
ITEM #1**OC DEVELOPMENT SERVICES REPORT**

DATE: August 4, 2022

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Planning Application PA21-0077 for a Site Development Permit including a Project Specific Alternative Site Development Standard for the Esencia Mixed-Use Center (Ranch Plan Planning Area 2, Subarea 2.4)

PROPOSAL: Esencia Retail, LLC requests approval of a Site Development Permit to allow for changes to uses within Phase 1 of the Esencia Mixed-Use Center and a Project Specific Alternative Site Development Standard. The proposal includes a change of use from a 40,000 square foot fitness center to a 25,844 SF flex space building on Lot 6, and a change of use from a 27,300 square foot roller skating rink to a 10,482 square foot day care center on Lot 9. The proposal also includes a change of use to allow restaurants within the existing multi-tenant flex space buildings. The Project Specific Alternative Site Development Standard would allow for reductions to off-street parking requirements for the entire Esencia Mixed-Use Center.

ZONING: Ranch Plan Planned Community (PC) – Urban Activity Center (PC Section III.D)

GENERAL PLAN: “6 Urban Activity Center”

LOCATION: The project site is located in southeastern, unincorporated Orange County, within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. The project site is located on Lots 1-9, 37-39, and A and B of Tract 18194.

APPLICANT: Esencia Retail, LLC
Jay Bullock, RMV Vice President, Planning and Entitlement

STAFF CONTACT: Robert Zegarra, Contract Planner, Land Development Division
Phone: (714) 667-8893
Email: Robert.Zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, 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 PA21-0077, 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 PA21-0077. 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.
 - 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 PA21-0077.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- 3) Approve Planning Application PA21-0077, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

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

The Master Area Plan (PA130006) and Subarea Plans (PA130001 - PA130004) for Planning Area 2 were approved on March 27, 2013. PA2 Master Area and Subarea Plan Amendments (PA150047) were approved May 22, 2017. Final Tract Map 17564 for Subarea 2.4 was approved on October 20, 2015 by the County of Orange Board of Supervisors and was recorded on October 28, 2015. Vesting Tentative Tract Map (VTTM) 17575 was approved on April 3, 2019 for the entire Esencia Mixed-Use Center with the intent of developing the site in three phases. Final Tract Map 18194 for Phases 1 and 2 was approved on August 13, 2019 by the County of Orange Board of Supervisors and was recorded on September 4, 2019. On May 2, 2019, the Orange County Zoning Administrator approved Site Development Permit PA180026,

for Phase 1 of the Esencia Mixed-Use Project. PA180026 allowed for the construction of 7 buildings including a 40,000 square foot fitness club, a 27,300 square foot roller-skating rink, 99,200 square feet of multi-tenant flex space, 135,136 square feet of mini-storage space, 876 off-street parking spaces, and two Project Specific Alternative Site Development Standards (ASDS). The first Project Specific ASDS allows a minimum building setback of 12 feet from an arterial highway where 25 feet is the minimum permitted. The second Project Specific ASDS allows for modifications of off-street parking regulations. Except for the fitness club (Lot 6) and roller-skating rink (Lot 9), all buildings and project site improvements approved by PA180026 have been constructed and are currently in operation.

On July 25, 2019, the Deputy Director, OC Development Services approved Changed Plan CP19-0038 to expand the project boundary and increase the total off-street parking to 896 spaces. On October 2, 2019, the Deputy Director, OC Development Services approved Changed Plan CP19-0071 to revise the square footages of the mini-storage buildings from 135,136 square feet to 129,942 square feet and decrease off-street parking from 896 to 894.

Phase 2 of the Esencia Mixed Use Center was approved under Site Development Permit PA190103 by the Deputy Director on July 10, 2020. PA190103 allowed for the construction of Los Patrones Apartments, a 92-unit residential apartment complex with a community recreation building on a 5.7-acre site. The apartment complex has been constructed and tenants are currently residing at the site. The County has not yet received any additional applications for future phases of development for the Esencia Mixed Use Center.

Proposed Project

The applicant Esencia Retail, LLC requests approval of a Site Development Permit to allow for changes to uses allowed within Phase 1 of the Esencia Mixed-Use Center and a Project Specific Alternative Site Development Standard. The proposal includes a change of use from a 40,000 square foot fitness center to a 25,844 SF flex space building on Lot 6, and a change of use from a 27,300 square foot roller skating rink to a 10,482 square foot day care center on Lot 9. The proposal also includes a change of use to allow restaurants within the existing multi-tenant flex space buildings. The Project Specific Alternative Site Development Standard would allow for reductions to off-street parking requirements. The inclusion of Project Specific Alternative Site Development Standard requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per the Ranch Plan Planned Community Program Text and the 2019 County of Orange Zoning Code.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Residential
- East: Los Patrones Parkway
- South: Future phases of the Esencia Mixed-Use Center; Chiquita Canyon Drive (Tract 17562)
- West: Residential

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the Project Site Map, Exhibit 2 on the following page.

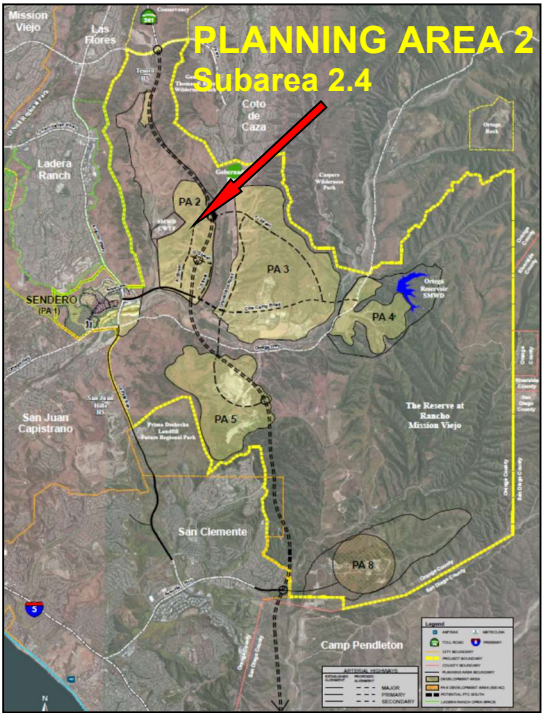


Exhibit 1 - General Vicinity Map

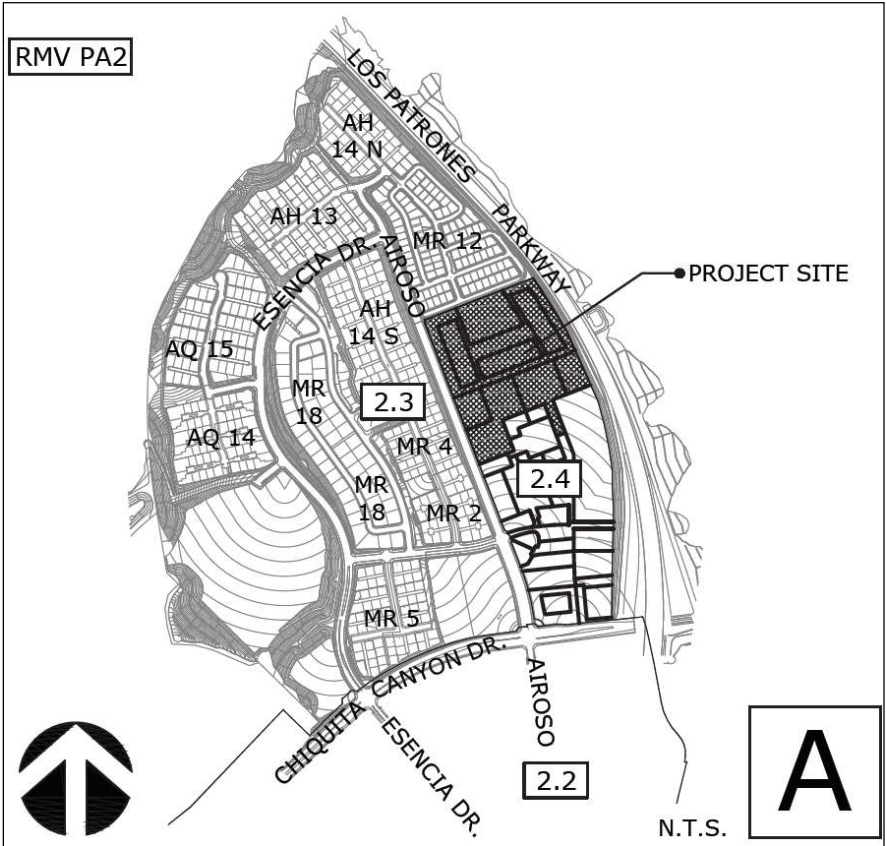
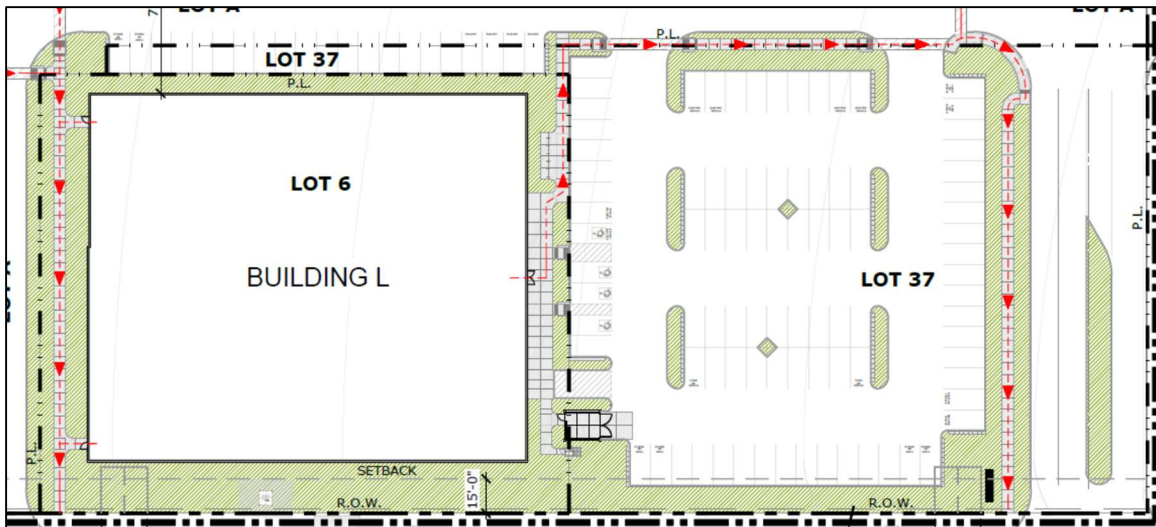


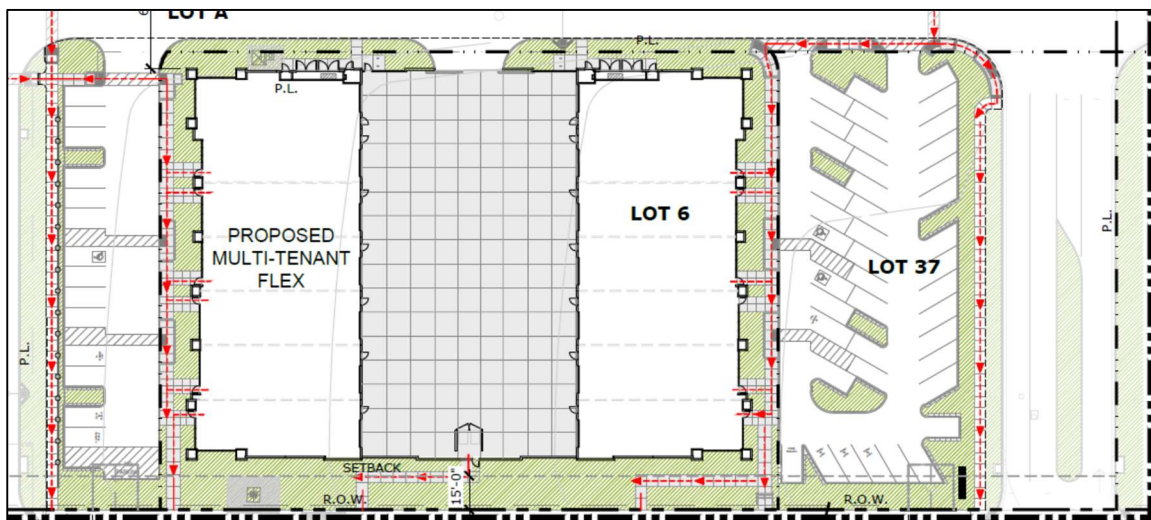
Exhibit 2 – Project Site Map

DISCUSSION/ANALYSIS:General Description

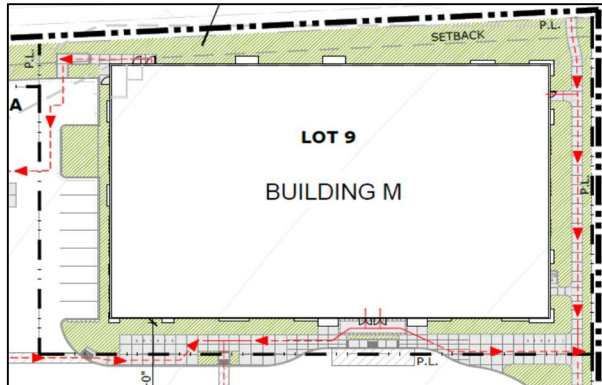
The project proposes changes to uses allowed within the first phase of the Esencia Mixed-Use Center for Lots 6 and 9 of Tract 18194, and within the existing multi-tenant flex space buildings. Site Development Permit PA180026 approved the development of a 40,000 square foot fitness center on Lot 6 and a 27,300 square foot roller skating rink on Lot 9. These uses have not been established and no construction plans have been submitted for review. This project is now proposing a change of use on Lot 6 from a fitness center to a 25,844 SF flex space building, and a change of use on Lot 9 from a roller-skating rink to a 10,482 square foot day care center. The proposed changes of uses will also include revisions to the building design and site plans for Lots 6 and 9, including the redesign of the building foot prints and parking lots. Revisions to Lot 37 are also proposed as part of the changes to Lot 6 which include a redesign of the parking lot and an adjustment to the lot line between Lots 6 and 37. Lot Line Adjustment LLA2022-05 is currently in process for the proposed revision. Condition of Approval #13 has been included to require recordation of LLA2022-05 prior to issuance of any grading permits. The exhibits below and on the following page show the currently approved site plan and the proposed revisions to Lots 6 and 37, and Lot 9, respectively.



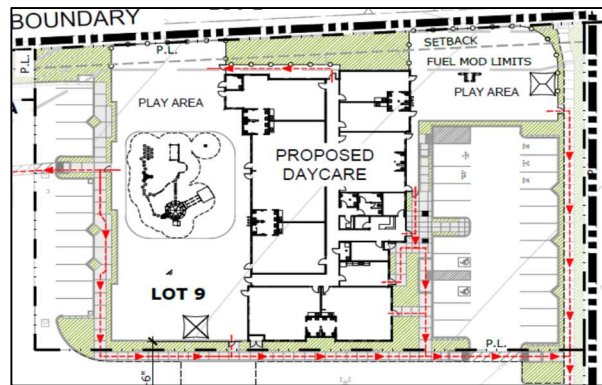
Currently Approved Site Plan (PA180026) – Lots 6 and 37



Proposed Site Plan – Lots 6 and 37



Currently Approved Site Plan (PA180026) – Lots 9



Proposed Site Plan – Lots 9

Site Development Permit PA180026 also approved the development of 99,200 square feet of multi-tenant flex space in three buildings. The flex space units allow for a combination of small office/retail and workshop/warehouse uses. Restaurant uses, however, were not included as a permitted use within these flex space buildings. The three flex space buildings have all been constructed and are currently in operation with several existing tenants. This project is now proposing to include restaurants as permitted uses within the flex space buildings. The proposed change will not require any revisions to the existing project site or buildings, aside from future tenant space improvements. However, the proposal to include restaurants as permitted uses also includes a revision to the required parking for the flex space buildings. The proposed revisions to parking requirements are discussed on Page 9 of this report.

A total of 894 parking spaces are currently available within several parking areas dispersed throughout Phase 1 of project site. Accessible pedestrian access to the mixed-use center is provided by existing sidewalks along Airoso Street and by accessible paths of travel throughout the project site. The proposed parking for the proposed new uses and the overall Esencia Mixed Use Center are further discussed on Page 9 of this report. The exhibit below illustrates the entire Esencia Mixed Use Center highlighting Lots 6 and 9, as well as the existing flex space buildings. The exhibit also identifies the existing Phases 1 and 2, and the conceptual layout of the future phases



Esencia Mixed Use Center – Existing and Future Phases

Site Development Standards

Except for the proposed Project Specific ASDS, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Orange County Zoning Code (ZC) regulations. The proposed change of uses (flex space, day care center, restaurants) are principal permitted use under Urban Activity Center subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.D.1.a.2). Although the proposed uses are permitted under Urban Activity Center, the existing Phase 1 project site was approved for specific uses with modified parking requirements. A Project Specific ASDS has been included to establish reduced parking requirements for Phase 1 of the project site, and establish reduced parking requirements of future phases of the Esencia Mixed-Use Center. Proposed parking for the project site is discussed on Page 9 of this report.

Below is a comparison of the existing Phase 1 project site and the proposed uses with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Urban Activity Center” (PC Section III.D.1.d.).

**Project Comparison with the Urban Activity Center
Site Development Standards**

Standard	Required/Permitted	Proposed
1) Minimum Site Area	No minimum	Complies; 18.3 acres (Phase 1 project site)
2) Maximum Bldg. Height	45' plus 10'/10% Arch Features	<ul style="list-style-type: none"> Proposed Flex Space – Max height 36'-6" Proposed Day Care Center – Max height 26'- 5"
3) Building setbacks	a) 20' from property line abutting residential	Proposed Day Care Center – 83'-6"
	b) 25' from arterial highway R-O-W	Proposed Day Care Center – 18' *
	c) 20' from Collector Street	Not Applicable
	d) 15' from Local Street	Proposed Flex Space – 22'
	e) From interior property lines: No minimum	Not Applicable
4) Hours of Operation	7:00 a.m. to 11:00 p.m.	7:00am to 11:00pm (Phase 1 project site)
5) Parking	PC Text § III.K.3 Exceptions or modifications of Off-Street Parking Requirements	894 Existing Off-Street Parking Spaces. Fehr and Peers parking assessment (2-22-22) **
6) Signs	PC Text § III.L	Complies. Sign Program for Phase 1 project site approved under PA19-0211 (Refer to Signs section on Page 12 of this report)

Standard	Required/Permitted	Proposed
7) Fences and Walls	a) Within areas where main buildings may be placed: 45'	Proposed Flex Space – Max height 13'
	b) Front Setback Area: 3½'	Not applicable
	c) Other Setback Areas: 6'	Not applicable
	d) Along alleys: 7'	Not applicable
9) Trash & Refuse Disposal	Shielded from view by 6'+ wall	Complies. See trash enclosure plans (Sheet L2)
10) Screening	a) Abutting Residential: 6' to 7'	Complies. 6'-7' landscape screening proposed along south property line abutting Los Patrones Apartments (Sheet L3)
	b) Parking Abutting Hwy: 36" to 42"	Complies. 36"-42" landscape screening proposed along east property line abutting Los Patrones Parkway (Sheet L3)
	c) Where finished property elevation is higher/lower than abutting property, changes in elevation may be used in combination with additional screening to satisfy screening requirements	Complies. Elevation change between project site and adjacent Los Patrones Pkwy in combination with proposed landscaping shall provide adequate screening.
	d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping	Complies. Refer to a), b), and c) above.
	e) Mech. Equipment Screening	Complies per elevation plans of proposed uses
11) Landscaping	a) 15' Depth Abutting Arterial Hwy	Complies. 15'
	b) 10% landscaping (incl. parking lot)	Complies. Approx. 12% of project site is landscape lots. Parking lot areas have been designed with shade trees. See Landscape Plan Sheet L3
	c) Parking Lot Curb	Complies. Curbs provided
	d) Irrigation	Complies. Per note on Landscape Plan
12) Lighting	Direct rays to the premises	Complies per Site Photometric Plan (Sheet EP-1)

Standard	Required/Permitted	Proposed
13) Loading	Loading platform screened from adjacent streets, residential	Complies. Loading areas behind buildings, screen walls
14) Enclosed Uses	All uses enclosed except off-street parking, loading areas, outdoor dining areas, etc.	Complies.
15) Service Station Requirements	a) Reverse Mode: Mechanical bays shall face away from public streets	Not applicable
	b) 25' building height	Not applicable
	c) 17' setback from street R-O-W	Not applicable
	d) No automobile storage	Not applicable
	e) Screening landscaping, lighting, loading and enclosed uses are all per the Neighborhood Center standards	Not applicable

*** A Project Specific ASDS allowing a minimum building setback of 12 feet from an arterial highway where 25 feet is the minimum required was previously approved for Lot 9 under PA180026.**

**** A Project Specific ASDS is being requested by the applicant.**

Parking

Phase 1 Change of Uses

Site Development Permit PA180026 approved a Project Specific ASDS for modified off-street parking requirements at the existing project site. A Parking Analysis, dated October 18, 2018, was prepared by Fehr & Peers for Phase 1 of the Esencia Mixed-Use Center. The parking analysis primarily focused on establishing modified parking requirements for the multi-tenant flex space buildings and the mini-storage while utilizing the 2019 Orange County Zoning Code parking requirements for the fitness club and the roller-skating rink. To account for the proposed change of uses on Lots 6 and 9, and the addition of restaurant uses in flex space buildings, Fehr and Peers Transportation Consultants prepared an updated parking assessment (attached) for the Esencia Mixed-Use Center. The updated assessment evaluates peak parking demands for all proposed uses within Phase 1. The report also proposes to establish peak parking demands for future phases of the Esencia Mixed-Use Center based on a specific mix of uses and square footages.

The parking assessment prepared for this project by Fehr & Peers (Attachment 3) is proposing reductions to off-street parking requirements for the entire Esencia Mixed-Use Center. The assessment proposes to establish minimum parking standards by utilizing parking demand rates from *Parking Generation, 5th Edition* (Institute of Transportation Engineers (ITE), 2019), and monthly variation and time-of-day factors from *Shared Parking, Third Edition* (Urban Land Institute (ULI), 2020). The following table shows a comparison of the proposed parking for Phase 1 of the Esencia Mixed-Use Center based on the proposed reduced parking standards and the required parking under the 2019 Orange County ZC Section 7-9-145.6 Parking Standards. As part of the proposed modified parking standards, the parking assessment established a specific breakdown of uses and square footages for the multi-tenant flex space buildings which is reflected in following the table.

**Phase 1 Parking Assessment Comparison with
2019 ZC Section 7-9-145.6 Parking Standards**

Proposed Use	Square Feet	ZC Requirement	Required Spaces per ZC	Spaces per Parking Assessment*		Difference **	
				Wkday	Wkend	Wkday	Wkend
Day Care Center	10,482 (22 emp, 192 stud)	2 per 3 employees 1 per 8 students	39	15	15	24	24
Storage Facilities (mini-storage)	129,942	1 per 1,000 SF	130	9	7	121	123
Multi-Tenant Flex Space	Total 125,044 (99,200 existing, 25,844 proposed)						
- General Office	40,391	1 per 250 SF	162	87	11	75	151
- Medical Office	3,020	1 per 150 SF	20	6	0	14	20
- Restaurant	10,065	1 per 100 SF	124	103	133	21	-9
- Health/Fitness	24,937	1 per 150 SF	166	77	44	89	122
- Light Industrial	46,631	1 per 500 SF	93	28	3	65	90
TOTAL			734	325	213	409	521
* Reflects the proposed modified parking standards per Fehr & Peers Parking Assessment							
** Reflects the difference between the proposed modified parking and the Zoning Code Requirement on weekdays and weekends							

The table above shows that the existing 894 off-street parking spaces in Phase 1 would be more than adequate for the proposed uses should the standard Zoning Code parking rates be utilized (734 spaces required). However, the parking assessment proposes reduced parking standards based on specific uses having peak demands at different times of the day and the week. For Phase 1, the parking assessment proposes that peak parking demand would occur on weekdays requiring a minimum of 325 spaces. This constitutes a 409-space reduction from the 734 spaces that would be required per the Zoning Code based on the proposed uses.

OC Traffic Engineering reviewed the proposed parking assessment for consistency with the cited references; *Parking Generation, 5th Edition* (ITE) and *Shared Parking, Third Edition* (ULI). The Division's determination was that the proposed modified parking standards are consistent with the metrics found in the cited references, and that the proposed modified parking standards would be adequate for the project based on the specific mix of uses proposed. Land Development staff has reviewed the parking assessment and concurs with OC Traffic Engineering's determination. The proposed modified parking standards are adequate for the proposed mix of uses. Therefore, the existing parking in Phase 1 will be more than enough to accommodate the proposed change of uses.

Future phases of the Esencia Mixed-Use Center

As previously noted, the parking assessment prepared for this project by Fehr & Peers is proposing reductions to off-street parking requirements for the entire Esencia Mixed-Use Center. This includes the future phases that are to be constructed on the undeveloped portions of Tract 17564. To calculate the amount of parking required for the entire Esencia Mixed Use Center, the parking assessment established

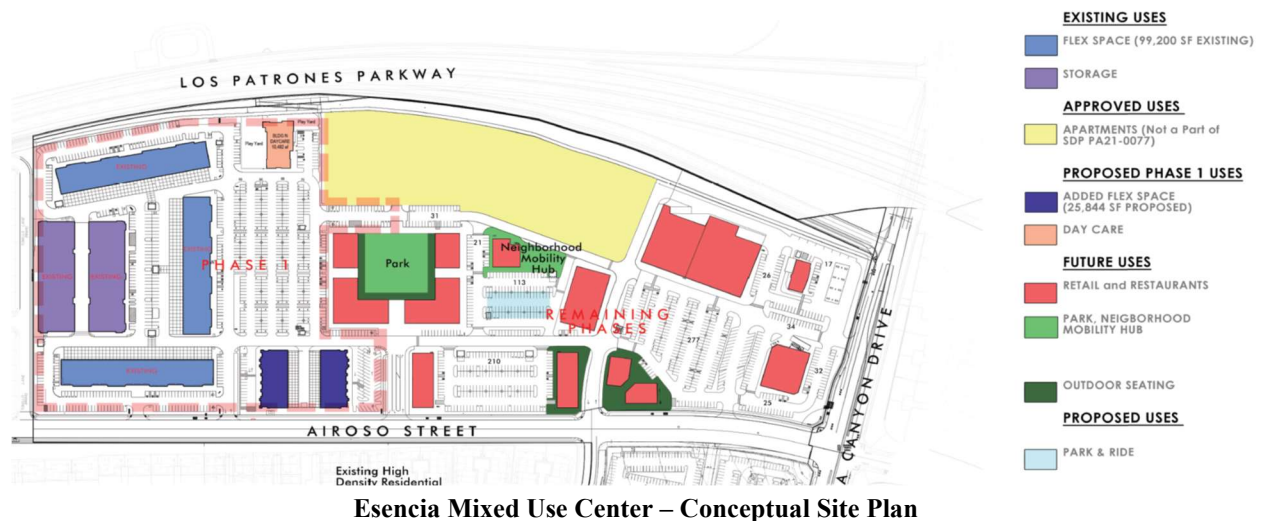
a maximum square footage for each type of use to be established in the overall project site. The following table shows a comparison of the proposed parking for the entire Esencia Mixed-Use Center based on the proposed reduced parking standards and the required parking under the 2019 Orange County ZC Section 7-9-145.6 Parking Standards. The total 440,000 square feet proposed for the entire Esencia Mixed Use Center is consistent with the non-residential square footage permitted for development in Subarea Plan 2.4.

**Esencia Mixed Use Center Parking Assessment comparison with
2019 ZC Section 7-9-145.6 Parking Standards**

Proposed Use	Square Feet	ZC Requirement	Required Spaces per ZC	Spaces per Parking Assessment*		Difference **	
				Wkday	Wkend	Wkday	Wkend
Day Care Center	10,482 (22 emp, 192 stud)	2 per 3 employees 1 per 8 students	39	15	15	24	24
Storage Facilities (mini-storage)	129,942	1 per 1,000 SF	130	9	7	121	123
Multi-Tenant Flex Space	Total 125,044 (99,200 existing, 25,844 proposed)						
- General Office	40,391	1 per 250 SF	162	87	11	75	151
- Medical Office	3,020	1 per 150 SF	20	6	0	14	20
- Restaurant	10,065	1 per 100 SF	124	103	133	21	-9
- Health/Fitness	24,937	1 per 150 SF	166	77	44	89	122
- Light Industrial	46,631	1 per 500 SF	93	28	3	65	90
Restaurant (future phases)	45,250	1 per 100 SF up to 4,000 SF 1 per 80 SF above 4,000 SF (Including outdoor area)	557	460	599	97	-42
Retail (future phases)	129,282	1 per 200 SF	646	526	613	120	33
TOTAL	440,000		1,937	1,311	1,425	626	512
* Reflects the proposed modified parking standards per Fehr & Peers Parking Assessment							
** Reflects the difference between the proposed modified parking and the Zoning Code Requirement on weekdays and weekends							

The table shows the proposed Spaces per Parking Assessment for the listed uses based on the evaluation of peak demands at different times of the day and the week. The parking assessment proposes that peak parking demand for the entire Esencia Mixed Use Center would occur on weekends requiring a minimum of 1,425 spaces. This constitutes a 512-space reduction from the 1,937 spaces that would be required per the Zoning Code based on the listed uses.

The parking assessment included a site plan in the report for the entire Esencia Mixed Use Center. The site plan includes a conceptual layout for the future phases of the project showing building footprints, parking lot layouts, and open space areas. An excerpt of the site plan is provided below for reference, with the full-scale exhibit provided on Page 15 of Attachment 3 of this report. Based on the site plan, a total of 1,621 spaces will be available on the project site. This includes an area of 60 spaces allotted for a future Park & Ride facility. Therefore, the parking assessment proposes a total of 1,561 parking spaces will be provided for all existing and future uses in the Esencia Mixed Use Center.



The 1,561 spaces proposed for the Esencia Mixed Use Center exceed the 1,425 spaces required per the parking assessment by 136 spaces. As previously noted, OC Traffic Engineering reviewed the proposed parking assessment and determined that the proposed modified parking standards would be adequate for the project site based on the specific mix of uses proposed. Based on OC Traffic Engineering's determination of the parking assessment and the proposed parking shown on the conceptual site plan, Land Development Staff has determined that the proposed reduced parking standards are adequate for the entire Esencia Mixed Use Center. To ensure future phases of development are consistent with the analysis and determination made regarding the reduced parking standards, the following Conditions of Approval (COA) have been included with this planning application:

COA #14 - A site development permit shall be required for all future phases of development within the Esencia Mixed Use Center. All site development permits for future phases shall be consistent with Site Development Permit PA21-0077 in their uses, site design, and parking provided. No deviation from PA21-0077 shall be approved unless an amendment to PA21-0077 is approved by the Zoning Administrator in a public hearing.

COA #15 –Outdoor seating square footage dedicated to an individual restaurant in excess of 10% of the restaurant's square footage shall be counted towards the maximum square footage established for future restaurant uses by PA21-0077 (45,250 SF) for the Esencia Mixed Use Center.

COA #16 – Prior to the approval of a site development permit for future phases, the project shall be reviewed for compliance with federal, state and/or County code requirements regarding accessible and EVCS parking requirements. Should any federal, state and/or County code requirements regarding accessible and EVCS parking spaces result in overall parking less than the 1,561 spaces approved under PA21-0077, an amendment shall be required to PA21-0077 to address the discrepancy. The amendment shall be subject to approval by the Zoning Administrator in a public hearing

COA #17 – All existing and future uses within the Flex Space Buildings located on Lots 2, 3, 4, and 6 (125,044 SF total) shall be consistent with uses listed under flex space in the Fehr and Peers Parking Assessment (February 22, 2022) and the maximum square footage provided for each use (Attachment 3 of the approved staff report for PA21-0077).

Project Specific Alternative Site Development Standard (ASDS)

The current proposal includes a request for a Project Specific ASDS to allow for modifications of off-street parking regulations. The inclusion of this Project Specific ASDS requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold on the following page as part of its approval of a Site Development Permit:

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

The proposed project is consistent with the General Plan which calls for this area to be developed as Urban Activity Center.

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

The applicant is requesting a Project Specific ASDS to allow for reductions to off-street parking requirements. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per 2019 Zoning Code Section 7-9-150.

If this PSASDS is approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and 2019 Zoning Code.

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

The request is in compliance with CEQA as stated on Page 13 of this report under “CEQA Compliance.”

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

The proposed Site Development Permit is consistent with the location, size, design, and operating characteristics of the Urban Activity Center zone and would not have an adverse effect on noise, traffic, or other site conditions in the vicinity of the project area.

The Project Specific ASDS to allow for reduced parking requirements based on ITE parking generation rates and ULI shared parking factors would not have an adverse effect on noise or traffic. The proposed parking rates are consistent with ITE and ULI parking metrics. The existing project site provides 894 parking spaces for the existing and proposed uses in Phase 1 of the Esencia Mixed Use Center. This is sufficient to meet the peak demand of 325 spaces calculated using ITE and ULI metrics. For the entire Esencia Mixed Use Center (existing and future phases), a peak parking demand of 1,425 spaces was calculated using ITE and ULI metrics. The parking

assessment prepared for this project proposes a total of 1,561 parking spaces will be provided for the Esencia Mixed-Use Center. Conditions of Approval 14 through 17 have been included with this planning application to ensure future phases of development are consistent with the analysis and determination made regarding the reduced parking standards. The proposed parking rates are consistent with the proposed site uses, and would not have an adverse effect on noise, traffic, or other objectionable or detrimental conditions.

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

The proposed site development permit will not result in conditions or circumstances contrary to public health, safety and general welfare.

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

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

The requested Project Specific ASDS to allow for reduced parking requirements will result in an equivalent project. The reduced parking standards will allow for efficient development by accommodating peak parking demands based on a specific mix of uses, while providing a variety of goods and services to the surrounding community without any anticipated negative effects. As previously discussed, there are no potential adverse effects from the proposed Project Specific ASDS.

Staff supports the request for this Project Specific ASDS based on the discussion above. With the approval of this Project Specific ASDS, the project will result in an equivalent project with no adverse impacts to the public and the surrounding community.

Circulation

Vehicular circulation for the project site will be provided via three existing ingress/egress points from Airoso Street on the west side of the project site. A system of drive aisles traverse the project site providing adequate two-way vehicular circulation and allowing for direct vehicular access to the individual buildings.

Pedestrian circulation for the project site is provided via a system of existing 5-foot wide pedestrian walkways that run throughout the project site. The pedestrian walkways will serve as a link between the individual buildings and parking areas. The walkways will also provide a link to the public sidewalks along Airoso Street.

Landscape

Except for Lots 6, 9, and 37, all landscaping and irrigation in Phase 1 of the Esencia Mixed Use project has been installed and is currently in operation. The applicant has provided a conceptual landscape plan for the proposed changes to Lots 6, 9, and 37 indicating all proposed landscaping will be in compliance with the requirements of the Ranch Plan PC Text. Prior to grading permit issuance, the applicant shall provide detailed landscape plans that include more detailed information demonstrating compliance with the requirements of the 2016 Landscape Irrigation Code and Implementation Guidelines (Condition no.8).

Signage

A sign program for Phase 1 of the Esencia Mixed-Use Center was approved on March 19, 2020 by the Orange County Zoning Administrator under PA190211. The sign program includes specific sign criteria for Lots 6 and 9 based on the site plan and elevations approved under PA180026. Condition of Approval #18 has been included to require that a revision to the Sign Program addressing the change of uses in Phase 1 be approved prior to the issuance of any sign permits.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 298022, approved on May 23, 2022. OCFA reviewed the proposed project and concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan reviews during the plan check review, permitting and construction process to ensure compliance with associated fire safety and fire protection requirements.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, and Building & Safety. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on July 22, 2022. Additionally, notices were posted at the project site, at the Orange County Hall of Administration, and at the County Administrations South (CAS) Building, as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

This project is a necessarily included element of the project considered in Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum, certified on March 27, 2013, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when Final Program EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified has become known; therefore no further environmental review is required for planning application PA21-0077.

CONCLUSION:

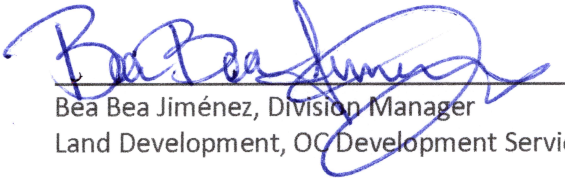
Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for changes to uses within Phase 1 of the Esencia Mixed-Use Center consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text “Urban Activity Center” Section III.D. The proposed project is consistent with Ranch Plan PC Program Text and is compatible with the surrounding development. The proposed Project Specific Alternative Site Development Standard is consistent with Ranch Plan PC Text Section II.C.4 b, which provides for requests for Project Specific Alternative Site Development Standards subject to the approval of the Zoning Administrator in a public

hearing. This project meets the findings in the Ranch Plan PC Text Section II.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of the planning application PA21-0077 for a Site Development Permit including a Project Specific Alternative Site Development Standard, subject to the attached Findings and Conditions of Approval.

Submitted by:

Approved by,



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



Amanda Carr, Deputy Director
OC Public Works, Development Services

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant's Letter of Project Proposal
- 2. Project Plans with Fire Master Plan
- 3. Fehr and Peers Parking Assessment (February 22, 2022)

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A



Appendix A Findings PA21-0077

1	EIR AND ADDENDUM	PA21-0077 (Custom)
<p>That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; and the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013 prior to project approval.:</p> <p>a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA21-0077, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.;</p> <p>b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA21-0077. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.</p> <p>c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.</p>		
2	ENVIRONMENTAL MONITORING	PA21-0077 (Custom)
<p>That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), and the Planning Area 2 Addendum (PA130001-0004 and PA130006).</p>		
3	GENERAL PLAN	PA21-0077
<p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p>		
4	ZONING	PA21-0077 (Custom)
<p>That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the 2019 Zoning Code.</p>		
5	COMPATIBILITY	PA21-0077 (Custom)
<p>That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.</p>		
6	GENERAL WELFARE	PA21-0077
<p>That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.</p>		
7	PUBLIC FACILITIES	PA21-0077
<p>That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).</p>		
8	ALTERNATIVE DEVELOPMENT STANDARDS	PA21-0077 (Custom)
<p>That the alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.</p>		

APPENDIX B



Appendix B Conditions of Approval PA21-0077

1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA21-0077 (Custom)

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

a. Prior to Issuance of Grading Permits

521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report
 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map
 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
 525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance
 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust
 556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control
 557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction
 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
 571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 616: Ranch Plan Fire Prot. Program Cond. 3.d. – Precise Fuel Modification Plan

b. Prior to Precise Fuel Modification Plans:

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

c. Prior to Issuance of Building Permit:

111: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials
 140: EIR 589 Mitigation Measure 4.9-28 – Open Space habitat, light shields
 206: EIR 589 Mitigation Measure 4.15-5 – Capistrano Unified School District fees
 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 547: EIR 589 Standard Condition 4.6-5 (T05) – Major Thoroughfare & Bridge Fees
 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) – Internal Circulation
 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
 570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

d. Prior to Combustible Construction:

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

e. During Construction:

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

f. Prior to Certificates of Occupancy:

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

g. Prior to Release of Grading Bond:

572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
 575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

2 BASIC/ZONING REGULATIONS PA21-0077

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

3 BASIC/TIME LIMIT PA21-0077

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

4 BASIC/PRECISE PLAN PA21-0077

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

5 BASIC/COMPLIANCE PA21-0077

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

6 INDEMNIFICATION PA21-0077

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

7 BASIC/APEAL EXACTIONS PA21-0077

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

8 PRIVATE LANDSCAPING PA21-0077

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State's Model Water Efficient Landscape Ordinance (MWEL0 - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).

B. Prior to the approval of final inspection, 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.

C. Prior to the approval of final inspection, 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, Permit Services.

9 WATER QUALITY MANAGEMENT PLAN PA21-0077

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.

10 COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM PA21-0077

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.

11 EROSION AND SEDIMENT CONTROL PLAN PA21-0077

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, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program 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. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

12 BEST MANAGEMENT PRACTICES PA21-0077

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.

13 LOT LINE ADJUSTMENT LLA2022-05 PA21-0077 (Custom)

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, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program 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. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

14 FUTURE PHASES OF DEVELOPMENT PA21-0077 (Custom)

A site development permit shall be required for all future phases of development within the Esencia Mixed Use Center. All site development permits for future phases shall be consistent with Site Development Permit PA21-0077 in their uses, site design, and parking provided. Any deviation from PA21-0077 shall not be approved unless an amendment to PA21-0077 is approved by the Zoning Administrator in a public hearing.

15 OUTDOOR SEATING PA21-0077 (Custom)

Outdoor seating square footage dedicated to an individual restaurant in excess of 10% of the restaurant's square footage shall be counted towards the maximum square footage established for future restaurant uses by PA21-0077 (45,250 SF) for the Esencia Mixed Use Center.

16 COMPLIANCE WITH ACCESSIBLE AND EVCS PARKING REQUIREMENTS PA21-0077 (Custom)

Prior to the approval of a site development permit for future phases, the project shall be reviewed for compliance with federal, state and/or County code requirements regarding accessible and EVCS parking requirements. Should any federal, state and/or County code requirements regarding accessible and EVCS parking spaces result in overall parking less than the 1,561 spaces approved under PA21-0077, an amendment shall be required to PA21-0077 to address the discrepancy. The amendment shall be subject to approval by the Zoning Administrator in a public hearing.

17 MULTI-USE FLEX SPACE BUILDINGS PA21-0077 (Custom)

All existing and future uses within the Flex Space Buildings located on Lots 2, 3, 4, and 6 (125,044 SF total) shall be consistent with uses listed under flex space in the Fehr and Peers Parking Assessment (February 22, 2022) and the maximum square footage provided for each use (Attachment 3 of the approved staff report for PA21-0077).

18 SIGN PROGRAM AMENDMENT PA21-0077 (Custom)

Prior to the issuance of any sign permits, an amendment to Sign Program PA190211 shall be approved addressing the change of uses in Phase 1 of the Esencia Mixed Use Center.

APPENDIX C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Prior to Issuance of Grading Permits												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision Manager OC Planned Communities and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading Manager OC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	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

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

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530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA

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538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits Manager, Permit Services (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved grading plans verifying adequate sight distance		Each PA
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of compliance with Rule 403 and Rule 402		Each PA
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per 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 undercarriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA

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556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _x and ROC from heavy equipment.	County of Orange Director of Planning & Development Services, Director, OC Planning	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange Director of Planning & Development Services, Director, OC Planning	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange Director of Planning & Development Services, Director, OC Planning	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA

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559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA

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567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved detailed landscape plan for privately maintained common areas		Each PA
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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

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COA# 9				Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division			Each PA
COA# 9 (cont.)				See above	WQMP			<p>This WQMP shall include the following:</p> <ul style="list-style-type: none"> - 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 <p>The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.</p>	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division			Each PA

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

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

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development Services,	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA

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550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC Planning	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan—Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)	See above	See above		Each PA

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570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA#3		PA2.3 Builer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA#6		PA2.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			

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

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

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

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568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

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g. Prior to Release of Grading Bond												
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Approval of the archaeologist's follow-up report		Each PA
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Approval of the paleontologist's follow-up report		Each PA

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576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA

ATTACHMENT 1



May 3, 2021 – Updated August 30 and October 29, 2021, January 10, February 23, and April 20, 2022

Ms. Bea Bea Jimenez, Manager
OC Public Works – Land Development
601 N. Ross Street
Santa Ana, CA 92703

Subject: Use Permit PA21-0077 - ZA Approval – Esencia 2.4 Mixed Use Parking Analysis

Ms. Jimenez,

On behalf of Rancho Mission Viejo LLC, we hereby submit this application requesting Zoning Administrator approval of **Site Development Permit PA21-0077** requesting **changes to the uses approved by the previous Site Development Permit** and a reduction to the number of required parking spaces in Subarea 2.4, as allowed per OC Zoning Code Section 7-9-70.9 – Alternatives to Off-Street Parking Regulations.

Project Proposal:

This Conceptual Site Development Permit application requests the following specific changes to uses previously approved by Site Development Permit PA180026 and subsequent PA18-0026 and subsequent Changed Plans CP19-0038, CP19-0071 and **CP21-0071**:

- Add restaurants as an allowed use in the three approved and existing multi-tenant buildings in Phase 1, and in the new multi-tenant building as well (see 2nd bullet below).
- Replace the previously approved 40,000 square foot Fitness Club (Building L) with a multi-tenant building (similar to the three approved existing multi-tenant buildings in Phase 1). Refer to Attachment 1 for site plan and elevations.
 - 25,844 square feet
 - 38'-0" in height, 1-story
 - Two halves of building are connected by a wall not to exceed 12'-0" in height
- Replace the previously approved 27,300 square foot Roller Rink (Building M) with the Los Patrones Day Care project for children aged **infant** to 6 years. Refer to Attachment 2 for site plan and elevations.
 - 10,482 square feet building
 - 26'-5" in height, 1-story
 - 25 new on-site parking spaces are provided, which increases the project-wide parking supply to 1,573 spaces, not including the proposed 60 park-and-ride spaces
 - This project-wide shared parking field adequately providing the 14.7 parking spaces required to serve 22 adults and the 25 on-site spaces address the 24 required loading spaces to serve 192 children per the 1/6/22 Fehr & Peers study (see Attachment 3), and.
 - Setbacks for the proposed Day Care building are proposed to be consistent with the May 2, 2019, Zoning Administrator approval of the previous Building M (Roller Rink) per the PA180026 Project Specific Alternative Site Development Standard allowing a 12 foot setback from the right-of-way for Los Patrones Parkway, rather than the 25 foot setback typically required from an arterial highway.
 - A 6-foot wall/fence would be erected around the 10,831 square foot pre-school outdoor play area and the 3,625 square foot toddler outdoor play area (see table on Sheet CUP 1). These outdoor play areas extend to the easterly property boundary coterminous with the right-of-way line of Los Patrones Parkway.

This Site Development Permit application also includes a request to reduce the number of required off-street parking spaces for the portion of Rancho Mission Viejo planned Community Subarea 2.4 located easterly of Airoso Street due to the anticipated lower-than-usual parking demand generation due to factors such as shared parking facilities serving mixed uses with different peak demand times, walkability and bike-ability, and proximity to a mobility hub.

Lastly, a proposed related Lot Line Adjustment LLA2022-005 is in process to revise the lot lines between Lot 6 and Lot 37.

This Site Development Permit application is accompanied by the February 22, 2022 PA2.4 Esencia Mixed-Use Project Parking Assessment (see Attachment 3) prepared by Fehr & Peers, an independent traffic engineering firm that has substantiated the basis for requesting a reduction in required parking spaces based on analysis of:

- Total of 440,000 square feet of the following existing and proposed uses:
 - Constructed occupied:
 - 129,942 SF Storage Facilities
 - 99,200 SF Flex Space
 - Anticipated in Phase 1:
 - 25,844 SF Flex Space
 - 10,482 SF Daycare
 - Proposed in Phase 2:
 - 129,282 SF Retail
 - 45,250 SF Restaurant
 - 92 Apartments (parked separately)
- Shared Parking calculations are per ITE 5th edition and the Urban Land Institutes “Shared parking Time-of-Day Factors, Third Edition”.
- Parking Supply Assessment based on other pertinent factors, including compliance with the 515,000 SF of non-residential uses approved per Subarea Plan 2.4, less the anticipated 75,000 SF medical office uses in the portion of Subarea 2.4 westerly of Airoso Street).

Also included as Attachment A to the parking study portion of this application is a site plan depicting:

- 835 parking spaces in Phase 1
- 726 proposed parking spaces to be located in Phase 2, not including the proposed 60 park-and-ride spaces.
- The proposed Park and Ride Facility is consistent with the South County Roadway Improvement Program (SCRIP) circulation improvements approved by the Board of Supervisors on November 8, 2004 (Development Agreement Item 26, Regulation Compliance Matrix Item 321). Originally the milestone for funding the Park & Ride Facility was required prior to the 5,000th EDU but has subsequently been updated to be funded prior to 7,500th EDU milestone. While this proposed Park and Ride facility is not associated with public transit, a facility of this type is very typical adjacent to a commuter highway such as Los Patrones Parkway for carpooling. The existing Park and Ride lot at Junipero Serra off I-5 is an example of a Park & Ride facility not adjacent to a transit stop. In addition, RMV is proposing a neighborhood mobility hub as part the future Subarea 2.4 PA21-0077 site plan, including a pick-up/drop-off point for the Rancho Mission Viejo Transportation Management System (Rancho TMA, otherwise known as Ranch Ride), a voluntary public transit service free to residents of the community, operating on a 7-year grant from OCTA (recently extended to 9-years)

Lastly, associated with this PA21-0077 application is in process requesting OC Surveyor approval of Lot Line Adjustment LLA 22-05 to modify the Lot 6/Lot 37 boundary to accommodate the proposed flex building. The applicant suggests a condition of approval requiring approval of LLA 22-05 prior to issuance of building permit

Previous Approvals:

Previous Phase I Site Development Permit PA180026 was approved May 2, 2019, to allow:

<u>Parking Summary</u>	<u>Sq. Ft.</u>	<u>Parking Spaces Provided</u>
Storage	135,136	23
Multi-Tenant Flex	99,200	149
Fitness Club	40,000	267
Roller Skating Rink	27,300	273
Additional Parking Spaces Provided		164
Total	301,636	876

Changed Plan CP19-0038, approved by Deputy Director, OC Development Services, on July 25, 2019, expanded the project boundary and increased the total provided parking to 896 spaces.

Changed Plan CP19-0071, approved by Deputy Director, OC Development Services, on October 2, 2019, revised the PA180026 approved square footages of the storage buildings from 135,136 SF to 129,942 SF, and decreased the parking spaces provided from 896 to 894.

Required Findings:

Per Zoning Code Section 7-9-70.9, an application for a **Site Development Permit** for a parking reduction shall only be approved if the decision-making body makes all of the following applicable findings:

Parking Study: The use will adequately be served by the proposed parking demand requirement as determined in the parking study; and if required, a parking study prepared by an independent traffic engineering professional approved by the County supports the proposed reduction.

Compliance: Fehr & Peers' February 22, 2022, parking assessment concludes that the projected Subarea 2.4 parking supply of 1,561 spaces is less than the 1,914 spaces required by strict adherence to OC Zoning Code 7-9-70. However, the 1,561 projected parking supply would be 133 parking spaces (10%) greater than Fehr & Peers' peak recommended parking supply of 1,425 spaces.

Shared (Joint) Parking: Where a shared parking facility serving more than one use is proposed, a parking study shall be required and the decision-making body shall only approve a parking reduction if it finds that the peak hours of use shall not overlap or coincide to the degree that peak demand for parking spaces from all uses shall be greater than the total supply of spaces and the proposed shared parking to be provided shall be adequate to serve each use.

Compliance: Fehr & Peers' February 22, 2022, parking assessment complies with ITE Parking Generation 5th Edition parking generation rates, and ULI Shared Parking, Third Edition Time-of-Day Factors for each of the proposed Subarea 2.4 land uses, thereby satisfying each of the requirements of this finding.

Parking Agreement: A written agreement between landowner(s) and the County, in a form satisfactory to County Counsel, has been submitted to and approved by the Director. This agreement shall be in a form capable of and subject to being recorded to constitute a covenant running with the land and shall include:

- A guarantee that there shall be no substantial alteration in the uses that will create a greater demand for parking.
- A guarantee among the landowner(s) for access to and use of the shared parking facilities.
- A provision that the County may require parking facilities in addition to those originally approved upon a finding that adequate parking to serve the use(s) has not been provided.

- A provision stating that the agreement shall not be modified or terminated without the approval of the Director.

Compliance: Rancho Mission Viejo and joint venture partner Theo-Pacific Holdings (dba as Los Patrones Business Park LLC) have entered into a shared parking agreement which complies with this finding for Phase 1. RMV proposes a condition of approval prior to the first building permit in either a modified Phase 1 and/or new buildings in Phase 2 requiring recordation of a new or updated agreement to include any modifications to Phase 1 and all new buildings in Phase 2.

Project Proposal Consistency with PC Text:

The following matrix is a summary of the compliance of the proposed new multi-tenant and day care uses / buildings with the Site Development Standards contained in the Ranch Plan Planned Community Program Text Section III.K. which are the Site Development Standards applicable for this site.

Urban Activity Center	III.D.1.d. Site Development Standards	Compliance
1) Minimum Bldg. Area	No minimum	Complies
2) Building Height	45' max. (+ arch. Features within 10% of roof area)	Complies
3) Building setbacks	a.) 20' min. from all property lines abutting residential areas. b) 25' min. from arterial hwy R-O-W c) 20' min. from collector street R-O-W d) 15' min from local street R-O-W e) No minimum from interior property lines	Complies, with exception of Setbacks for the proposed Day Care building are proposed to be consistent with the May 2, 2019 Zoning Administrator approval of the previous Building M (Roller Rink) per the PA180026 Project Specific Alternative Site Development Standard allowing a 12 foot setback from the right-of-way for Los Patrones Parkway, rather than 25 feet from arterial.
4) Hours of Operation	Limited to 7:00am to 11:00pm	Complies
6) Off-Street Parking	Compliance with Ranch Plan PC Text section III.K	Fehr & Peers report dated 2/22/22 recommends 1,425 spaces. 1,561 are provided.
7) Signs	Compliance with PC Text Section III.L	Complies

8) Fences & Walls	a) equal to main bldg. height, except b) 3.5' within front setback c) 6' within other setback d) 7' along alleys	a) complies b) Not applicable c) Complies (day care play yards) d) Not applicable
9) Trash & Refuse Disposal	All storage shall be shielded from view within a bldg. or area enclosed by a masonry wall not less than 6' in height and the container shall be covered to prohibit animal intrusion.	Complies. Accessibility path to be clarified in future submittals
10) Screening	a) 6' to 7' screening abutting residential areas b) 36" to 42" screening along arterial highways c) Difference in elevation may serve as screening d) Screening can be satisfied by walls, berms, fences or landscaping e) Roof-top mechanical equipment shall be screened	a) Not applicable b) Complies per "c" below c) (difference in elevation) d) Complies e) Complies
11) Landscaping	a) 15' boundary landscaping abutting arterial highways b) Additional 10% of project area, 50% in parking area c) Separation by curb d) Irrigation & Maintenance	a) Complies abutting Los Patrones Pkwy to east and Airoso Dr to west b) Complies c) Complies d) Complies
12) Lighting	All lighting, exterior and interior shall confine direct rays to the premises	Compliance with standard condition LG-1
13) Loading	All loading shall be performed on the site, screened from view from adjacent streets and residences by walls and berms	Complies
14) Enclosed Uses	All permitted uses shall be contained within a completely enclosed structure	Complies
15) Service Station	Not applicable	Not applicable

Consistency Analysis:

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

- General Plan – Project is consistent with General Plan Amendment GPA 01-01.
- Zoning – The Ranch Plan PC Text Urban Activity zoning (Section III.D.1.a.2). allows the proposed uses as "Principal permitted uses subject to a Subarea Plan ... and a Site Development Permit ...".

- d. Area Plans – Subarea Plan 2.4 (PA130004) allows Urban Activity Center Use, as did subsequent approval of the PA2 Area Plan Reallocation (PA150057).
- e. CEQA – This Project is a necessarily included element of the projects considered in FEIR No. 589, certified by the Board on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; and the Planning Area 2 Addendum, approved on March 27, 2013; which adequately addressed the effects of the proposed Project. No subsequent changes have been made in the Project; no substantial changes have occurred in the circumstances under which the Project is being undertaken; and no new information of substantial importance to the Project which was not known or could not have been known when FEIR No. 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved have become known; therefore, no further environmental review is required.
- f. Alternative Development Standards – Not applicable.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval shall be confirmed per the Ranch Plan Regulation Compliance Matrix, including the PA2 Master Area Plan PA13-0006 and Subarea Plan 2.4 PA13-0004 conditions of approval.

Environmental Analysis:

The PA2 Addendum was prepared by BonTerra Consulting in accordance with the provisions of CEQA (Sections 21000, et seq. of the California Public Resources Code), the State CEQA Guidelines (Title 14 California Code of Regulations Sections 15000, et seq.), and specifically Section 15164 of the CEQA Guidelines. Final Program EIR 589 and the PA2 Addendum to Final EIR No. 589 provide the necessary environmental evaluations and clearance for the proposed applications.

Conclusion:

Rancho Mission Viejo LLC hopes that staff would recommend Zoning Administrator approval of Conceptual Site Development Permit PA21-0077 requesting changes to the uses approved by the previous Site Development Permit and subsequent and a reduction to the number of required parking spaces in Subarea 2.4, as allowed per OC Zoning Code Section 7-9-70.9 – Alternatives to Off-Street Parking Regulations. Please let us know if you have any questions or need additional information.

Sincerely,

Rancho Mission Viejo, LLC



Jay Bullock
Vice President – Planning & Entitlement

Attachment 1: Multi-Tenant Building Site Plan and Elevations

Attachment 2: Los Patrones Day Care Site Plan and Elevations

Attachment 3: Fehr & Peers PA2.4 Esencia Mixed-Use Project Parking Assessment dated 2/22/22

ATTACHMENT 2

Tentative Tract # Tract # 18194 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 37, 38, 39, 40 Lot A, and Lot B)
 ORANGE COUNTY, CA PROJECT CONSTRUCTION TYPE: **New**
 Developer: Rancho Mission Viejo, LLC SDP PERMIT: PA21-0077
 28811 Ortega Hwy SJC, CA 92675

PROJECT CONSTRUCTION TYPE: **New**

SDP PERMIT: PA21-0077

CONSULTANTS

ARCHITECT
Architects Orange
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(714) 639-9860 CONTACT: Sammy Saludo

LIGHTING ENGINEER
Candela
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San Juan Capistrano, CA 92675
(949) 201-1333 CONTACT: Don DiDomizio

ARCHITECT
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(714) 873-7919 CONTACT: Dave Sheegog

CIVIL ENGINEER
Hunsaker and Associaates
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(949) 583-1010 CONTACT: Farhad Mohammadi

CIVIL ENGINEER
Huitt Zollars
2603 Main Street, Suite 400
Irvine, CA 92614
(949) 988-5815 CONTACT: Victor Illig

X-0	TITLE SHEET	A2.1	DAY CARE PROJECT DATA
L1	SITE PLAN	A2.3	DAY CARE FLOOR PLAN
L2	LANDSCAPE ELEVATIONS	A2.4	DAY CARE ELEVATIONS
		A2.5	DAY CARE EXITING DIAGRAM
GD-1	CONCEPTUAL GRADING PLAN		
GD-2	CONCEPTUAL GRADING PLAN SECTIONS	EP-1	SITE PHOTOMETRIC PLAN
A1	FLEX BUILDING 3D ELEVATION		
A2	FLEX BUILDING 3D ELEVATION	L3	LANDSCAPE PLAN
A3	FLEX BUILDING 3D ELEVATION		
A4	FLEX BUILDING 3D ELEVATION	F-1	OVERALL FIRE MASTER PLAN
A5	FLEX BUILDING FLOOR PLAN	F-2	OVERALL FIRE MASTER PLAN
A6	FLEX BUILDING COLORED ELEVATIONS		

REVISION NO.	COUNTY REVISION DESCRIPTION - BLACK DELTA	APPROVAL SIGNATURE	DATE
1			
2			
3			
4			
5			

Ownership:
Rancho Mission Viejo, LLC".

Legal Description:
Being a subdivision of Lots 5, 6, 7, and B and portions of lots 3, 4, 8, 9, 10, 11, 12, 16, 17 and 18 of Tract No. 18194, as shown on a map filed in Book 961, pages 12 through 17, of miscellaneous maps, in the Office of The County Recorder of said County.

[illegible]

Esencia - Subarea 2.4 Mixed Use Center Phase I Alt. Use Site Development Plans

Tract # 18194 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 37, 38, 39, 40 Lot A, and Lot B)
Rancho Mission Viejo, CA
Esencia Retail, LLC
28811 Ortega Highway, SJC 92693
Contact: Tara Foreman
(949) 240-3363

PERMIT# PA21-0077

LAND
CONCERN
LANDSCAPE ARCHITECTURE

1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

TITLE SHEET

PROJECT MANAGER
Akin Smith

DRAWN

A. Smith

DATE _____

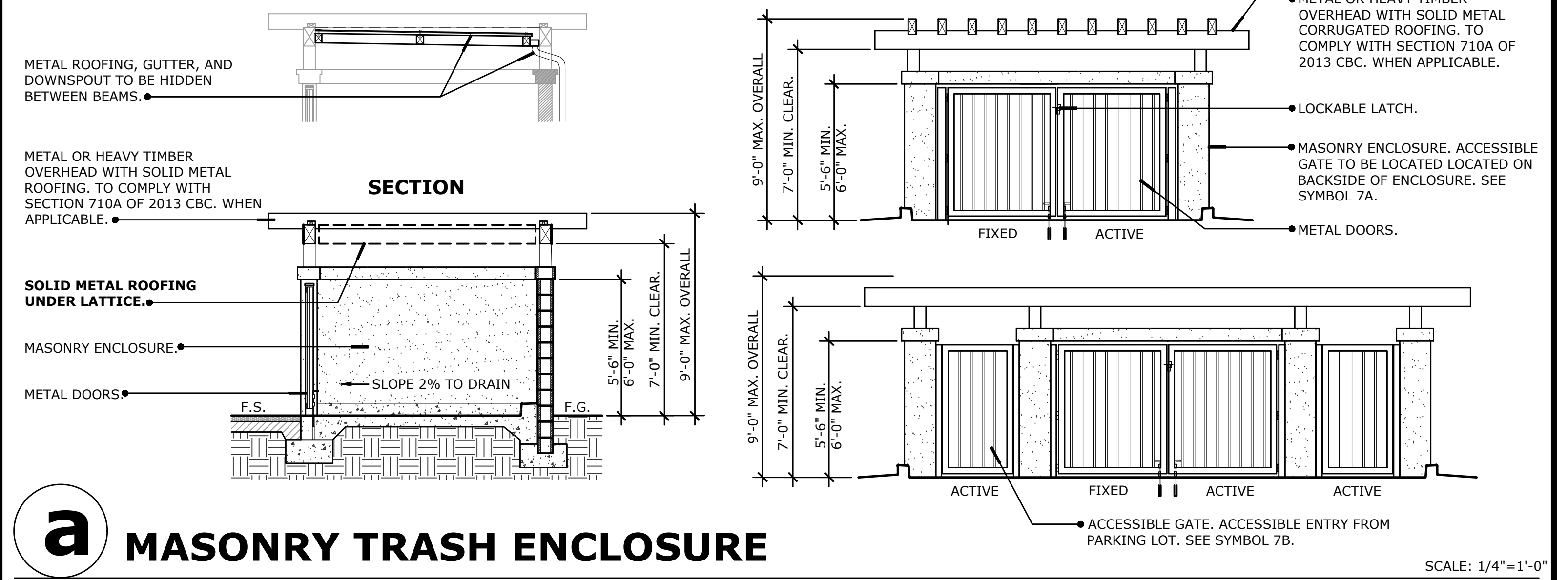
April 19, 2022

SHEET

X-0

[illegible]

L1

[illegible]

Esencia - Subarea 2.4 Mixed Use Center Phase I Alt. Use Site Development Plans

Tract # 18194 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 37, 38, 39, 40 Lot A, and Lot B)
Esencia Retail, LLC
28811 Ortega Highway, SJC 92693
Contact: Tara Foreman
(949) 240-3363

PERMIT# PA21-0077

LAND
CONCERN
LANDSCAPE ARCHITECTURE

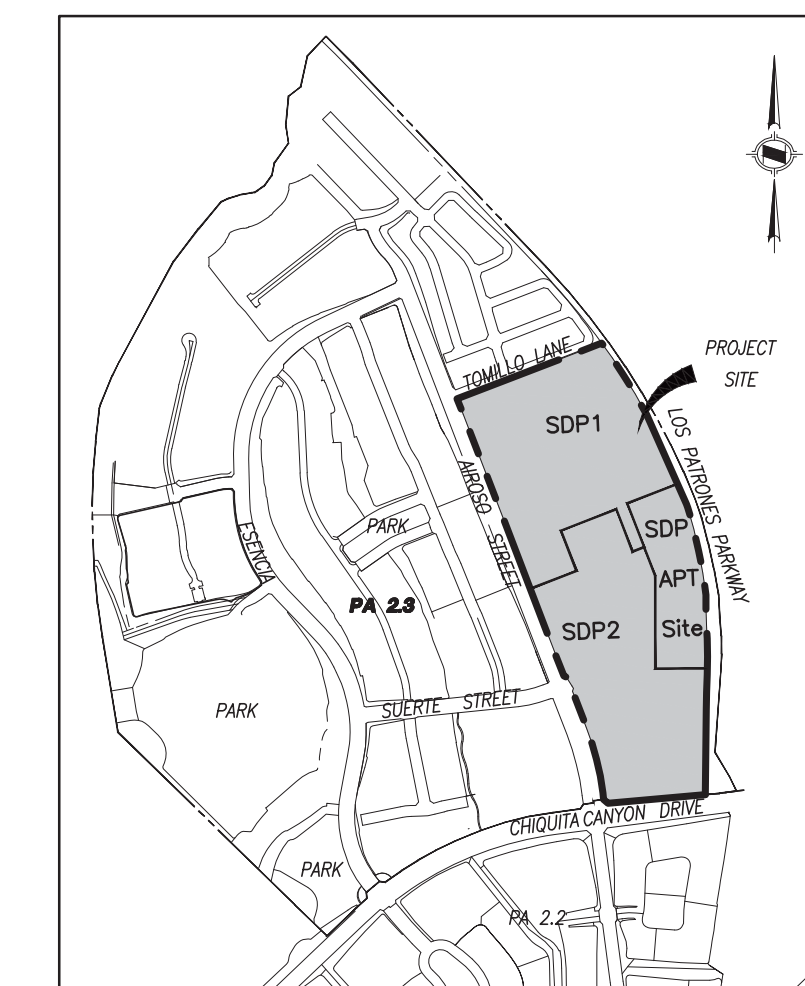
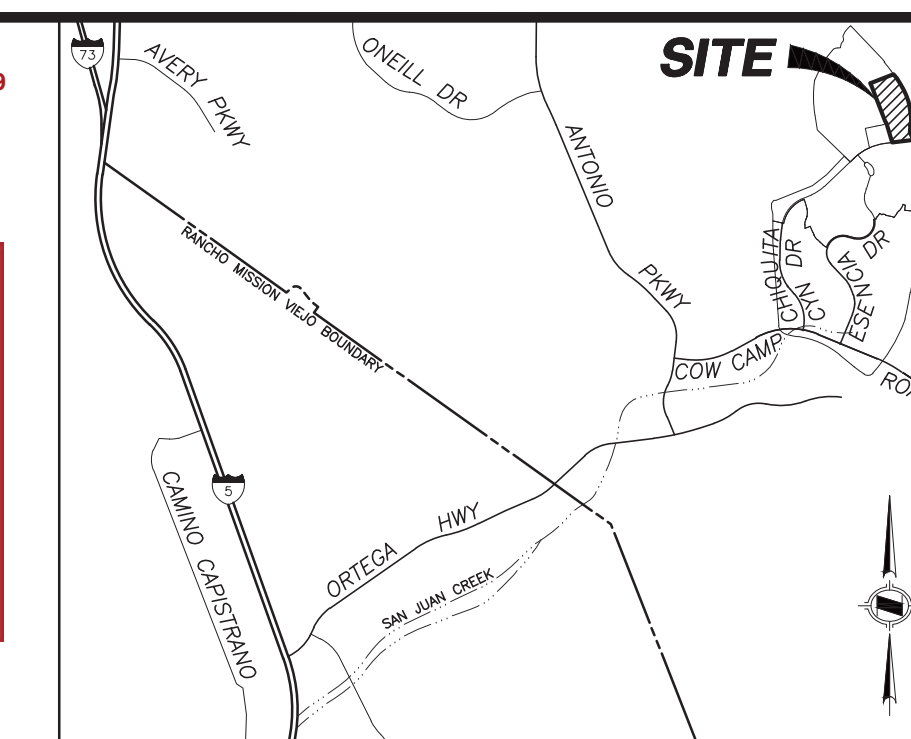
1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

LANDSCAPE
ELEVATIONS

PROJECT MANAGER
Akin Smith
DRAWN
A. Smith
DATE
April 19, 2022

SHEET

L2



BUILDING SUMMARY

BUILDING	LOT NO.	AREA
STORAGE 1	1	67,568 SF
STORAGE 2	1	67,588 SF
MULTI TENANT FLEX 1	2	33,600 SF
MULTI TENANT FLEX 2	3	32,000 SF
MULTI TENANT FLEX 3	4	33,600 SF
MULTI-TENANT FLEX 4	6	25,844 SF
DAY CARE CENTER	9	10,482 SF

LEGEND

PROJECT BOUNDARY	PROJECT BOUNDARY
LOT LINE	LOT LINE
PROPOSED CENTERLINE	PROPOSED CENTERLINE
PROPOSED CONTOUR LINE	PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
RIGHT OF WAY	RIGHT OF WAY
TOP OF SLOPE	TOP OF SLOPE
TOE OF SLOPE	TOE OF SLOPE
DAYLIGHT LINE	DAYLIGHT LINE
PROPOSED EASEMENT	PROPOSED EASEMENT
STREET CURB	STREET CURB
MASS GRADED CONTOUR	MASS GRADED CONTOUR
STORM DRAIN	STORM DRAIN
WATER	WATER
SEWER	SEWER
ELECTRIC VEHICLE CHARGING STATION	ELECTRIC VEHICLE CHARGING STATION
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT

REVISION	DESCRIPTION
DATE	DESCRIPTION
1	SITE LAYOUT CHANGES TO LOT 6, LOT 9 AND LOT 37.

APPLICANT:
THEOPACIFIC CORPORATION
350 E. ORANGEHORSE AVENUE, SUITE 5
PLACENTIA, CA 92670
(657) 444-9200

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • P: (949) 353-9100 • F: (949) 353-9799

COUNTY OF ORANGE

CONCEPTUAL GRADING PLAN - PA180026

TTM18194- THEOPACIFIC CORPORATION

RETAIL SITE

NORTHWEST CHIQUITA CANYON & AIROSO STREET

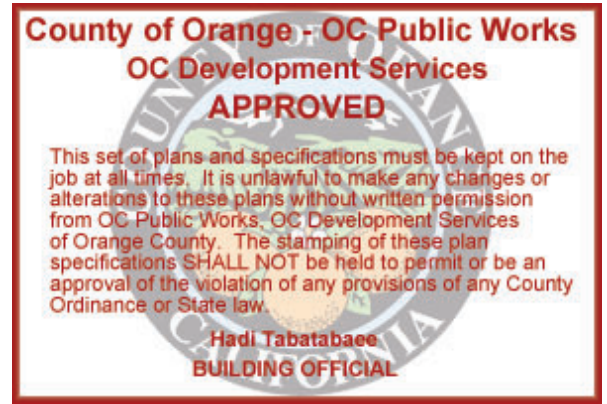
DESIGNED BY: ---
DRAFTED BY: ---
CHECKED BY: ---

DATE:
03/15/19

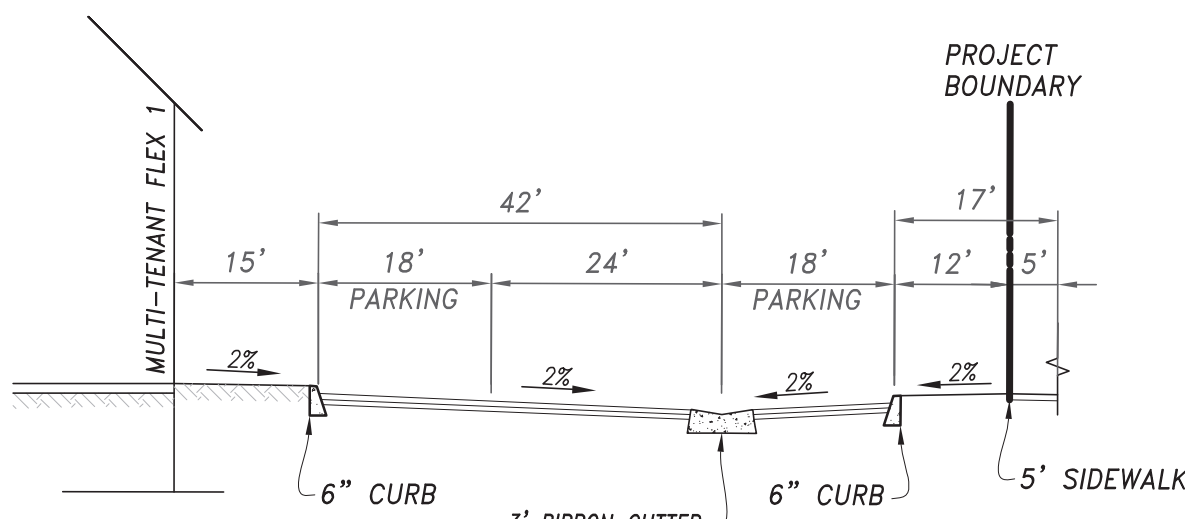
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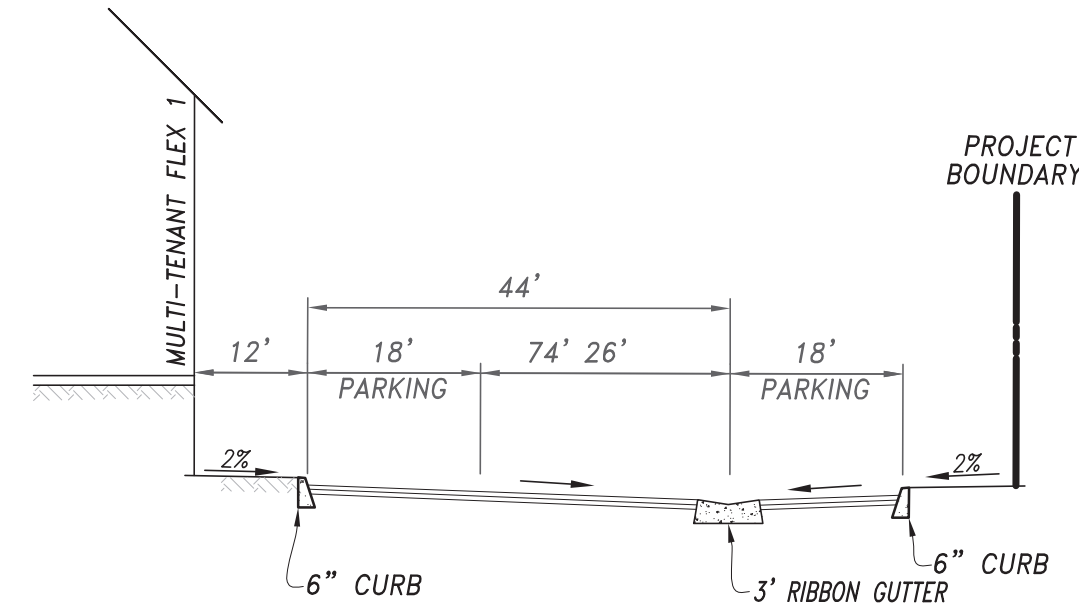
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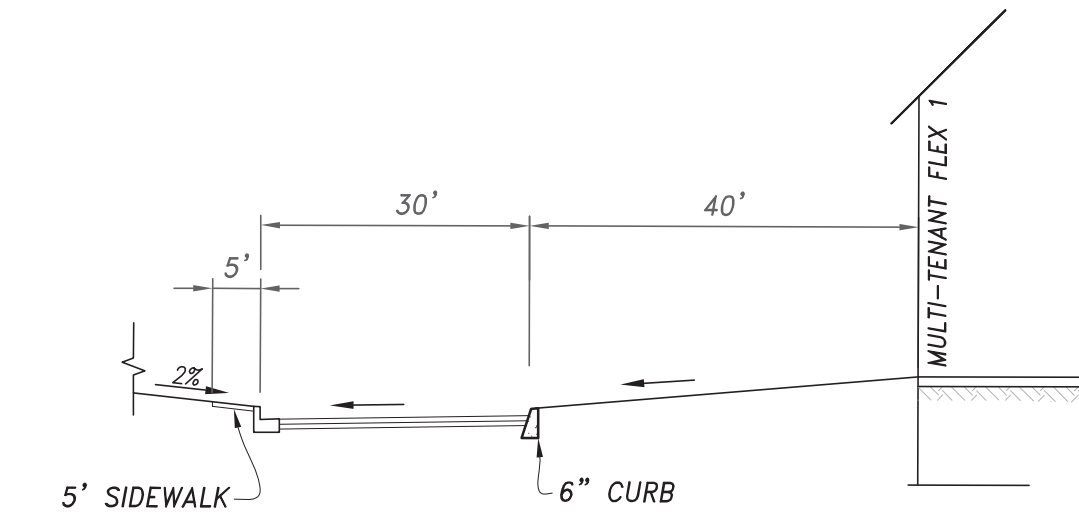
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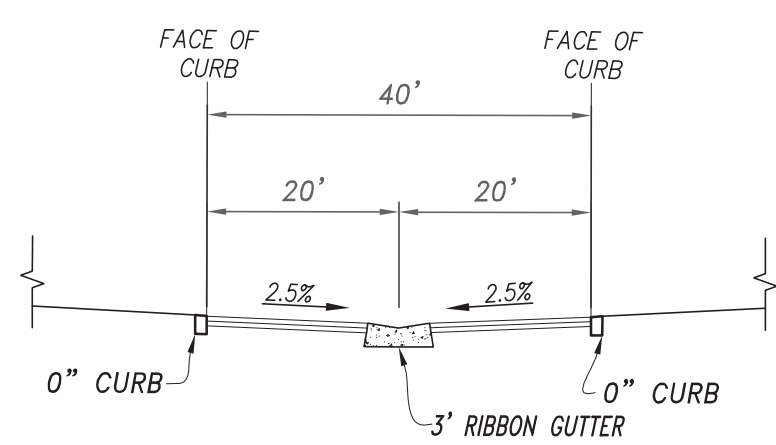
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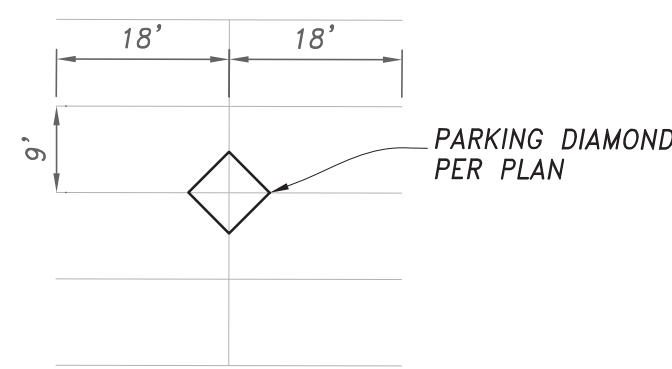
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(PRIVATE DRIVE)



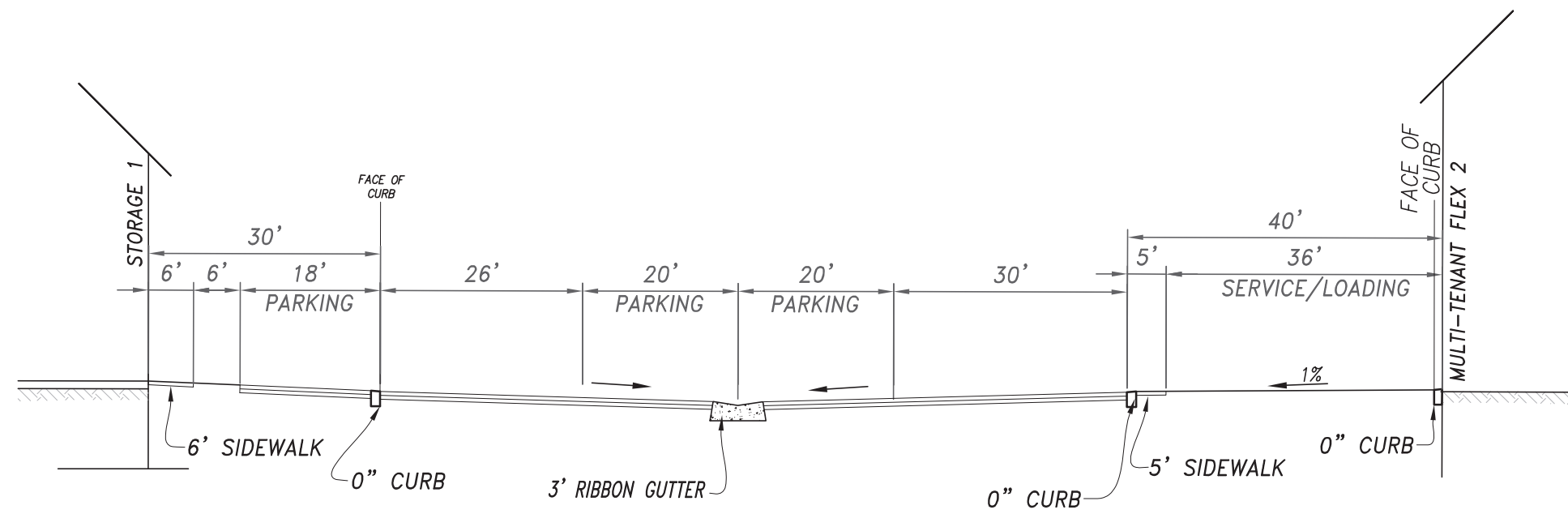
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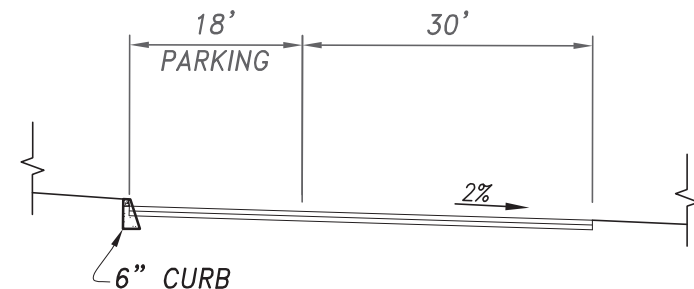
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(PRIVATE DRIVE)



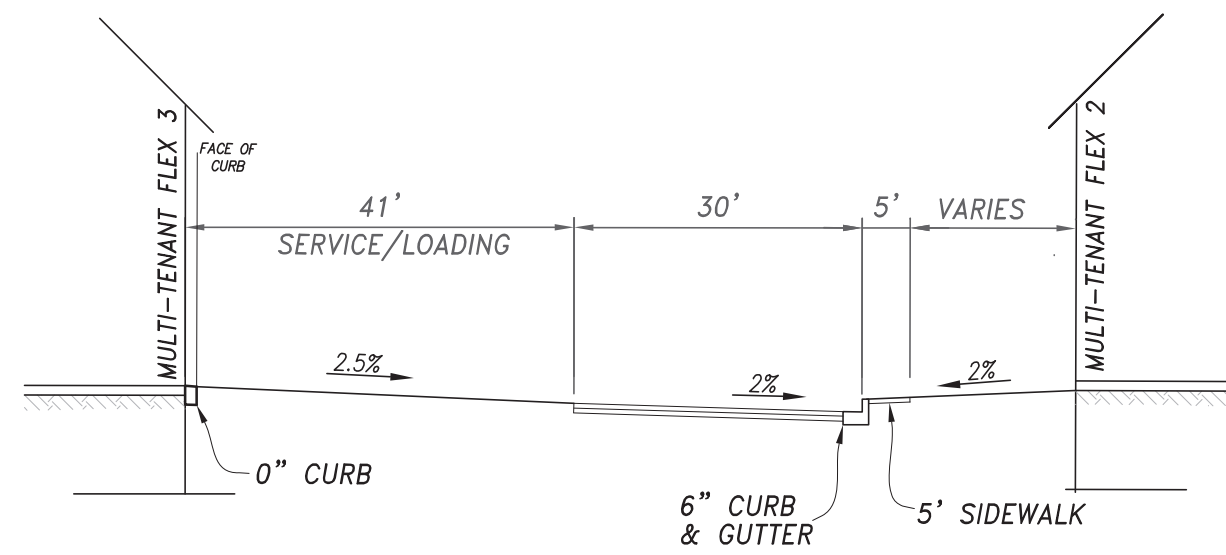
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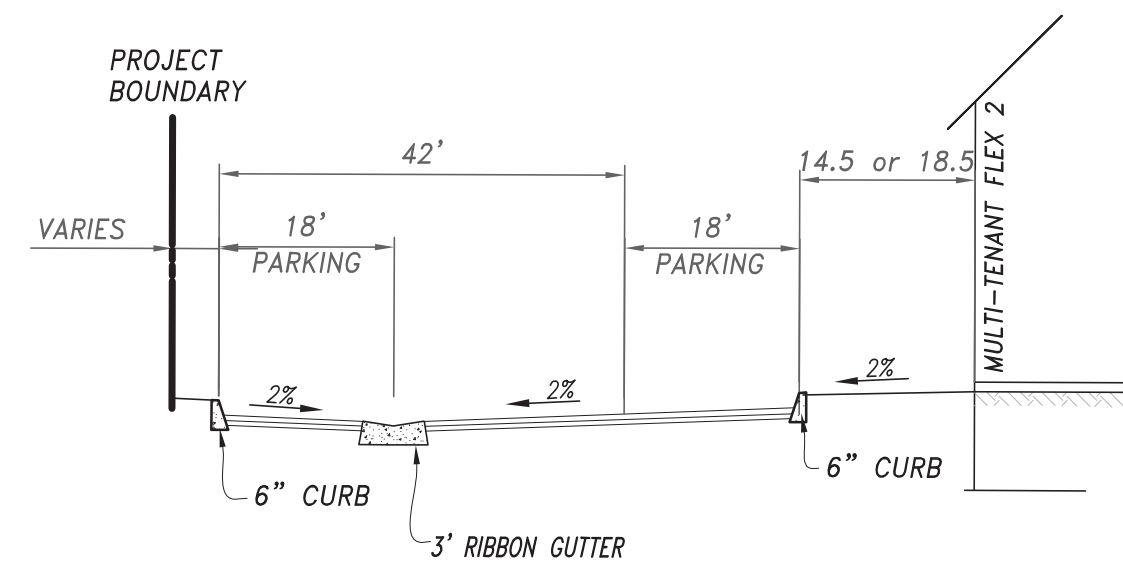
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(PRIVATE DRIVE)



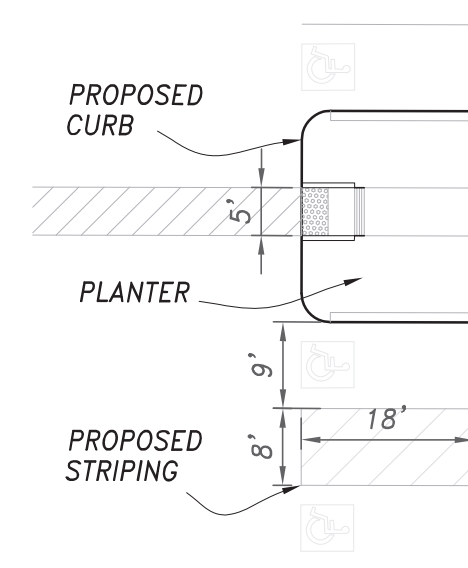
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(PRIVATE DRIVE)



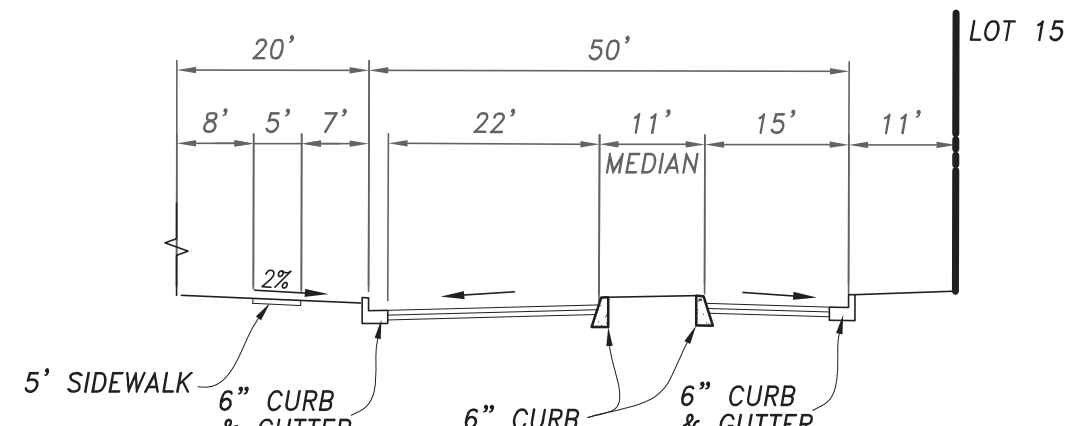
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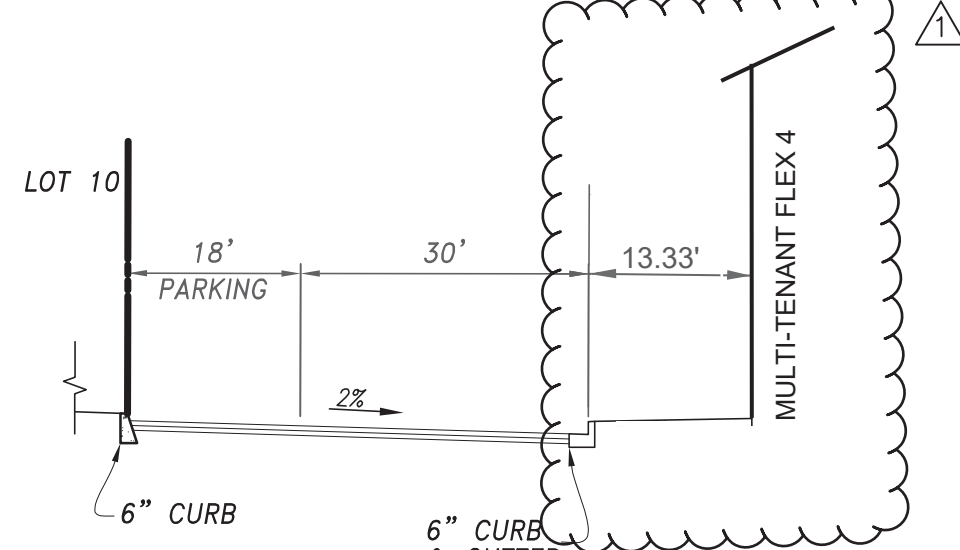
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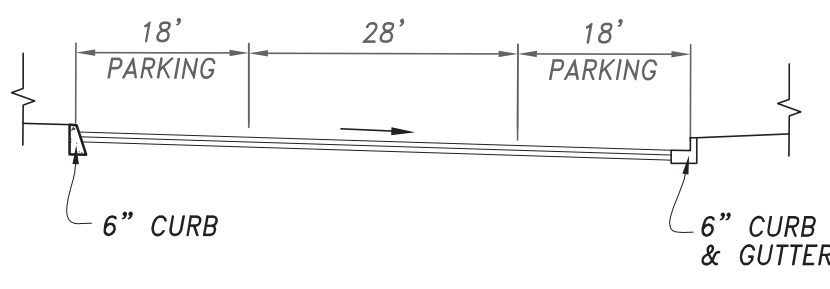
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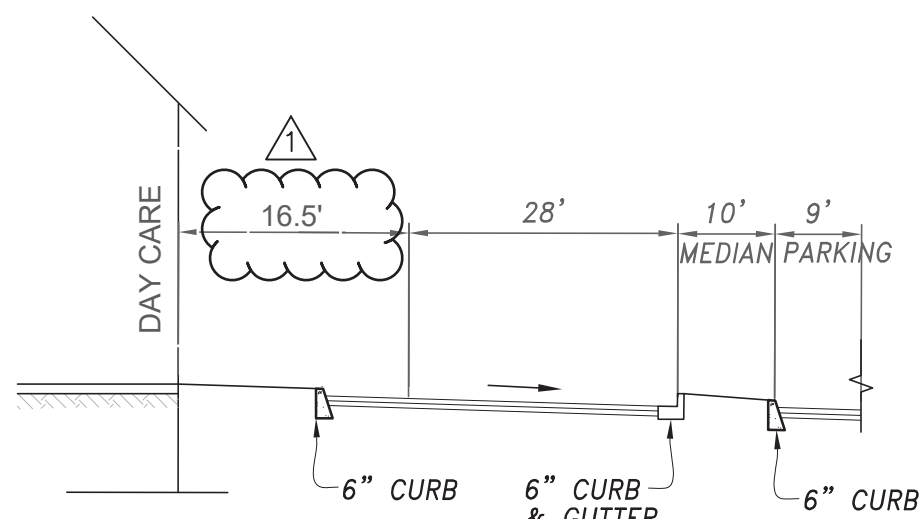
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(PRIVATE DRIVE)



TYPICAL SECTION K-K
TYPICAL DRIVE AISLE WITH PARKING
(PRIVATE DRIVE)



TYPICAL SECTION L-L
TYPICAL DRIVE AISLE WITH PARKING
(PRIVATE DRIVE)



TYPICAL SECTION M-M
TYPICAL DRIVE AISLE WITH PARKING
(PRIVATE DRIVE)

REVISION	
DATE	DESCRIPTION
▲	SECTION M-M AND SECTION K-K WAS REVISED.

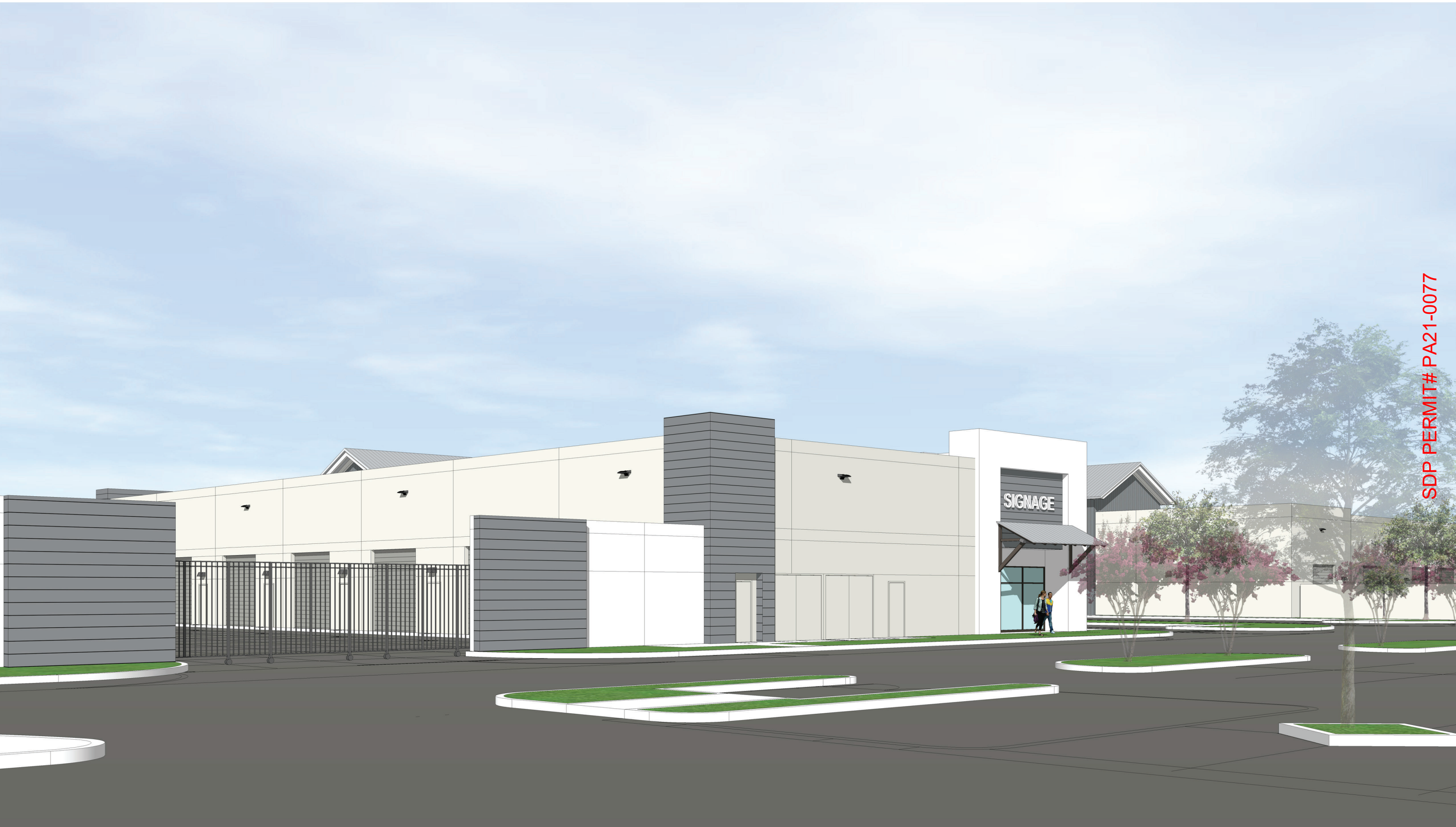
APPLICANT: THEOPACIFIC CORPORATION 350 E. ORANGETHORPE AVENUE, SUITE 5 PLACENTIA, CA 92870 (657) 444-9200		PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 253-3110 • FX (949) 583-0759			
COUNTY OF ORANGE					
CONCEPTUAL GRADING PLAN - PA180026					
TTM18194- THEOPACIFIC CORPORATION					
RETAIL SITE					
NORTHWEST CHIQUITA CANYON & AIROSO STREET					
DESIGNED BY: _____	DATE: 03/15/19	CITY FILE NO.: -	SHEET GD-2		
DRAFTED BY: _____					
CHECKED BY: _____					



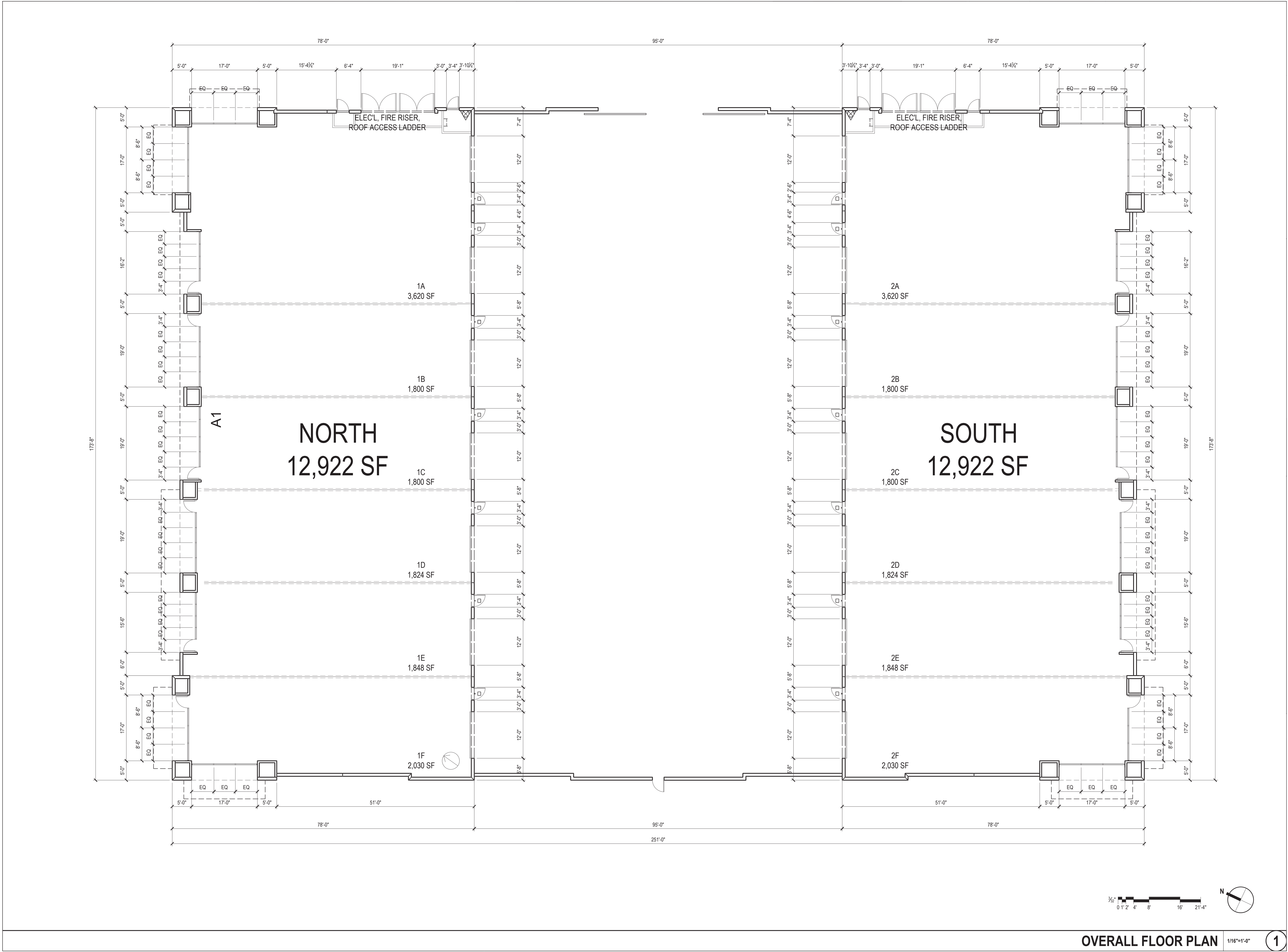


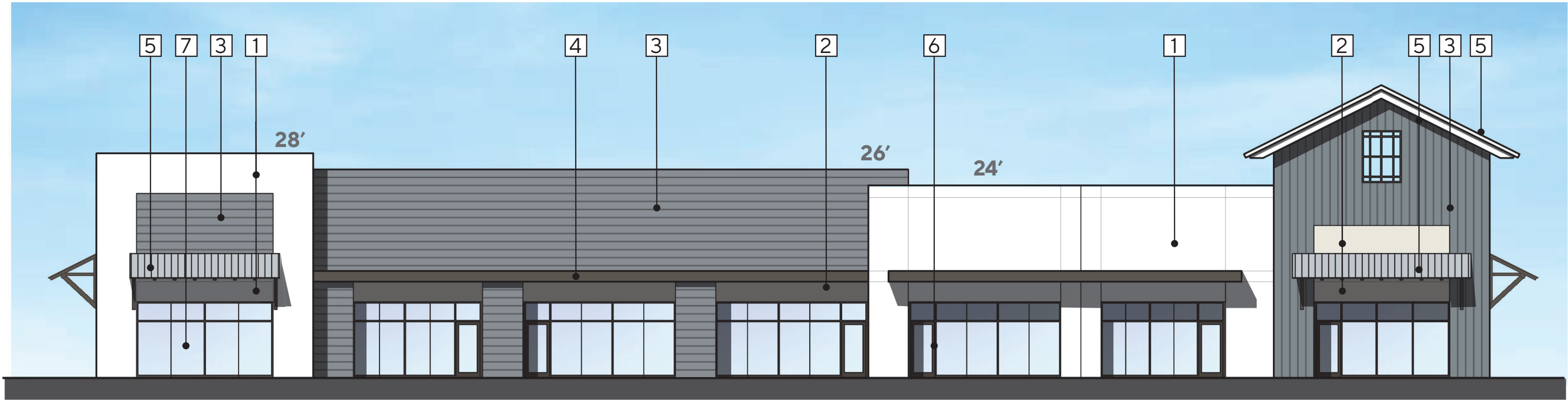
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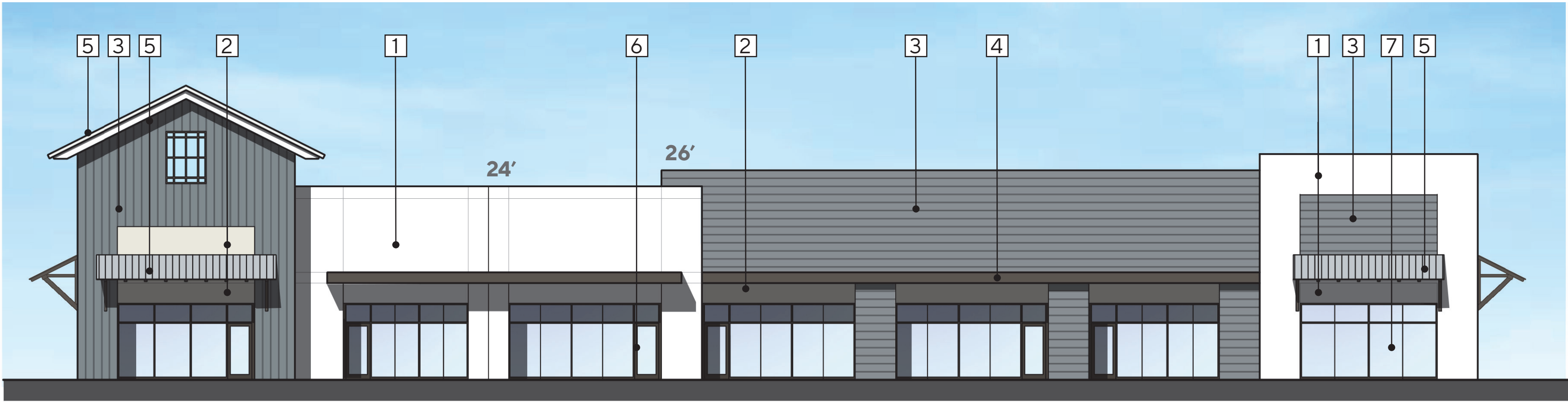


SDP PERMIT# PA21-0077





NORTH ELEVATION



SOUTH ELEVATION



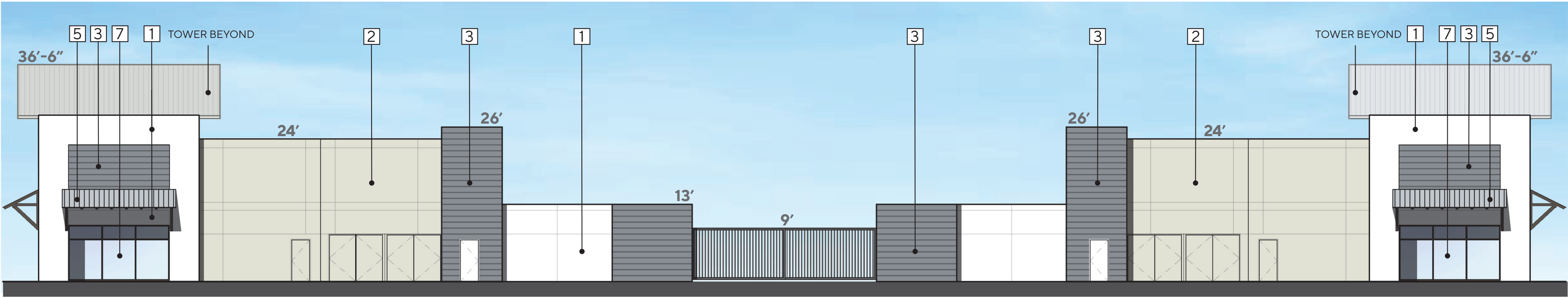
WEST ELEVATION (AIROSOS STREET ELEVATION)



NORTH - SOUTH ELEVATION



SOUTH - NORTH ELEVATION



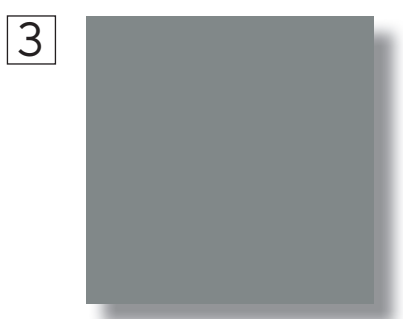
EAST ELEVATION



SHERWIN WILLIAMS
SW 7006
EXTRA WHITE



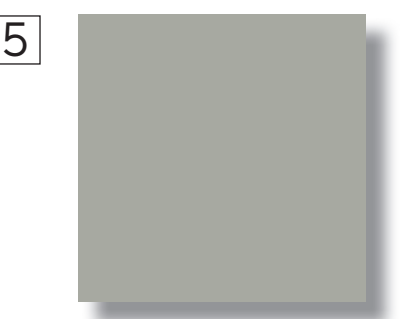
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SHERWIN WILLIAMS
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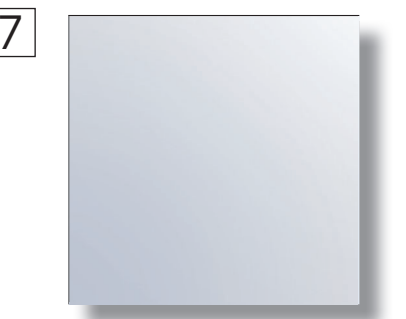
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BLACK FOX



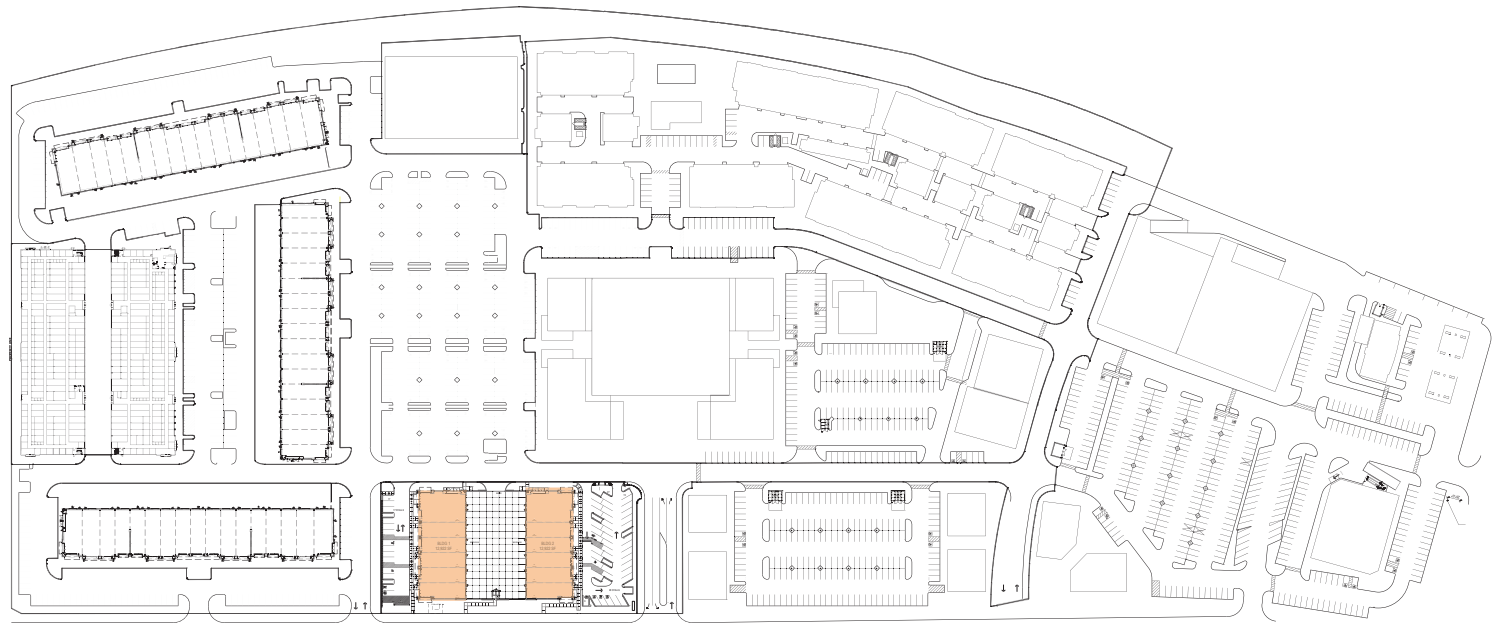
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PREWEATHER GAL-
VALUME BY BER-
RIDGE



STOREFRONT:
DARK BRONZE ANO-
DIZED ALUMINUM BY AR-
CADIA



GLAZING:
SOLARBAN 60 OP-
TIGRAY



KEY PLAN

ESENCIA PA 2.4 PHASE II
Rancho Mission Viejo, CA

TYP MULTI-TENANT BUILDING
Elevations

Scale 3/32"=1'-0"
0 5' 10' 20'



A6

Scale 3/32"=1'-0"
Job No. 2021-144
Date 2022-02-11

PERMIT# PA21-0077



1 Perspective

ROOM AREA SUMMARY			
Room Name	Number of Students	Required Clear Area	Area Provided
Preschool Room 1	24	840 s.f.	854 SF
Preschool Room 2	24	840 s.f.	854 SF
Preschool Room 3	24	840 s.f.	855 SF
Preschool Room 4	24	840 s.f.	853 SF
Preschool Room 5	24	840 s.f.	854 SF
Preschool Room 6	24	840 s.f.	868 SF
Toddler 1	12	420 s.f.	436 SF
Toddler 2	12	420 s.f.	437 SF
Toddler 3	12	420 s.f.	460 SF
Toddler 4	12	420 s.f.	470 SF

TEACHER / STUDENT SUMMARY				
Room Name	Age Catagory	Number of Students	Teacher Requirement	Number of Teachers
PRESCHOOL 1	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
PRESCHOOL 2	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
PRESCHOOL 3	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
PRESCHOOL 4	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
PRESCHOOL 5	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
PRESCHOOL 6	30 MO - 6 YEARS	24	1 TEACHER / 12 STUDENTS	2
TODDLER 1	18 MO - 30 MO	12	1 TEACHER / 6 STUDENTS	2
TODDLER 2	18 MO - 30 MO	12	1 TEACHER / 6 STUDENTS	2
TODDLER 3	18 MO - 30 MO	12	1 TEACHER / 6 STUDENTS	2
TODDLER 4	3 MO - 18 MO	12	1 TEACHER / 6 STUDENTS	2
			20 TEACHERS	
ADMINISTATIVE STAFF			2 ADMINISTRATORS	
TOTALS		192 STUDENTS	22 STAFF	

PARKING REQUIRED PER DECEMBER 2021 FEHR AND PEERS PA2.4 ESENCIA MIXED-USE PARKING ASSESSMENT

REQUIRED OUTDOOR PLAY AREA				
Age	Number of Students	S.F. Per Child	Area Required	Area Provided
TODDLER	48	75	3,600 S.F.	3,625 S.F.
PRIMARY	144	75	10,800 S.F.	10,831 S.F.
TOTALS	192		14,400 S.F.	14,456 S.F.

PROJECT INFORMATION

PROJECT ADDRESS:
28670 AIROSO STREET
RANCHO MISSION VIEJO
CALIFORNIA 92694

PROPERTY DESCRIPTION:
LOT 9 OF TRACT No. 18194

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS THE CONSTRUCTION OF A NEW BUILDING FOR A CHILDREN'S DAY CARE FACILITY INCLUDING PLAY YARDS AND SHADE STRUCTURES

USE, OCCUPANCY AND FLOOR AREAS:

BUILDING USE	CHILD CARE CENTER 18 MONTHS TO 6 YEARS
OCCUPANCY	E
AREA OF BUILDING:	10,482 SQUARE FEET
STORIES:	1
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	YES

ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE - E OCCUPANCY	9,500 S.F. (PER TABLE 503 CBC 2010)
WITH SPRINKLER INCREASE (X3)	28,500 S.F.

PARKING:
PARKING SHALL BE IN ACCORDANCE WITH DECEMBER 2021 FEHR & PEERS PA2.4 ESENCIA MIXED-USE PARKING ASSESSMENT

FIRE WALL:
THERE ARE NO FIRE WALLS

APPLICABLE STATE CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
2019 ENERGY CODE

CONTACT PERSON:
DAVID SHEEGOG
DAVID SHEEGOG: ARCHITECT
968 S. LADAN LANE
ANAHEIM, CA 92808
TEL (714) 873-7919

SHEET INDEX

- 1 PROJECT DATA
- 2 SITE PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR ELEVATIONS

DIRECTORY

Owner
HONOR 2022, LLC
555 CORPORATE DRIVE, SUITE 215
LADERA RANCH, CA 92694
TEL (714) 323-7609
RICHARD LUTZKY

Architect
DAVID SHEEGOG: ARCHITECT
968 S. LADAN LANE
ANAHEIM, CA 92808
TEL (714) 873-7919
DAVID SHEEGOG

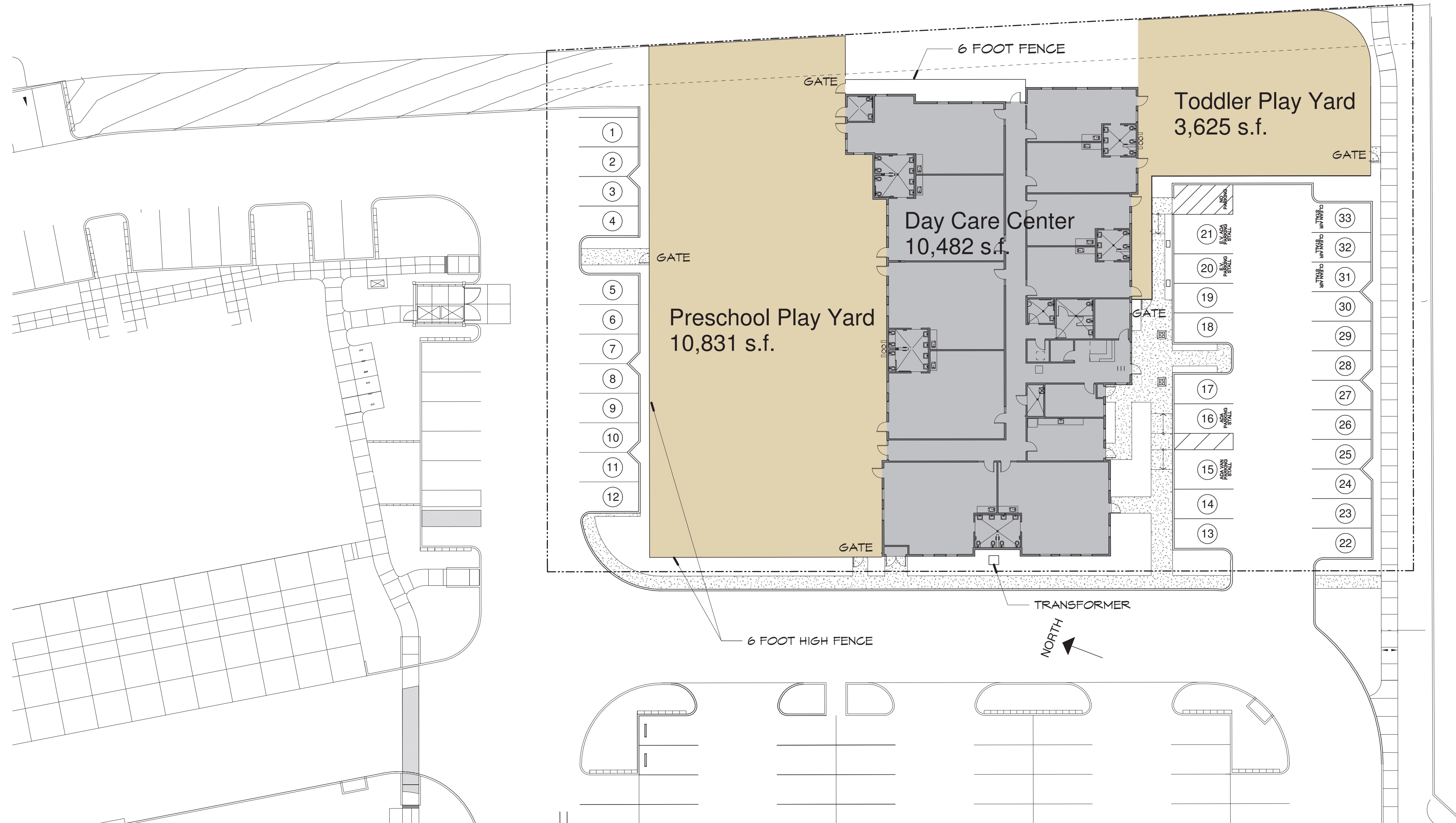
Los Patrones Day Care

Project Data
February 17, 2022



A2.1

PERMIT# PA21-0077



① Schematic Site Plan
1" = 20'-0"

PERMIT# PA21-0077

Los Patrones Day Care

Site Plan
February 17, 2022





① Floor Plan - 10,315 s.f.
3/16" = 1'-0"

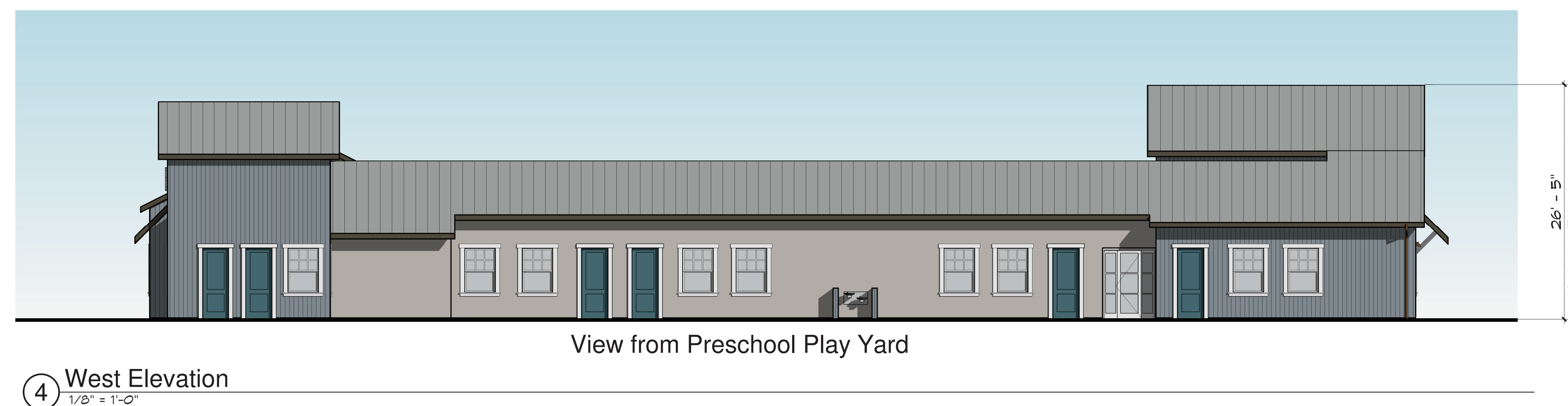
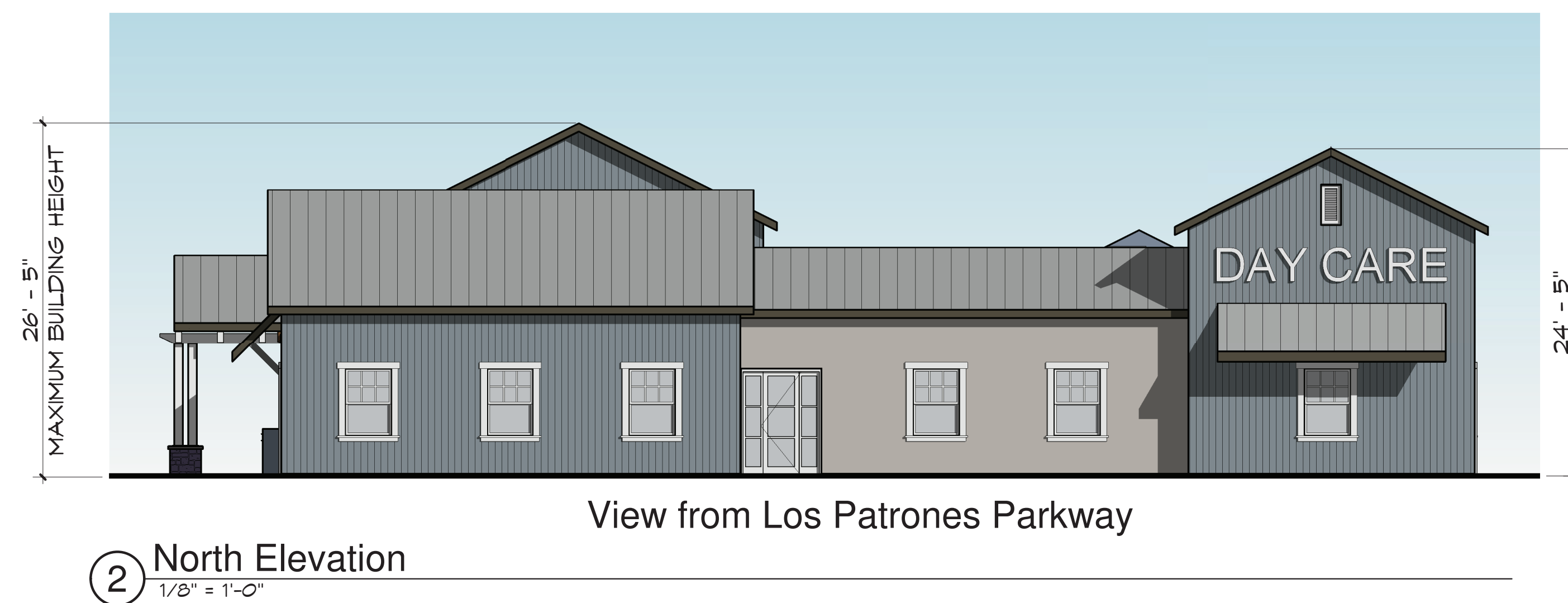
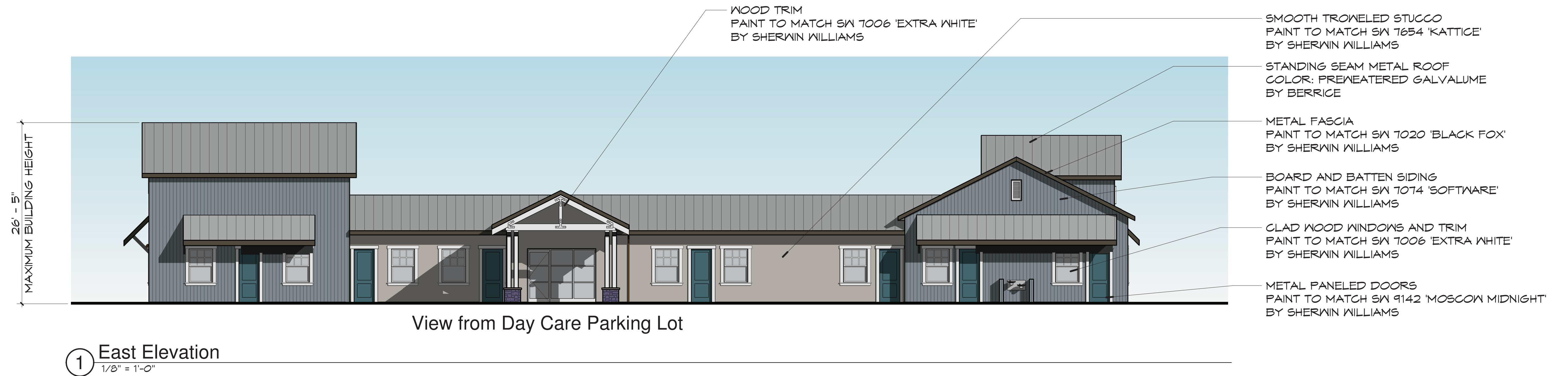
Los Patrones Day Care

Floor Plan
February 17, 2022



A2.3

PERMIT# PA21-0077



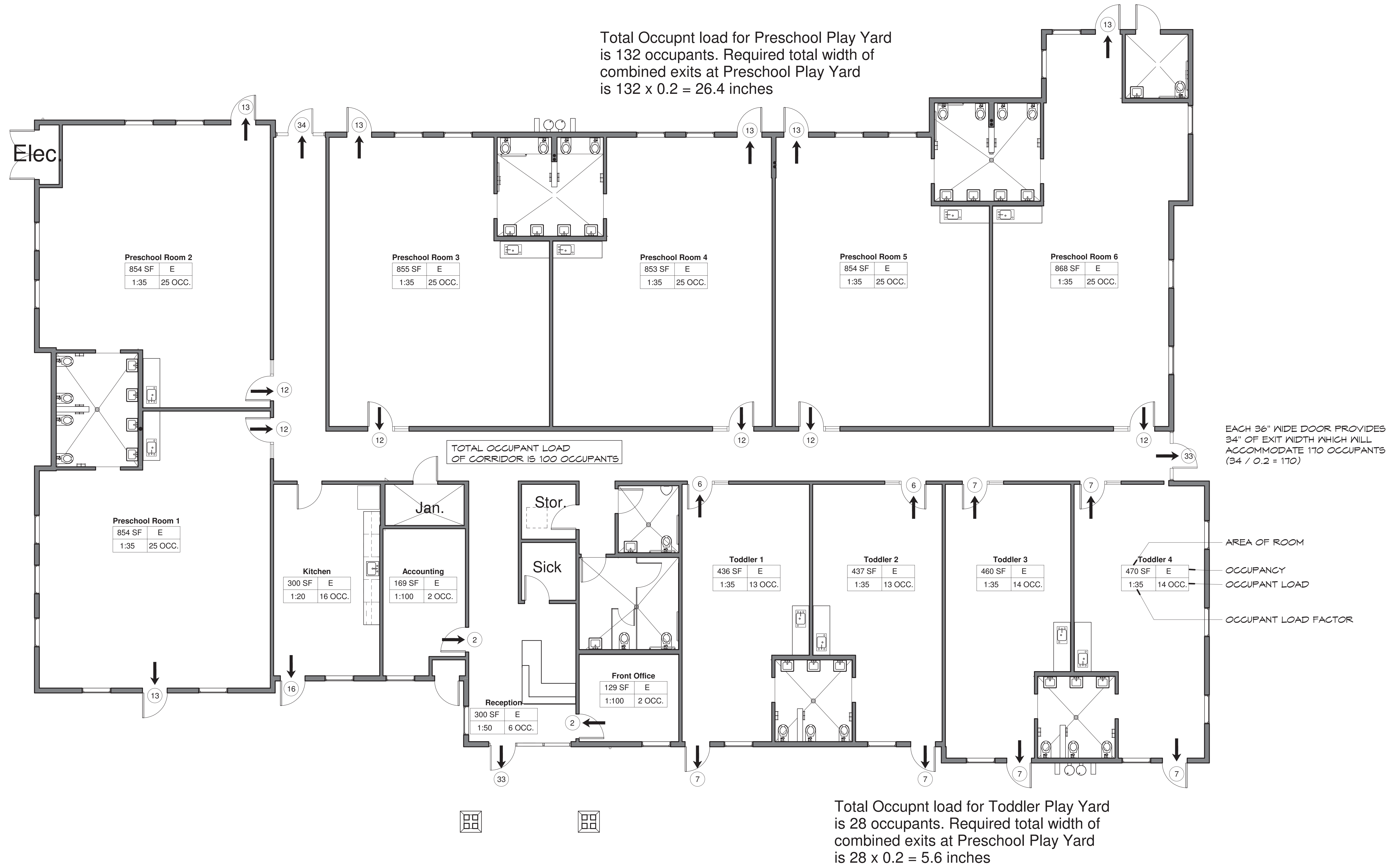
Los Patrones Day Care

Elevations
February 17, 2022



A2.4

PERMIT# PA21-0077

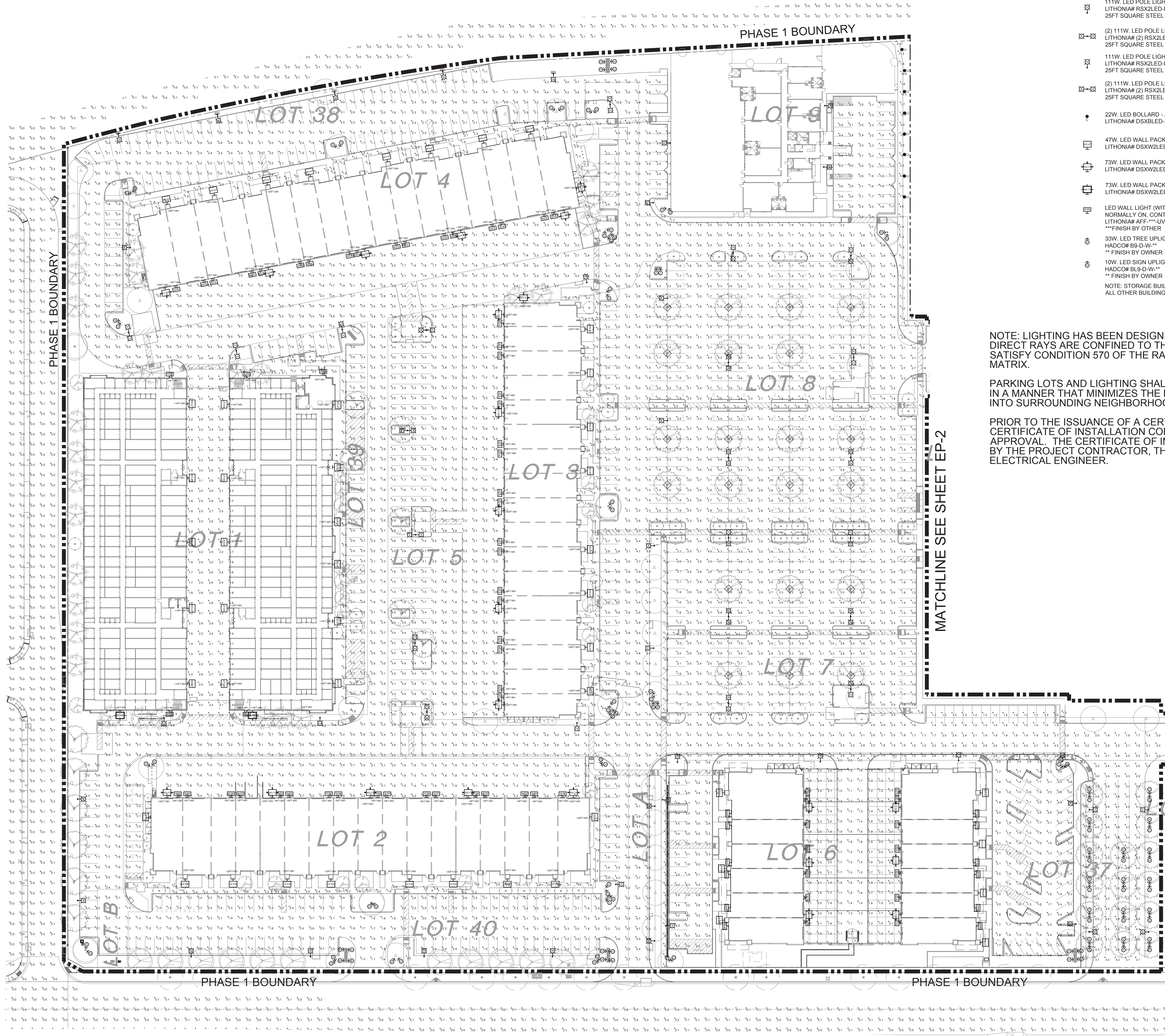


1 Exit Plan
3/16" = 1'-0"

Los Patrones Day Care

Exiting Diagram
February 17, 2022





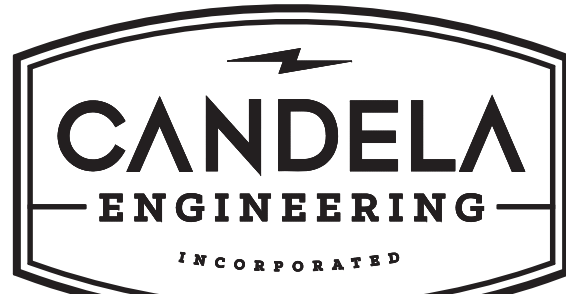
LIGHTING LEGEND

- 111W LED POLE LIGHT TYPE III DISTRIBUTION (SINGLE HEAD)
LITHONIA# RSX2LED-P2-40K-R3-MVOLT-SPA
25FT SQUARE STEEL POLE. (5IN. SQ.)
 - (2) 111W LED POLE LIGHT TYPE III DISTRIBUTION (DOUBLE HEAD)
LITHONIA# (2) RSX2LED-P2-40K-R3-MVOLT-SPA (2@180)
25FT SQUARE STEEL POLE. (5IN. SQ.)
 - 111W LED POLE LIGHT TYPE IV DISTRIBUTION (SINGLE HEAD)
LITHONIA# RSX2LED-P2-40K-R4-MVOLT-SPA
25FT SQUARE STEEL POLE. (5IN. SQ.)
 - (2) 111W LED POLE LIGHT TYPE IV DISTRIBUTION (DOUBLE HEAD)
LITHONIA# (2) RSX2LED-P2-40K-R4-MVOLT-SPA (2@180)
25FT SQUARE STEEL POLE. (5IN. SQ.)
 - 22W LED BOLLARD - ASYMMETRIC DISTRIBUTION
LITHONIA# DSXBLEDD-12C-530mA-40K-ASY-MVOLT
 - 47W LED WALL PACK TYPE III - WITH MOTION SENSOR
LITHONIA# DSXW2LED-20C-700mA-40K-T3M-MVOLT-PIRH1FC3V
 - 73W LED WALL PACK TYPE III - WITH MOTION SENSOR
LITHONIA# DSXW2LED-20C-1000mA-40K-T3M-MVOLT-PIRH1FC3V
 - 73W LED WALL PACK TYPE IV - WITH MOTION SENSOR
LITHONIA# DSXW2LED-20C-1000mA-40K-T4M-MVOLT-PIRH1FC3V
 - LED WALL LIGHT (WITH BATTERY BACKUP) WIDE DISTRIBUTION
NORMALLY ON, CONTROLLED BY ASTRO. TIME CLOCK.
LITHONIA# AFF***UVOLT-LTP-SORT-WT
***FINISH BY OTHER
 - 33W LED TREE UPLIGHT
HADCOF B9-D-W-***
** FINISH BY OWNER
 - 10W LED SIGN UPLIGHT
HADCOF B9-D-W-***
** FINISH BY OWNER
 - DIRECT BURIAL TRANSFORMER
FOCUS INDUSTRIES: 100W - 208V: 12V
- NOTE: STORAGE BUILDING WALL PACK MOUNTING HEIGHTS TO BE AT 14'-0"
ALL OTHER BUILDING WALL PACKS SHALL BE MOUNTED AT 20'-0"

NOTE: LIGHTING HAS BEEN DESIGNED AND LOCATED SO THAT ALL DIRECT RAYS ARE CONFINED TO THE PROPERTY IN A MANNER TO SATISFY CONDITION 570 OF THE RANCH REGULATION COMPLIANCE MATRIX.

PARKING LOTS AND LIGHTING SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT MINIMIZES THE DIFFUSION OF REFRACTIVE LIGHT INTO SURROUNDING NEIGHBORHOODS AND/OR INTO THE NIGHT SKY.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PROVIDE A CERTIFICATE OF INSTALLATION COMPLYING WITH THE CONDITIONS OF APPROVAL. THE CERTIFICATE OF INSTALLATION ON MAY BE PROVIDED BY THE PROJECT CONTRACTOR, THE PROJECT ARCHITECT OF THE ELECTRICAL ENGINEER.

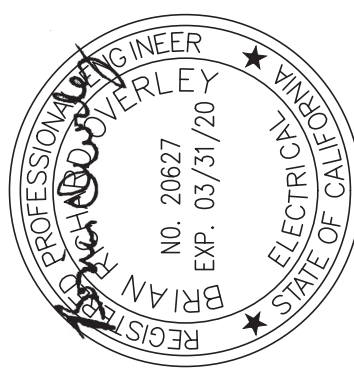


LIGHTING DESIGN | ELECTRICAL ENGINEERING

27201 Calle Juanita
Dana Point, CA 92624
Ph: 949.201.1333
candelaengineering.com

CANDELA #: X8-118

STAMP:



REVISIONS:

DATE: 2/18/2022

Esencia - Subarea 2.4
Mixed Use Center Phase I Alt: Use
SITE LIGHTING PLANS

RANCHO MISSION VIEJO, CA

Tract# 17575 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 37, 38, 39, 40, Lot A and Lot B)

Esencia Retail, LLC

28811 Ortega Highway, Ste. 92693

Costa Mesa, CA 92626

PERMIT # PAZ1-0077

CLIENT:

Esencia Retail, LLC

28811 ORTEGA HIGHWAY
SAN JUAN CAP, CA 92693
(949) 240-3363

SHEET TITLE:

SITE
PHOTOMETRIC
PLAN

SHEET NUMBER:

EP-1

[illegible][illegible]


Esencia - Subarea 2.4

Tract # 18194 (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 37, 38, 39, 40 Lot A, and Lot B)
Esencia Retail, LLC
28811 Ortega Highway, SJC 92693
Contact: Tara Foreman
(949) 240-3363

PERMIT# PA21-0077

OVERALL FIRE MASTER PLAN
SUBAREA 2.4 MIXED USE CENTER
BUILDINGS A-T, FLEX BUILDINGS 1-3, AND
STORAGE BUILDINGS 1-2
ESENCIA PLANNING AREA 2.4 - TENTATIVE TRACT NO. 17
REVISION OCFA SR298022
PREVIOUSLY APPROVED OCFA SR273826 & 276652 & 278550

RANCH FIRE PROTECTION PROGRAM ATTACHMENTS


 ORANGE COUNTY FIRE PROTECTION PROGRAM WAS ADOPTED 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:

ATTACHMENT:

- 1) 24/28" FIRE LANE NO PARKING SIGN LOCATIONS
- 3a) FIRE LANE ENTRY SIGN
- 3b) FIRE LANE NO PARKING SIGN
- 3) MOUNTING SPECIFICATIONS FOR FIRE LANES AND NO PARKING SIGNS
- 6a) NON-RESIDENTIAL EMERGENCY ACCESS HOSE PULL
- 6b) STREET WIDTHS
- 6b) FIRE ACCESS ROAD WIDTHS
- 6) FIRE ACCESS ROAD WIDTHS ADJACENT TO FUEL MODIFICATION ZONES
- 7) 'S' TURNS
- 10) HYDRANT DISTRIBUTION TABLE
 - 11) FIRE FLOW REQUIREMENT TABLE
- 12b) BLUE DOT HYDRANT MARKER LOCATION
- 14) AUTOMATIC FIRE SPRINKLER REQUIREMENT - TRASH ENCLOSURE CONSTRUCTION
- 15) RADIANT HEAT AND EMBER MITIGATION ZONES

PREMISES IDENTIFICATION & ADDRESSING

PREMISES IDENTIFICATION CDD §012.1 CDD §06.1

THREE POSSIBLE CONFIGURATIONS OF BUILDINGS OR UNITS WITHIN A BUILDING MAY EXIST AND ARE IDENTIFIED AS FOLLOWS: FREESTANDING BUILDINGS, MULTI-UNIT BUILDINGS, CLUSTERED BUILDINGS.

CLUSTERED BUILDINGS: COME TO ALL CONFIGURATIONS ARE THE REQUIREMENTS LISTED IN SECTIONS 4 THROUGH 8 BELOW. PROJECTS MAY ALSO BE SUBJECT TO SPECIFIC CITY ORDINANCES REGARDING ACCESSIBILITY, PLANNING, ENVIRONMENTAL, AND OTHER CONSIDERATIONS THAT MAY IMPOSE ADDITIONAL RESTRICTIONS ON DEVELOPMENT BEYOND THOSE REQUIRED BY THIS GUIDELINE. FOR PROJECTS LOCATED IN THE CITY OF IRVINE, PLEASE SEE IRVINE URBAN SECURITY CODE, SECTIONS 9.5-9.16 & 9.17.

FREESTANDING BUILDINGS: FREESTANDING BUILDINGS SHALL BE PLACED ON THE FRONT ELEVATION OF ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD ON WHICH THE PROPERTY IS ADJACENT. ADDRESSES SHALL NOT BE LOCATED WHERE THEY HAVE THE POTENTIAL OF BEING OBSTRUCTED BY TREES, LANDSCAPING, SIGNAGE, OR OTHER STRUCTURES. ADDRESS INFORMATION SHOULD BE PROVIDED IN LIEU OF AN ADDRESS ON THE STRUCTURE WHERE ONLY A SINGLE BUILDING WITH A SINGLE STREET ADDRESS IS PRESENT AND NO OTHER STRUCTURES ARE ACCESSIBLE FROM THE SAME LINE SERVING THAT STRUCTURE.

MULTI-FAMILY RESIDENTIAL STRUCTURES:

- A. THE NUMBERS SHALL CONTINUE WITH THEIR BAY OR ROW NUMBER.
- B. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES OR MORE IN HEIGHT FOR SINGLE-FAMILY RESIDENTIAL STRUCTURES/DUPLEXES, OR INDIVIDUAL UNIT NUMBERS IN MULTIFAMILY RESIDENTIAL STRUCTURES. THE NUMBERS SHALL HAVE A ONE-INCH STROKE AND THE 4-INCH NUMBERS SHALL HAVE A 1/2-INCH STROKE, OR AS REQUIRED BY LOCAL ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. BUILDINGS STRIPS, ELEVATION, AND LANDSCAPING CAN AFFECT THESE MINIMUM SIZE REQUIREMENTS.
- C. THE NUMBERS SHALL BE PLACED ON THE FRONT ELEVATION OF EACH BUILDING OR UNIT, AND BE INTERMEDIATE TO THE STREET OR ROAD. ADDRESS INFORMATION SHOULD BE OBTAINED FROM THE OFFICE OF PLANNING AND ADDRESSING IS RECOMMENDED TO FACILITATE RAPID LOCATION OF A SITE OR BUILDING.
- D. WHERE IT IS UNCLEAR AS TO WHICH STREET A BUILDING IS ADDRESSED TO (E.G., A BUILDING IS ACCESSED BY TWO STREETS), THE STREET NAME IS PLACED ON THE ONE IT IS ADDRESSED TO, AND THE SECOND STREET NAME IS PLACED ON THE OTHER SIDE OF THE STREET.

SUITE/ADDITIONAL BUILDING IDENTIFICATION:

- A. SUITE/ADDITIONAL BUILDING IDENTIFICATION NUMBERS SHALL BE PLACED ON OR ADJACENT TO THE PRIMARY ENTRANCE FOR EACH SUITE/APARTMENT AND ANY OTHER DOOR PROVIDING ACCESS TO FIRE DEPARTMENT PERSONNEL DURING AN EMERGENCY. MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL, IN ADDITION, HAVE APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET.
- B. MULTI-BUILDING CLUSTERS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION(S) OF ALL BUILDINGS THAT FORM THE CLUSTER. IF ALL BUILDING ADDRESSES ARE NOT CLEARLY VISIBLE OR LEGIBLE FROM THE PUBLIC ROAD SERVING THE STRUCTURE, AN ADDRESS MOUNTAIN SHALL ALSO BE PROVIDED AT THE ENTRY POINT TO THE CLUSTER.

PARKING ENFORCEMENT LETTER

PLANS & 2022

PLANNING AND DEVELOPMENT SERVICES
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92612-0192

RE: PARKING ENFORCEMENT PLAN: SR2002022
SUBAREA 2A MIXED USE CENTER, RANCHO MISSION VUE, TENTATIVE TRAIL MAP NO. 15757
BUILDING A1, 4 FLEX BUILDING, 10000 RANCHO MISSION VUE, IRVINE, CA 92615

THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCE IS STATED AS FOLLOWS:

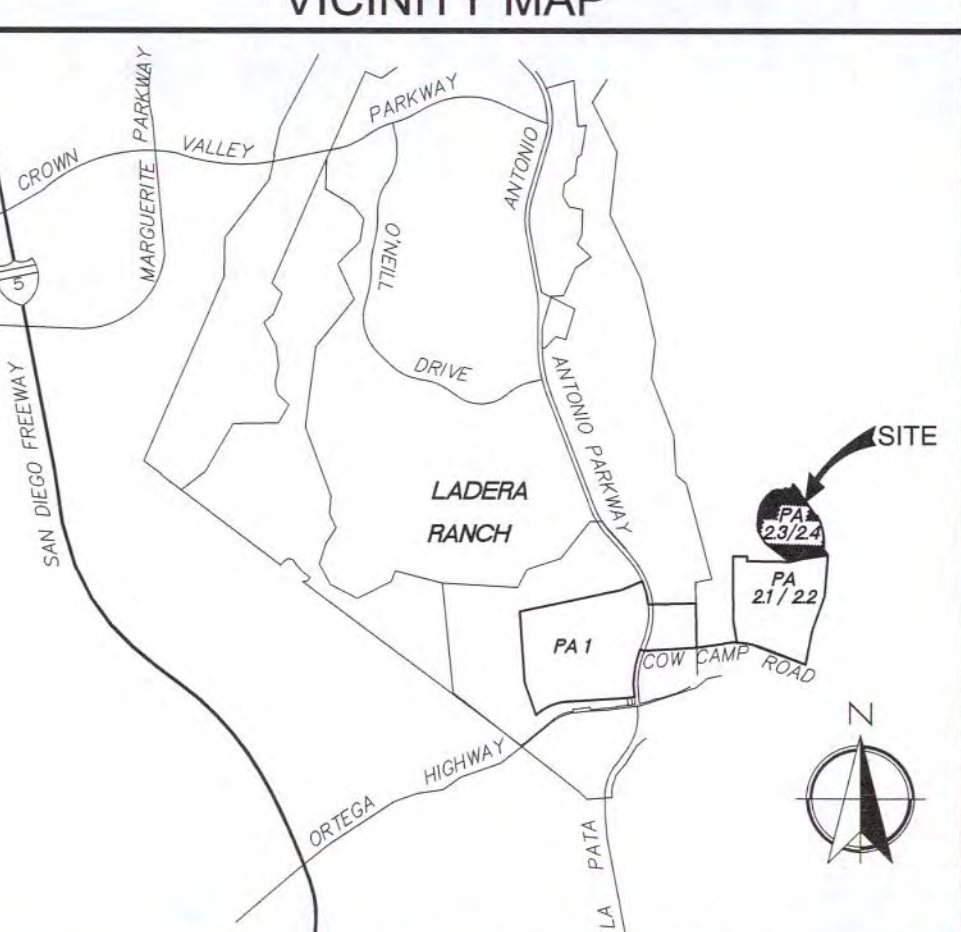
ALL FIRE LINES WITHIN SITE SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A DRIVE FOR TURNING TRAFFIC THROUGHOUT THE PROJECT.

THE PROJECT DEVELOPER SHALL ADOPT RELEVANT RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, THE PROJECT DEVELOPER, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS, SHALL ESTABLISH THE PARKING AND NO PARKING AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22552.9 OF THE CALIFORNIA VEHICLE CODE AND COUNTY OF ORANGE VEHICLE CODE. THE PROJECT DEVELOPER SHALL ENFORCE THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WITHOUT WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION OF THE RULES AND REGULATIONS.

THE PROJECT DEVELOPER WILL CONTRACT WITH A CERTIFIED PARKING AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A CITATION AND BE SUBJECT TO SUBSEQUENT VIOLATIONS. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMOVING SUCH VEHICLES FROM THE PROJECT SITE.

VICINITY MAP



COMBUSTIBLE CONSTRUCTION LETTER

MAY 5, 2022	1.
PLANNING AND DEVELOPMENT SERVICES ORANGE COUNTY FIRE AUTHORITY 1 FIRE AUTHORITY ROAD IRVINE, CA 92602-0125	2.
SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: SR298022 SUBAREA 2.4 MIXED USE CENTER, RANCHO MISSION VILLAGE, TENTATIVE TRACT MAP NO. 17575 BUILDINGS A-1, FLEX BUILDINGS 1-3, AND STORAGE BUILDINGS 1-2	3.
THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINE 8.0-9.0 PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIREFIGHTING PURPOSES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS. ALL FIRE FLOW REQUIREMENTS, PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION	4.

FIRE MASTER PLAN NOTES

[illegible]

RETAIL BUILDING DATA: A-T

BUILDING NO.	STORIES	CONSTRUCTION TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE	FIRE FLOW
BUILDING A	1	TYPE V-B	NFPA 13	14,500	1,625 - 3 HRS
BUILDING B	1	TYPE V-B	NFPA 13	4,000	1,500 - 2 HRS
BUILDING C	1	TYPE III-B	NFPA 13	30,000	1,875 - 3 HRS
BUILDING D	1	TYPE III-B	NFPA 13	20,000	1,500 - 3 HRS
BUILDING E	1	TYPE V-B	NFPA 13	5,000	1,500 - 2 HRS
BUILDING F	1	TYPE V-B	NFPA 13	5,000	1,500 - 2 HRS
BUILDING G	1	TYPE V-B	NFPA 13	10,000	1,500 - 2 HRS
BUILDING H	1	TYPE V-B	NFPA 13	17,200	1,750 - 3 HRS
BUILDING J	1	TYPE V-B	NFPA 13	10,000	1,500 - 2 HRS
BUILDING L	1	TYPE III-B	NFPA 13	12,922	1,500 - 2 HRS
BUILDING M	1	TYPE III-B	NFPA 13	12,922	1,500 - 2 HRS

COMMERCIAL BUILDING DATA: STORAGE & FLEX

BUILDING NO.	STORIES	CONSTRUCTION TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE	FIRE FLOW
FLEX 1	1	TYPE III-B	NFPA 13	33,600	2,000 - 4 HRS
FLEX 2	1	TYPE III-B	NFPA 13	32,000	1,875 - 3 HRS
FLEX 3	1	TYPE III-B	NFPA 13	33,600	2,000 - 4 HRS
STORAGE 1	2	TYPE II-B	NFPA 13	67,568	2,750 - 4 HRS
STORAGE 2	2	TYPE II-B	NFPA 13	67,568	2,750 - 4 HRS

SHEET INDEX

1	TITLE SHEET, OVERALL SITE PLAN & NOTES
2	FIRE MASTER PLAN AND DETAILS

OCFA APPROVAL STAMP

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development

Service Review Expires After 6 Months of Inactivity

Approval is based on field inspection and required test, notices, and field treatment in correspondence and conformance with applicable codes and standards. The stamping of these plans shall not be used to permit or approve the violation of any law.

OCAFA No. 298022

Fee Codes: PR145 / PR922

Plan Type: Fire Master

By: A. Guzman

Emp: 4372 Date: 5 / 27/2022

ONLY STAMPED SHEETS REVIEWED BY
ORANGE COUNTY FIRE AUTHORITY

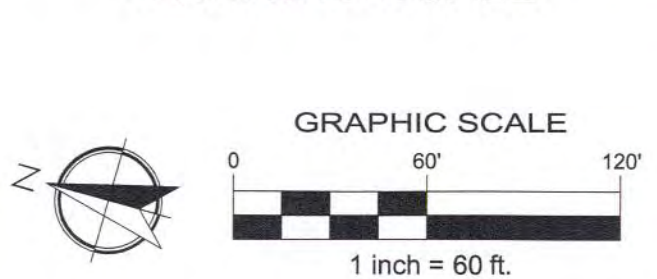
Call at least 48 hours in advance to schedule
inspections: (714) 573-1650

Notes: <u>Revision of SR273826</u>	
OVERALL FIRE MASTER PLAN	DATE:

SUBAREA 2.4 MIXED USE CENTER BUILDINGS A-T, FLEX BUILDINGS 1-3, AND STORAGE BUILDINGS 1-2 ESENCIA PLANNING AREA 2.4 TENTATIVE TRACT NO. 17575 PREVIOUSLY APPROVED SR273826, 276652 & 278550 OCFA S298022		05/05/2022 SHEET: <div style="font-size: 2em; font-weight: bold;">F-1</div>
RANCHO MISSION VIEJO		OF 2

NO	DATE	REVISION
①	01/30/2019	UPDATED PER REVISED SITE PLAN FIRE HYDRANT LOCATIONS TO FALL WITHIN EXISTENCE AREAS TO ALLOW FOR HYDRANTS TO BE PLACED IN LIEU OF PRIVATE FIRE HYDRANTS. NOCCATE A-1 DOUBLE DETECTOR CONNECTION LOCATIONS FOR AUTOMATIC FIRE SPRINKLER SYSTEMS TO BE PLACED IN WATER DISTRIBUTION SYSTEM. RADIAN HEATER MITIGATION ZONE AND EMBERT MITIGATION ZONE ONLY UPDATED PER THE CURRENT FIRE PROTECTION PLAN UNDER SERVICE REQUEST 27362.
②	03/29/2019	DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION LOCATIONS FOR FLEX-1 BUILDINGS A, C, D, & M. UPDATED PER SANTA MARGARITA WATER DISTRICT REQUIREMENTS.
③	05/06/2020	UPDATED SITE PLAN TO REPLACE BUILDING 'N' WITH BUILDING 'W' (PROPOSED DAYCARE) AND BUILDING 'L' SITE HAS BEEN REPLACED WITH TWO (2) MULTIFAMILY BUILDINGS 'L' AND 'M'. BUILDINGS 'K' HAS BEEN REMOVED, AND BUILDINGS G & J HAVE BEEN INCORPORATED IN EXIST. BUILDING 'N' WAS RELOCATED TO THE PREVIOUS LOCATION BUILDING CHANGES TO THE EXISTING BUILDINGS FOR THE BUILDINGS FOR BUILDINGS 'N', 'O', 'C', & 'J'. THE TRACT MAP SITE HAS BEEN DERIVED FROM THE MASTER PLAN SINCE A STANDALONE FIRE MASTER PLAN WAS AND WAS REVIEWED AND APPROVED UNDER SD80473. THE TENTATIVE TRACT MAP NUMBER HAS BEEN UPDATED TO THE CURRENT COUNTY APPROVED OF 19379.

DRAWING SCALE



H2A CORP
PETER HILLERMANN, NCARB, AIA,
CELLPHONE: 678-898-2936
PETER@H2ACORP.COM



144 N. ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9960

CIVIL:	
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HUNSAKER & ASS
R V I N E ,
PLANNING • ENGINEERING
Three Hughes • In
OC (949) 583-0759
PH (949) 583-1010

PREPARATION OF THE STUDENT



RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

PREPARED FOR:

SENDERO RETAIL, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3383

with use, reproduction, publication, or re-use by any method, in whole or in part.

DATE: 05/05/2022

SHEET: F-1

OF 2

OVERALL FIRE MASTER PLAN
SUBAREA 2.4 MIXED USE CENTER
BUILDINGS A-T, FLEX BUILDINGS 1-3, AND
STORAGE BUILDINGS 1-2
ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17575
OCFA SR298022

FIRE LANE SIGN DETAILS

CONSTRUCTION NOTES

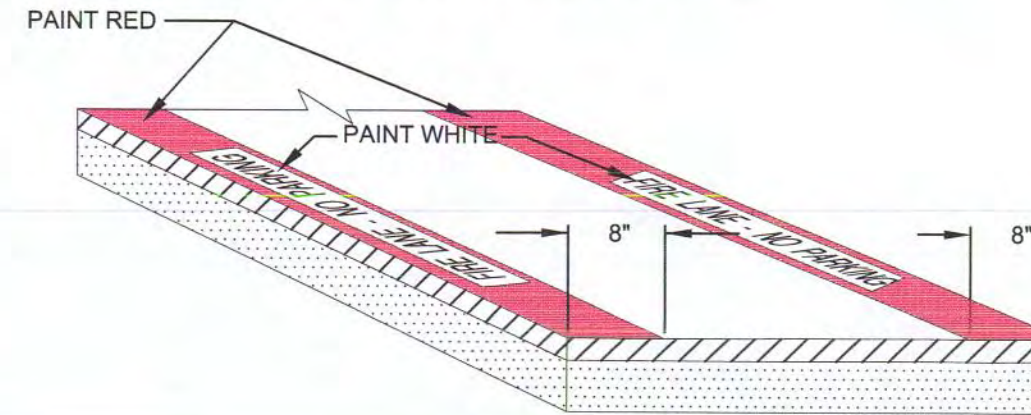
LEGEND



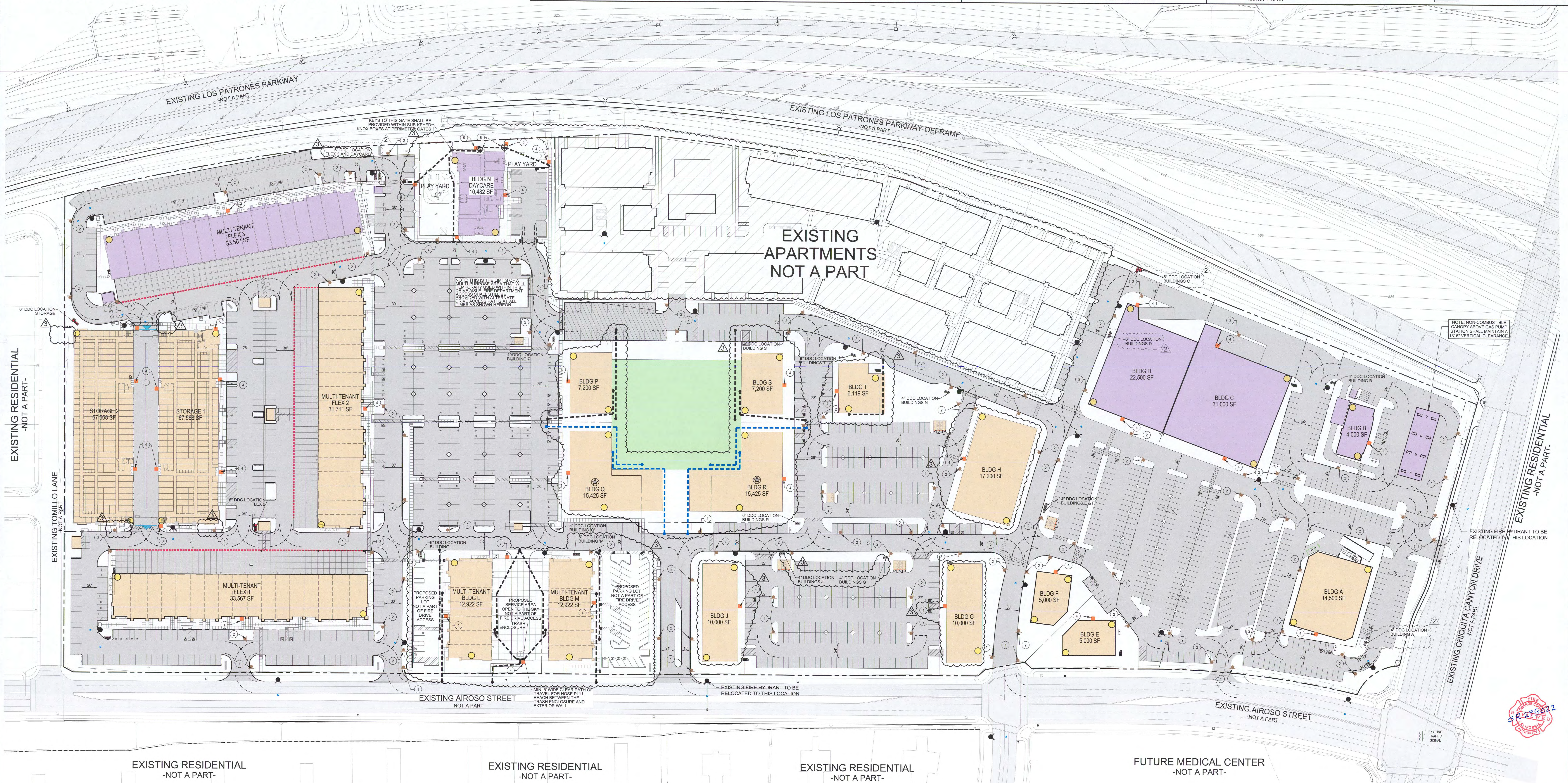
- ① INSTALL FIRE LANE ENTRANCE SIGN PER RANCH PLAN FIRE PROTECTION PROGRAM AND DETAIL HEREON.
- ② INSTALL FIRE LANE NO PARKING SIGN PER RANCH PLAN FIRE PROTECTION PROGRAM AND DETAIL HEREON.
- ③ INSTALL SUB-KEYED KNOX KEY SWITCH.
- ④ INSTALL SUB-KEYED KNOX BOX WITH EXTRA SETS OF KEYS.
- ⑤ INSTALL SUB-KEYED KNOX PAD-LOCK AT FIRE ACCESS ONLY WALK-IN GATE.
- ⑥ INSTALL 5' WIDE OCFB HOSE PULL PANEL FOR WALK-IN FIRE DEPARTMENT ACCESS.


FIRE LANE RED PAINTED ASPHALT DETAIL

1. PAVEMENT ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED.
2. "FIRE LANE NO PARKING" SHALL BE PAINTED ON PAVEMENT IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.

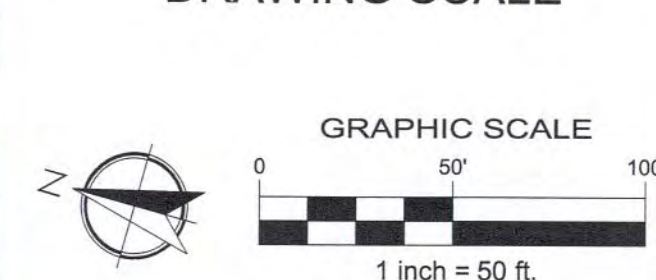


- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT WITH BLUE MARKER
- FIRE LINE SIGNAGE AS INDICATED ON PLAN AND DETAILS HEREON
- INDICATES 150' HOSE PULL MAXIMUM ON NON-RESIDENTIAL BUILDINGS
HOSE PULLS
- ANY PROPOSED FENCE LINE OBSTRUCTING HOSE PULLS SHOWN HEREON SHALL
REQUIRE THAT A 3" WIDE MINIMUM GATE BE INSTALLED, A SUBVEYED KNOX BOX
ACCESSIBLE FROM BOTH SIDES SHALL BE INSTALLED FOR FIRE FIGHTER ACCESS
- INDICATES 225' HOSE PULL MAXIMUM ON NON-RESIDENTIAL BUILDINGS WITH
INCREASED FIRE SPRINKLER DENSITY PER THE RPPPP ATTACHMENT 4D
- INDICATES RED PAINTED FIRE LINE MARKING ON ASPHALT PER DETAIL HEREON
- INDICATES APPROXIMATE LOCATION OF SUBVEYED KNOX BOX WITH
LIMITS OF EXTENDED PROTECTION AREA. SEE THE CONSTRUCTION NOTES HEREON
SUBVEYED KNOX PAD LOCK PER THE CONSTRUCTION NOTES HEREON
- INDICATES LOCATION OF MOTORIZED GATE ENTRY AND EXIT
- INDICATES STRUCTURES WITH THE RADIANT HEAT ZONE. REFER TO THE
CALIFORNIA BUILDING CODE CHAPTER 7A AND THE RANCH PLAN FIRE PROTECTION
PROGRAM SCHEDULE B-FOR CONSTRUCTION REQUIREMENTS. SEE THE CBC
REMARKS FORM ON FIRE PROTECTION
- INDICATES STRUCTURES WITH THE EMBER MITIGATION ZONE. REFER TO THE
CALIFORNIA BUILDING CODE CHAPTER 7A AND THE RANCH PLAN FIRE PROTECTION
PROGRAM SCHEDULE B-FOR CONSTRUCTION REQUIREMENTS. SEE THE CBC
REMARKS FORM ON FIRE PROTECTION
- INDICATES THE LIMITS OF A PROPOSED MULTI-PURPOSE AREA THAT WILL
BE TEMPORARY USED WITHIN THIS DRIVE AREA. FIRE DEPARTMENT ACCESS SHALL
STILL BE PROVIDED WITH ALTERNATE DRIVE ACCESS PATHS AT ALL TIMES AS
SHOWN HEREON
- 7" MIN. BUILDING ADDRESSING
(SEE ARCHITECTURAL PLAN FOR PLAN
DESIGN AND LOCATIONS)
- INDICATES BUILDINGS THAT SHALL BE PROVIDED
WITH AN INCREASE IN FIRE SPRINKLER DENSITY OF
ONE PROTECTION LEVEL HIGHER THAN
REQUIRED BY THE ASCE 15-10 STANDARD FOR
STANDARD FOR EXTENDED HOSE PULLS PER
ATTACHMENT 4D
- INDICATES REQUIRED TURNING RADII: 30'
WIDE PATH WITH 17' INSIDE AND 28'
OUTSIDE
- INDICATES PROPOSED 6" DOUBLE DETECTOR
CHECK LOCATIONS, SHOWN FOR REFERENCE
ONLY AND NOT PART OF THIS SUBMITTAL
REFER TO UNDERGROUND FIRE PROTECTION
PLAN OCA 5876/852
- INDICATES PROPOSED 4" DOUBLE DETECTOR
CHECK LOCATIONS, SHOWN FOR REFERENCE
ONLY AND NOT PART OF THIS SUBMITTAL
REFER TO UNDERGROUND FIRE PROTECTION
PLAN OCA 5876/852
- PROPOSED ROAD WITH ALL WEATHER PAVED
DRIVE MEETING STANDARD REQUIREMENTS
FOR SUPPORTING PROGRAM REQUIREMENTS TO
SUSTAIN A 100 MPH TRUCK TRAILER
- EXISTING DRIVE - NOT A PART OF THIS REVIEW



NO.	DATE	REVISION
	01/30/2019	UPDATED PER REQUEST SITE PLAN, FIRE HYDRANT LOCATIONS TO IDENTIFY FIRE ALARMS, FIRE SPRINKLERS PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT. ADJUST HYDRAHEATERS. INDICATE ALL DOUBLE EXISTING LOCATIONS AND NEW HYDRAHEATERS. WATER DISTRICT REQUEST COMMENT: ADJUST HYDRAHEATERS MITIGATION ZONE AND EMER MITIGATION ZONE ONLY UPDATED TO THE CURRENT FIRE PROTECTION PLAN UNDER SERVICE REQUEST 27382.
	03/18/2019	DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION LOCATIONS FOR FLEX 3, BUILDINGS "A", "C", "D", & "E" UPDATED PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT.
	05/05/2022	UPDATED SITE PLAN TO REPLACE BUILDING "N" WITH BUILDING "N" (PROPOSED DAYCARE) AND BUILDING "S" HAS BEEN REPLACED WITH TWO (2) MULTI-UNIT BUILDINGS (BUILDINGS "A" AND "M"). BUILDINGS "A" HAS BEEN REMOVED, AND BUILDINGS "C" & "H" HAVE BEEN INCREASED IN SIZE. BUILDING "M" WAS RELOCATED TO THE PREVIOUS LOCATION OF BUILDING "N" CHANGES HAVE ALSO BEEN MADE TO THE BUILDINGS FOOTPRINTS FOR BUILDINGS "Y", "D", "X", "E", & "F". AN AMPLIFICATION SITE HAS BEEN REMOVED FROM THE FIRE MASTER PLAN SCHEDULE A STANDALONE FIRE MASTER PLAN WAS AND WAS REVIEWED AND APPROVED UNDER SR024673. THE TENTATIVE TRAP MAP NUMBER HAS BEEN UPDATED TO THE CURRENT LOCATION OF THE TRAP MAP.

DRAWING SCALE



ARCHITECT: SELF STORAGE BUILDINGS 1 AND 2

H2A CORP

PETER HILLERMANN, NCARB, AIA,
CELLPHONE: 678-898-2936
PETER@H2ACORP.COM

ARCHITECT: BUILDINGS A-T, 100-500 AND FLEX 1-



ARCHITECTS ORANGE
144 N. ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-8860

	C
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HUNSAKER & A
I R V I N E ,
P L A N N I N G • E N G I N E E R I N G

PREPARED BY	
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28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 9269
(949) 240-5811

	PREPARED FOR
--	--------------

SENDERO RETAIL, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675

SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

TITLE: OVERALL FIRE MASTER PLAN
SUBAREA 2.4 MIXED USE CENTER
BUILDINGS A-T, FLEX BUILDINGS 1-3, AND
STORAGE BUILDINGS 1-2
ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17575
PREVIOUSLY APPROVED SR273826, 276652 & 278550

PREVIOUSLY APPROVED SR273826, 276652 & 278550
OCFA SR298022

DATE: _____

05/05/2022
SHEET:

F-2

ATTACHMENT 3



MEMORANDUM

Date: February 22, 2022

To: Bea Bea Jiménez, Division Manager, Land Development OC Public Works/OC Development Services

From: Spencer Reed, PE
Steven Brown, PE

Subject: PA 2.4 Esencia Mixed-Use Project Parking Assessment (Project Number PA21-0077)

This memorandum documents the results of a parking assessment conducted for the Esencia Mixed-Use Project (Project) in Rancho Mission Viejo, California. The Codified Ordinances of the County of Orange Section 7-9-70.9 documents the appropriateness of using shared parking as an alternative to off-street parking requirements as stand-alone uses. This assessment utilizes parking demand rates from *Parking Generation, 5th Edition* (Institute of Transportation Engineers [ITE], 2019) and monthly variation and time-of-day factors from *Shared Parking, Third Edition* (Urban Land Institute [ULI], 2020) to estimate parking demand. The assessment compares the estimated shared parking demand and recommended parking supply to the proposed parking supply.

Project Description

A site plan of the Project is provided in Attachment A. The proposed Project consists of the following:

- 129,282 square feet (sf) of retail
- 45,250 sf of restaurant
- 92 apartments (parked separately)
- 10,482 sf of daycare
- 129,942 sf of storage facilities
- 125,044 sf of Flex space (99,200 existing, 25,844 proposed)



Rancho Mission Viejo intends the Multi-Tenant Flex space as units with Multi-Tenant Flex space in the front and a workshop/warehouse in the rear (with a garage door). The anticipated users of these units include: contractors, dance studios, appliance repair persons, commercial printing, and other similar businesses. The Multi-Tenant Flex space square footage was further refined by the anticipated usage based on information provided Rancho Mission Viejo staff into the following:

- 40,391 sf of office
 - 46,631 sf of light industrial
 - 24,937 sf of health/fitness
 - 3,020 sf of medical-dental office
 - 10,065 sf of restaurant
- 125,044 sf total flex space

In addition to the proposed uses, a park space will be provided, surrounded by retail and restaurants, in the middle of the site. This space could be utilized as open seating for potential outdoor dining as popularized during the COVID-19 pandemic. While this seating will be available for visitors of the nearby restaurants, the seating will not be associated with any specific restaurant and therefore not require a dedicated parking supply in accordance with the Ranch Plan Planning Community Program Text III.K Off-Street Parking Subsection 3B.

A total of 1,621 parking spaces are proposed for the site. This includes a 60-space park-and-ride facility. Therefore, the Project parking supply is proposed as 1,561 parking spaces.

Orange County Parking Requirements

Off-street parking requirements for the Project were calculated using the parking supply rates in the Codified Ordinances of the County of Orange Section 7-9-70.3. These parking supply rates only identify the parking supply requirements of a specific land use in isolation, and they do not reflect variations in parking demand due to month, time of day, or type of user. These variations support a “shared use” approach to parking, which is a common practice recognized by the Institute of Transportation Engineers and the Urban Land Institute.

The Codified Ordinances of the County of Orange allow for modification to the parking supply requirements through the provisions in Section 7-9-70.9. Modifications for this Project are documented in this memorandum. For comparison, the parking supply requirements have been



calculated to identify the parking surplus provided by the Code as compared to the parking demand. Parking supply requirements for each land use are presented in Table 1.

The ordinances do not identify parking supply rates for park uses. The parking supply for the park use was determined based on the anticipated demand, which is documented in this memorandum.

Previous Approvals

Previous Phase I Site Development Permit PA180026 was approved May 2, 2019, to allow:

<u>Parking Summary</u>	<u>Sq. Ft.</u>	<u>Parking Spaces Provided</u>
Storage	135,136	23
Multi-Tenant Flex	99,200	149
Fitness Club	40,000	267
Roller Skating Rink	27,300	273
<hr/> Additional Parking Spaces Provided		164
Total	301,636	876

Changed Plan CP19-0038, approved by Deputy Director, OC Development Services, on July 25, 2019, expanded the project boundary and increased the total provided parking to 896 spaces.

Changed Plan CP19-0071, approved by Deputy Director, OC Development Services, on October 2, 2019, revised the PA180026 approved square footages of the storage buildings from 135,136 SF to 129,942 SF, and decreased the parking spaces provided from 896 to 894.

RMV's current planning application requesting approval of this Alternative Parking Analysis (Conceptual Site Development Permit PA21-0077) also includes a request to changes two of the uses previously approved under PA180026. Two new Multi-Tenant Flex Buildings totaling 25,844 sq ft are proposed in place of the Fitness Club on Lot 6, and a 10,482 square foot Day Care site is proposed in place of the Roller Rink on Lot 9.

Parking Demand Assessment

The parking demand assessment that follows utilized parking **demand** rates from *Parking Generation, 5th Edition* and parking **variation** factors from *Shared Parking, Third Edition*.



Base Parking Demand

Peak period parking demand rates for the land uses of the Project were selected from *Parking Generation, 5th Edition* for the following categories:

- Shopping Center (ITE Code 820)
- High-Turnover (Sit-Down) Restaurant (ITE Code 932)
- Day Care Center (ITE Code 565)
- General Office (ITE Code 710)
- General Light Industrial (ITE Code 110)
- Health/Fitness Club (ITE Code 492)
- Medical-Dental Office (ITE Code 720)
- Mini-Warehousing (ITE Code 151)

We applied the peak parking demand rate of each land use, which is the observed peak period parking demand (vehicles parked) divided by the quantity of the independent variable (such as building area) expressed as a rate. Table 2 presents the weekday and weekend peak parking demand rates and peak parking space demand for the various land uses of the Project. The summation of the peak demand for each land use is not reflective of real-world conditions because the land uses will not experience peak demand at the same time. Using this simple summation, the Project would have an unrealistic peak total demand of 1,303 spaces on a weekday and 1,407 on a weekend if all the land uses were **treated individually**.

Shared Parking Demand

ULI sponsored a national study in 1984 that established a methodology for analyzing parking demand in mixed-use developments. The most recent update to the study was completed in 2020 and published in *Shared Parking, Third Edition*. This methodology has become accepted practice in calculating the parking demand of mixed-use projects. Shared parking reflects the variation in parking demand of land uses throughout the day, as parking demand increases of some land uses are offset by decreases in parking demand in other land uses. This results in limiting the oversupply of parking by addressing the anticipated demand based on the mix of land uses within a project.

As the Project is providing a mix of retail, restaurant, office, and other workspace the applicability of using shared parking for this Project is evident as the periods of increased parking demands of the retail and restaurant space, such as during mealtimes, evenings, and weekend, can complement the reduced parking demand experienced by office and other workspace during those same time



periods. Shared parking is considered the state-of-the practice in the development of mixed-use parking facilities. Shared parking principles have been implemented in mixed-used developments throughout Southern California in a variety of locations and adjacent to various roadway types. The following are a few examples:

- Park Place, Irvine
- Athletic Center, Ladera Ranch
- Cottage Industries, Garden Grove
- "Campout", Costa Mesa
- Silver Rock, La Quinta
- 670 Mesquit, Arts District of LA

The monthly variation and time-of-day factors from *Shared Parking, Third Edition* were applied to parking demand ratios of each land use to establish the peak parking demand of the entire project. Table 3 documents the peak month and peak hour adjustment factors. As commercial uses generate the highest parking demand, the peak month of parking demand will occur in December, with the peak time occurring at 12:00 PM on weekdays and weekends.

The Project will include a neighborhood mobility hub which provides amenities for people that choose to travel on the network of bikeways, pathways, and neighborhood electric vehicle (NEV) routes throughout Rancho Mission Viejo. The Project is located near existing housing, with approximately 400 households within a walking distance of 1/3-mile along neighborhood streets (including the 92 proposed apartments on site). The American Association of Retired People (AARP) has identified a walkable community as a community with walking distance of 0.5 (2,640 ft) to 1 mile (5,280 ft) to and from destinations.¹ A 1/3-mile walking distance is less than the distance characterized by the AARP as a walkable community. Attachment B identifies the households within a 1/3-mile walking distance from the Project, and Attachment C identifies the pedestrian pathways within the area. We also gathered data from Streetlight, which is a data firm that uses cell phone information to determine the beginning and end of trips, to determine the length of trips to/from comparable centers in Orange County. This information, as shown in the table below, represents all trips to those centers over a 6-month period (7/1/20-12/31/20), independent of mode.

¹ <https://www.aarp.org/livable-communities/act/walkable-livable-communities/info-12-2012/walkable-neighborhoods-an-economic-development-strategy.html>



Commercial Center Location	0-1/3 miles	1/3-1/2 miles	1/2+ miles
Southwest quadrant of Antonio/Crown Valley	29%	38%	33%
Southwest quadrant of Antonio/La Promesa	35%	41%	24%
Northeast quadrant of Del Prado/Golden Lantern	37%	42%	21%
TOTAL	34%	40%	26%

The trips within 1/3 mile represent the best opportunities for walking or bicycling (and NEV usage in the case of RMV) as described above in the AARP study. The ULI and ITE parking data sources represent suburban settings that do not have the densities or physical orientation to support walking/biking at a measurable level. Therefore, a modal adjustment of 2% was applied to the parking demand to reflect persons traveling to/from the Project using a non-vehicular mode (bike/walk) and therefore not requiring parking. This is a very modest adjustment when considering the finding that 34% of trips at comparable centers were within 1/3 of a mile. The 2% adjustment is reflected in Table 3 as a 98% factor (see Mode Adj column) applied to the base rate.

Table 3 summarizes the estimated parking demand using the shared parking methodology. The peak demand is expected to be 1,191 spaces on a weekday and 1,295 on a weekend. This peak demand was determined based on nationally recognized references and a methodology that has been utilized by mixed-use projects throughout the country. Table 4 and Table 5 present the parking demand for each land use during a weekday and weekend, respectively.

Parking Supply Assessment

While the Site Plan (Attachment A) graphically includes representations of future accessible parking, it is important to note that a future Site Development Permit approval is required prior to development of the remaining southerly portion of Subarea 2.4. Should any federal, state and/or County code requirements regarding accessible and EVCS parking spaces result in overall parking less than the 1,561 spaces² approved under PA21-0077, an amendment shall be required to PA21-0077 to address the discrepancy.

² The 1,561 spaces is the proposed supply. The calculated maximum demand is 1,295 spaces (on a weekend) as described above on this page. As described in the conclusions, the recommended supply is 1,425, which includes a 10% buffer (1,295 x 110% = 1,425).



Conclusion

The Codified Ordinances of the County of Orange Section 7-9-70.9 documents the accepted use of shared parking as an alternative to off-street parking requirements. The section specifies a parking study shall be required, and the decision-making body shall only approve a parking reduction if it finds that the peak hours of use shall not overlap or coincide to the degree that peak demand for parking spaces from all uses shall be greater than the total supply of spaces.

The table below compares the parking requirements per the County's code to both the supply as proposed in the site plan and the recommended supplies from Table 6. The Project parking supply of 1,561 spaces would sufficiently meet parking demand. In fact, the proposed supply would yield 136 excess parking spaces compared to the recommended supply of 1,425 spaces on a weekend, which includes a 10% buffer. Also, the supply of 1,561 spaces does not include the 60 park-and-ride spaces on site. These spaces, which would be largely unoccupied on weekends, could serve as an overflow in unusual conditions. Our findings support the applicant's request to provide a parking supply that is less than the code requirement of 1,914 spaces, which does not reflect any shared parking aspects.

PARKING SUPPLY COMPARISONS

Scenario	Weekday	Weekend
Proposed Parking Supply [a]	1,561	
Recommended Parking Supply [b]	1,310	1,425
Excess Parking	251	136
Excess Parking % (in addition to 10% buffer)	19%	10%
Orange County Parking Requirement without shared parking [c]	1,914	

Notes:

[a]: The 1,561 parking supply excludes the 60-space park-and-ride facility proposed on the project site.

[b]: Recommended parking supply including a 10% buffer for variation and inefficiency from Table 6.

[c]: Parking requirement calculated using requirements identified in Orange County Code of Ordinances Section 7-9-70.3 without shared parking accommodations

The parking assessment prepared complies with ITE *Parking Generation, 5th Edition* parking generation rates, and ULI *Shared Parking, Third Edition* Time-of-Day Factors for each of the proposed Subarea 2.4 land uses, thereby satisfying each of the requirements of this finding.

TABLE 1
CODIFIED ORDINANCES OF THE COUNTY OF ORANGE
PARKING SUPPLY REQUIREMENTS

Land Use	Ordinance Use	Size	Parking/Loading Supply Rate [a]	Rate Unit	Required Parking Spaces	Required Loading Spaces
Retail	Shopping centers (3 or more separate tenants), general retail, department stores, banks, savings & loans, credit unions and other financial institutions.	129,282 sf	1	per 200 sf GFA	646.4	-
Restaurant	Restaurants, drive-ins, cafes, nightclubs, taverns, lounges or other establishments	55,315 sf	1	per 100 sf GFA (including outdoor areas) up to 4,000 sf, plus 1 for each 80 sf of GFA over 4,000 sf	681.4	-
Daycare	Day nurseries, including pre-schools and nursery schools	22 adults	2	per each 3 employees and teachers	14.7	-
		192 children	1	per every 8 children	-	24.0
Office	General and administrative	40,391 sf	1	per 250 sf GFA	161.6	-
Light Industrial	Industrial uses, lumberyards, wholesale establishments, and warehouses not used exclusively for storage.	46,631 sf	1	per 500 sf GFA	93.3	
Health/Fitness Club	Health studios and spas	24,937 sf	1	per 150 sf GFA	166.2	
Medical-Dental Office	Medical clinics or offices; dental clinics or offices	3,020 sf	1	per 150 sf GFA	20.1	
Storage	Warehouses, storage building or structures used exclusively for storage	129,942 sf	1	per 1,000 sf GFA for storage purposes	129.9	-
Total Required					1,914	24

Notes:

sf - square feet

GFA - gross floor area

[a]: Source - The Codified Ordinances of the County of Orange Section 7-9-70.3, unless otherwise noted.

TABLE 2
BASE PARKING DEMAND ESTIMATE

Land Use	ITE Code	Size	Parking Demand Rate [a]		Rate Unit	Parking Demand [a]	
			Weekday	Weekend		Weekday	Weekend
Retail	820	129,282 sf	3.77	4.58	per 1,000 sf GFA	487	592
Restaurant	932	55,315 sf	9.44	12.28	per 1,000 sf GFA	522	679
Daycare [b]	565	10,482 sf	2.45	2.45	per 1,000 sf GFA	26	26
Office	710	40,391 sf	2.39	0.28	per 1,000 sf GFA	97	11
Light Industrial [c]	110	46,631 sf	0.65	0.08	per 1,000 sf GFA	30	4
Health/Fitness Club	492	24,937 sf	4.73	3.26	per 1,000 sf GFA	118	81
Medical-Dental Office	720	3,020 sf	3.23	0.56	per 1,000 sf GFA	10	2
Storage	151	129,942 sf	0.1	0.09	per 1,000 sf GFA	13	12
Total Demand						1,303	1,407

Notes:

sf - square feet

GFA - gross floor area

[a]: Parking rate and demand calculation source - *Parking Generation, 5th Edition* (Institute of Transportation Engineers [ITE], 2019), unless otherwise noted.

[b]: Daycare weekend demand parking rate not available. Assumed weekend parking demand rate to be equal to weekday parking demand rate.

[c]: Weekend parking demand rate data not available. Weekend rate developed based on the ratio of weekday to weekend parking rates for general office (ITE 710).

TABLE 3
ITE PARKING GENERATION 5TH EDITION PARKING RATES WITH ULI SHARED PARKING TIME-OF-DAY FACTORS
SHARED PARKING SUMMARY

Peak Month: December -- Peak Period: 12 PM, Weekend

Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											12 PM	December		12 PM	December	
Community Shopping Center (<400 ksf) Employee	129,282	sf GLA	3.04 0.73	0.98 0.98	1.00 1.00	2.98 0.72	/ksf GLA /ksf GLA	3.66 0.92	0.98 0.98	1.00 1.00	3.59 0.90	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	385 93	0.95 1.00	1.00 1.00	441 116
Family Restaurant Employee	55,315	sf GLA	8.23 1.21	0.98 0.98	1.00 1.00	8.06 1.19	/ksf GLA /ksf GLA	10.77 1.51	0.98 0.98	1.00 1.00	10.56 1.48	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	446 66	1.00 1.00	1.00 1.00	584 81
Health Club Employee	24,937	sf GLA	4.46 0.27	0.98 0.98	1.00 1.00	4.37 0.26	/ksf GLA /ksf GLA	3.12 1.00	0.98 0.98	1.00 1.00	3.06 0.98	/ksf GLA /ksf GLA	0.60 0.75	1.00 1.00	65 5	0.50 0.50	1.00 1.00	38 2
Medical-Dental Office Employee	3,020	sf GLA	2.11 1.12	0.98 0.98	1.00 1.00	2.06 1.10	/ksf GLA /ksf GLA	0.00 0.00	0.98 0.98	1.00 1.00	0.00 0.00	/ksf GLA /ksf GLA	0.30 1.00	1.00 1.00	2 3	0.30 1.00	1.00 1.00	0 0
Daycare Employee	10,482	sf GLA	1.05 1.40	0.98 0.98	1.00 1.00	1.03 1.37	/ksf GLA /ksf GLA	1.05 1.40	0.98 0.98	1.00 1.00	1.03 1.37	/ksf GLA /ksf GLA	0.10 0.90	1.00 1.00	1 13	0.10 0.90	1.00 1.00	1 13
Office Employee	40,391	sf GLA	0.19 2.20	0.98 0.98	1.00 1.00	0.18 2.16	/ksf GLA /ksf GLA	0.02 0.26	0.98 0.98	1.00 1.00	0.02 0.25	/unit /unit	0.15 0.90	1.00 1.00	1 78	0.90 0.90	1.00 1.00	1 9
Light Industrial Employee	46,631	sf GLA	0.05 0.60	0.98 0.98	1.00 1.00	0.05 0.59	/ksf GLA /ksf GLA	0.01 0.07	0.98 0.98	1.00 1.00	0.01 0.07	/ksf GLA /ksf GLA	0.15 0.90	1.00 1.00	0 25	0.90 0.90	1.00 1.00	0 3
Storage Employee	129,942	sf GLA	0.08 0.02	0.98 0.98	1.00 1.00	0.08 0.02	/ksf GLA /ksf GLA	0.07 0.02	0.98 0.98	1.00 1.00	0.07 0.02	/ksf GLA /ksf GLA	0.50 1.00	1.00 1.00	5 3	0.50 1.00	1.00 1.00	4 2
													Customer Employee Total		905 286 1,191	Customer Employee Total		1069 226 1,295

TABLE 4
ITE PARKING GENERATION 5TH EDITION PARKING RATES WITH ULI SHARED PARKING TIME-OF-DAY FACTORS
PEAK PARKING DEMAND DISTRIBUTION IN DECEMBER

Total Development (Sqft or Rooms)	Land-Use	Peak Hours																			Peak Hour Parking Demand
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	
129,282	Retail	13	33	81	177	301	377	478	478	459	420	420	420	440	401	334	229	95	38		478
55,315	Family Restaurant	144	272	327	393	445	467	512	467	289	250	250	396	419	419	419	321	288	266	134	512
24,937	Health Club	81	49	49	81	81	92	70	81	81	81	92	105	116	103	90	77	39	12		70
3,020	Medical-Dental Office		1	8	8	9	9	5	8	9	9	8	8	6	3	1					5
10,482	Daycare	4	19	14	15	15	15	14	14	15	15	14	12	15							14
40,391	Office	3	26	67	88	95	91	79	82	95	91	79	45	22	9	6	3	1			79
46,631	Light Industrial	1	8	21	27	29	28	25	26	29	28	25	14	7	3	2	1				25
129,942	Storage			4	8	8	8	8	8	8	8	8	8	5	4						8
	Total	246	408	571	797	983	1,087	1,191	1,164	985	902	896	1,008	1,030	942	852	631	423	316	134	

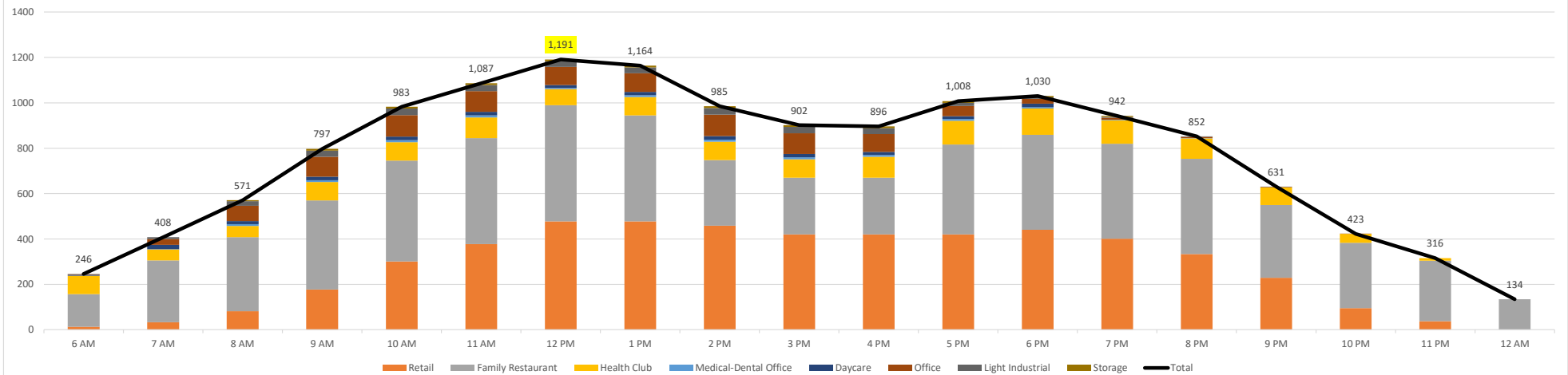


TABLE 5
ITE PARKING GENERATION 5TH EDITION PARKING RATES WITH ULI SHARED PARKING TIME-OF-DAY FACTORS
PEAK PARKING DEMAND DISTRIBUTION IN DECEMBER

Total Development (Sqft or Rooms)	Land-Use	Peak Hour Parking Demand																			Peak Hour Parking Demand
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	
129,282	Retail	17	40	185	319	423	528	557	581	581	557	534	482	446	418	389	307	191	63		557
55,315	Family Restaurant	99	207	336	482	607	607	665	577	461	295	324	427	486	486	457	240	199	141	86	665
24,937	Health Club	63	36	29	40	29	40	40	25	21	25	45	80	77	49	25	9	2	2		40
3,020	Medical-Dental Office																				0
10,482	Daycare		3	13	14	14	15	14	14	13	12	12	1	1							14
40,391	Office		2	7	9	10	11	10	9	7	4	2	1								10
46,631	Light Industrial		1	2	2	3	3	3	2	2	1	1									3
129,942	Storage			3	6	6	6	6	6	6	6	6	6	4	3						6
	Total	179	289	575	872	1,092	1,210	1,295	1,214	1,091	900	924	997	1,014	956	871	556	392	206	86	

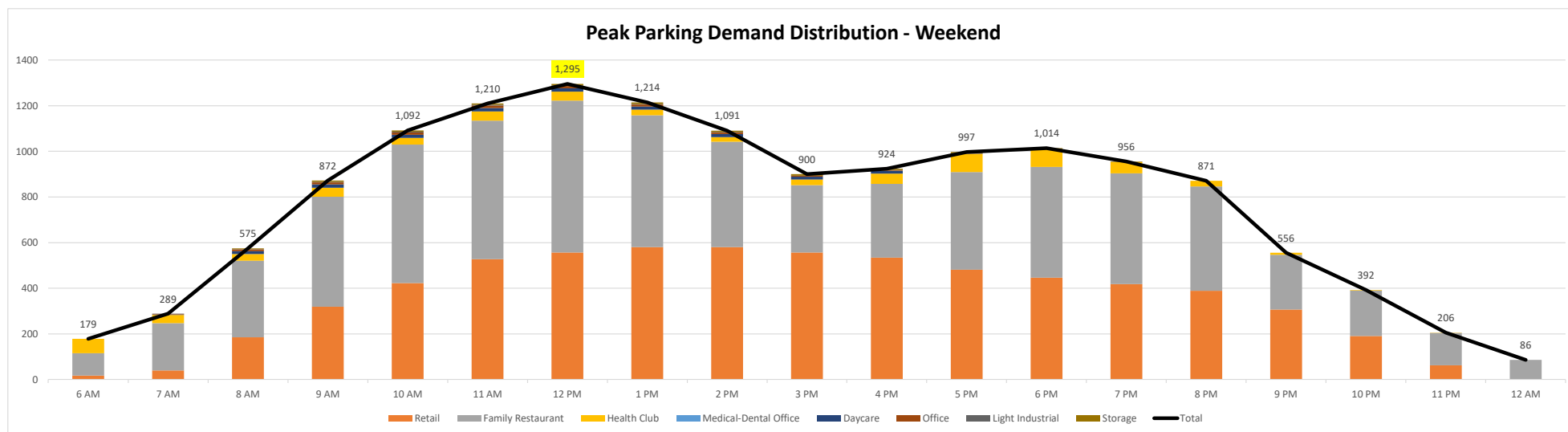


TABLE 6
PARKING SUPPLY RECOMMENDATION

Land Use	ITE Code	Size	Shared Parking Demand [a]		Buffer Factor	Recommended Parking Supply [b]	
			Weekday	Weekend		Weekday	Weekend
Retail	820	129,282 sf	478	557	10%	526	613
Restaurant	932	55,315 sf	512	665	10%	563	732
Daycare	565	10,482 sf	14	14	10%	15	15
Office	710	40,391 sf	79	10	10%	87	11
Light Industrial	110	46,631 sf	25	3	10%	28	3
Health/Fitness Club	492	24,937 sf	70	40	10%	77	44
Medical-Dental Office	720	3,020 sf	5	0	10%	6	0
Storage	151	129,942 sf	8	6	10%	9	7
Total		440,000 sf	1,191	1,295		1,311	1,425

Notes:

sf - square feet



[a]: Shared parking data source - *Shared Parking, Third Edition* (Urban Land Institute [ULI], 2020)

[b]: Parking supply with the 10% buffer for variation and inefficiency.

Attachment A – Site Plan



EXISTING USES

-  FLEX SPACE (99,200 SF EXISTING)
-  STORAGE

APPROVED USES

-  APARTMENTS (Not a Part of SDP PA21-0077)

PROPOSED PHASE 1 USES

-  ADDED FLEX SPACE (25,844 SF PROPOSED)
-  DAY CARE

FUTURE USES

-  RETAIL and RESTAURANTS
-  PARK, NEIGHBORHOOD MOBILITY HUB and BACKYARD/ HANGOUT PARK

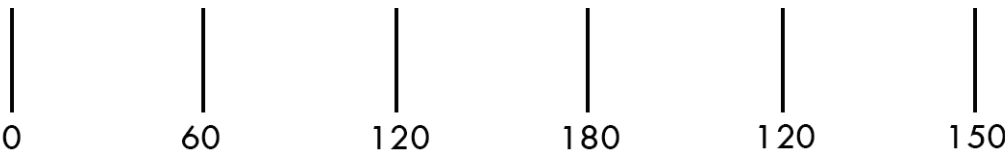
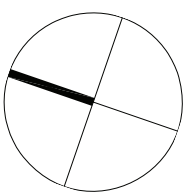
-  OUTDOOR SEATING

PROPOSED USES

-  PARK & RIDE

PHASE 1 PARKING - 835 STALLS

REMAINING PHASES
COMMERCIAL PARKING - 786 STALLS
(INCLUDING 60 PARK & RIDE STALLS)

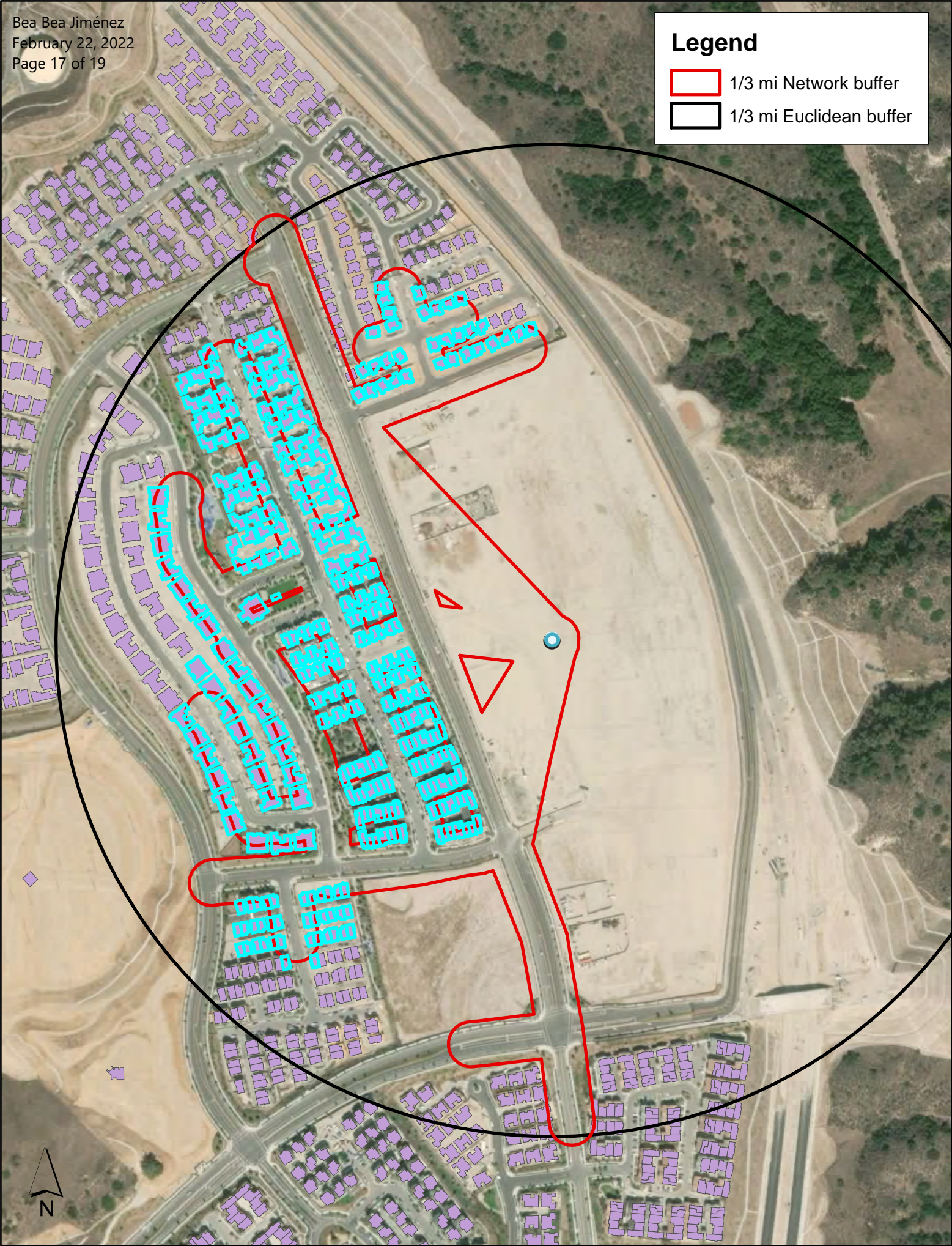


**Attachment B – 1/3 Mile Walking Distance
Buffer**

Legend

1/3 mi Network buffer

1/3 mi Euclidean buffer



Attachment C – Primary Pedestrian Paths

