



ITEM #1

SUBDIVISION COMMITTEE PRELIMINARY REPORT

DATE:	February 16,	2020
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TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

- **SUBJECT:** "A" Vesting Tentative Tract Map 19163 for Planning Area 3, Subarea 3.2, Ranch Planned Community
- PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19163 (VTTM 19163) to subdivide 51.73 acres into 60 numbered lots for residential development, recreation areas, and community monument signage, and 19 lettered lots for open space, graded/landscaped slopes, and access roads. The map comprises the area identified as Subarea 3.2b in Planning Area 3 of the Ranch Plan Planned Community.

Gobernadora Canyon and north of Ortega Highway, in the 5th Supervisorial District.

- **ZONING:** Ranch Plan Planned Community
- **GENERAL** 6 "Urban Activity Center" **PLAN:**
- **LOCATION:** The project site is located in the eastern portion of Subarea 3.2 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of

OWNER RMV PA3 Development, LLC ('RMV')

/SUBDIVIDER:

- APPLICANT: Rancho Mission Viejo Jay Bullock, Vice President, Planning and Entitlement
- STAFFRobert Zegarra, Contract Planner, Land Development DivisionCONTACT:Phone: (714) 667-8893FAX: (714) 667-7560Email: robert.zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

- 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; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19163, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM19163. 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 increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM19163.
 - 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 VTTM19163, subject to the attached Findings and Conditions of Approval.

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

BACKGROUND AND EXISTING CONDITIONS:

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

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

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the applicant's plan to develop Planning Area 3 in smaller phases. Tract 17932 was recorded on December 22, 2021 for the western portion of Subarea 3.2, identified as Subarea 3.2a. Rough grading is currently underway for Subarea 3.2a and builder level "B" vesting tentative tract maps are currently in plan check. The eastern portion of Subarea 3.2, identified as Subarea 3.2b, is currently being mass graded. The applicant has submitted VTTM 19163 for Subarea Plan 3.2b which is the next level of entitlement for the development of Subarea Plan 3.2.

Proposed Project

Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19163 (VTTM 19163) to subdivide 51.73 acres into 60 numbered lots for residential development, a recreation area, and community monument signage, and 19 lettered lots for open space /landscaped slopes. Of the 60 numbered lots, 55 are intended to be sold to merchant builders for the development of 545 dwelling units. The 5 remaining numbered lots have been designated for a recreation area (1 lot) and community monument signage (4 lots).

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Vacant land, Future Subarea 3.4 development
- East: Vacant land, Future Subarea 3.2b development
- South: Future Residential Tracts 19025, 19027, and 19030
- West: Gobernadora Canyon

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

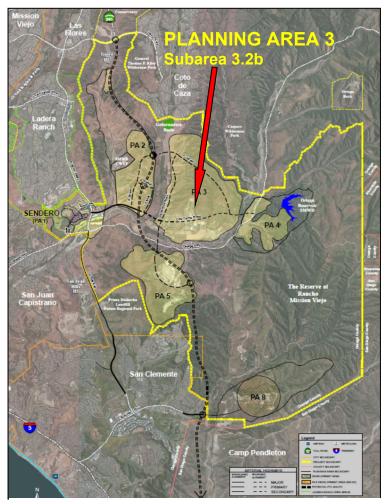


Exhibit 1 - General Vicinity Map

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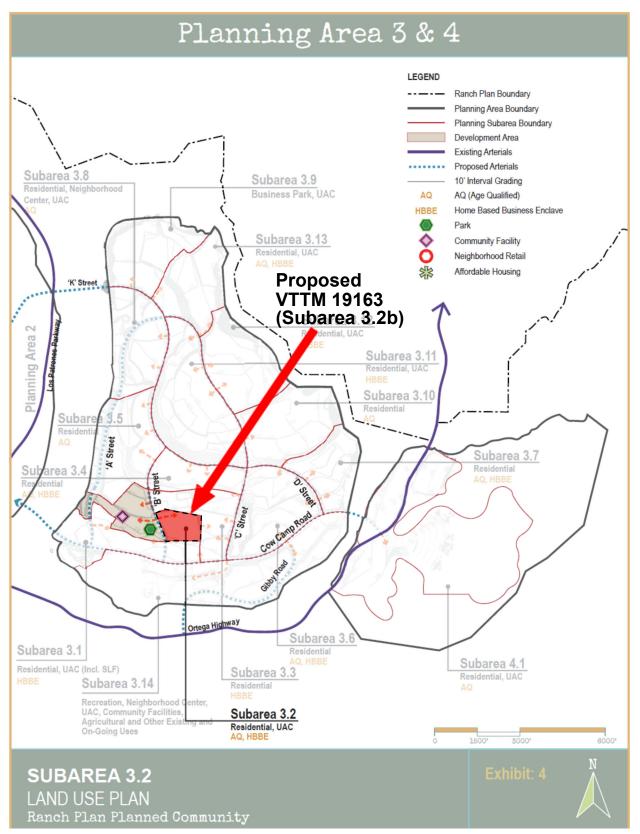


Exhibit 2 – Land Use Map for Subarea 3.2

DISCUSSION/ANALYSIS:

Subarea Plan 3.2

The approved Subarea Plan 3.2 identifies 102 gross acres for development with a maximum of 805 residential dwelling units and 5 acres of public parkland. Tract 17932 has been approved for development of the western portion of Subarea 3.2, which has been identified as Subarea 3.2a. Builder level "B" tentative tract maps and site development permits are currently in process within Tract 17932 for the development of 279 dwelling units on 59.55 gross acres, which is well below the maximum 805 dwelling units permitted within Subarea 3.2. VTTM19163 is now proposed for the remaining (eastern) portion of Subarea 3.2, which has been identified as Subarea 3.2, b.

The proposed uses within VTTM 19163 are consistent with Subarea Plan 3.2 proposing residential uses east of Gobernadora Canyon and north of Subarea 3.1. However, in combination with approved Tract 17932, the proposed 545 dwelling units on 51.73 gross acres for VTTM 19163 exceed the maximum development permitted within Subarea 3.2. More specifically, VTTM 19163 exceeds the maximum development for Subarea 3.2 by 19 units and 9.28 gross acres. The boundary line between Subarea 3.2 and 3.3 depicted on the tract map (Exhibit 3) reflects that the tract boundary for VTTM 19163 extends beyond the Subarea 3.2 boundary.

Per the Ranch Plan PC Text Section II.A.4.e., any revision proposing to increase or decrease the number of acres assigned to a Planning Subarea shall be offset by a corresponding increase or decrease of acreage to the affected Planning Subareas. Such adjustments are considered a necessary and routine result of the more refined planning process and do not require an Area Plan so long as a substantial change in policy would not result and total dwelling unit counts are not exceeded. As noted above, the total approved dwelling unit count for Subarea 3.2 (805) is will be exceeded by 19 units, or 2.3%.

As noted in Ranch Plan PC Text Section II.A.4.f., any revision to reallocate the number of dwelling units from one Planning Area to another by 10% or less shall require an amended Statistical Table and area plans subject to the approval of the Deputy Director. Therefore, the development proposed under VTTM 19163 shall require amendments to the area plans for Subareas 3.2 and 3.3, and the PC Statistical Table. Condition of Approval #8 has been included to require the necessary amendments be approved prior to the submittal of any final map for VTTM19163.

General Description

The presented VTTM 19163 proposes 60 numbered lots and 19 lettered lots with access to the tract to be provided by Legado Road and future Pablo Way. Internal tract access will be provided by a central public collector street (Williams Way) and a subsystem of public and private residential level streets. The tract map includes a recreation area (Lot 18) located in the center of the project adjacent to residential development. Residential lots are proposed throughout the project site with the intent of being further subdivided through future merchant builder "B" Vesting Tentative Tract Maps. The following table provides a statistical breakdown of uses proposed within VTTM 19163:

TT19163 STATISTICAL SUMMARY

Lot No.	Use	Acreage (gross)
1-17, 19-56	Residential Lots (55 lots)	35.63
18	Recreation Area (1 lot)	1.26
57-60	Entry Monument Lots (4 lots)	0.14
A-S	Open Space/Slopes (19 lots)	9.74
	Proposed Public Streets	4.96
	TOTAL	51.73

Consistency Analysis:

Proposed "B" VTTM 19163 is consistent with:

- a. State Subdivision Map Act and County of Orange Subdivision Code and Manual.
- b. General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.
- c. Zoning: Planned Community. The proposed map is in conformance with the County of Orange Planned Community District regulations as regulated by the Ranch Plan Planned Community Program Text, statistical summary, and development maps.
- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.2, and the PA3 Master Area and Subarea Plan Amendments (PA180030).
- CEQA: The proposed map is consistent with Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved February 25, 2015.
- f. Alternative Development Standards: All previously approved Alternative Development Standards that will be incorporated into the development are listed on the cover page of proposed VTTM 19163.
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

Estimated Earthwork

The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3), Subarea Plan 3.2, and Addendum 3.1) and related mass grading permit GRD19-0108. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. A Master Plan of Drainage (MPD) consistent with the PA3 and 4 ROMP has been established for the project site (Subarea 3.2b). VTTM 19163 is consistent with this MPD, however no MPD fees are required.

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities There are no regional park dedication requirements applicable to the subject map.
- Master Plan of Regional Riding and Hiking Trails There are no riding and hiking trail requirements applicable to the subject map.
- Master Plan of Local Parks (Local Park Code) The proposed map is required to provide park land in accordance with Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan Planned Community originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, and 3rd Amendment approved on November 20, 2019.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that 85 acres of creditable parkland are anticipated in Planning Areas 3 and 4. Specifically, for Subarea 3.2 the Ranch Plan LPIP indicates 5 acres of public parkland are required. Tract 17932 for Subarea 3.2a was recorded including 10.52 acres for the development of public parkland (Lots 52-54), which exceeds the requirement for all of Subarea 3.2. Therefore, there is no additional public park land required within VTTM 19163, and subject map is consistent with the Ranch Plan LPIP.

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

Public Services & Utilities

- Schools This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District ("District"). The District stated in their Preliminary Water Sewer Letter dated January 17, 2022 that the District can and will provide water and sewage disposal service to this development.
- Water Quality Control This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.

- Fire Protection and Safety Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this development. This property is within the area covered by the Ranch Plan Fire Protection Program (RPFPP) and a project specific Fire Master Plan (SR# 295408) has been approved in compliance with all applicable regulations.
- County Service Area (CSA) This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

- Scenic Highway Corridors There are no Scenic Highways applicable to this map.
- Access/Highways/Streets/Roads Access to the site is provided from Legado Road and proposed Pablo Way. Internal tract access will be provided by a central public collector street (Williams Way) followed by a subsystem of residential level streets, composed of both public and private streets.
- Major Thoroughfare and Bridge Fee Program This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 292618 approved on July 16, 2021. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 19163 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #19 of the title sheet VTTM 19163, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the "Notes" portion of the cover page of VTTM 19163. The following approved Ranch PC Alternative Development Standards (approved September 26, 2018) are proposed as part of VTTM 19163:

- A-18 Modified Knuckle
- B-2 Intersection Sight Line Standards
- B-8a Residential Corner Ramp Condition Typical Intersection
- B-9 Modified Color Of Curb Ramp Detectable Warning Surface
- C-6 Additional Parkway And Street Median Trees
- G-8 Reduced Local Depression On Public Streets
- J-1 NEV Intersection Treatments
- J-2 NEV Signage
- J-5 Class III NEV Route

RANCH PLAN COMPLIANCE MATRIX & CONDITIONS OF APPROVAL

Subsequent to the overall Ranch Plan approvals and settlement agreements, a program was developed to further assist in monitoring all applicable project conditions, mitigations, requirements and other provisions. These have been compiled into a single document, the Mitigation Regulation Compliance Matrix, which identifies more than 600 required items for the Ranch Plan. Provisions applicable to The Planning Area 3 Master Area Plan and Subarea Plans have been separated and identified by permit type and/or milestone in the Mitigation Regulation Compliance Matrix as Appendix C. Staff has reviewed applicable compliance matrix items for VTTM 19163 and finds the project has met its obligations for Tentative Tract Map approval. The list of applicable provisions is from the following sources:

- Final EIR No. 589 Mitigation Measures, Project Design Features and Standard Conditions
- Ranch Plan Planned Community Zoning Regulations/Conditions
- Development Agreement requirements
- South County Roadway Improvement Program (SCRIP) requirements
- Resource Organization Settlement Agreement (ROSA) requirements
- Service Provider Agreement requirements
- Additional applicable County Standard Conditions

Non-Residential Lots

Condition of Approval #7 has been included to ensure that Lot 18 is developed exclusively for use as a recreation area, and Lots 57 through 60 are developed exclusively as locations for monument signage as depicted on VTTM 19163. None of these lots shall be developed as residential or for any other uses and a note shall be provided on the final map(s) indicating as such.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on February 4, 2021. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the County Administration South (CAS) Building, as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "A" VTTM 19163.

CONCLUSION:

Based upon the review of the subject submittal, staff supports approval of the applicant's proposed Vesting Tentative Tract Map 19163 pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO), Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

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

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

CERTIFICATION:

I hereby certify that the Tentative Tract Map 19163 was approved by the Orange County Subdivision Committee on February 16, 2022, per the findings in Appendix A and the conditions in Appendix B.

Laree Alonso, Subdivision Committee Chairperson

APPENDICES:

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

ATTACHMENTS:

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

APPEAL PROCEDURE:

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

APPENDIX A



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Appendix A Findings TT19163

EIR AND ADDENDUM

TT19163 That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; and Addendum 3.1 (PA140072 - PA140081) approved on February 25, 2015 prior to project approval:

a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of VTTM19163, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;

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 Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM19163. 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 Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

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.

2 ENVIRONMENTAL MONITORING TT19163

That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072 - PA140081).

3	GENERAL PLAN CONSISTENCY	TT19163
That the proposed	map is consistent with the Orange County General F	Plan.
4	DESIGN & IMPROVEMENT	TT19163
That the design ar	nd improvement of the proposed subdivision are cons	sistent with the Orange County General Plan.
5	DEVELOPMENT TYPE	TT19163
That the proposed	site is physically suitable for the proposed type of de	evelopment.
6	DEVELOPMENT DENSITY	TT19163
That the proposed	site is physically suitable for the proposed density of	f development.
7	ENVIRONMENTAL DAMAGE	TT19163
	f the subdivision or the proposed improvements are dlife or their habitat.	e not likely to cause substantial environmental damage or substantial and avoidable
8	PUBLIC HEALTH	TT19163
That the design of	the subdivision and the type of improvements propos	sed are not likely to cause serious public health problems.
9	PUBLIC EASEMENTS	TT19163
	of the subdivision and the type of improvements pro- blic-at-large for access through or use of property wi	oposed will not conflict with easements of record or established by court judgment thin the proposed subdivision.
10	SUBDIVISION / ZONING CODE CONSISTENC	Y TT19163
That the proposed	subdivision complies with the requirements set forth	in the Orange County Subdivision Code and the Orange County Zoning Code.
11	ZONING CONSISTENCY	TT19163
	nd improvement of the proposed subdivision are suit regulations pursuant to Section 7-9-254 of the Subdiv	table for the uses proposed, and the subdivision can be developed in compliance with vision Code.
12	SEWER SYSTEM	TT19163 (Custom)
That the dischard	e of waste from the proposed subdivision into the e	existing sewer system of the Water District will not result in violations of existing

of the Water District will not result in violations of existing ing charge e prop requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

NATURAL HEATING AND COOLING

FEE PROGRAMS

That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).

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That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County:

A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.

B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.

C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.

TT19163

TT19163

Appendix A: Findings - TT19163

D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.

E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.

15	EXPIRATION OF MAPS	TT19163
That because of participation Map Act.	in fee programs for off-site improvements,	this project will qualify for consideration under Section 66452.6 of the Subdivision
16	LOCAL PARK CODE	TT19163 (Custom)

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LOCAL PARK CODE

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

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DEVELOPMENT AGREEMENT TT19163 That the Development Agreement contains provisions requiring developer participation in fee programs, facility construction and development phasing and is therefore in compliance with the adopted Growth Management Element in terms of public services and facilities being made available to accommodate development.

APPEAL OF EXACTIONS

TT19163 That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.

APPENDIX B

Appendix B Conditions of Approval TT19163

RANCH PLAN REGULATION COMPLIANCE MATRIX TT19163 The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix: to the satisfaction of the appropriate decision maker listed in each applicable Regulation Compliance Matrix item. The applicable requirements are listed below and attached as Appendix C a. Prior to Recordation: 139: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants CC&R Prohibition 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary) 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) - Drainage Study 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 529: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 532: EIR 589 Standard Condition 4.5-4 (D04b) - Master Plan of Drainage 533: EIR 589 Standard Condition 4.5-5 (D06b) - Subordination of Easements 534: EIR 589 Standard Condition 4.5-5 (D06b) - SMWD Easements 535: EIR 589 Standard Condition 4.5-6 (D07b) - Regional Facility Improvements 536: EIR 589 Standard Condition 4.5-7 (D10) - Runoff Management Plan 536: EIR 589 Standard Condition 4.5-7 (D10) – Runoff Management Plan
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
544: EIR 589 Standard Condition 4.6-2 (T01) – Vehicular Access Rights
545: EIR 589 Standard Condition 4.6-3 (T02) – Private Street Improvements
546: 546.1: 546.2 & 546.3: SC 4.6-4: (T04) – Street Improvements
549: EIR 589 Standard Condition 4.6-7 (T08) – Traffic Signal Conduit
540: EIR 589 Standard Condition 4.6-7 (T08) – Traffic Signal Conduit 550, 550.1, 550.2 & 550.3: EIR 589 Stand. Cond. 4.6-8 (T12) - Internal Circulation 551: EIR 589 Standard Condition 4.6-9 (T13b) - Traffic Signal Maintenance Easement 552: EIR 589 Standard Condition 4.6-10 (T14b) – Traffic Signal Installation 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation 589.1: EIR 589 Standard Condition 4.15-1 - Water Improvement Plans 597: EIR 589 Standard Condition 4.15-9 - Capistrano Unified School District fees 619: Ranch Plan Fire Prot. Program Cond. 4 - OCFA Administrative Approval b. Prior to Approval of Site Development Permit 109: EIR 589 Mitigation Measure 4.7-3 - Shade Trees in Parking Lot Design 110: EIR 589 Mitigation Measure 4.7-3 - Use of Light-Colored Roof Materials c. Prior to Issuance of Grading Permits 521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary) 524: EIR 589 Stand. Cond. 4.4-3 (G04) - Off-site Letter of Consent (if necessary) 525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) - Drainage Improvements 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP) 540: EIR 589 St. Cond. 4.5-10 (WQ04) - Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) - Erosion and Sediment Control Plan 548: EIR 589 Standard Condition 4.6-6 (T07) - Sight Distance 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 - Fugitive Dust 556, 556,1, 556,2 & 556,3; EIR 589 Standard Condition 4,7-2 - Emission Control 557: EIR 589 Standard Condition 4.8-1 (N10) - Hours of Construction 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation 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 d. Prior to Precise Fuel Modification Plans: 138: EIR 589 Mitigation Measure 4.9-27 - Invasive Plants and Fuel Modification e. Prior to Issuance of Building Permit: 111: EIR 589 Mitigation Measure 4.7-3 - Use of Light-Colored Roof Materials 140: EIR 589 Mitigation Measure 4.9-28 - Open Space habitat, light shields 206: EIR 589 Mitigation Measure 4.15-5 - Capistrano Unified School District fees 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP) 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan 547: EIR 589 Standard Condition 4.6-5 (T05) - Major Thoroughfare & Bridge Fees 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) - Internal Circulation 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) - Sound Attenuation 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 (LGOI) – Light and Glare 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials 617: Ranch Plan Fire Prot. Program Cond. 3.e. - Vegetation Clearance

Appendix B: Conditions of Approval - TT19163

f. Prior to Combustible Construction:

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

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

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

i. Prior to Release of Grading Bond:

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3

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

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.

TT19163

WATER QUALITY MANAGEMENT PLAN TT19163

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

- Detailed site and project description

- Potential stormwater pollutants

- Post-development drainage characteristics

- Low Impact Development (LID) BMP selection and analysis

- Structural and Non-Structural source control BMPs

- Site design and drainage plan (BMP Exhibit)

- GIS coordinates for all LID and Treatment Control BMPs

- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

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

4 COMPLIANCE WITH THE NPDES IMPLEMENTATION TT19163 PROGRAM

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

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications

- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP

- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP;

- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;

- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan

- Demonstrate that the applicant has RECORDED one of the following:

1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's 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. (Appendix C - Items 539, 539.1, 539.2)

INDEMNIFICATION

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.

TT19163

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5

BEST MANAGEMENT PRACTICES

TT19163

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.

7 LOTS 18 AND 57-60 TT19163

Prior to recordation of the final tract map, a note shall be provided on the map indicating Lot 18 shall be developed exclusively for use as recreation area and Lots 57 through 60 shall be developed exclusively for use as locations for monument signage as depicted on VTTM 19163, and that none of these lots shall be developed as residential lots or for any other use, subject to the satisfaction of the Manager, Land Development.

8

SUBAREA PLAN AMENDMENTS TT19163

Prior to the submittal of any final maps for VTTM 19163, amendments to the area plans for Subareas 3.2, 3.3, and the PC Statistical Table shall be required to address the relocation of Subarea boundaries and the reallocation of residential units. Per the Ranch Plan PC Text Section II.A.4.f., amendments to the area plans and Statistical Table shall be subject to the approval of the Deputy Director.

APPENDIX C

ltem 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. P i 521	rior to I			ding Permit Prior to the issuance of a grading permit	S 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.):	f the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)		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

ltem 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
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.):	 Design provisions for surface drainage; Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a) 	See above	See above		Each PA

ltem 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
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.):	 Design provisions for surface drainage; and Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 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.):	 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

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10		Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	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	Inspection Division (Regional Water	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		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)	Building Permits,	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
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 day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under- carriages of trucks leaving construction sites.	See above	See above		Each PA

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
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _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

ltern 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
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	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	Development Services and County of Orange	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	(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

ltern 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
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
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

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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*	evidence that a County- certified archaeologist has been retained to observe	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
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 and salvage and catalogue fossils and salvage and catalogue 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)	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

* In Coordination with Manager, OC Planned Communities

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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:	building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids	Planning & Development Services- Director, OC Planning (OCFA)	Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.		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, 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. P	rior to F 137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)		Fuel Md MM 4.9-27 (cont.)	Odification P Prior to the approval of Precise Fuel Modification Plans	lans 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 P	rior to l	celland	o of Bui	Iding Permit			l		l	l		
<u>с.</u> Р 111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits		Light-colored roof materials	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 Applica ble 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.	Unified School	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

ltern No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
537		EIR 589		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:	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	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.):	 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

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540		EIR 589	SC 4.5-10		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 (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)		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
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

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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.):	 Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12) 	See above	See above		Each PA
550.4		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	(cont.)		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)	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

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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)	5 /	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
562		EIR 589		Prior to the issuance of building or grading permits	Noise- Generating Equipment (Non- Residential Projects):		Noise- Generating Equipment (Non- Residential Projects):	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)	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

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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)	Manager of	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development- Services- Director, OC Planning (OCFA)	Hazardous Materials Assessment and Disclosure Statement		Each PA

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617		Fire Prot. Prog.		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		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		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.	D irector, PDS, Director, OC Planning			

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d. P	rior to (Combu		onstruction								
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. D	uring C	onstru	ction	1								
197	196 (EIR 589, MM 4.14-13)	EIR 589		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. Pr	ior to Is	ssuanc	e of Cert	tificates of C	Decupancy	1	•					
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;	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 0&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 0&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		Each PA

ltem 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
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)		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	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, Gonstruction and Manager, Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange 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:	 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: Approved "A" Zone planting has been installed and approved irrigation has been activated. Approved fuel modification zone markers have been installed. Accessways every 500 feet (or as approved) have been installed. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 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		

ltem 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
g. Pi	rior to I	Release	e of Grad	ding 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 af first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	the archaeologist' s follow-up		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, Beachee & Parke. 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 & Parke. HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	the paleontologist' s follow-up		Each PA

ltem 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
576		EIR 589	· /	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	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	Harbors,- Beaches & Parks- HBP/Coastal and- Historical Facilities OC Public Works/OC Planning*	payment of curatorial fee if an applicable		Each PA

ATTACHMENT 1



August 4, 2021 Updated September 23, 2021

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

SUBJECT:

Application for "A" Vesting Tentative Tract Map 19163, Subarea 3.2b of Rancho Mission Viejo

Dear Ms. Jiménez,

PROPERTY OWNER:

The specific land ownership entity for the proposed project site is RMV PA3 Development LLC (referred to as Rancho Mission Viejo, or "RMV"). The site will eventually be the site of six "B" Vesting Tentative Tract Maps for sites to be purchased and developed by neighborhood builders.

PROJECT LOCATION:

The TT19163 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.2 in unincorporated Orange County, California.

PROJECT DESCRIPTION:

Rancho Mission Viejo requests Subdivision Committee approval of "A" Vesting Tentative Tract Map 19163 within Rancho Mission Viejo (Ranch Plan) Planning Area 3 (Rienda), in the easterly portion of Subarea 3.2.

General access to the tract is to be provided by future Legado Road, Saddle Way and Williams Way (all proposed to be public).

Proposed VTTM 19163 includes 60 numbered lots, including:

- 55 residential lots are proposed throughout the project site with the intent of being further subdivided by "B" VTTMs proposed later this year by neighborhood builders.
- 1 Recreation Area lot in the middle of the project
- 4 Entry Monument lots

The proposed VTTM 19163 also includes 19 lettered lots for the purposes of open space, slopes and trails.

The table on the following page provides a statistical breakdown of VTTM 19163 proposed uses:

Lot No.	Use	Acreage (gross)
1-17, 19-56	Residential Lots (55 lots)	35.63
18	Recreation Area (1 lot)	1.26
57-60	Entry Monuments (4 lots)	0.14
A-S	Open Space/Slopes (19 lots)	9.74
	Proposed Public Streets	4.96
	TOTAL	51.73

TT19163 STATISTICAL SUMMARY

PREVIOIUS PLANNING APPROVALS:

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

The proposed VTTM is consistent with previously approved Master Area Plan and Subarea Plans for Planning Area 3 approved on September 11, 2019 (PA180030) including Subarea Plan 3.2. The proposed grading permit applications for VTTM 19163 will be processed concurrently.

PREVIOUS CEQA COMPLIANCE:

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

EXISTING LAND USE:

Vacant land, partially previously rough graded (per GRD19-0108 and GRD19-0175 and per CEQA document P PA180030) to allow for future development.

ZONING:

Project area is zoned as a Development Area by the Ranch Plan Planned Community (PC) and shall be processed per the implementation procedures detailed in the PC Text, Master Area Plan and Subarea Plans for Planning Area 3 (PA180030) including Subarea Plan 3.2. The proposed subdivision and eventual land uses are in compliance with the Residential Uses approved by the PA3.2 Subarea Plan.

CONSISTENCY ANALYSIS:

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

- a. General Plan The OC General Plan Land Use Element designates Subarea 3.2 of Ranch Plan as "1B, Suburban Residential (0.5 to 18 du/ac)", per GPA 01-01. The proposed VTTM is consistent with the 1B "Suburban Residential designation.
- b. Zoning The proposed VTTM is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).
- c. State Subdivision Map Act and County of Orange Subdivision Code and Manual In Compliance.
- d. Area Plans The proposed VTTM will be consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.2 (PA180030) per an Area Plan amendment to be approved prior to recordation of Tract 19163.
 - Subarea 3.2a ("A" TT17932) is consistent with the approved Subarea Plan 3.2 land use plan (PA180030), but the proposed 3.2b TT19163 boundary expands Subarea 3.2 by 20 acres beyond the 102 gross acres approved per PA180030, for a total of 122 gross acres. TT17932 and TT19163 together total 111 net acres, and the westerly portion of Subarea 3.2 west of Ranch Camp (not part of TT17932) totals an additional 9 gross acres.
 - The proposed dwelling units anticipated to be built within TT19163 are consistent with approved Subarea Plans 3.2 and 3.3, but the Area Plan amendment mentioned above will bring the Subareas 3.2 and 3.3 boundary lines and acreages into consistency with TT17932 and TT19163 (see exhibit on following page). In addition, the Subarea Plan amendment will true up the dwelling unit totals for Subareas 3.1 through 3.5 as follows:
 - 3.1 THRU 3.5 TOTALS:
 - 2,985 DU per approved Subarea Plans
 - 2,985 DU approved and proposed

SUBAREA 3.1

- 775 DU per approved Subarea Plan
- 671 DU per projects under construction

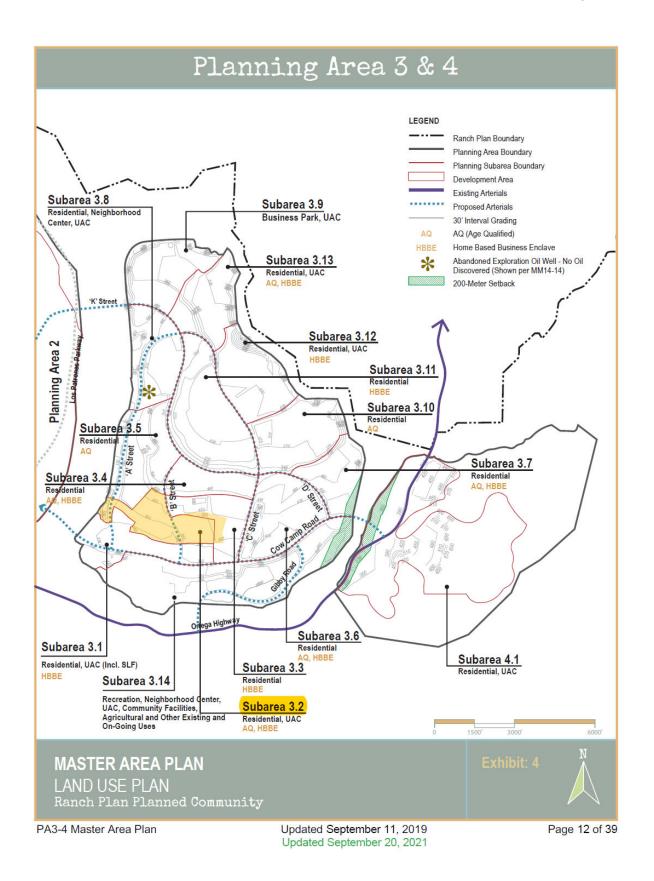
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SUBAREA 3.2 (per 11-acre proposed expansion of boundary)
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- 805 DU per approved Subarea Plan
- 824 DU proposed
- SUBAREA 3.3 (per 11-acre proposed reduction of boundary)
- o 430 DU per approved Subarea Plan
- \circ 440 DU proposed

SUBAREA 3.4

- o 320 DU per approved Subarea Plan
- 330 DU anticipated to be proposed
- SUBAREA 3.5
- o 655 DU per approved Subarea Plan
- 720 DU anticipated to be proposed

VTTM 19163 Letter of Application August 4, 2021 Updated September 23, 2021 Page 4 of 8



- e. CEQA The proposed VTTM is consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.
- f. Alternative Development Standards All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.
- g. Regulation Compliance Matrix Clearance of all applicable conditions of approval are to be confirmed per the Ranch Plan Regulation Compliance Matrix.

ADJACENT LAND USE:

Land uses immediately surrounding the project site include the following:

- West: Legado Road and Subarea 3.2a Future residential development
- North: Subarea 3.3 Future residential development
- South: Saddle Way and Subarea 3.1 Future residential development
- Easterly: Pablo Way and Subarea 3.3 Future CUSD K-8 school

ADDITIONAL GENERAL PROJECT DETAILS:

Site Access:

General access to the tract is to be provided by future Legado Road, Saddle Way, Pablo and Williams Way (all proposed to be public) and a future subsystem of private residential level streets, alleys and motorcourts to be proposed per subsequent "B" Tentative Tract Map applications.

Estimated Earthwork

The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3) and Subarea Plan 3.2). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Drainage:

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

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for this "A" VTTM will be satisfied at the "B" VTTM level per an allocation of parkland credit from Park Modification PM07-01, the Local Park

Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, and 3rd Amendment approved November 7, 2019. Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3&4 Master Area Plan PA180030, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). Therefore, residential units constructed by neighborhood builders per "B" VTTM maps subsequent to the "A" VTTM 19163 approval shall demonstrate compliance with the Local Park Implementation Plan.

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

Public Services & Utilities

- Schools This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts. No school facilities are proposed within VTTM 19163 in Subarea 3.2b. Residential units constructed by neighborhood builders per "B" VTTM maps subsequent to the "A" VTTM 19163 approval would be subject to applicable school fees.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Development Agreement The project site and the entire Ranch Plan community area is subject to the Rancho Mission Viejo Development Agreement approved by the County of Orange November 8, 2004, which ensures entitlement certainty, added public facility benefits, and phased development in concert with the provision of public services and facilities, thereby promoting the objectives of the General Plan Growth Management Element.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District. The District stated will provide a "will-serve" letter prior to subdivision approval indicating provision of water and sewage disposal service to this development.
- Water Quality Control This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development, per the TT17932 Fire Master Plan to be approved by OCFA prior to subdivision approval. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

• Scenic Highway Corridors - There are no Scenic Highways applicable to this VTTM.

- Access/Highways/Streets/Roads Access to the site is proposed via Legado Road, Saddle Way, Pablo Way and Williams Way. Internal tract access will eventually be provided by internal public and private residential streets, as well as private alleys and motor courts.
- Major Thoroughfare and Bridge Fee Program This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

DEVIATIONS FROM STANDARDS OF DESIGN:

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

ALTERNATIVE DEVELOPMENT STANDARDS:

As indicated in the notes for TT19163, as allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards listed on the VTTM exhibit are intended to be incorporated into the development.

REGULATION COMPLIANCE MATRIX ITEMS:

The following applicable items from the regulation compliance matrix are triggered prior to tentative map approval:

6-12. Preliminary Geotechnical Report (EIR 589 Mitigation Measure 4.4-1)

36-49. Consistency with PA3 Runoff Management Plan (EIR 589 Mitigation Measure 4.5-5)

222. Compliance with Local Park Implementation Plan (PC Text General Regulation 18)

- 602-605. Sprinklers Required (Ranch Plan Fire Protection Program Condition 1)
- 606. "A" Tentative Tract Fire Master Plan (Ranch Plan Fire Protection Program Condition 2.a)
- 612. "A" Tentative Tract Fire Protection Program (Ranch Plan Fire Protection Program Cond. 2.g)
- 615. Conceptual Fuel Mod Plan (Ranch Plan Fire Protection Program Condition 3.c)

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

The applicant understands that the tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority.

The applicant further understand that the VTTM must be approved by the OC Subdivision Committee at a Public Meeting with a public notice mailed to all property owners of record within 300 feet of the subject, and posted at the site, at the Orange County Hall of Administration, and at 601 N. Ross Street, as required by established public meeting posting procedures.

Upon review of this application our hope is that staff supports OC Subdivision Committee approval of Vesting Tentative Tract Map 19163. Please contact me with any questions, or if you or your staff need any further information.

VTTM 19163 Letter of Application August 4, 2021 Updated September 23, 2021 Page 8 of 8

Sincerely,

UsBullode

Jay Bullock Vice President, Planning and Entitlement Rancho Mission Viejo

ATTACHMENT 2

BOARD OF DIRECTORS

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

> DANIEL R. FERONS GENERAL MANAGER

Santa Margarita Water District

January 17, 2022

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

Subject: Preliminary Water and Sewer Letter for Rancho Mission Viejo, VTTM 19163, Portions of Parcels 93, 94, 98 and 99, Rancho Mission Viejo, in Improvement District No. 5

Greetings:

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

The Santa Margarita Water District (District) supplies all of its current customers with domestic water purchased from the Metropolitan Water District of Southern California (Metropolitan) through the Municipal Water District of Orange County (MWDOC), which acts as a wholesaler to its member agencies. It is anticipated the subject tract would also be supplied with available domestic water purchased from Metropolitan through MWDOC. Supplemental water for this development, if required, will be provided per the approved <u>The Ranch Plan Planning Area 3 and 4 Water Supply Verification</u>, dated October 2017. Subject to the Developer's successful completion of the in-tract water and recycled water and the District's construction of the off-site water and recycled water facilities, the District can and will provide domestic and recycled water service to each and every building parcel in the subject tract without exception.

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

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

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

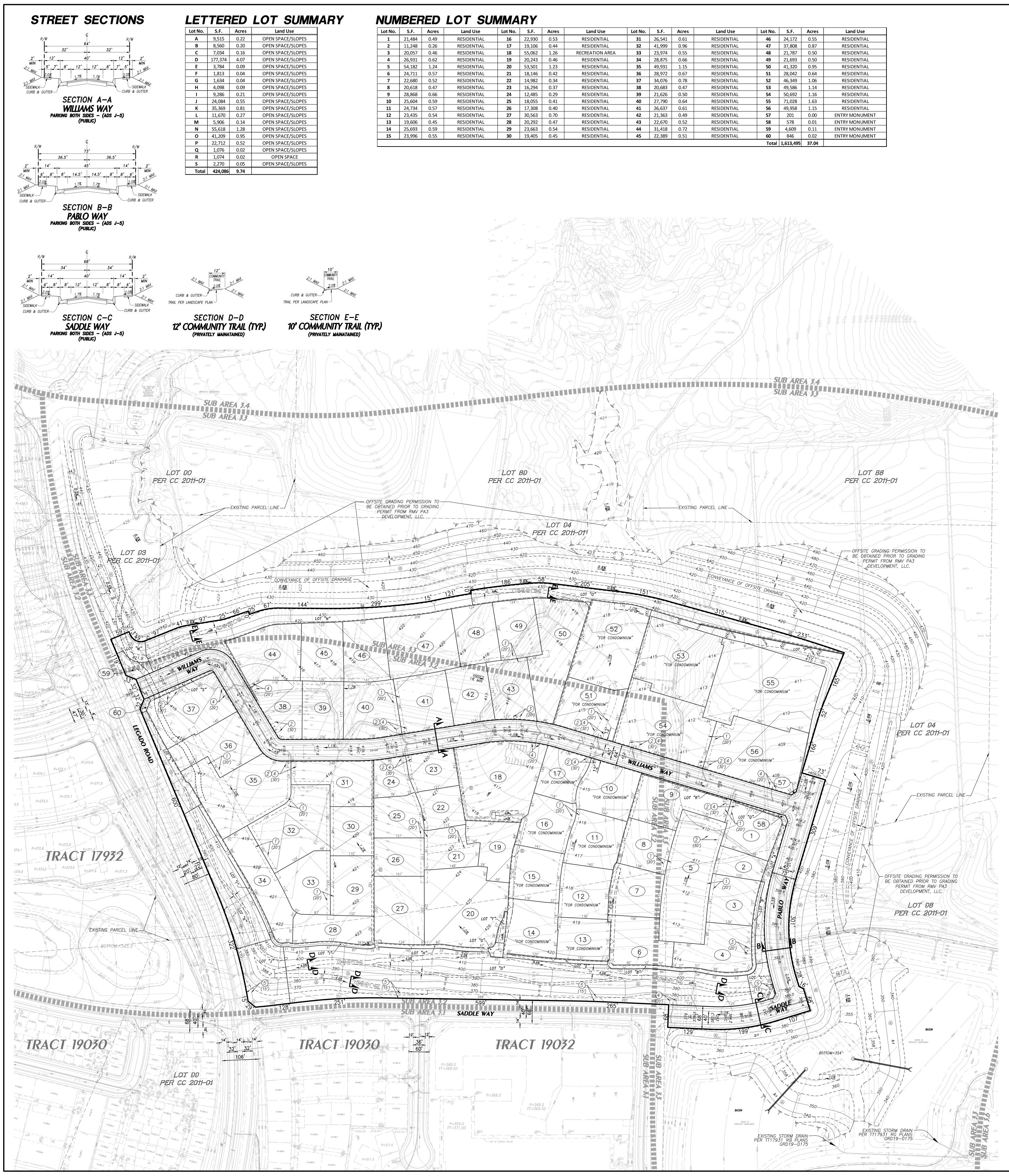
Sincerely, SANTA MARGARITA WATER DISTRICT

Patricia Butler

Patricia A Butler Chief Engineer

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ATTACHMENT 3



S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use
21,484	0.49	RESIDENTIAL	16	22,930	0.53	RESIDENTIAL	31	26,541	0.61	RESIDENTIAL	46	24,172	0.55	RESIDENTIAL
11,248	0.26	RESIDENTIAL	17	19,106	0.44	RESIDENTIAL	32	41,999	0.96	RESIDENTIAL	47	37,808	0.87	RESIDENTIAL
20,057	0.46	RESIDENTIAL	18	55,062	1.26	RECREATION AREA	33	23,974	0.55	RESIDENTIAL	48	21,787	0.50	RESIDENTIAL
26,931	0.62	RESIDENTIAL	19	20,243	0.46	RESIDENTIAL	34	28,875	0.66	RESIDENTIAL	49	21,693	0.50	RESIDENTIAL
54,182	1.24	RESIDENTIAL	20	53,501	1.23	RESIDENTIAL	35	49,931	1.15	RESIDENTIAL	50	41,320	0.95	RESIDENTIAL
24,711	0.57	RESIDENTIAL	21	18,146	0.42	RESIDENTIAL	36	28,972	0.67	RESIDENTIAL	51	28,042	0.64	RESIDENTIAL
22,680	0.52	RESIDENTIAL	22	14,982	0.34	RESIDENTIAL	37	34,076	0.78	RESIDENTIAL	52	46,349	1.06	RESIDENTIAL
20,618	0.47	RESIDENTIAL	23	16,294	0.37	RESIDENTIAL	38	20,683	0.47	RESIDENTIAL	53	49,586	1.14	RESIDENTIAL
28,868	0.66	RESIDENTIAL	24	12,485	0.29	RESIDENTIAL	39	21,626	0.50	RESIDENTIAL	54	50,692	1.16	RESIDENTIAL
25,604	0.59	RESIDENTIAL	25	18,055	0.41	RESIDENTIAL	40	27,790	0.64	RESIDENTIAL	55	71,028	1.63	RESIDENTIAL
24,734	0.57	RESIDENTIAL	26	17,308	0.40	RESIDENTIAL	41	26,637	0.61	RESIDENTIAL	56	49,958	1.15	RESIDENTIAL
23,435	0.54	RESIDENTIAL	27	30,563	0.70	RESIDENTIAL	42	21,363	0.49	RESIDENTIAL	57	201	0.00	ENTRY MONUMENT
19,606	0.45	RESIDENTIAL	28	20,292	0.47	RESIDENTIAL	43	22,670	0.52	RESIDENTIAL	58	578	0.01	ENTRY MONUMENT
25,693	0.59	RESIDENTIAL	29	23,663	0.54	RESIDENTIAL	44	31,418	0.72	RESIDENTIAL	59	4,609	0.11	ENTRY MONUMENT
23,996	0.55	RESIDENTIAL	30	19,405	0.45	RESIDENTIAL	45	22,389	0.51	RESIDENTIAL	60	846	0.02	ENTRY MONUMENT
											Total	1,613,495	37.04	

SLOPE DESIGNATIONS

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.

 $\langle \overline{\mbox{A}} \rangle$ All manufactured slopes within a lettered lot will be MAINTAINED BY THE HOA.

B MAINTAINED BY INDIVIDUAL LOT OWNER.

PROPOSED EASEMENTS

Description	Recipient
1 INGRESS/EGRESS EASEMENT	TO LAND LOCKED NUMBERED LOTS
② WATER, SEWER & ACCESS EASEMENT	SMWD
③ WATER & ACCESS EASEMENT	SMWD
④ STORM DRAIN & ACCESS EASEMENT	COUNTY OF ORANGE
5 WATER PIPELINE & ACCESS EASEMENT	RANCHO MISSION VIEJO – MUTUAL WATER COMPANY

LAND USE SUMMARY LAND USE LOT

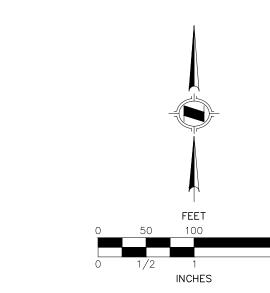
1—17, 19—56
18
57-60
A–S

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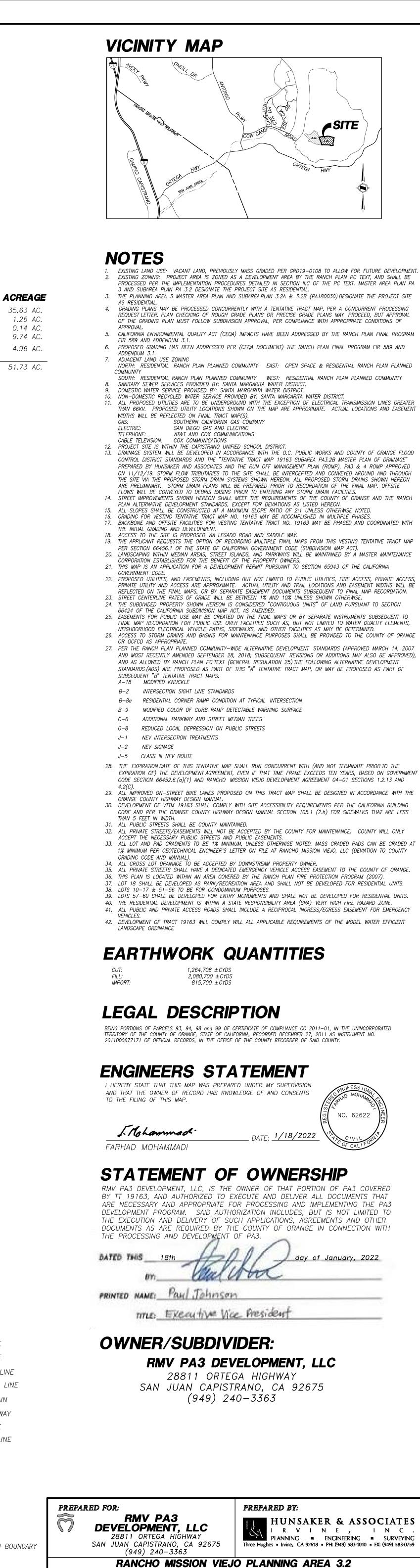




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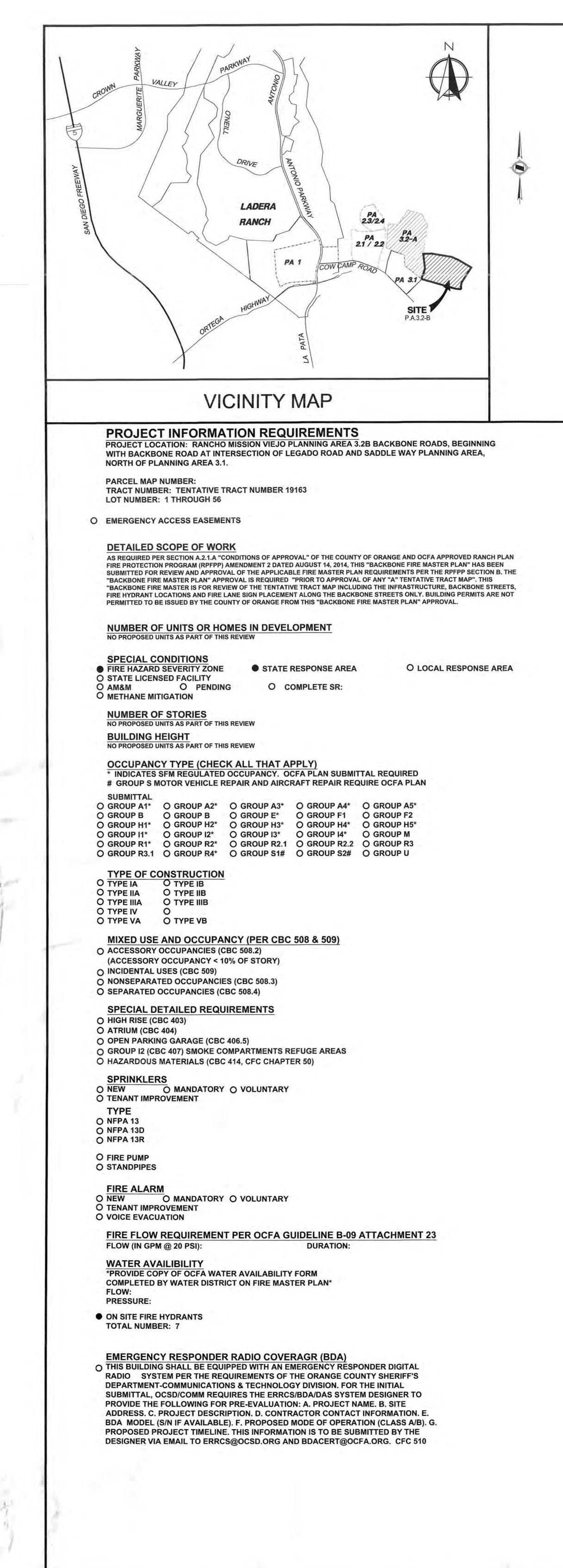
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CITY FILE NO .: DESIGNED BY: _____JW____ DATE: TTM-1 DRAFTED BY: _____JS/AM 1/18/2022 SHFFT HECKED BY: . PLOTTED BY: Jake Smith DATE: Jan. 18, 2022 03:50:41 PM FILE: \\ASHUR\Projects\0839\Planning\SA_TTM 19163\Exh_TTM\Sht-1_TTM 19163.dwg

VESTING TENTATIVE TRACT

MAP NO. 19163



ORANGE COUNTY F



FIRE MASTE

OCFA STANDARD FIRE MASTER PLAN NOTES

- INSPECTION REQUIREMENTS I. 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.
- 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
- 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

GENERAL REQUIREMENTS

BEFORE REACHING 40 FEET IN HEIGHT.

- 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.

GATES

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O MANUAL O ELECTRIC OCFA NOTES FOR ELECTRIC VEHICLE GATES

A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

3M OPTICOM CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW) FIRE STROBE ACCESS PRODUCTS, INC.

O TOMAR

IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY. A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER. SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY,

IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER, UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES. THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S

UNIFORM SECURITY ORDINANCE. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

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

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•	OCFA GUIDELIN

- O ARCHITECTURAL PLAN

- O SPRINKLER SYSTEM
- O STANDPIPE SYSTEM
- O FIRE PUMP

- O PLANNING APPLICATION SR

- REVISION O ORIGINAL PLAN SR: REVISED PLANS.

ARCHITECT/ENGINEER CONTACT NAME: ADDRESS: 3 HUGHES PHONE: (949) 583-1010 EMAIL:

PROPERTY OWNER/HOA CONTACT NAME: PHONE: (949) 240-3363 EMAIL:

TENANT **BUSINESS NAME:** CONTACT NAME: ADDRESS: CITY: PHONE: EMAIL:



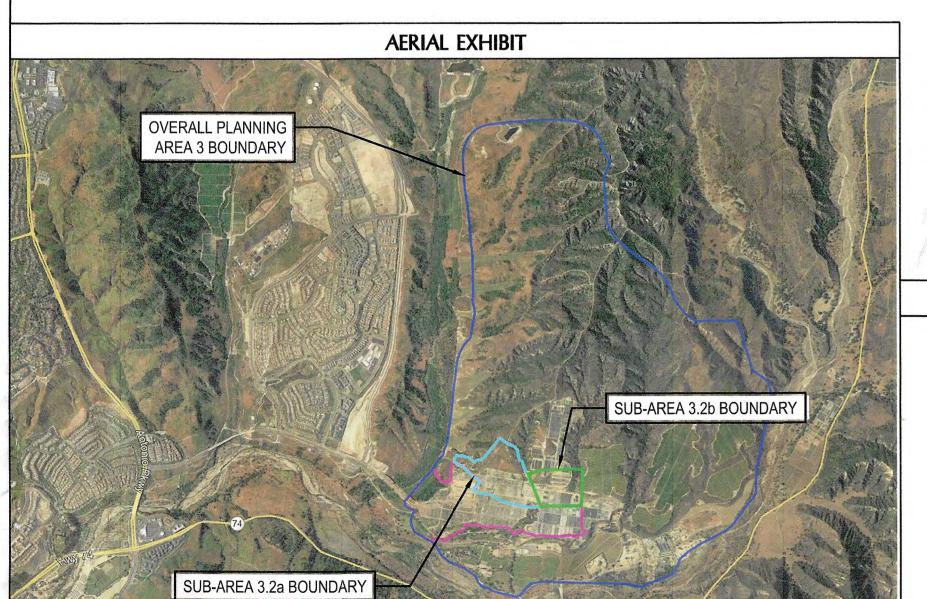
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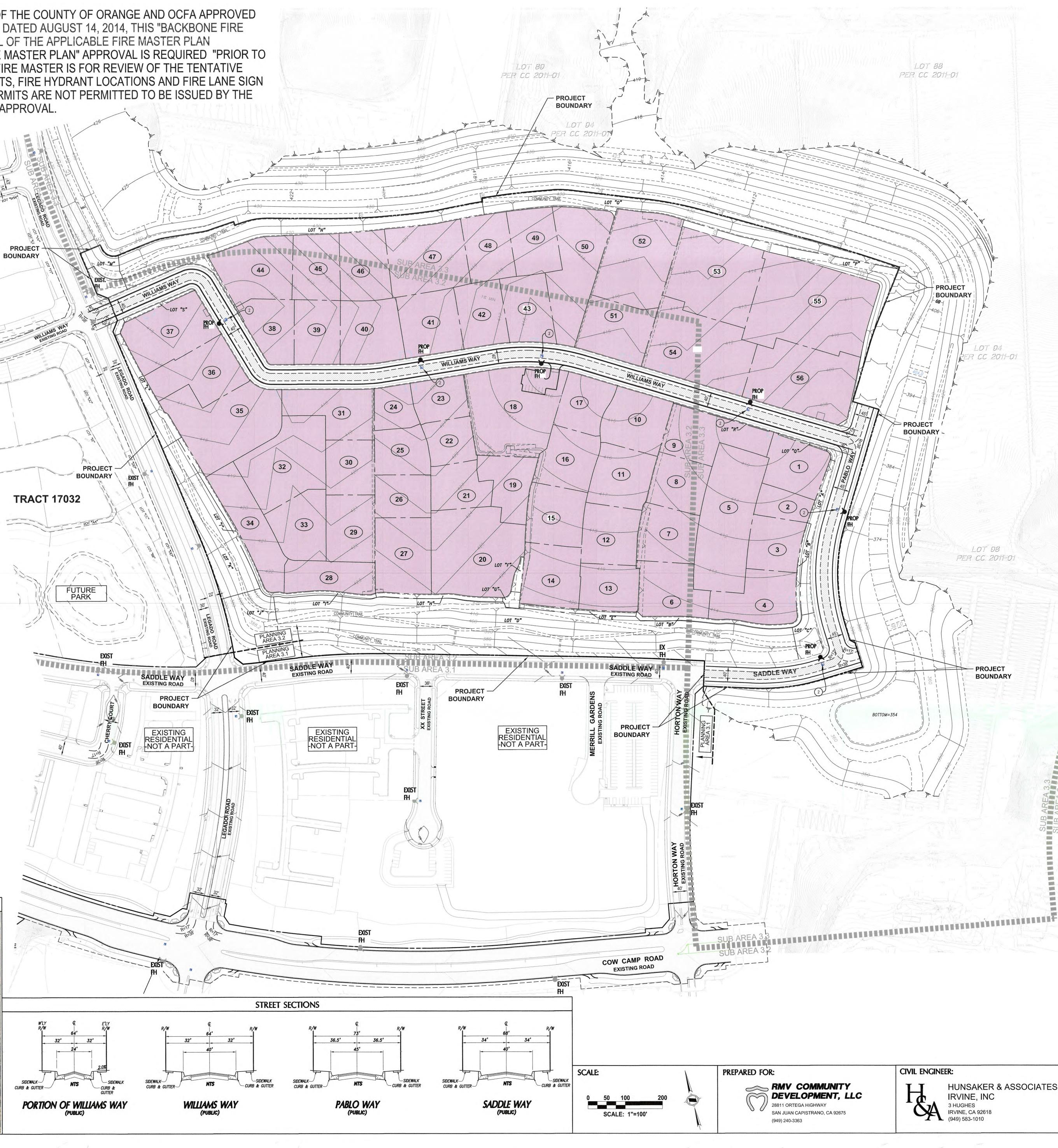
OCFA SERVICE REQUEST NO. 295408 RANCHO MISSION VIEJO RIENDA - PLANNING SUB-AREA 3.2B BACKBONE FIRE MASTER PLAN VESTING TENTATIVE TRACT MAP 19163 - LOTS 1 THROUGH 56

SCOPE OF WORK:

AS REQUIRED PER SECTION A.2.1.A "CONDITIONS OF APPROVAL" OF THE COUNTY OF ORANGE AND OCFA APPROVED RANCH PLAN FIRE PROTECTION PROGRAM (RPFPP) AMENDMENT 2 DATED AUGUST 14, 2014, THIS "BACKBONE FIRE MASTER PLAN" HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL OF THE APPLICABLE FIRE MASTER PLAN REQUIREMENTS PER THE RPFPP SECTION B. THE "BACKBONE FIRE MASTER PLAN" APPROVAL IS REQUIRED "PRIOR TO APPROVAL OF ANY "A" TENTATIVE TRACT MAP". THIS "BACKBONE FIRE MASTER IS FOR REVIEW OF THE TENTATIVE TRACT MAP INCLUDING THE INFRASTRUCTURE, BACKBONE STREETS, FIRE HYDRANT LOCATIONS AND FIRE LANE SIGN PLACEMENT ALONG THE BACKBONE STREETS ONLY. BUILDING PERMITS ARE NOT PERMITTED TO BE ISSUED BY THE COUNTY OF ORANGE FROM THIS "BACKBONE FIRE MASTER PLAN" APPROVAL.

LOT "HH"





	RANCH PLAN FIRE PROTECTION PROGRAM SECTION A. CONDITIONS OF APPROVAL, SUBSECTIONS 2.a & 2.b
	 2. FIRE MASTER PLANS: a) Prior to approval of any "A" Tentative Tract Map the applicant shall provide the Director, OC Development Services with a clearance from OCFA indicating that all applicable Fire Master Plan requirements (see RPFPP Section B, Fire Master Plan Guidelines) have been satisfied as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee. All Fire Master Plans addressing "A" Tentative Tract Maps shall also satisfy applicable approved Fuel Modification Plan and construction requirements, allowed within Radiant Heat/Ember Mitigation & Ember Mitigation Only Zones per Section B.7, Attachment 15 and Section F, Construction Features.
	b) Prior to approval of any "B" Tentative Tract Map, Tentative Parcel Map or approval of a Site Development Permit, the applicant shall provide the Director, OC Development Services with a clearance from OCFA indicating that all applicable Fire Master Plan requirements (see RPFPP Section B, Fire Master Plan Guidelines) have been satisfied as part of the tentative tract map or tentative parcel map to be considered by the Subdivision Committee, or included as part of the Site Development Permit to be considered by the appropriate decision maker. All Fire Master Plans addressing "B" Tentative Tract Maps, Tentative Parcel Maps and Site Development Permits shall also satisfy applicable approved Fuel Modification Plan and construction requirements, allowed within Radiant Heat/Ember Mitigation & Ember Mitigation Only Zones per Section B.7, Attachment 15 and Section F, Construction Features.
	SYMBOL LEGEND
	PROP FH ROPOSED PUBLIC FIRE HYDRANT FOR PA 3.1, PHASE 1 - LOCATIONS APPROVED PER "FIRE HYDRANT ONLY LOCATION PLAN", OCFA SR#:280022
	 INDICATES BLUE REFLECTIVE MARKER ON HYDRANT SIDE OF ROAD EXIST FH RIOR APPROVED PUBLIC FIRE HYDRANTS ON SADDLE WAY PER APPROVED BACKBONE FIRE MASTER PLAN - S.R. 287367
	LIMITS OF PAVED PHASE 1 FIRE ACCESS - MEETS ALL OCFA REQUIREMENTS OF 94,000 LBS AND 90% COMPACTION WITH ALL-WEATHER PAVED SURFACE. EXISTING PAVED ROAD (NOT A PART OF THIS REVIEW)
	PARKING ENFORCEMENT LETTER
	July 26, 2021 Planning and Development Services Section
	Orange County Fire Authority 1 Fire Authority Road Irvine, CA. 92602 Re: Rancho Mission Viejo Planning Area 3.2 B, Backbone Fire Master Plan, Tentative Tract
	No. 19163, Rancho Mission Viejo, County of Orange, CA. OCFA Service Request Number 295408 Parking Enforcement Plan The fire lane parking enforcement plan for the above referenced project is stated as follows:
	All fire lanes within PA 3.2 B shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.
	PA 3.2 B Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law. In furtherance thereof, PA 3.2 B Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with
	Section 22658.2 of the California Vehicle Code and the Ranch Fire Protection Program. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation. PA 3.2 B Homeowner's Association will contract with a certified patrol and towing company to
	remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.
	RANCH FIRE PROTECTION PROGRAM ATTACHMENTS
DZ -	Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013 and Amendment No. 2, dated: August 14, 2014.
	Attachments used with this submittal: 124' / 28' Fire Lane No Parking Sign Locations 3 bFire Lane No Stopping Sign 3 cFire Lane Begin/End No Stopping Sign 3 iMounting Specification for Fire Lane Signs and No Parking Signs
	6 aStreet Widths 10Hydrant Distribution Table 11Fire Flow Requirement Table
	10Hydrant Distribution Table 12 aFire Hydrant Locations 12 bBlue Dot Hydrant Marker Location
	 INSTALL FIRE LANE ENTRY SIGN PER DETAIL & RANCH PLAN FIRE PROTECTION PROGRAM ATTACHMENT 3A. (NOTE: ENTRY SIGNS HAVE BEEN INSTALLED AT 3.1 ENTRY STREETS AT COW CAMP ROAD.) INSTALL FIRE HYDRANT WITH BLUE MARKER PER RANCH PLAN FIRE PROTECTION PROGRAM ATTACHMENT 12 B.
	SHEET INDEX SHEET NO. DESCRIPTION
AREA 3.3 AREA 3.6	1 OCFA COVER SHEET 2 SUB-AREA 3.2-B BACKBONE FIRE MASTER PLAN
SCB SCB	
	OCFA APPROVAL
	RANCHO MISSION VIEJO
TES PREPARED BY: TES Site of the second seco	PLANNING SUB-AREA 3.2B BACKBONE FIRE MASTER PLAN
302 N. EL CAMINO REAL, SUITE 208 SAN CLEMENTE, CA 92672 (949) 240-5911	TENTATIVE TRACT MAP 19163 - LOTS 1 THROUGH 56 OCFA SERVICE REQUEST NO. 295408 of 2

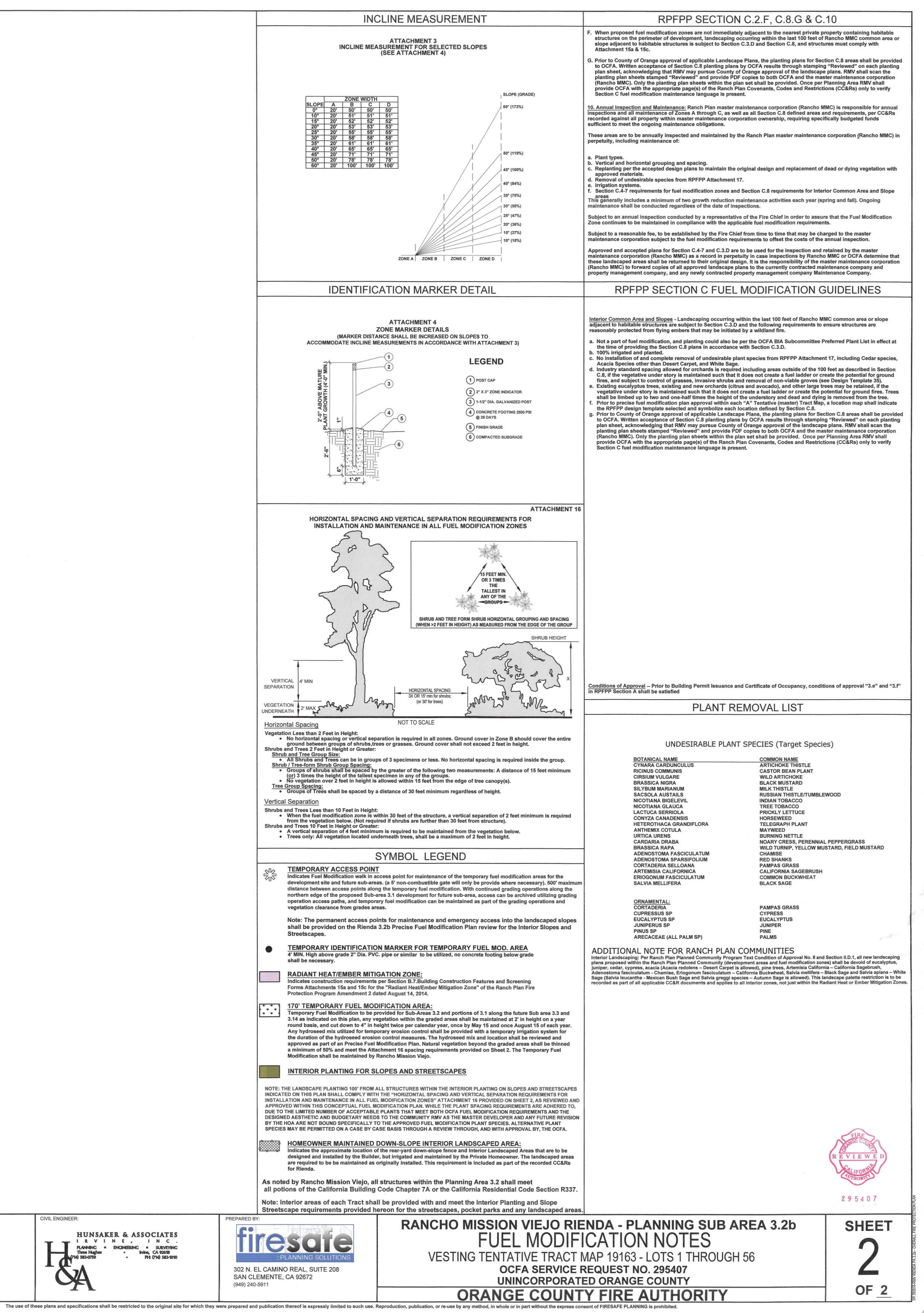
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ATTACHMENT

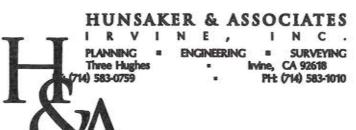




	RMV RIENDA 3.2b - CFMP PLAN CONTROL	PLAN SET: "C" DATE: 11/10/2021					RMV PA3 DEVELOPMENT 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363
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