 2013, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when Final Program EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore no further environmental review is required for planning application PA20-0195.

CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the installation of a Wireless Communication Facility in Subarea 2.1, including a Project-Specific Alternative Site Development Standard, consists of principle permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text, Sections III.F (Community Facilities). The request to allow an overall height of 79 feet for the WCF where 60 feet is permitted as a Project Specific Alternative Site Development Standard subject to approval of the Zoning Administrator per the Ranch Plan PC Text Section II.C.4.b., Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of Planning Application PA20-0195 for a Site Development Permit including a Project-Specific Alternative Development Standard to install a Wireless Communication Facility in Subarea 2.1, subject to the attached Findings and Conditions of Approval.

Submitted by:

Concurred by:



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



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

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix – Site Development Permit Items

ATTACHMENTS:

- 1. Applicant's Letter of Project Proposal
- 2. Site Plans
- 3. Verizon Wireless Service Determination

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at the Development Processing Center, 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 PA20-0195

1	EIR AND ADDENDUM	PA20-0195
<p>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; prior to project approval:</p> <p>a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA20-0195, 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 the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans;</p> <p>b. 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 the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans which adequately addressed the effects of the project proposed in PA20-0195. 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, and the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans were certified and approved has become known; therefore, no further environmental review is required.</p> <p>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.</p>		
2	ENVIRONMENTAL MONITORING	PA20-0195
<p>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 the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans (PA180029).</p>		
3	GENERAL PLAN	PA20-0195
<p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p>		
4	ZONING	PA20-0195
<p>That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.</p>		
5	COMPATIBILITY	PA20-0195
<p>That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.</p>		
6	GENERAL WELFARE	PA20-0195
<p>That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.</p>		
7	PUBLIC FACILITIES	PA20-0195
<p>That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).</p>		
8	ALTERNATIVE DEVELOPMENT STANDARDS	PA20-0195
<p>That the alternative development standards will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.</p>		

APPENDIX B



Appendix B Conditions of Approval PA20-0195

1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA20-0195 (Custom)

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 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
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 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

b. Prior to Precise Fuel Modification Plans:

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

c. 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
 561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 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

d. Prior to Combustible Construction:

609: Ranch Plan Fire Prot. Program Cond. 2.d. – Emergency Access & Water Supply

e. During Construction:

197: EIR 589 Mitigation Measure 4.14-13 – ESA Remedial Measures

f. 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

g. 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 BASIC/ZONING REGULATIONS PA20-0195

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

3	BASIC/TIME LIMIT	PA20-0195
This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.		
4	BASIC/PRECISE PLAN	PA20-0195
Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.		
5	BASIC/COMPLIANCE	PA20-0195
Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.		
6	INDEMNIFICATION	PA20-0195
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.		
7	BASIC/APEAL EXACTIONS	PA20-0195
Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.		
8	FEDERAL AND STATE AGENCIES	PA20-0195
Prior to the issuance of any grading or building permits, the applicant shall provide evidence that all necessary permits and/or authorizations from applicable federal and state agencies have been acquired for the proposed wireless communications facility.		
9	ABANDONMENT OF EXISTING SITE	PA20-0195
This approval constitutes approval of the proposed wireless communications facility as a replacement of the existing temporary use previously approved under PA20-0069. Upon installation of the new wireless communications facility (building permit final) the applicant shall do all the following:		
<ul style="list-style-type: none"> (a) Within sixty (60) days, all operations at the previous project site (PA20-0069) shall be discontinued. Notification in writing specifying the date of intended discontinuance shall be provided to the Director. (b) Within one hundred eighty (180) days, at the permittee's sole expense, remove the wireless communications facility approved under PA20-0069 and all its associated equipment in compliance with all applicable health and safety requirements and restore the site to the condition that existed before installation of the wireless communications facility, or as otherwise required by the Director. (c) At any time after one hundred eighty (180) days, without further notice to the applicant, the Director may remove and store the wireless communications facility (PA20-0069), repair any damage to the premises caused by such removal, and restore the premises as the Director deems appropriate. The permittee, and all prior owners and operators of the wireless communications facility, will be jointly and severally liable for the entire cost of such removal, repair, restoration, and storage, and shall remit payment to the County promptly after demand for payment is made. The County may, instead of storing the removed wireless communications facility equipment, convert it to the County's use, sell it, or dispose of it in any manner deemed appropriate by the County. 		
10	MAINTENANCE VEHICLE PARKING	PA20-0195
A parking space, measuring no less than 9 feet by 18 feet, to accommodate a maintenance vehicle shall be maintained on the project site at all times. The parking space shall be located outside of the public right-of-way and fire access and shall not be used for any other purpose than maintenance vehicle parking.		

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
a. Prior to Issuance of Grading Permits												
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 Manager of Subdivision- Manager OC Planned Communities and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	County of Orange Director of Planning & Development Services, Director, OC Planning	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 Manager of Subdivision and Grading- Manager OC Planned Communities 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)	County of Orange Director of Planning & Development Services, Director, OC Planning	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	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)	County of Orange Director of Planning & Development Services, Director, OC Planning	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 Manager of Subdivision and Grading- Manager OC Planned Communities 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, Director, OC Planning	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, Director, OC Planning	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, Director, OC Planning	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, Director, OC Planning	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 WQ01)	County of Orange Director of Planning & Development Services, Director, OC Planning	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"> Discuss regional water quality and/or watershed programs (if available for the project); 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; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA

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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 Permits 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
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 WQ05)	County of Orange Manager of Building Permits Manager, Permit Services (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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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, Director, OC Planning	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, Director, OC Planning	Verification of compliance with Rule 403 and Rule 402		Each PA
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 hour 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 undercarriages 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

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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 _x and ROC from heavy equipment.	County of Orange Director of Planning & Development Services, Director, OC Planning	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
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, Director, OC Planning	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, Director, OC Planning	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

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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, Director, OC Planning and Manager, Permit Services (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
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
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA

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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, Director, OC Planning	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 OC Public Works/OC Planning*	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)	Submittal 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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b. Prior to Precise Fuel Modification Plans												
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 Precise 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- Director, OC Planning (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list , and (b) does not include plants listed on the current invasive species list	Each PA
c. Prior to Issuance of Building Permit												
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- Director, OC Planning	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	Streetlight 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- Director, OC Planning	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	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, Director, OC Planning	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, Director, OC Planning	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"> • Discuss regional water quality and/or watershed programs (if available for the project); • 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; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	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 WQ05)	County of Orange Manager of Building Permits, Manager, Permit Services (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, Director, OC Planning	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)	County of Orange Director of Planning & Development Services, Director, OC Planning	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)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	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
561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		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)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC Planning	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
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, Manager, Permit Services (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

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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 EPC11A)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
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, Director, OC Planning	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, Manager, Permit Services (Building Plan Check)			
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, Director, OC Planning			

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d. Prior to Combustible Construction												
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, Director, OC Planning	Site inspection		
e. During Construction												
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-Director, OC Planning (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
f. Prior to Issuance of Certificates of Occupancy												
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 Manager of Inspection, Manager, OC Inspection Division	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)	County of Orange Manager of Inspection, Manager, OC Inspection Division	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, Manager, OC Inspection Division	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 Manager of Building Inspection Services, Manager, OC Inspection Division	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 Manager of Building Inspection Services, Manager, OC Inspection Division	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 Director of Planning & Development Services & Manager HBP, Director, OC Planning	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 Manager, Construction and Manager, Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report		Each PA

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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 Director of Planning & Development Services, Director, OC Planning	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 Manager, Building Inspection Services, Manager, OC Inspection Division	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.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

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g. Prior to Release of Grading Bond												
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 OC Public Works/OC Planning*	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 OC Public Works/OC Planning*	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 OC Public Works/OC Planning*	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 OC Public Works/OC Planning*	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



December 2, 2020 [Updated February 23, 2021](#)

Ms. Bea Bea Jiménez
Division Manager, Land Development
300 N. Flower Street, 2nd Floor
Santa Ana, CA 92703

Subject: South of Cow Camp Permanent Wireless Facility Site Development Permit PA20-0195

Ms. Jiménez,

On behalf of the applicant Verizon Wireless and the owner Rancho Mission Viejo (RMV Telecom LLC and RMV PA2 Development LLC), we hereby submit the attached application to allow Zoning Administrator approval of a Site Development Permit including an alternative site development standard, to allow a 79'-0" permanent wireless tower in Rancho Mission Viejo Planning Subarea 2.1 immediately adjacent to and replacing the 79'-0" temporary ballast mounted wireless facility Site Development Permit approved by the OC Zoning Administrator on July 16, 2020 as PA20-0069.

Project Location/Ownership:

The 757 square foot project site is located within Tract 17561, Lot G (Parcel 37 of Certificate of Compliance No CC2011-01, Recorded December 27, 2011 as a buildable parcel). The site is located south of the intersection of Cow Camp Road and Esencia Drive within the Ranch Plan Planned Community - Planning Area 2 (PA2), Subarea 2.1. The land ownership of the proposed project site is RMV PA2 Development, LLC, to be initially leased to Verizon Wireless and AT&T in the future.

Background:

Following approval of the overall Ranch Plan project in November of 2004 and Settlement Agreements in August of 2005, the following Planning area 2 Area Plan documents have been previously approved by the Orange County Planning Commission, and in some instances, subsequently administratively revised by the Director, OC Planning:

- Planning Area 2: Master & Subarea Plans PA1300001-PA130006, approved by OC Planning Commission March 27, 2013
- Planning Areas 1, 2 3 & 4: Comprehensive Revisions and Reallocations –PA150047), approved administratively May 22, 2017 by Deputy Director, OCPW Development Services.
- Subarea Plan for PA2.1, as approved by the Planning Commission in November 2019 (PA18-0029), included the addition of a 60' wireless tower location south of Cow Camp Road.
- PA20-0069, a 79'-0" temporary ballast mounted wireless facility Site Development Permit approved by the Zoning Administrator on July 16, 2020

Existing Conditions:

This site is located within a graded landscaped area south of Cow Camp Road, within the Development Boundary of PA2. Immediately adjacent to the proposed 79'-0" permanent wireless tower is an existing 79'-0" temporary ballast mounted wireless tower (per PA20-0069) that is to be removed upon construction and operation of the permanent proposed tower.

Project Proposal:

Site Development Permit to allow a 79-foot monopole wireless facility with associated antenna equipment on a 757 square foot site located in Rancho Mission Viejo Planning Subarea 2.1 – specifically within Tract 17561, Lot G (Parcel 37 of Certificate of Compliance No CC2011-01, Recorded December 27, 2011 as a buildable parcel). [The 79-foot monopole will be equipped with two sets of carrier tenant panel antennas \(6 for Verizon and 12 for AT&T\), and remote radio units \(RRUs – 6 for Verizon 15 for AT&T\). AT&T will utilize 4 surge suppressors while Verizon will utilize 2. Verizon will be utilizing a single terrestrial microwave antenna.](#)

On July 16, 2020 the OC Zoning Administrator (ZA) approved Site Development Permit PA20-0069 to allow a temporary monopole, which exceeded the 60-foot height limit approved as part of the Subarea 2.1 Subarea Plan. This temporary tower will be removed, to be replaced by the permanent tower at the same height of 79'-0".

The impetus for the proposed increase in tower height from the 60-foot approved per the Subarea 2.1 Subarea Plan is the determination by Radio Frequency Engineers at Verizon that at least a 79-foot height of antenna equipment is necessary to serve the Esencia community from this location.

Consistency Analysis:

The proposed project is consistent with the appropriate Ranch Plan approvals, as described below:

- a. General Plan – Project is consistent with General Plan Amendment GPA 01-01.
- b. Zoning – The Ranch Plan PC Text Urban Activity zoning (Section III.H.3.c). allows the proposed use per a Site Development Permit ...". Zoning Administrator has already approved of an alternative site development standards to allow the proposed 79'-0" tower height.
- c. Area Plans – Location of wireless tower is allowed per Subarea 2.1 Subarea Plan approved November 2019. Zoning Administrator has already approved of an alternative site development standards to allow the proposed 79'-0" tower height.
- d. CEQA – This Project is a necessarily included element of the projects considered in FEIR No. 589, certified by the Board 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](#) which adequately addressed the effects of the proposed Project. No subsequent changes have been made in the Project; no substantial changes have occurred in the circumstances under which the Project is being undertaken; and no new information of substantial importance to the Project which was not known or could not have been known when FEIR No. 589, Addendum 1.0, Addendum 1.1, the Planning Area 2

Addendum and Addendum 3.1 were certified and approved have become known; therefore, no further environmental review is required.

- f. Alternative Development Standards – Not required, per previous Zoning Administrator approval of an alternative site development standards to allow the proposed 79'-0" tower height.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval shall be confirmed per the Ranch Plan Regulation Compliance Matrix.

Please contact me with any questions if you, or your staff, need any further information.

Sincerely,



Jay Bullock
Vice President, Planning & Entitlement

Copies: Brian Kurnow & Cynthia Burgos, OC Planning

ATTACHMENT 2



SOUTH OF COW CAMP

A STRATEGIC WIRELESS TELECOM FACILITY

DATE: July 28, 2021



- JURISDICTION: COUNTY OF ORANGE**

CODE COMPLIANCE

- (1) 79'-0"H MONOPOLE
- (1) 6'-0"H CMU ENCLOSURE WITH 4'-0"W CORRUGATED METAL GATE
- POWER AND TELCO RUNS
- REMOVAL OF AN (E) 'VZW' TELECOMMUNICATIONS FACILITY

PROJECT DESCRIPTION

PROJECT SUMMARY

PROJECT TEAM

- GENERAL CONTRACTOR NOTES

RMV: S OF COW CAMP ROAD // CA27474-A
VERIZON: COW CAMP RELO // 20191978985
AT&T: CLL04573

PROJECT NUMBER

SHEET INDEX

TITLE SHEET

T-1



ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE USED ON DRAWINGS

APPROX.	APPROXIMATE
ABV.	ABOVE
AL.	ALUMINUM
ASPH.	ASPHALT
AWG	AMERICAN WIRE GAUGE
BCW	BARE COPPER WIRE
BTS	BASE TRANSMISSION STATION
CAB.	CABINET
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DWG.	DRAWING
EGB	EQUIPMENT GROUND BAR
EA.	EACH
ELECT.	ELECTRICAL
EL	ELEVATION
EMT	ELECTRICAL METALLIC TUBING
EQ.	EQUAL
EQUIP.	EQUIPMENT
GA.	GAUGE
GALV.	GALVANIZED
GEN	GENERATOR
GRND	GROUND
IGR	INTERIOR GROUND RING (HALO)
IMC	INTERMEDIATE METALLIC CONDUIT
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MGB	MASTER GROUND BAR
MIN.	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PCS	PERSONAL COMMUNICATION SYSTEM
PVC	POLYVINYL CONDUIT
RCS	RIGID GALVANIZED STEEL
SF.	SQUARE FOOT
SH	SHEET
SIM.	SIMILAR
SS	STAINLESS STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

SYMBOLS AND MATERIAL

	DETAIL REFERENCE
	SECTIONS AND DETAILS
	CONCRETE
	EARTH
	GRAVEL/STONE
	GROUND ROD WITH ACCESS
	CHEMICAL GROUND ROD
	GROUND ROD
	DISCONNECT SWITCH
	METER

SITE LEGENDS

	PROPERTY LINE
	FENCE LINE
	POWER SERVICE
	TELEPHONE SERVICE
	POWER/TEL SERVICES
	(N) CONTOUR
	EXISTING CONTOUR
	COAX CABLE
	CIRCUIT BREAKER
	CADWELD TYPE CONNECTION
	COMPRESSION TYPE CONNECTION
	GROUNDING WIRE
	REPRESENTS DETAIL NUMBER
	REF. DRAWING NUMBER

SITE DEVELOPMENT NOTES

- THE ARCHITECT/ENGINEER AND REPRESENTATIVES OF THE LESSEE AND OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DO NOT EXCAVATE OR DISTURB SOILS BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS SPECIFICALLY INSTRUCTED, IN WRITING, BY THE ARCHITECT/ENGINEER AND LESSEE.
- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER, LESSEE, AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
- ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. EACH LIFT'S THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
- ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- THE GRADES WITHIN FENCED AREAS ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF STANDARD PROCTOR COVERING THE AREA WITH TWO (2) LAYERS OF SIX (6) MIL VISQUENE (12" MIN. OVERLAP AT ALL SEAMS) FOR WEED SUPPRESSION, THEN ACHIEVING FINISH GRADE BY ADDING 6" OF 3/4" CRUSHED STONE, NO FINES.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE TRIMMED AS REQUIRED AND PROTECTED IN PLACE BY THE GENERAL CONTRACTOR.
- DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OF LOCAL COUNTY ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN, READ, AND FOLLOW THE GEO-TECHNICAL REPORT FOR EACH PROJECT SITE. ALL PROVISIONS WITHIN SAID REPORT SHALL BE ACCOMMODATED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. CONTINUOUS ONSITE SUPERVISION BY THE GEO-TECHNICAL/SOILS ENGINEER SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION AND/OR GRADING OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE GEO-TECHNICAL/SOILS ENGINEER PRIOR TO THE START OF CONSTRUCTION. OBTAIN WRITTEN APPROVAL FROM THE SUPERVISING GEO-TECHNICAL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF ANY FORMS AND/OR MATERIALS.
- T SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED SIGNS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN INSTRUCTIONS FROM THE IMPLEMENTATION ENGINEER AS TO THE EXACT MATERIAL, SIZE, WORDING, AND LOCATION FOR ALL SIGNS.
SIGNS THAT MAY BE REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - 7x24 ACCESS SIGN.
 - SITE ENTRY SIGN.
 - ANTENNA STRUCTURE COMPLIANCE SIGN.
 - NEPA RF EXPOSURE SIGN(S).
 - ANY ADDITIONAL SIGNS AS REQUIRED BY RMV TELECOM LLCAND/OR GOVERNMENTAL AGENCIES.

GENERAL NOTES

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HERE IN.
- THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE (N) PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY RMV TELECOM LLCCONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE-DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE RMV TELECOM LLC CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

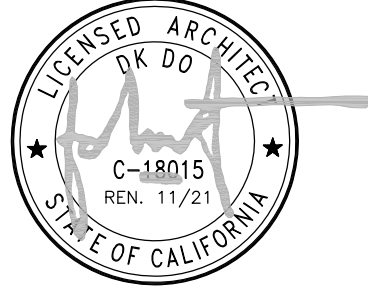
GENERAL NOTES (CONT.)

- EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE RMV TELECOM LLC CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH RMV TELECOM LLC CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE RMV TELECOM LLC CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO RMV TELECOM LLC.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
 - SMACNA NATIONAL ROOFING CONTRACTORS ASSOCIATION
O'HARE INTERNATIONAL CENTER
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018
 - NRCA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHATILLY, VA 22021-1209
 - ITLP INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
820 TRANSFER ROAD
ST. PAUL, MN 55114-1406
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND RMV TELECOM LLCPROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF RMV TELECOM LLC, AND THE PROPERTY OWNER, OR THE OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY RMV TELECOM LLC UNDER THIS CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES. WHETHER SHOWN HERE IN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY RMV TELECOM LLC.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, RMV TELECOM LLCAND THE CITY OR GOVERNING AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE RMV TELECOM LLC CONSTRUCTION MANAGER.
- THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT, SPOTS, DUST OR SMUDGES OF ANY NATURE TO COMPLETION OF WORK.
- THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
- ELECTRICAL AND POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
- ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
- UPON COMPLETION OF CONSTRUCTION, RMV TELECOM LLC CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY RMV TELECOM LLC.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



RANCHO MISSION VIEJO

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

GAVIOTA PARTNERS LLC

1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
--	08/12/20	CARRIER AREAS FOR REVIEW	KVT
--	08/27/20	INCorp. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCorp. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

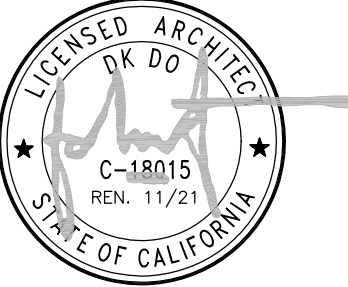
SHEET TITLE:

NOTES, LEGENDS AND ABBREVIATIONS

SHEET NUMBER:	ISSUE LEVEL:
T-2	

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



RANCHO MISSION VIEJO

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

GAVIOTA PARTNERS LLC

1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
--	08/12/20	CARRIER AREAS FOR REVIEW	KVT
--	08/27/20	INCRP. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCRP. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

SHEET TITLE:

OVERALL LOCATION PLAN

SHEET NUMBER:

ISSUE LEVEL:

A-1



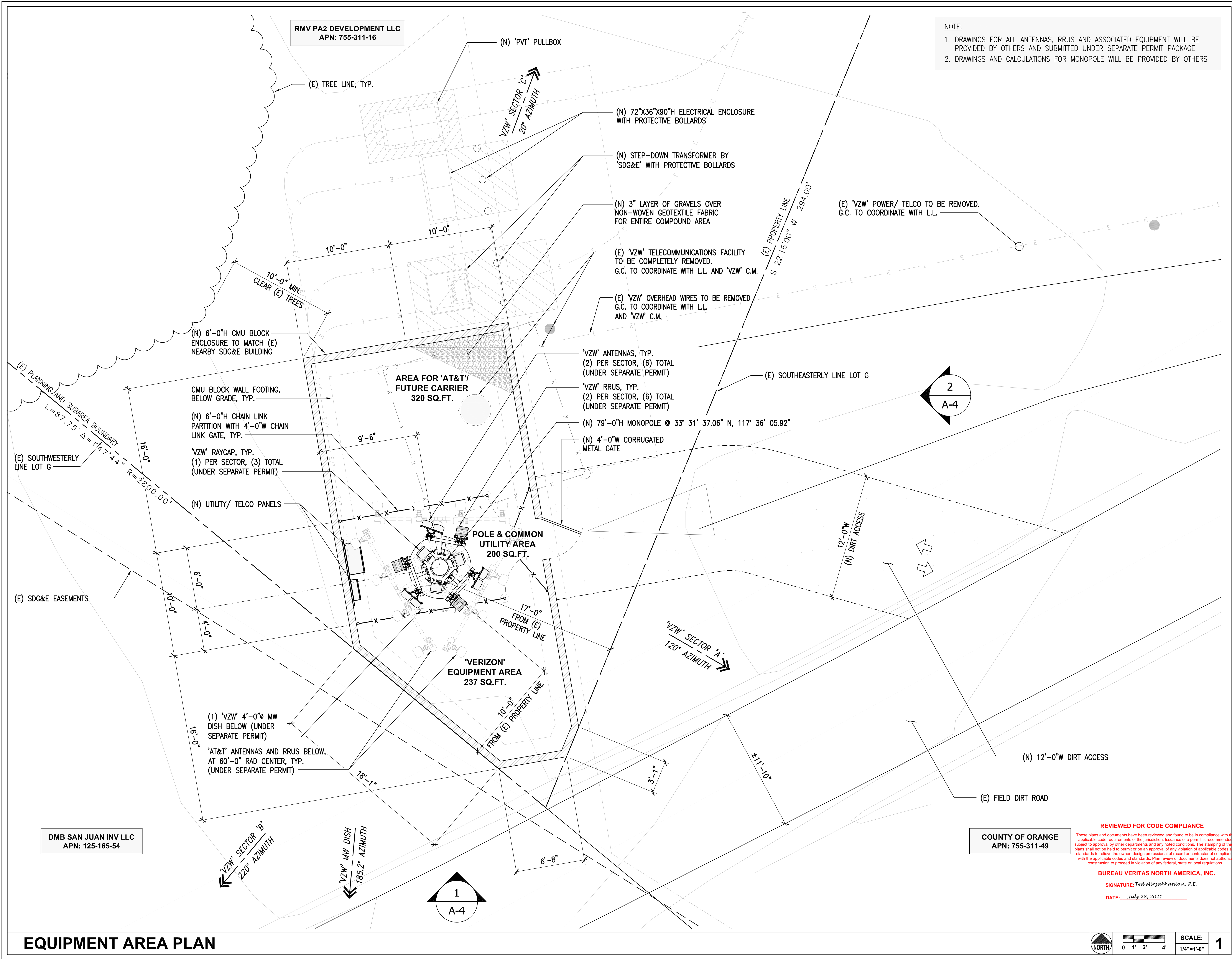
OVERALL LOCATION PLAN



0 40' 80' 128'

SCALE:

1

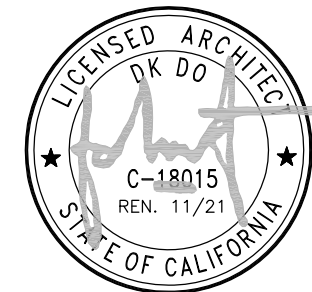


NOTE:
1. DRAWINGS FOR ALL ANTENNAS, RRUS AND ASSOCIATED EQUIPMENT WILL BE PROVIDED BY OTHERS AND SUBMITTED UNDER SEPARATE PERMIT PACKAGE.
2. DRAWINGS AND CALCULATIONS FOR MONOPOLE WILL BE PROVIDED BY OTHERS

DCI PACIFIC

A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



RANCHO MISSION VIEJO

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

GAVIOTA PARTNERS LLC

1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
--	08/12/20	CARRIER AREAS FOR REVIEW	KVT
--	08/27/20	INCOMP. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCOMP. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

SHEET TITLE:

EQUIPMENT AREA PLAN

SHEET NUMBER:

A-3

ISSUE LEVEL:

Rancho Mission Viejo

REVIEWED FOR CODE COMPLIANCE

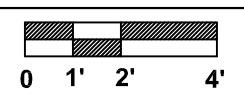
These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: Ted Mirzakhani, P.E.

DATE: July 28, 2021

COUNTY OF ORANGE
APN: 755-311-49



SCALE:

1/4"=1'-0"

1

NOTE:

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- DRAWINGS AND CALCULATIONS FOR MONOPOLE WILL BE PROVIDED BY OTHERS

'VZW' ANTENNAS, TYP.
(2) PER SECTOR, (6) TOTAL
(UNDER SEPARATE PERMIT)

'VZW' RRUS, TYP.
(2) PER SECTOR, (6) TOTAL
(UNDER SEPARATE PERMIT)

'VZW' RAYCAP, TYP.
(1) PER SECTOR, (3) TOTAL
(UNDER SEPARATE PERMIT)

'AT&T' ANTENNAS, RRUS AND
SURGE SUPPRESSOR, TYP.
(UNDER SEPARATE PERMIT)

'VZW' 4'-0"Ø MW DISH,
TYP. OF 1
(UNDER SEPARATE PERMIT)

(N) 79'-0"H MONOPOLE

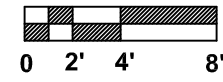
(E) TREES, TYP.
(TALLEST TREE = ±39'H)

(N) 6'-0"H
CMU BLOCK ENCLOSURE TO MATCH
(E) NEARBY SDG&E BUILDING

(E) 'VZW' TELECOMMUNICATIONS FACILITY
TO BE COMPLETELY REMOVED

(E) GRADE @ 297.6' AMSL

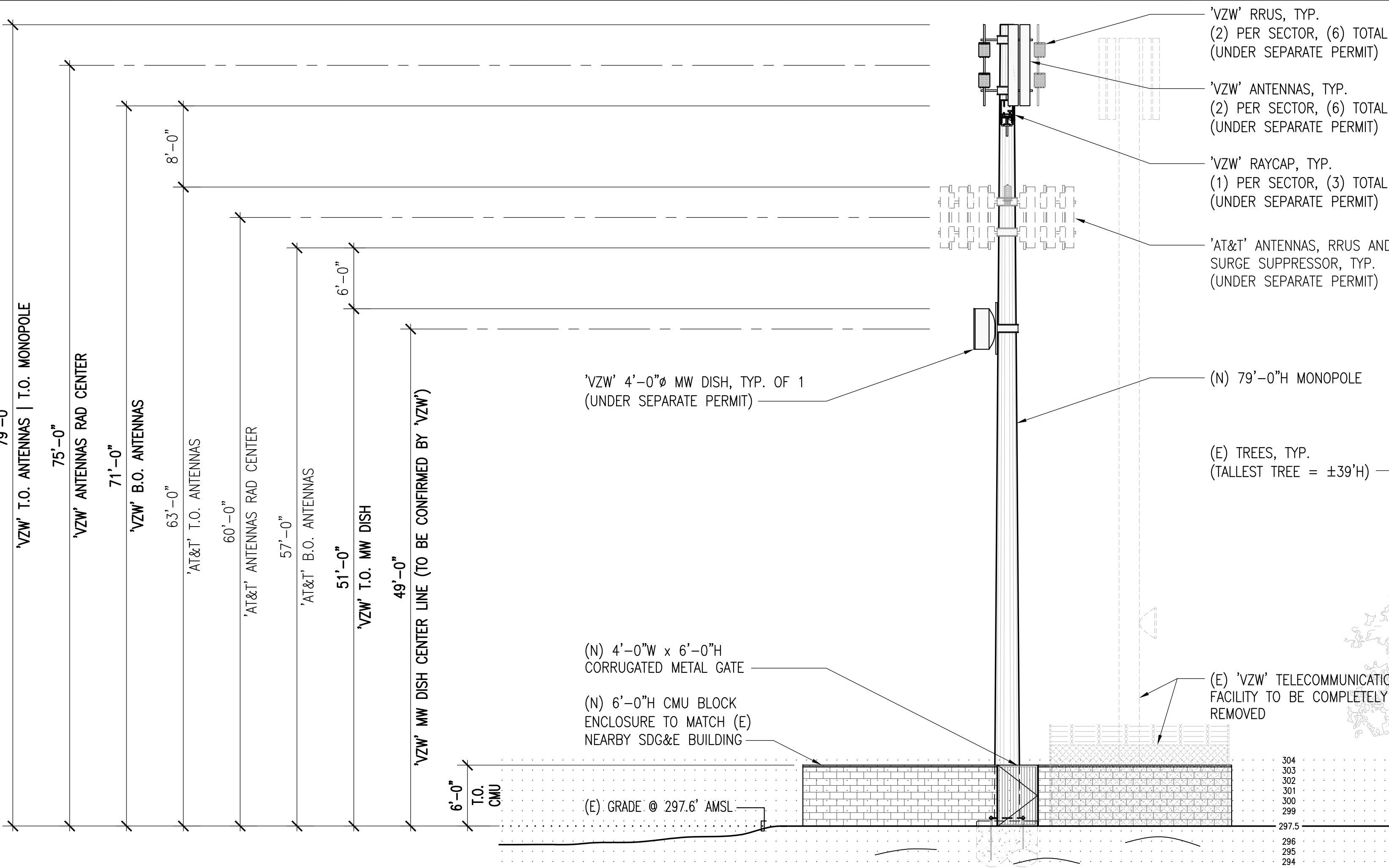
304
303
302
301
300
299
297.5
296
295
294



SCALE:
1/8"=1'-0"

1

SOUTH ELEVATION



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REVIEWED FOR CODE COMPLIANCE

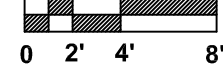
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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: Ted Mirzakhanian, P.E.

DATE: July 28, 2021

EAST ELEVATION



SCALE:
1/8"=1'-0"

2

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A/E/C WORKS

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26 EXECUTIVE PARK | SUITE 170
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--	03/16/21	PLANNING COMMENT	KVT

SHEET TITLE:

ELEVATIONS

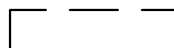
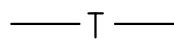
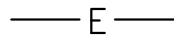

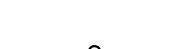

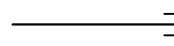




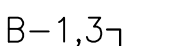
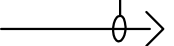



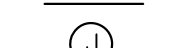


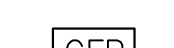

SHEET NUMBER:

A-4

ISSUE LEVEL:



ABBREVIATIONS AND LEGENDS

A	AMP(S)
AF	AMP FUSE
AFF	ABOVE FINISHED FLOOR
AIC	"AMPERES INTERRUPTING CAPACITY"
AS	AMP SWITCH
ASCC	AVAILABLE SHORT CIRCUIT CURRENT
C.	"CONDUIT", WITH CONDUCTORS AS REQUIRED BY DRAWINGS OR SPECIFICATIONS.
C.O.	"CONDUIT ONLY". PROVIDE PULL ROPE FOR ALL EMPTY CONDUIT AS REQUIRED.
ELEV	ELEVATION
EMT	ELECTRICAL METALLIC TUBING CONDUIT
KW	"KILOWATT"
KVA	"KILOVOLT AMPERES"
MCC	MOTOR CONTROL CENTER
O.C.	"ON CENTER"
P	POLE
PNL	PANEL
RGS	RIGID GALVANIZED STEEL CONDUIT
T	TRANSFORMER
UNO	UNLESS NOTED OTHERWISE
V	"VOLTS"
W	WIRE
WP	WEATHERPROOF, NEMA 3R
Ø	PHASE OR DIAMETER
	ELECTRICAL EQUIPMENT SHOWN DASHED IS EXISTING.
	TELEPHONE CONDUIT WITH PULL LINE IN PLACE.
	ELECTRICAL CONDUIT WITH PULL LINE IN PLACE.
	COAXIAL CABLE/WAVEGUIDE CONDUIT WITH PULL LINE(S) IN PLACE.
	#2 AWG, BARE, TINNED, SOLID, COPPER WIRE (UNLESS OTHERWISE SPECIFIED).
	CONDUIT STUBBED OUT AND CAPPED, WITH PULL LINE IN PLACE.
	CROSS LINES ON CONDUIT RUNS INDICATE NUMBER OF #12CURRENT CARRYING CONDUCTORS CONTAINED THEREIN.TWO #12 AND ONE #12 GROUND WIRE ARE INDICATED WHEN CROSS LINES ARE NOT SHOWN. NUMERALS ADJACENT TO CROSS LINES ON CONDUIT RUNS INDICATE SIZE OF CONDUCTORS IN LIEU OF #12. ALL CONDUITS SHALL CONTAIN ONE GROUND WIRE SIZED PER C.E.C. TABLE250-95, BUT NOT SMALLER THAN #12.
	CONDUIT HOME RUN TO PANELBOARD. LETTER AND NUMERALS INDICATE ELECTRICAL PANEL AND CIRCUIT NUMBER.
	ISOLATED GROUND WIRE. RUN IN ADDITION TO REGULAR GROUND WIRE.
	RECESSED COMMUNICATION TERMINAL CABINET.
	SURFACE MOUNTED COMMUNICATION TERMINAL CABINET.
	JUNCTION BOX PEDESTAL TYPE FLOOR MOUNTED.
	TELEPHONE TERMINAL BACKBOARD "TTB". 3/4 INCH SANDED AND PAINTED CDX PLYWOOD, 4' X 8' UNLESS NOTED OTHERWISE.
	GROUND FAULT PROTECTION DEVICE.
	MECHANICAL CONNECTION.
	EXOTHERMIC/CADWELD CONNECTION.
	5/8"Ø x 10'-0" COPPER, OR COPPER CLAD STEEL GROUND ROD AT 10'-0" O.C. (MAX)
	GROUND ROD INSPECTION WELL
	CONNECTION TO GROUND, MINIMUM TWO (2) OF THE FOLLOWING: EARTH, BUILDING, COLD WATER PIPING. VERIFY CONTINUITY FOR ALL GROUND SOURCES WITH A TOTAL RESISTANCE OF < 5 OHMS.
	MANUAL TRANSFER SWITCH (MTS) OR DISCONNECT.
	THERMAL OVERLOAD MOTOR STARTER SWITCH.

ELECTRICAL NOTES

- THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIRE WAY SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 23 AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS," PUBLISHED BY SMACNA AND PPIC, OR THE SUPERSTRUT-SEISMIC RESTRAINT, OR THE KIN-LINE SEISMIC RESTRAINT SYSTEM.
- ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING: AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AMERICAN STANDARD ASSOCIATION (ASA) FIRE PROTECTION AGENCY (NFPA) AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) CALIFORNIA ELECTRICAL CODE (CEC) - LATEST EDITION CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR) INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE) ALL LOCAL CODES AND ORDINANCES OF AGENCIES HAVING JURISDICTION. WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.
- THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND SPECIFICATIONS. HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENTAL AGENCIES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. FAILURE TO KEEP RECORD DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.
- ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE OWNER 14 DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANELBOARDS SHALL BE COORDINATED WITH THE OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS INDICATED ON PLANS. SHOP DRAWINGS SHALL INCLUDE ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS AND MANUFACTURER'S BROCHURES.
- AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.
- THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL EQUIPMENT MOUNTED ON ROOF FOR CONNECTION TO PCS EQUIPMENT SHALL BE MOUNTED ON UNISTRUT STANDS UTILIZING APPROVED PITCH POCKETS, FLASHING, ETC.
- ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR.
- COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR RESPECTIVE EQUIPMENT. SUPPLY POWER AND MAKE CONNECTION TO EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. REVIEW THE DRAWINGS OF OTHER TRADES AND LOCATION OF EQUIPMENT.

- EXACT METHOD AND LOCATION OF CONDUIT PENETRATION AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAWCUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING. EXACT METHOD AND LOCATIONS OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS SHALL BE U.L. APPROVED. DO NOT CUT OR BREAK ANY EXISTING REINFORCING BARS IN EXISTING CONCRETE OR MASONRY. IF IN DOUBT REGARDING LOCATION OF REINFORCING, THEN CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL UTILIZE X-RAY, ULTRA-SOUND, OR OTHER AVAILABLE TECHNOLOGY TO LOCATE EXISTING REINFORCEMENTS PRIOR TO DRILLING OR CORING OPERATIONS.
- CONNECTIONS TO VIBRATING EQUIPMENT AND SEISMIC SEPARATIONS: LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS. LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES, AND FINAL CONNECTIONS TO MOTORS. PROVIDE A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED.
- ROUTE EXPOSED CONDUIT AND CONDUIT ABOVE ACCESSIBLE CEILING SPACES PARALLEL AND PERPENDICULAR TO WALLS AND ADJACENT PIPING. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, BACKFILLING, COMPACTION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK.
- WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.
- UTILITY PENETRATIONS, OF ANY KIND, IN FIRE AND SMOKE PARTITIONS, NON-RATED CEILINGS, AND/OR NON-RATED WALLS, SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.
- STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET. PULL BOXES SHALL BE SIZED PER CODE OR AS INDICATED ON DRAWINGS. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.
- MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE, ARTICLE 370-6.
- IDENTIFICATION NAMEPLATES SHALL BE MICARTA 1/8 INCH THICK AND OF APPROVED SIZE WITH BEVELED EDGES AND ENGRAVED WHITE LETTERS A MINIMUM OF 1/4 INCH HIGH ON BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED FOR ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCHBOARDS OR PANELBOARDS, DISCONNECTING SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS. PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKED WITH A PERMANENT MARKER.
- THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE DETAILS, OR SECTIONS PRIOR TO INSTALLATION.
- DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF CONDUITS, RACEWAYS, CABLE TRAYS, AND/OR LADDER RACKS SHALL BE AT THE DISCRETION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.
- SPECIAL RECEPTACLE FOR CONNECTION TO PORTABLE EMERGENCY GENERATOR WHEN SPECIFIED SHALL BE 200 AMPERE, THREE-WIRE, THREE-POLE, REVERSE SERVICE, PIN AND SLEEVE TYPE WITH MOUNTING BOX. VERIFY TYPE OF EMERGENCY GENERATOR CONNECTION WITH CONSTRUCTION MANAGER.
- RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN WALLS OR CEILING SPACES WHERE NOT SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE. FLEXIBLE STEEL CONDUIT MAY BE USED AT OUTLET CONNECTIONS WITH NO RUNS LONGER THAN SIX FEET. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUITS.
- RIGID GALVANIZED STEEL CONDUIT FITTINGS SHALL BE THREADED AND THOROUGHLY GALVANIZED. ELECTRICAL METALLIC TUBING (EMT) CONDUIT

FITTINGS SHALL BE STEEL, RAINLIGHT THREADLESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTER TYPES ARE NOT ACCEPTABLE. FLEXIBLE STEEL CONDUIT FITTINGS SHALL BE MALLEABLE IRON CLAMP, SQUEEZE TYPE OR STEEL TWIST-IN TYPE WITH INSULATED THROAT. SET SCREW TYPE IS NOT ACCEPTABLE.

- ALL CONDUCTORS SHALL BE COPPER #10 AWG MINIMUM SIZE, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND U.L. LISTED UNLESS NOTED OTHERWISE. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.
- JUNCTION AND PULL BOXES: FOR INTERIOR DRY LOCATIONS, BOXES SHALL BE GALVANIZED ONE-PIECE, DRAWN STEEL, KNOCKOUT TYPE WITH REMOVABLE MACHINE SCREW SECURED COVERS. FOR OUTSIDE, DAMP, OR SURFACE LOCATIONS, BOXES SHALL BE HEAVY CAST ALUMINUM OR CAST IRON WITH REMOVABLE, GASKETED, NON-FERROUS MACHINE SCREW SECURED COVERS. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AND EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED. BOXES SHALL BE LABELED TO INDICATE PANEL AND CIRCUIT NUMBER, OR TYPE OF SIGNAL OR COMMUNICATIONS SYSTEM.
- ALL OUTDOOR ELECTRICAL DEVICES OR EQUIPMENT SHALL BE OF WEATHERPROOF TYPE.
- ALL CONNECTIONS TO GROUND BUSES SHALL BE MADE W/CRIMP TYPE COMPRESSION CONNECTORS (2 HOLE LUGS). BUSS SHALL BE DRILLED TO ACCOMMODATE ALL CONNECTORS.

GROUNDING NOTES

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION SHALL BE PERFORMED ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG, SOLID, BARE, TINNED, COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED ON EXTERIOR AND INTERIOR OF SHELTER SHALL BE PROVIDED, FURNISHED, AND INSTALLED BY THE SHELTER MANUFACTURER.
- ALL BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC/CADWELD TYPE; ABOVE GRADE CONNECTIONS SHALL BE EXOTHERMIC/CADWELD, OR MECHANICAL (USE PROPER/BEST TYPE FOR EACH CONDITION).
- GROUND RING (WHERE OCCURS) SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE, OR 6"(MINIMUM) BELOW THE FROST LINE.
- INSTALL GROUND CONDUCTORS, AND GROUND RODS, MINIMUM OF 2'-0" FROM SHELTER CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- ALL EXTERIOR AND/OR BELOW GRADE EXOTHERMIC/CADWELD GROUND CONNECTION SHALL BE TREATED WITH GALVANIZING COLD SPRAY.
- ALL GROUNDING CONNECTIONS REQUIRED TO COMPLETE THIS PROJECT, WHETHER SHOWN HEREON OR NOT, SHALL BE MADE BY ELECTRICAL CONTRACTOR ACCORDING TO BEST FIELD PRACTICE AND COMPLY WITH ALL NEC REQUIREMENTS AND RECOMMENDATIONS FOR LIFE SAFETY.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS, OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

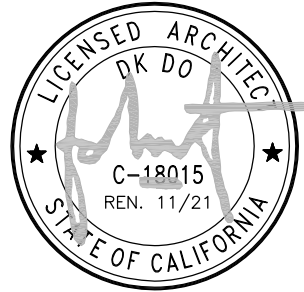
SIGNATURE: *Ted Mirzakhanian, P.E.*

DATE: *July 28, 2021*

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



RANCHO MISSION VIEJO

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

GAVIOTA PARTNERS LLC

1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		


DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
--	08/12/20	CARRIER AREAS FOR REVIEW	KVT
--	08/27/20	INCorp. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCorp. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

SHEET TITLE:

ELECTRICAL AND
GROUNDING NOTES,
ABBREVIATIONS AND
SYMBOLS

SHEET NUMBER:	ISSUE LEVEL:
E-1	
	

LOT 64

LOT G

LOT H

RMV PA2 DEVELOPMENT LLC
APN: 755-311-13

RMV PA2 DEVELOPMENT LLC
APN: 755-311-16

DMB SAN JUAN INV LLC
APN: 125-165-54

COUNTY OF ORANGE
APN: 755-311-49

NOTE: PENDING FINAL UTILITY COORDINATION REPORT

UTILITY PLAN

COW CAMP ROAD

(E) PROPERTY LINE
S 67°44'00" E 142.21'

(E) TRANSFORMER #D215464

(N) '3315' PULLBOX

(E) 3'x5' 'PVT' PULLBOX

(E) '3421' TRANSFORMER
TO BE UPGRADED.
(N) POWER POC

TO (E) 'VZW'
PULLBOX

(E) PULLBOX

TO (E) MANHOLE

(E) 'VZW' POWER/ TELCO
TO BE REMOVED. GC TO
COORDINATE WITH L.L.

(E) 10'W DIRT ROAD

(E) 12'W DIRT ROAD

(E) 12'W DIRT ROAD

(N) TELECOMMUNICATIONS FACILITY

(E) TREE LINE, TYP.

(N) 'PVT' PULLBOX

(N) 72"x36"x90"H
ELECTRICAL ENCLOSURE
WITH PROTECTIVE BOLLARDS

(N) STEP-DOWN TRANSFORMER
WITH PROTECTIVE BOLLARDS

(N) 4-3" COMM &
1-2" ELEC CONDUITS
MAX. LENGTH = 400FT

(E) PLANNING AND SUBAREA BOUNDARY

L=87.75' Δ=1°47'44" R=2800.00'

(E) PROPERTY LINE
N 50°23'32" W 60.81'

(E) PROPERTY LINE
S 22°16'00" W 294.00'

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A/E/C WORKS

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



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1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
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--	08/27/20	INCORP. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCORP. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

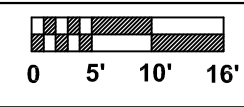
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

E-2

ISSUE LEVEL:



SCALE:

1/16"=1'-0"

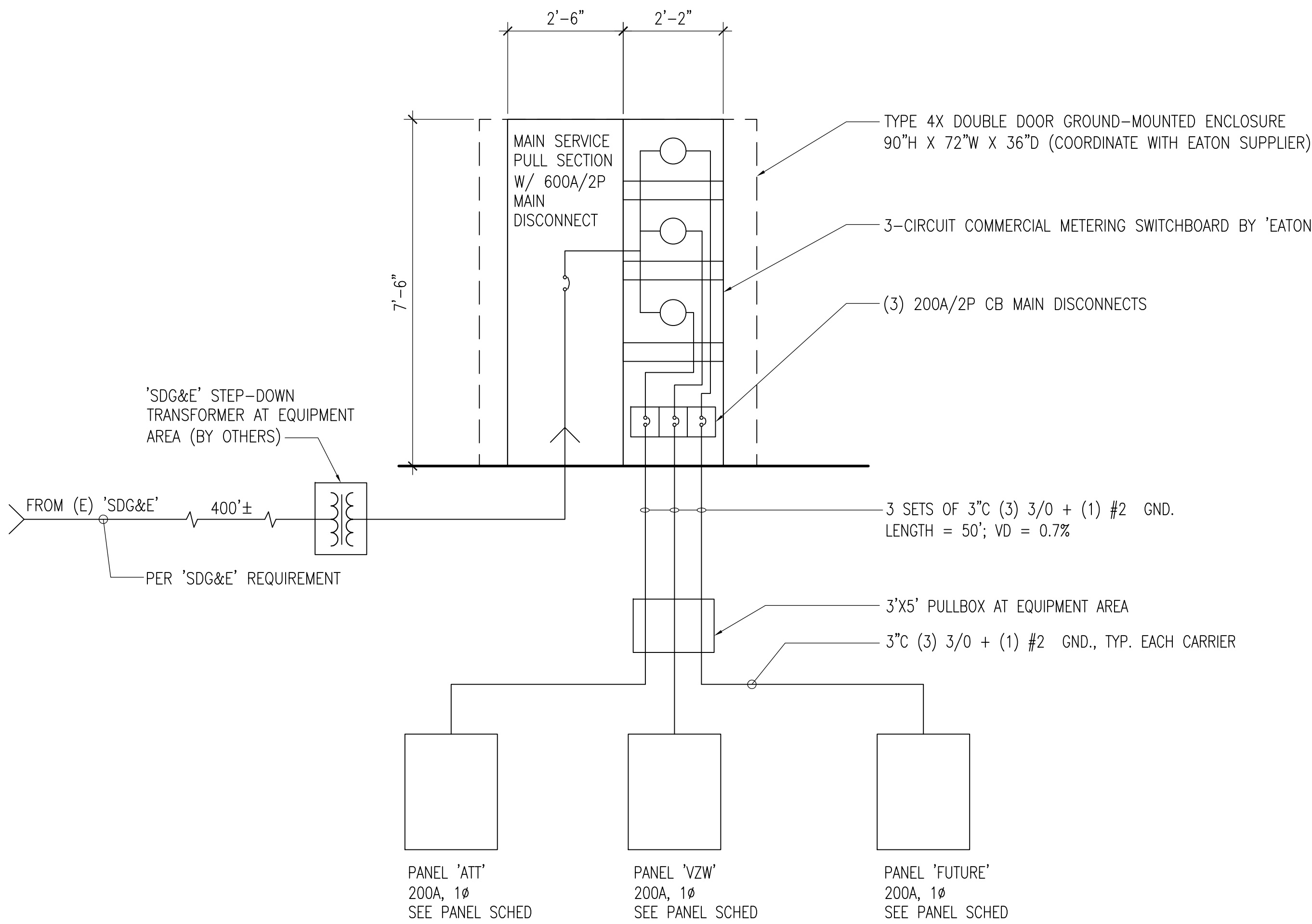
1

REVIEWED FOR CODE COMPLIANCE
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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: Ted Mirzakhanian, P.E.

DATE: July 28, 2021



SINGLE LINE DIAGRAM METER AT EQUIPMENT LOCATION

REVIEWED FOR CODE COMPLIANCE

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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: *Ted Mirzakhani*, P.E.

DATE: *July 28, 2021*

SCALE
N.T.S.

4

POWER PANEL SCHEDULES (SUBJECT TO CHANGE)

SCALE
N.T.S.

1

PANEL 'ATT' SCHEDULE											
					INTERSECT # MP1220042-3R-B						
120/240V, 1 PHASE, 3W					200A MAIN BKR (COMMERCIAL PWR) 65 KAIC SERIES RATED						
200A BUS, 65 KAIC					UL LISTED SERVICE ENTRANCE EQUIPMENT						
MAIN BREAKER RATING (A):					200		SYSTEM VOLTAGE (V): 240				
DESCRIPTION	VA	lc/nc	BKR	POSN	L1	L2	POSN	BKR	lc/nc	VA	DESCRIPTION
RECTIFIER SHELF #1	2000	C	30	1	2500		2	20	NC	500	GFCI RECEPTACLE
	2000	C		3		2300	4	20	NC	300	SERVICE LIGHTS
RECTIFIER SHELF #2	2000	C	30	5	2000		6				
	2000	C		7		2000	8				
RECTIFIER SHELF #3	2000	C	30	9	2000		10				
	2000	C		11		2000	12				
RECTIFIER SHELF #4	2000	C	30	13	2000		14				
	2000	C		15		2000	16				
RECTIFIER SHELF #5	2000	C	30	17	2000		18				
	2000	C		19		2000	20				
RECTIFIER SHELF #6	2000	C	30	21	2000		22				
	2000	C		23		2000	24				
RECTIFIER SHELF #7	2000	C	30	25	2000		26				
	2000	C		27		2000	28				
RECTIFIER SHELF #8	2000	C	30	29	2000		30				
	2000	C		31		2000	32				
				33	0		34				
				35		0	36				
				37	0		38				
				39		0	40				
				41	0		42				
PHASE TOTALS (VA):					16500	16300					
CURRENT PER PHASE (A):					171	169	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					32800	Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA): 32.8					
PANEL LOADING (100% non-cont. load) (kVA):					0.8						
PANEL LOADING (125% continuous load) (kVA):					40.0						
PANEL LOADING (TOTAL) (kVA):					40.8						
SPARE CAPACITY (kVA):					7.2						
NOTES:											
1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.											

PANEL 'VZW' SCHEDULE											
120/240V, 1 PHASE, 3W 200A BUS, 65 KAIC					INTERSECT # MP1220042-3R-B 200A MAIN BKR (COMMERCIAL PWR) 65 KAIC SERIES RATED UL LISTED SERVICE ENTRANCE EQUIPMENT						
MAIN BREAKER RATING (A):					200		SYSTEM VOLTAGE (V): 240				
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIER #1	2000	C	30	1	2500		2	20	NC	500	GFCI RECEPTACLE
	2000	C		3		2300	4	20	NC	300	EXTERIOR LIGHTS
RECTIFIER #2	2000	C	30	5	2000						
	2000	C		7		2000	8				
RECTIFIER #3	2000	C	30	9	2000						
	2000	C		11		2000	12				
RECTIFIER #4	2000	C	30	13	2000						
	2000	C		15		2000	16				
RECTIFIER #5	2000	C	30	17	2000						
	2000	C		19		2000	20				
RECTIFIER #6	2000	C	30	21	2000						
	2000	C		23		2000	24				
RECTIFIER #7	2000	C	30	25	2000						
	2000	C		27		2000	28				
RECTIFIER #8	2000	C	30	29	2000						
	2000	C		31		2000	32				
				33	0						
				35		0					
				37		0					
				39		0					
				41	0						
PHASE TOTALS (VA):					16500	16300					
CURRENT PER PHASE (A):					171	169	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					32800	Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA): 32.8					
PANEL LOADING (100% non-cont. load) (kVA):					0.8						
PANEL LOADING (125% continuous load) (kVA):					40.0						
PANEL LOADING (TOTAL) (kVA):					40.8						
SPARE CAPACITY (kVA):					7.2						
NOTES: 1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.											

PANEL 'FUTURE' SCHEDULE											
					INTERSECT # MP1220042-3R-B						
120/240V, 1 PHASE, 3W 200A BUS, 65 KAIC					200A MAIN BKR (COMMERCIAL PWR) 65 KAIC SERIES RATED UL LISTED SERVICE ENTRANCE EQUIPMENT						
MAIN BREAKER RATING (A):					200		SYSTEM VOLTAGE (V): 240				
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIER #1	2000	C	30	1	2500		2	20	NC	500	GFCI RECEPTACLE
	2000	C		3		2300	4	20	NC	300	EXTERIOR LIGHTS
	2000	C		5	2000		6				
RECTIFIER #2	2000	C	30	7		2000	8				
	2000	C		9	2000		10				
RECTIFIER #3	2000	C	30	11		2000	12				
	2000	C		13	2000		14				
RECTIFIER #4	2000	C	30	15		2000	16				
	2000	C		17	2000		18				
RECTIFIER #5	2000	C	30	19		2000	20				
	2000	C		21	2000		22				
RECTIFIER #6	2000	C	30	23		2000	24				
	2000	C		25	2000		26				
RECTIFIER #7	2000	C	30	27		2000	28				
	2000	C		29	2000		30				
RECTIFIER #8	2000	C	30	31		2000	32				
	2000	C		33	0		34				
				35		0	36				
				37	0		38				
				39		0	40				
				41	0		42				
PHASE TOTALS (VA):					16500	16300					
CURRENT PER PHASE (A):					171	169	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					32800	Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA): 32.8					
PANEL LOADING (100% non-cont. load) (kVA):					0.8						
PANEL LOADING (125% continuous load) (kVA):					40.0						
PANEL LOADING (TOTAL) (kVA):					40.8						
SPARE CAPACITY (kVA):					7.2						
NOTES: 1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.											

SCALE
N.T.S.

4

POWER PANEL SCHEDULES (SUBJECT TO CHANGE)

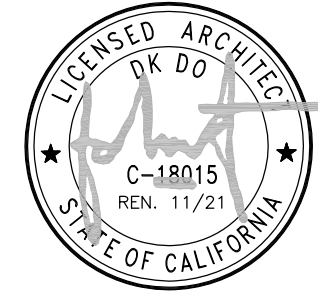
SCALE
N.T.S.

1

DCI PACIFIC

A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



RANCHO MISSION VIEJO

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

GAVIOTA PARTNERS LLC

1334 ANACAPA STREET
SANTA BARBARA, CA 93101

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

PERMIT APPLICATION #PA20-0195

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
--	08/12/20	CARRIER AREAS FOR REVIEW	KVT
--	08/27/20	INCCORP. REVIEW COMMENTS	KVT
--	10/22/20	PRELIM. ZD	KVT
--	11/25/20	INCCORP. RMV REDLINE	KVT
--	01/05/21	E-SHEETS ADDED	KVT
--	02/22/21	PLANNING COMMENT	KVT
--	03/16/21	PLANNING COMMENT	KVT

SHEET TITLE:

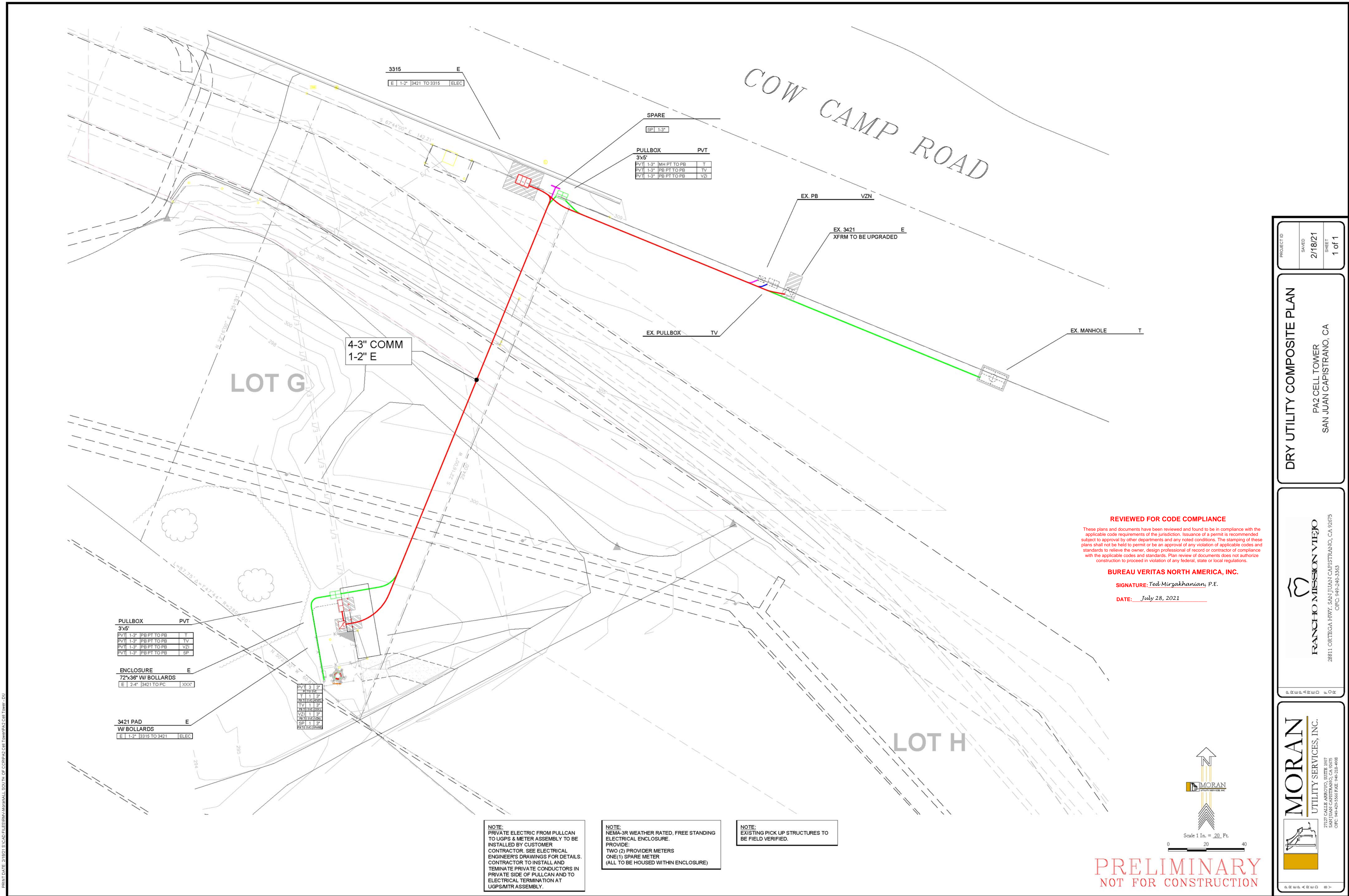
POWER PANEL SCHEDULES
AND SINGLE LINE DIAGRAM

SHEET NUMBER: ISSUE LEVEL:

E-3



PROJECT DATE: 01/21/21 15:24:00 FILED: 01/21/21 15:24:00 DRAWN BY: J. MORAN CHECKED BY: J. MORAN



NOTE:
PRIVATE ELECTRIC FROM PULLCAN
TO UPS & METER ASSEMBLY TO BE
INSTALLED BY CUSTOMER
CONTRACTOR. SEE ELECTRICAL
ENGINEER'S DRAWINGS FOR DETAILS.
CONTRACTOR TO INSTALL AND
TERMINATE PRIVATE CONDUCTORS IN
PRIVATE SIDE OF PULLCAN AND TO
ELECTRICAL TERMINATION AT
UPS/MTR ASSEMBLY.

NOTE:
NEMA-3R WEATHER RATED, FREE STANDING
ELECTRICAL ENCLOSURE.
PROVIDE:
TWO (2) PROVIDER METERS
ONE (1) SPARE METER
(ALL TO BE HOUSED WITHIN ENCLOSURE)

NOTE:
EXISTING PICK UP STRUCTURES TO
BE FIELD VERIFIED.

REVIEWED FOR CODE COMPLIANCE
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BUREAU VERITAS NORTH AMERICA, INC.
SIGNATURE: Ted Mirzakhanian, P.E.
DATE: July 28, 2021

PROJECT ID
PA2 CELL TOWER
SAN JUAN CAPISTRANO, CA

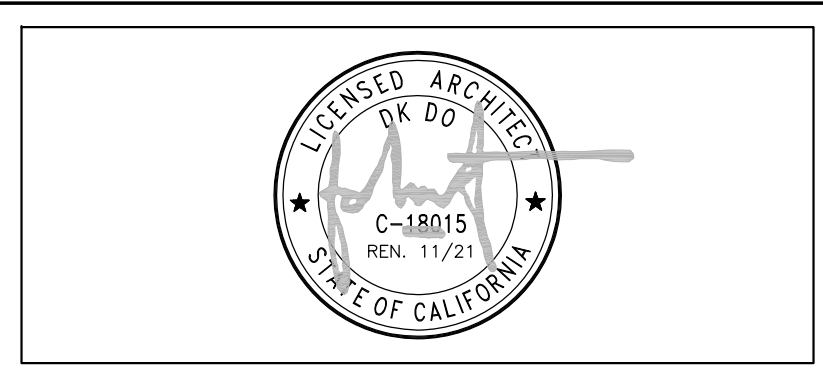
SAVED
2/18/21
SHEET
1 of 1

DRY UTILITY COMPOSITE PLAN

RANCHO MISSION VIEJO
28811 ORTEGA HWY, SAN JUAN CAPISTRANO, CA 92675
CPC 949-246-3363

MORAN
UTILITY SERVICES, INC.
7017 CALLE ARANJO, SUITE 200
SANTA ANA, CALIFORNIA 92705
CPC 949-246-3363 FAX: 949-238-8808

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614



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30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694
PERMIT APPLICATION #PA20-0195

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LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
KVT	BOK	DK

ISSUE STATUS:		
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--	11/25/20	INCORP. RMV REDLINE
--	01/05/21	E-SHEETS ADDED
--	02/22/21	PLANNING COMMENT
--	03/16/21	PLANNING COMMENT

SHEET TITLE:
**UTILITY
COORDINATION REPORT**
(PREPARED BY OTHERS,
PROVIDED FOR REFERENCE ONLY)

SHEET NUMBER:
E-4

ISSUE LEVEL:

OWNER'S NAME: RMV PA2 DEVELOPMENT LLC

ASSESSOR'S PARCEL NUMBER(S) 755-311-16

BASIS OF BEARINGS: (NAD83; EPOCH 2010)

THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) MONP, ELEVATION = 6152.68' AND 2) P472, ELEVATION = 567.11' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE BENCHMARK IS A LEAD & TAG LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF COW CAMP ROAD AND ESENCIA DRIVE. ELEVATION = 306.49'

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:

County: SAN DIEGO

Panel: 06059C0465J

Effective Date: 12/3/2009

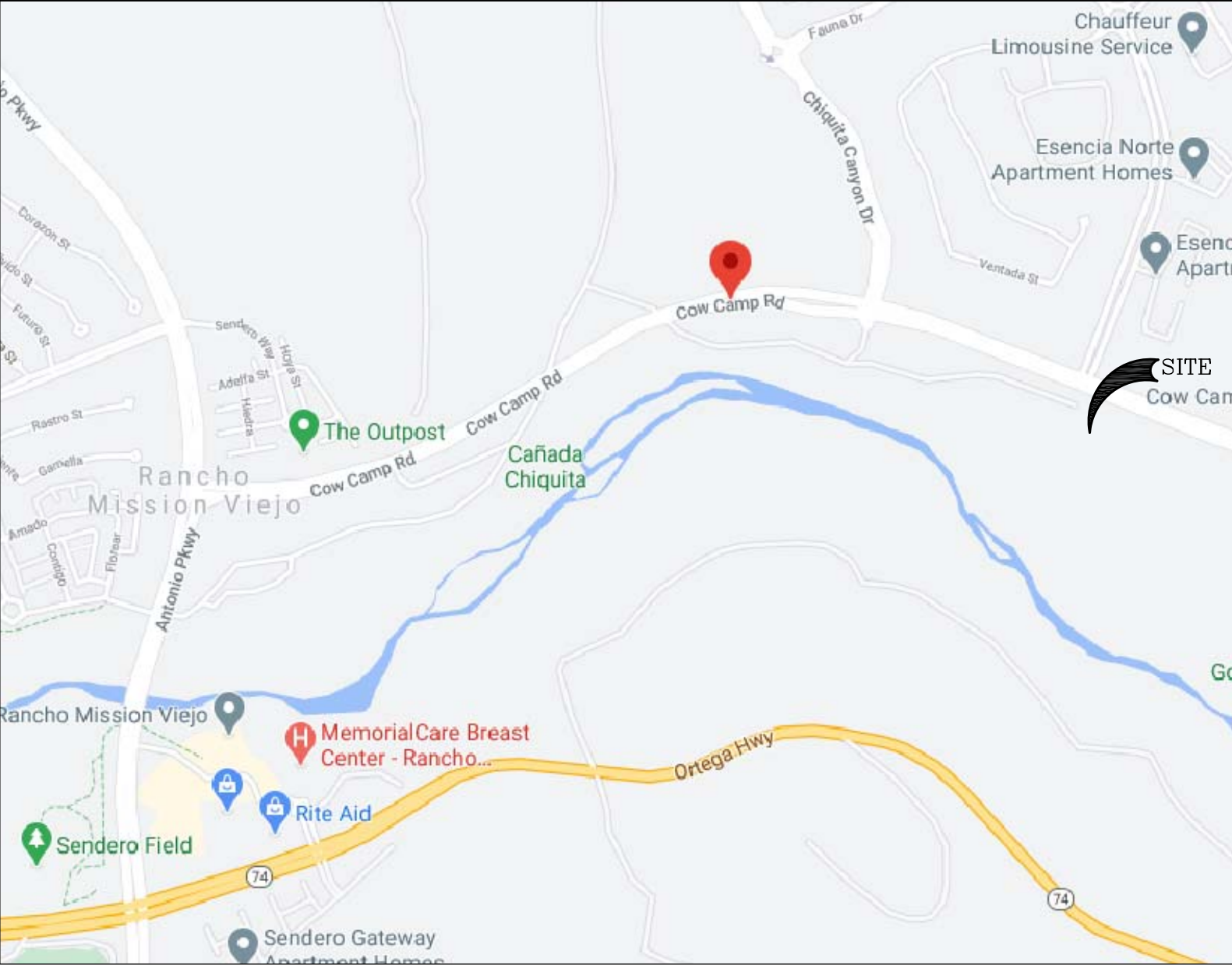
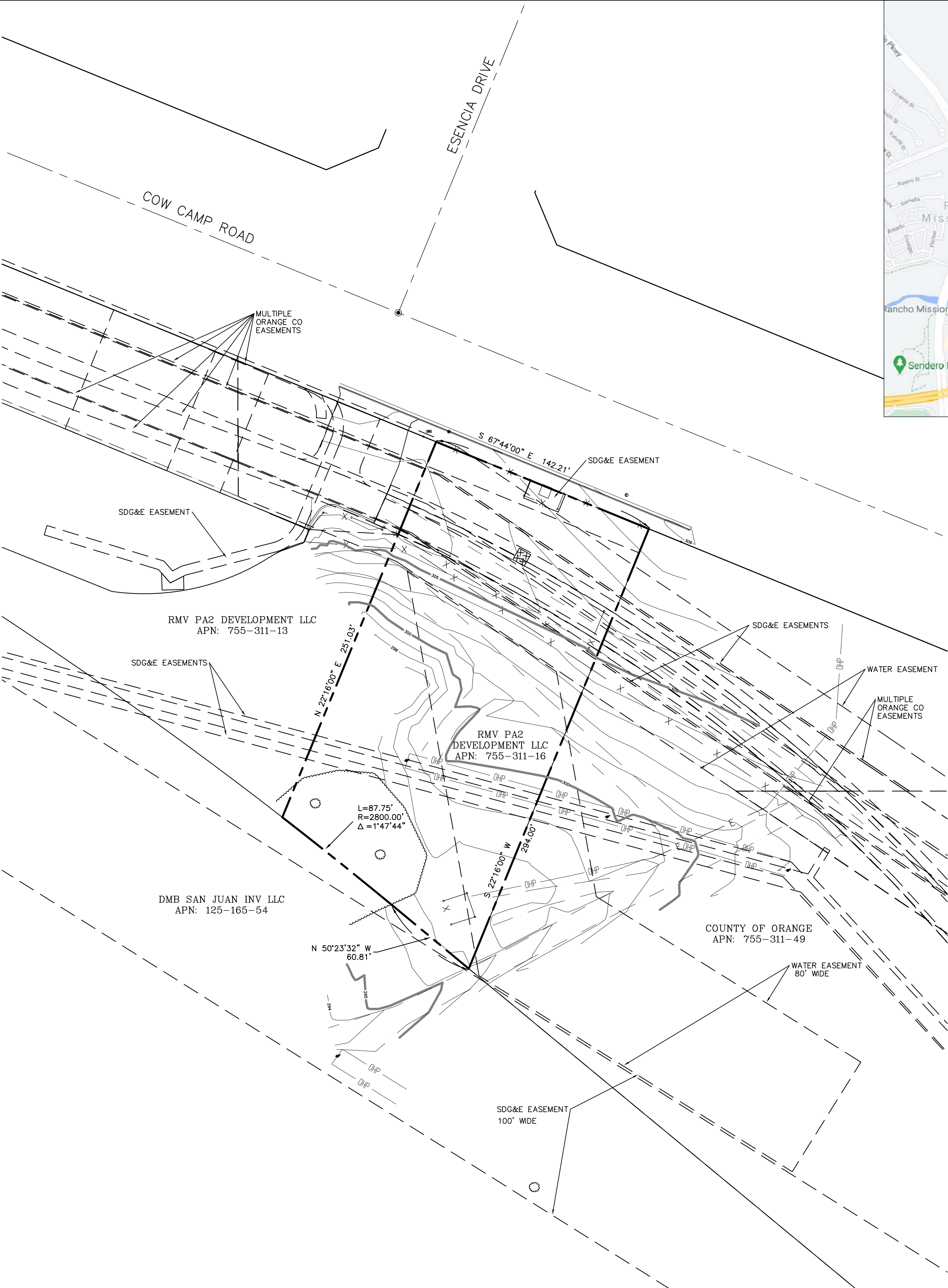
The Flood Zone Designation for this site is: ZONE: X

PROPERTY LEGAL DESCRIPTION

LOTS G OF TRACT NO. 17561, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 932, PAGES 1 THRU 38, INCLUSIVE, OF MAISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE REPORT NOTES

(WAITING FOR TITLE)



VICINITY MAP

REVIEWED FOR CODE COMPLIANCE

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BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: Ted Mirzakhanian, P.E.

DATE: July 28, 2021

LEGEND

These standard symbols will be found in the drawing.

- ⊙ ELECTRIC MANHOLE
- ⊙ MONUMENT FOUND
- ⊙ MICROWAVE
- ⊙ TOP OF ANTENNA
- ⊙ TREE TOP DECIDUOUS
- ⊙ TRAFIC SIGNAL BOX
- ⊙ UTILITY POLE
- BC BOTTOM OF CURB
- ELTR ELECTRICAL TRANSFORMER
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP2 LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- UP UTILITY POLE TOP
- WROH WIRE OVERHEAD

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- /// BUILDING EDGE
- OHP OVERHEAD WIRES

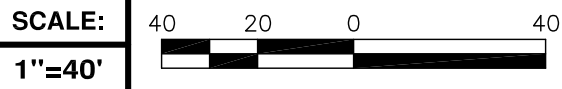
1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon where provided from Huitt-Zollars base maps of the community with our topographic data added based on the centerline monument at the intersection of Cow Camp Road and Esencia Drive as shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on September 30, 2020

OVERALL SITE PLAN



GENERAL NOTES

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

FLOYD
SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694

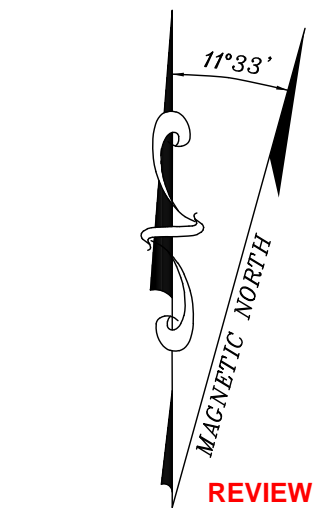
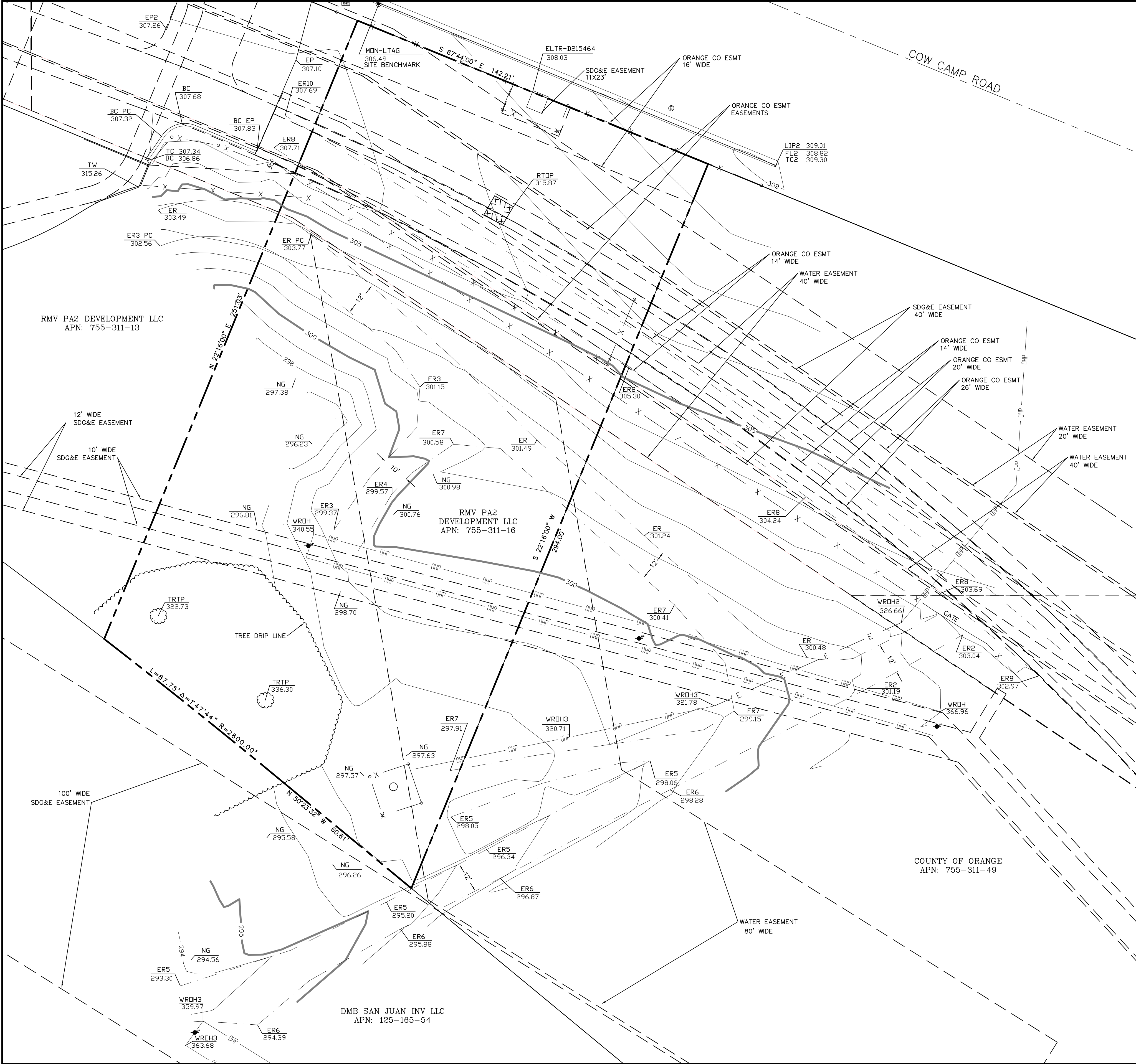
PERMIT APPLICATION #PA20-0195

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS1



REVIEWED FOR CODE COMPLIANCE

These plans and documents have been reviewed and found to be in compliance with the applicable code requirements of the jurisdiction. Issuance of a permit is recommended subject to approval by other departments and any noted conditions. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards to relieve the owner, design professional of record or contractor of compliance with the applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state or local regulations.

BUREAU VERITAS NORTH AMERICA, INC.

SIGNATURE: Ted Mirzakhanian, P.E.

DATE: July 28, 2021

LEGEND

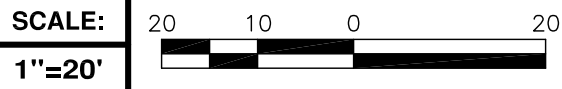
These standard symbols will be found in the drawing.

- ⊙ ELECTRIC MANHOLE
- ⊙ MONUMENT FOUND
- ⊙ MICROWAVE
- ⊙ TOP OF ANTENNA
- ⊙ TREE TOP DECIDUOUS
- ⊙ TRAFIC SIGNAL BOX
- ⊙ UTILITY POLE
- BC BOTTOM OF CURB
- ELTR ELECTRICAL TRANSFORMER
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP2 LIP OF GUTTER
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- UP UTILITY POLE TOP
- WROH WIRE OVERHEAD

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X- FENCE LINE
- /// BUILDING EDGE
- OHP- OVERHEAD WIRES

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon where provided from Huitt-Zollars base maps of the community with our topographic data added based on the centerline monument at the intersection of Cow Camp Road and Esencia Drive as shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on September 30, 2020

DETAIL SITE PLAN



GENERAL NOTES

DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com



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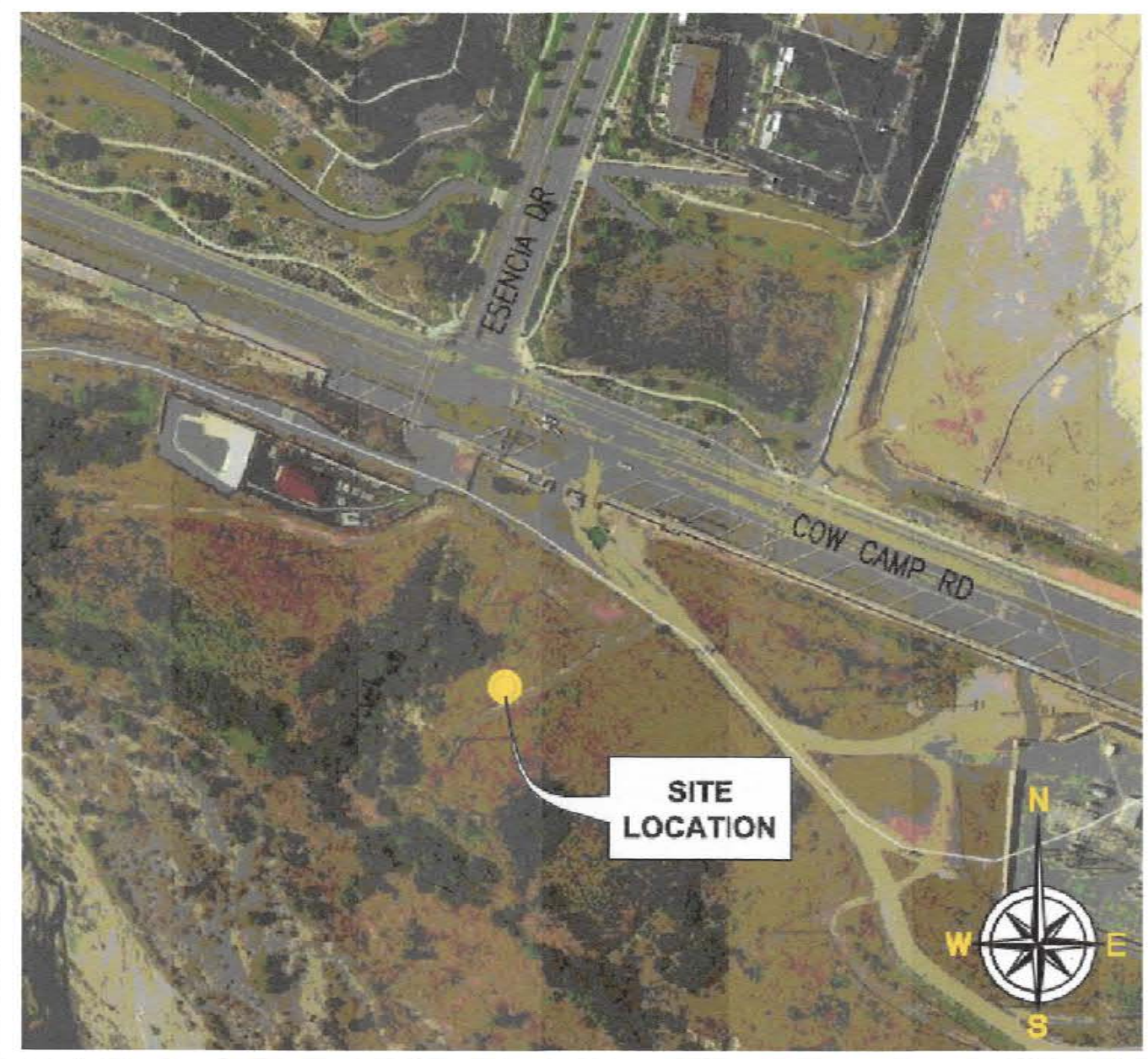
SOUTH OF COW CAMP

30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694
PERMIT APPLICATION #PA20-0195

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER

LS2



VICINITY MAP

ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development

Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: 292074

Fee Codes: PR145

Plan Type: Fire Master Plan

By: A. Guzman

Emp #: 4972 Date: 7/19/2024

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY

Call at least 48 hours in advance to schedule inspections: (714) 573-6150

Notes:

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS
PROJECT LOCATION: RANCHO MISSION VIEJO - SOUTH COW CAMP ROAD
PARCEL MAP NUMBER: 127-21 PARCEL 16
TRACT NUMBER: 17561
LOT NUMBER: G

DETAILED SCOPE OF WORK
THIS FIRE MASTER PLAN HAS BEEN PREPARED FOR A PROPOSED WIRELESS CELLULAR TELECOMMUNICATIONS FACILITY DEMONSTRATING THE LOCATIONS OF THE PROPOSED BACKUP GENERATOR AND BATTERY STORAGE. THERE ARE NO PROPOSED BUILDINGS AS PART OF THIS FACILITY, ONLY THE EQUIPMENT INDICATED ON SHEET F-2, AND A MONOPOLE UTILIZED FOR ANTENNAS.

NUMBER OF UNITS OR HOMES IN DEVELOPMENT: 0
NO PROPOSED BUILDINGS

SPECIAL CONDITIONS
FIRE HAZARD SEVERITY ZONE STATE RESPONSE AREA

NUMBER OF STORIES: NO PROPOSED BUILDINGS

BUILDING HEIGHT: NO PROPOSED BUILDINGS

OCCUPANCY TYPE (CHECK ALL THAT APPLY)
* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN

SUBMITTAL
GROUP U (UNMANNED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION
TYPE VB

OCFA STANDARD FIRE MASTER PLAN NOTES

- INSPECTION REQUIREMENTS
- 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 OCFA GUIDELINE B-09 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 OCFA GUIDELINE B-09 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 OCFA STANDARD. 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 OCFA GUIDELINE B-09. 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 CFC AND OCFA GUIDELINES.
 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 EAVE LINES 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 ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC 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. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
 23. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.

STAKEHOLDERS
BUILDING DEPARTMENT: COUNTY OF ORANGE
PLANNING DEPARTMENT: COUNTY OF ORANGE
PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE
WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

ADDRESSING NOTES
PREMISES IDENTIFICATION CBC 501.2, CFC 505.1
THREE POSSIBLE CONFIGURATIONS OF BUILDINGS OR UNITS WITHIN A BUILDING MAY EXIST AND ARE IDENTIFIED AS FOLLOWS: FREESTANDING BUILDINGS, MULTI-UNIT BUILDINGS, OR MULTI-BUILDING CLUSTERS. COMMON TO ALL CONFIGURATIONS ARE THE REQUIREMENTS LISTED IN SECTIONS A THROUGH E BELOW. PROJECTS MAY ALSO BE SUBJECT TO SPECIFIC ADDRESS AND WAYFINDING SIGNAGE REQUIREMENTS CONTAINED IN THE LOCAL JURISDICTION'S MUNICIPAL ORDINANCE OR SECURITY CODE, WHICH MAY BE MORE RESTRICTIVE THAN THE REQUIREMENTS LISTED IN THIS GUIDELINE. FOR PROJECTS LOCATED IN THE CITY OF IRVINE, PLEASE SEE IRVINE UNIFORM SECURITY CODE, SECTIONS 5-9-516.B & C AND SECTION 5-9-517L. FOR PROJECTS LOCATED IN SRA LAND, PLEASE SEE FSR ARTICLE 3 IN GUIDELINE B-09A FOR ADDITIONAL ADDRESSING REQUIREMENTS.
A. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION OF ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD ON WHICH THE PROPERTY IS ADDRESSED. ADDRESSES SHALL NOT BE LOCATED WHERE THEY HAVE THE POTENTIAL OF BEING OBSTRUCTED BY SIGNS, AWNINGS, VEGETATION, OR OTHER BUILDING/SITE ELEMENTS. AN ADDRESS MONUMENT AT THE VEHICLE ENTRANCE OR OTHER LOCATION CLEARLY VISIBLE AND LEGIBLE FROM THE PUBLIC ROAD MAY BE PROVIDED IN LIEU OF AN ADDRESS ON THE STRUCTURE WHERE ONLY A SINGLE BUILDING WITH A SINGLE STREET ADDRESS IS PRESENT AND NO OTHER STRUCTURES ARE ACCESSIBLE FROM THE FIRE LANE SERVING THAT STRUCTURE.
B. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
C. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES OR MORE IN HEIGHT FOR SINGLE-FAMILY RESIDENTIAL STRUCTURES/DUPLEXES, OR INDIVIDUAL UNIT NUMBERS IN MULTI-FAMILY RESIDENTIAL STRUCTURES AND 6 INCHES OR MORE FOR COMMERCIAL STRUCTURES OR THE PRIMARY BUILDING ADDRESS OR ADDRESS RANGE POSTED ON MULTI-FAMILY RESIDENTIAL STRUCTURES. THE 6-INCH NUMBERS SHALL HAVE A ONE-INCH STROKE AND THE 4-INCH NUMBERS SHALL HAVE A ¼-INCH STROKE, OR AS REQUIRED BY LOCAL ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. BUILDING SETBACKS, ELEVATION, AND LANDSCAPING CAN AFFECT THESE MINIMUM SIZE REQUIREMENTS.
D. ADDRESS NUMBERS MAY BE REQUIRED TO BE INTERNALLY OR EXTERNALLY ILLUMINATED BY THE LOCAL JURISDICTION'S SECURITY CODE. WHILE NOT REQUIRED BY THE OCFA, ILLUMINATION OF ADDRESSES IS RECOMMENDED TO FACILITATE RAPID LOCATION OF A SITE OR BUILDING.
E. WHERE IT IS UNCLEAR AS TO WHICH STREET A BUILDING IS ADDRESSED TO (E.G., A BUILDING IS ACCESSED ONLY FROM A STREET OTHER THAN THE ONE IT IS ADDRESSED TO; MULTIPLE MAIN ENTRANCES TO THE SITE, OR BUILDING ITSELF, FRONT DIFFERENT STREETS), THE NAME OF THE STREET SHALL ALSO BE IDENTIFIED AS PART OF THE POSTED ADDRESS.
F. MULTI-UNIT BUILDINGS - SUITE/APARTMENT NUMBERS SHALL BE PLACED ON OR ADJACENT TO THE PRIMARY ENTRANCE FOR EACH SUITE/APARTMENT AND ANY OTHER DOOR PROVIDING ACCESS TO FIRE DEPARTMENT PERSONNEL DURING AN EMERGENCY. MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL, IN ADDITION, HAVE APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD.
G. MULTI-BUILDING CLUSTERS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION(S) OF ALL BUILDINGS THAT FORM THE CLUSTER. IF ALL BUILDING ADDRESSES ARE NOT CLEARLY VISIBLE OR LEGIBLE FROM THE PUBLIC ROAD SERVING THE STRUCTURES, AN ADDRESS MONUMENT SHALL ALSO BE PROVIDED AT THE ENTRY POINT(S) TO THE SITE INDICATING THE RANGE OF ADDRESSES ACCESSIBLE FROM THAT ENTRANCE.

APPLICABLE CODES
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
APPLICABLE NFPA STANDARDS
LOCALLY ADOPTED ORDINANCES CITY: COUNTY ORANGE
CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE
OCFA GUIDELINES

DEFERRED SUBMITTALS
THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
BATTERY/ENERGY STORAGE SYSTEM

PREREQUISITE PLANS
PLANNING APPLICATION: SDP PA20-0195

PROJECT DIRECTORY
ARCHITECT
BUSINESS NAME: DCI PACIFIC
CONTACT NAME: DK DO
ADDRESS: 26 EXECUTIVE PARK, SUITE 170
CITY: IRVINE STATE: CA ZIP: 92614
PHONE: 949.475.1000
EMAIL: DK@DCIPACIFIC.COM

PROPERTY OWNER
BUSINESS NAME: RMV PA2 DEVELOPMENT LLC
CONTACT NAME: TARA ANN FOREMAN, PM
ADDRESS: 28811 ORTEGA HIGHWAY
CITY: SAN JUAN CAPISTRANO STATE: CA ZIP: 92675
PHONE: 949.240.3363
EMAIL: TFOREMAN@RANCHOMV.COM

OWNER REPRESENTATIVE
BUSINESS NAME: GAVIOTA PARTNERS LLC
CONTACT NAME: CHRIS ELLIOT, PM
ADDRESS: 1334 ANACAPA STREET
CITY: SANTA BARBARA STATE: CA ZIP: 93101
PHONE: 805.637.5460
EMAIL: CE@GAVIOTAPARTNERS.COM

DESIGNED:	7	FPS	NO	DATE
DRAWN:	6	FPS	NO	
CHECKED:	5	FPS	NO	
DATE:	4	FPS	NO	
SCALE:	3	07/13/2021	NO	
SPECIFIED ON SHEET	2		NO	
REVISIONS	1		NO	

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

NO OCFA REVIEW REQUIRED

PLAN REVIEW ONLY

PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:

firesafe

PLANNING SOLUTIONS

307 N. EL CAMINO REAL, SUITE 208

SAN CLEMENTE, CA 95227

(949) 240-5611

RANCHO MISSION VIEJO

SOUTH COW CAMP WIRELESS SITE

ORANGE COUNTY FIRE AUTHORITY

COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

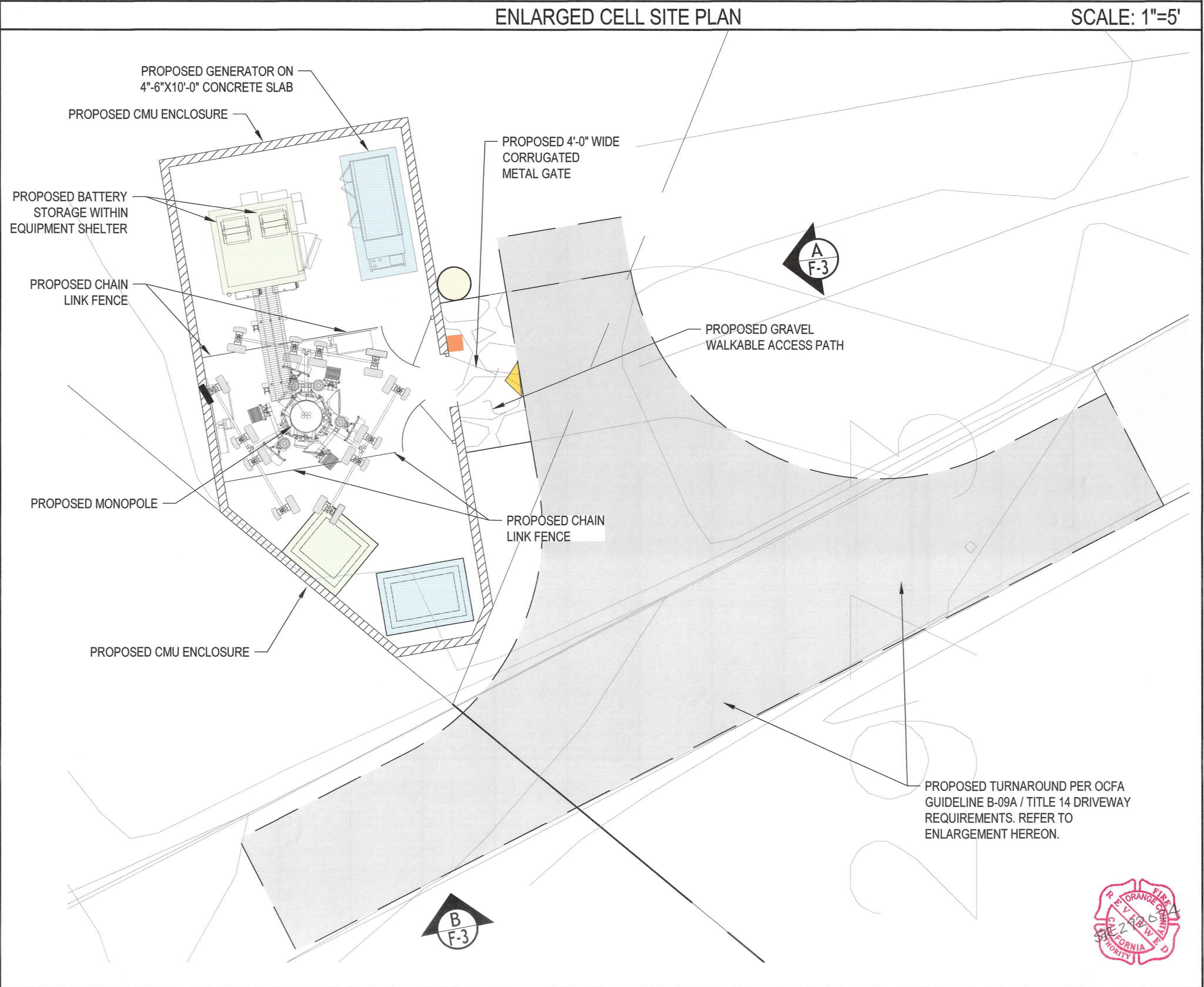
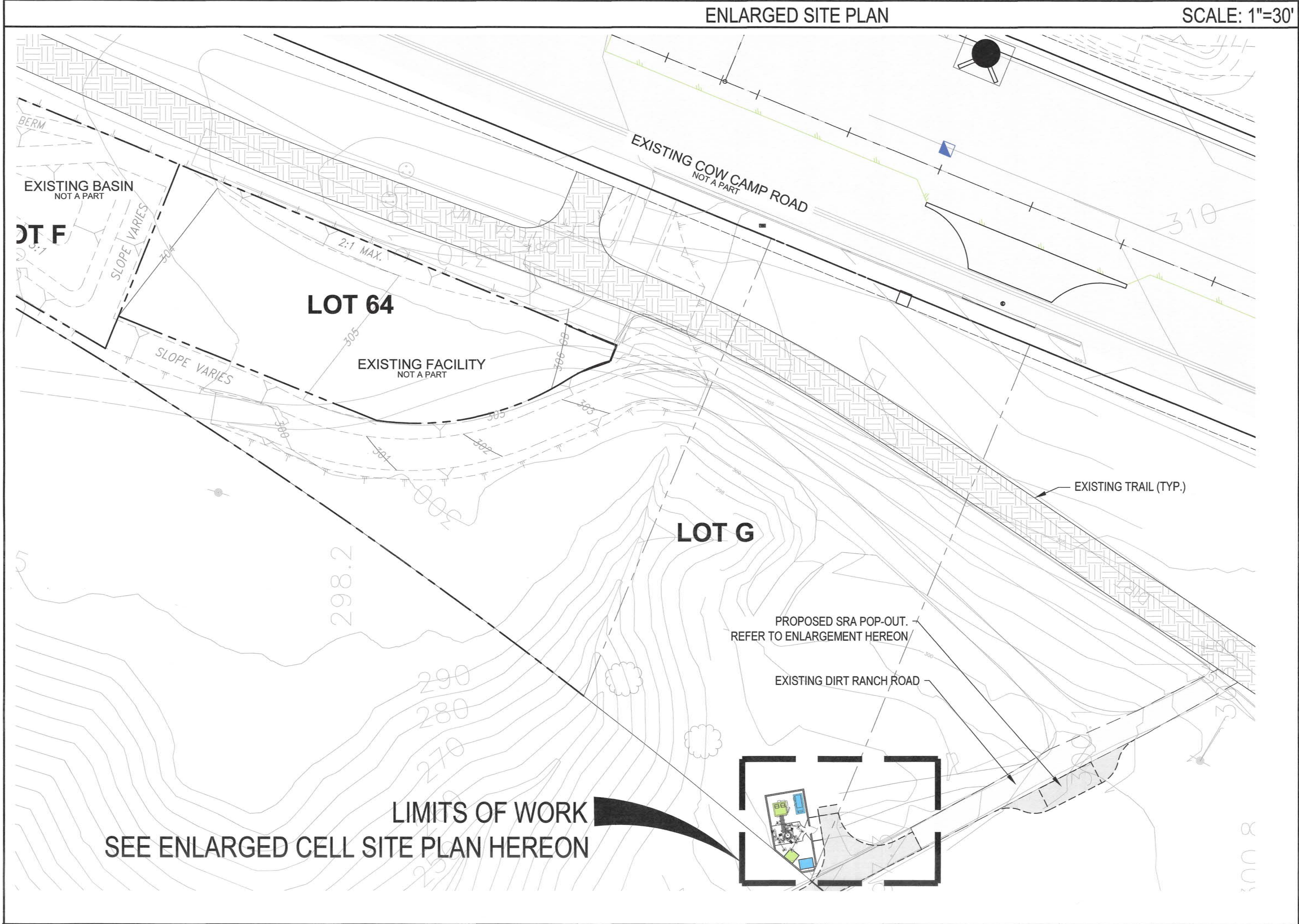
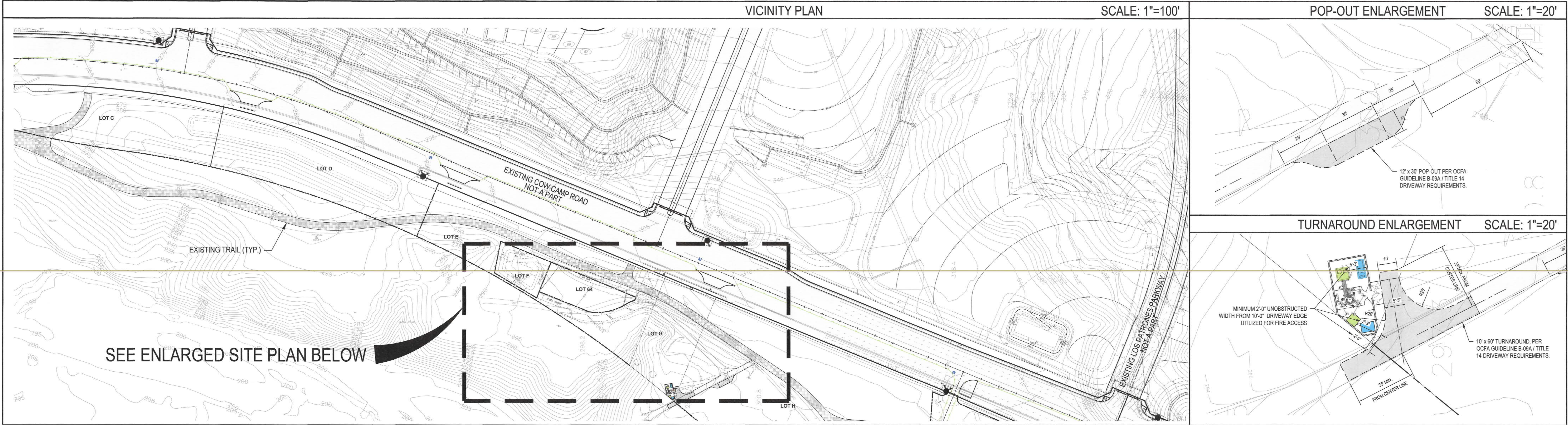
SERVICE REQUEST NUMBER

292074

SHEET

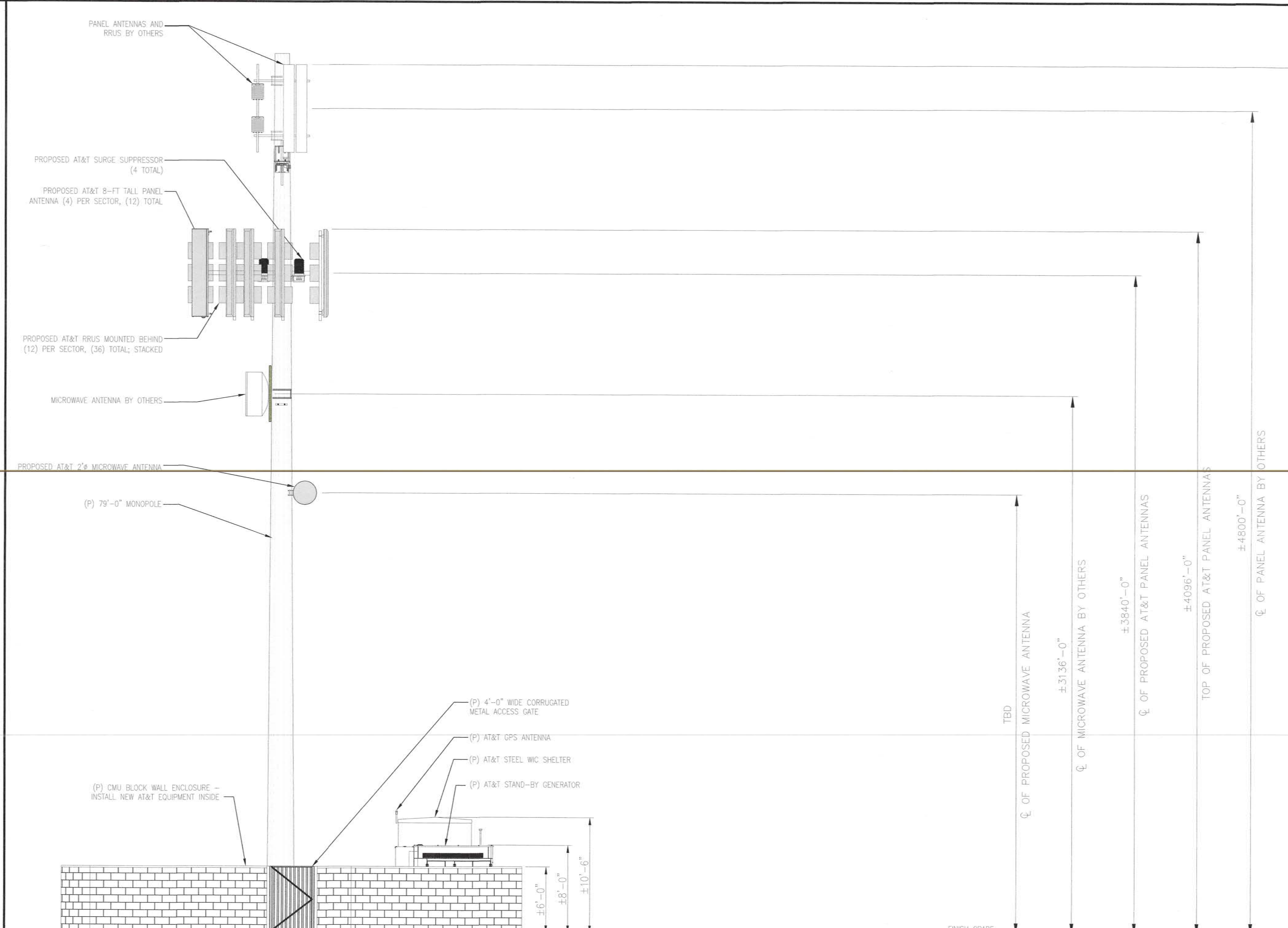
F-1

OF 3



NO.	REVISION	LEGEND				PREPARED BY: PLANNING SOLUTIONS 302 N. EL CAMINO REAL, SUITE 208 SAN CLEMENTE, CA 92672 (949) 240-5911	OWNER/PREPARED FOR: RANCHO MISSION VIEJO 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3303	TITLE: FIRE MASTER PLAN SOUTH OF COW CAMP - WIRELESS SITE OCFA SR292074 ORANGE COUNTY FIRE AUTHORITY	DATE: 07/13/2021
		EXISTING FIRE HYDRANT WITH BLUE REFLECTIVE MARKER	INDICATES GENERATOR LOCATION ON CONCRETE SLAB. DIESEL STORAGE FOR THE GENERATOR SHALL COMPLY WITH CHAPTER 57 OF THE CALIFORNIA FIRE CODE, AS LOCALLY ADOPTED, AND ANY APPLICABLE OCFA GUIDELINES AND REQUIREMENTS.	EXISTING TRAIL - NOT A PART OF THIS REVIEW	EXISTING DRIVE - NOT A PART OF THIS REVIEW				SHEET: F-2 OF 3
		INDICATES APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR SUB-KEYED KNOX PAD LOCK	6" MINIMUM ADDRESSING	PROPOSED IMPROVEMENTS FOR A TURNAROUND AND POP-OUT PER OCFA GUIDELINE B-09A / TITLE 14 DRIVEWAY REQUIREMENTS. CAPABLE OF SUPPORTING 40,000 LBS. IMPROVEMENTS SHALL MEET THE "SCIENTIFIC TECHNICAL EMERGENCY ACCESS ROAD REQUIREMENTS" PROVIDED ON SHEET F-3					
		INDICATES BATTERY STORAGE LOCATION INSIDE EQUIPMENT SHELTER. BATTERY STORAGE SHALL COMPLY WITH CHAPTER 12 OF THE CALIFORNIA FIRE CODE, AS LOCALLY ADOPTED, AND ANY APPLICABLE OCFA GUIDELINES AND REQUIREMENTS.	INDICATES GATE ENTRY						

NOT TO SCALE



GEOTECHNICAL ENGINEER LETTER FOR EMERGENCY ACCESS ROADS WEIGHT REQUIREMENTS

Of 3

[illegible]

ATTACHMENT 3

COW CAMP 75 vs 65 feet RC

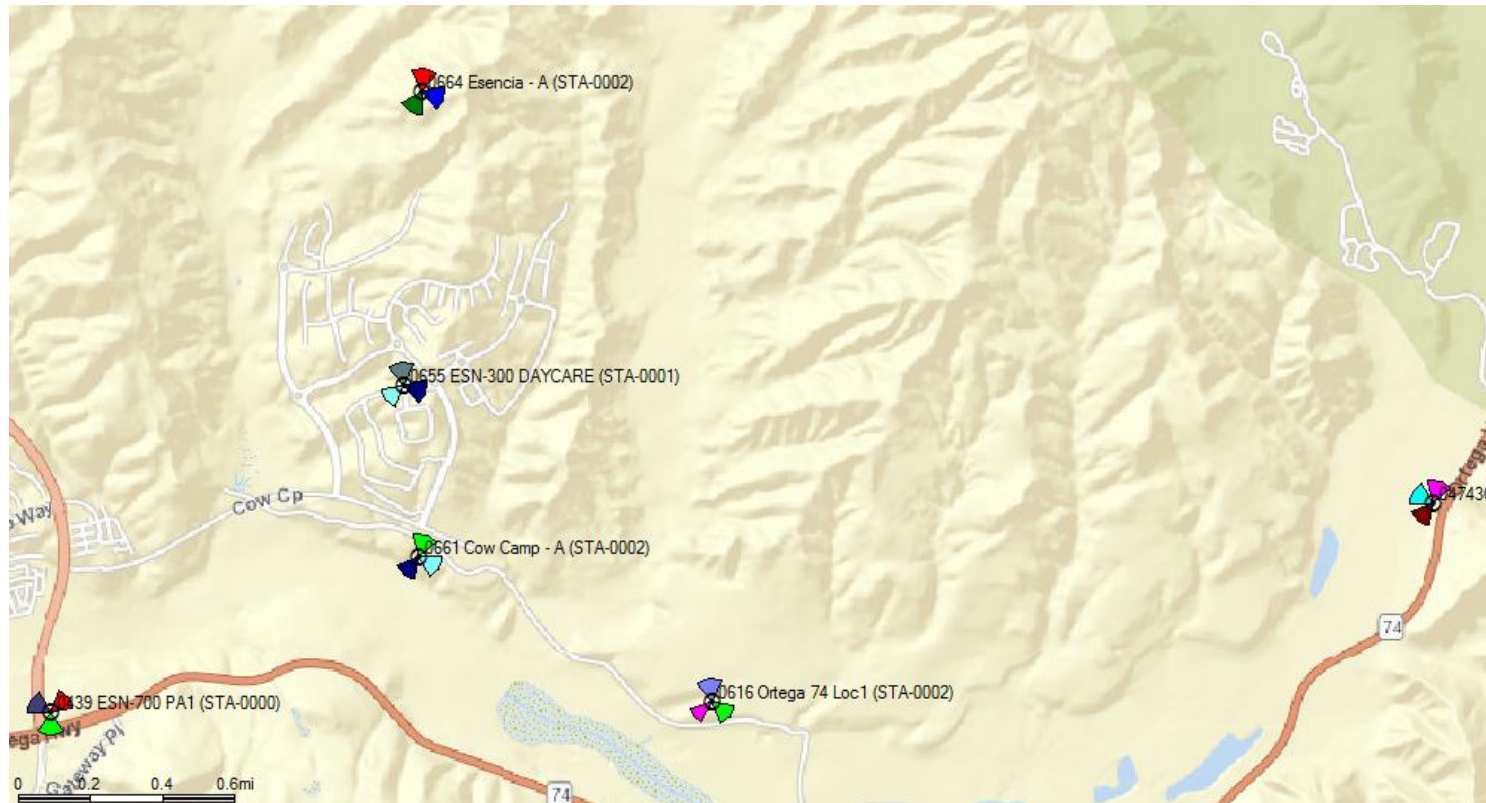
Propagation Maps

June 5th 2020



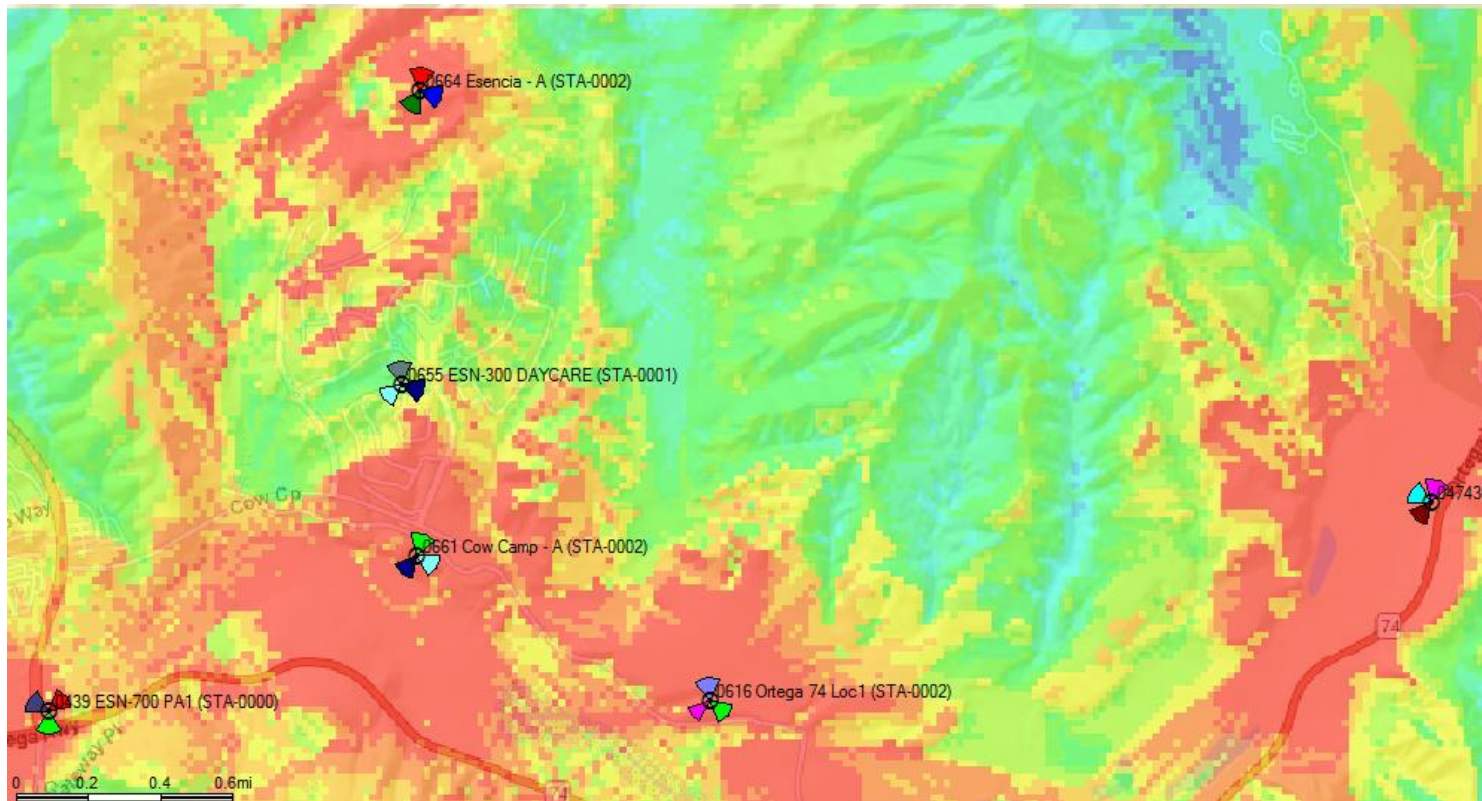
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LTE:-Map with COW CAMP 75 RC



LTE: RSRP –Coverage with COW CAMP 75 RC without ESN 300

1		-65		RSRP Level (DL) (dBm) >= -65
2		-70		RSRP Level (DL) (dBm) >= -70
3		-75		RSRP Level (DL) (dBm) >= -75
4		-80		RSRP Level (DL) (dBm) >= -80
5		-85		RSRP Level (DL) (dBm) >= -85
6		-90		RSRP Level (DL) (dBm) >= -90
7		-95		RSRP Level (DL) (dBm) >= -95
8		-100		RSRP Level (DL) (dBm) >= -100
9		-105		RSRP Level (DL) (dBm) >= -105
10		-110		RSRP Level (DL) (dBm) >= -110
11		-115		RSRP Level (DL) (dBm) >= -115
12		-120		RSRP Level (DL) (dBm) >= -120



LTE: RSRP –Coverage with COW CAMP 65 RC without ESN 300

1		-65	RSRP Level (DL) (dBm) >= -65
2		-70	RSRP Level (DL) (dBm) >= -70
3		-75	RSRP Level (DL) (dBm) >= -75
4		-80	RSRP Level (DL) (dBm) >= -80
5		-85	RSRP Level (DL) (dBm) >= -85
6		-90	RSRP Level (DL) (dBm) >= -90
7		-95	RSRP Level (DL) (dBm) >= -95
8		-100	RSRP Level (DL) (dBm) >= -100
9		-105	RSRP Level (DL) (dBm) >= -105
10		-110	RSRP Level (DL) (dBm) >= -110
11		-115	RSRP Level (DL) (dBm) >= -115
12		-120	RSRP Level (DL) (dBm) >= -120

