ITEM #1

# OC DEVELOPMENT SERVICES REPORT

**DATE:** September 1, 2022

**TO:** Orange County Zoning Administrator

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

**SUBJECT:** Planning Application PA20-0056 for a Site Development Permit for the Merrill Gardens Senior Living Facility (Ranch Plan Planning Area 3, Subarea 3.1)

**PROPOSAL:** Rancho Mission Viejo and Pillar Properties request approval of a Site Development Permit to allow for the construction of a 608,788 square foot Senior Living Facility on a 10.75-acre site. The proposed project will include 476,174 square feet of residential uses consisting of 299 independent living (IL) units, 16,902 square feet of residential support facilities, and 115,712 square feet of care facilities with 126 units of Assisted Living (102 units) and Memory Care (24 units). The project proposes 541 parking stalls including a 359-stall subterranean parking lot. The project will also include 1.51 acres of usable open space including a pool and spa, bocce ball court, pickle ball court, dog park, landscaped walkways, and open turf areas.

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

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

**LOCATION:** The project site is in unincorporated Orange County, in Subarea 3.1 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. The project site is located on Lots 71, 94, Y1, Y2, and Y3 of Tract 17931.

**APPLICANT:** Pillar Properties

Rancho Mission Viejo
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 PA20-0056, 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 PA20-0056. 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 PA20-0056.
    c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3) Approve Planning Application PA20-0056, 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 and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015 by the Planning Commission (PA140072-PA140081) and revised administratively on May 22, 2017 (PA150047). On September 11, 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) which reflect the applicant's plan to develop Planning Area 3 in smaller phases. Final Tract Map 17931 for Subarea 3.1 was approved on December 8, 2020 by the County of Orange Board of Supervisors and was recorded on December 18, 2020. "B" Vesting Tentative Tract Map 19032 (VTTM 19032) was approved by the OC Subdivision Committee on May 18, 2022 to subdivide the project site (10.75 acres) into 4 legal lots: 2

numbered lots for a Senior Living Facility and 2 lettered lots for landscaping. The project site has been rough graded per issued permit GRD19-0175 with supporting back bone infrastructure (streets and storm drains, etc.) installed.

Proposed Project

Rancho Mission Viejo and Pillar Properties request approval of a Site Development Permit to allow for the construction of a 608,788 square foot Senior Living Facility on a 10.75-acre site. The proposed project will include 476,174 square feet of residential uses consisting of 299 independent living (IL) units, 16,902 square feet of residential support facilities, and 115,712 square feet of care facilities with 126 units of Assisted Living (102 units) and Memory Care (24 units). The project proposes 541 parking stalls including a 359-stall subterranean parking lot. The project will also include 1.51 acres of usable open space including a pool and spa, bocce ball court, pickle ball court, dog park, landscaped walkways, and open turf areas.

The project is proposing a maximum building height of 54 feet. Per the Ranch Plan PC Text Section III.A.5.d.4), building heights over 40 feet and up to 75 feet shall be subject to a public hearing and approval by the Zoning Administrator.

**SURROUNDING LAND USE:**

Land uses immediately surrounding the project site include the following:

- North: Saddle Way, Future Subarea 3.2b development
- South: Cow Camp Road
- East: Horton Way, Future Subarea 3.3 development
- West: Amanda Lane, Tract 19031 – Meritage multi-family homes

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

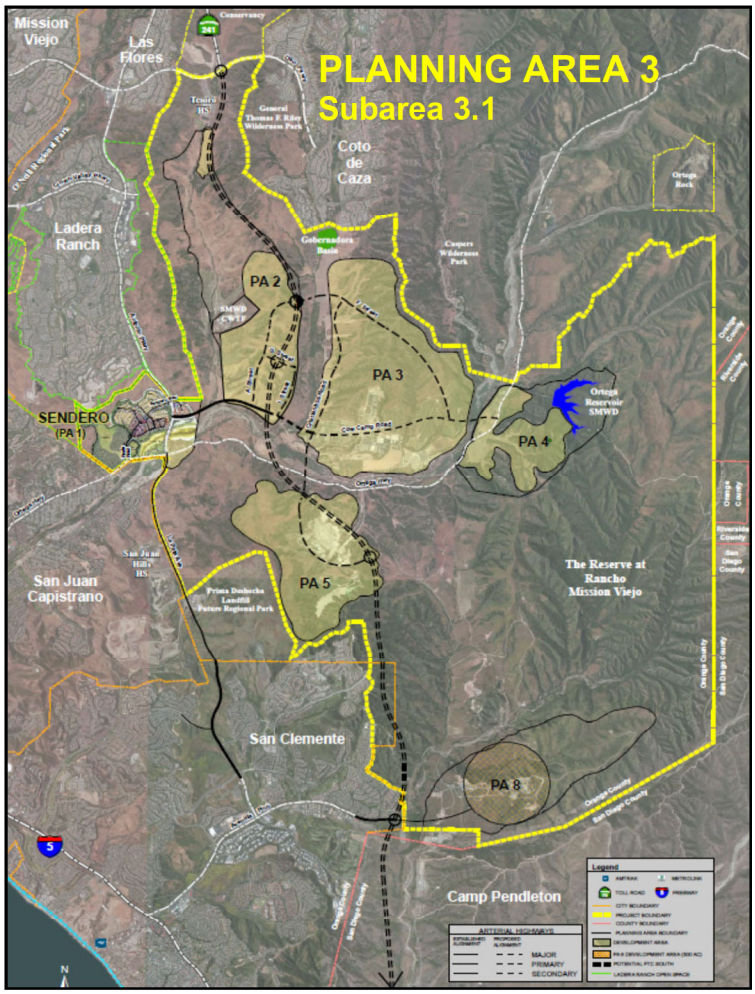


**Exhibit 1 - General Vicinity Map**

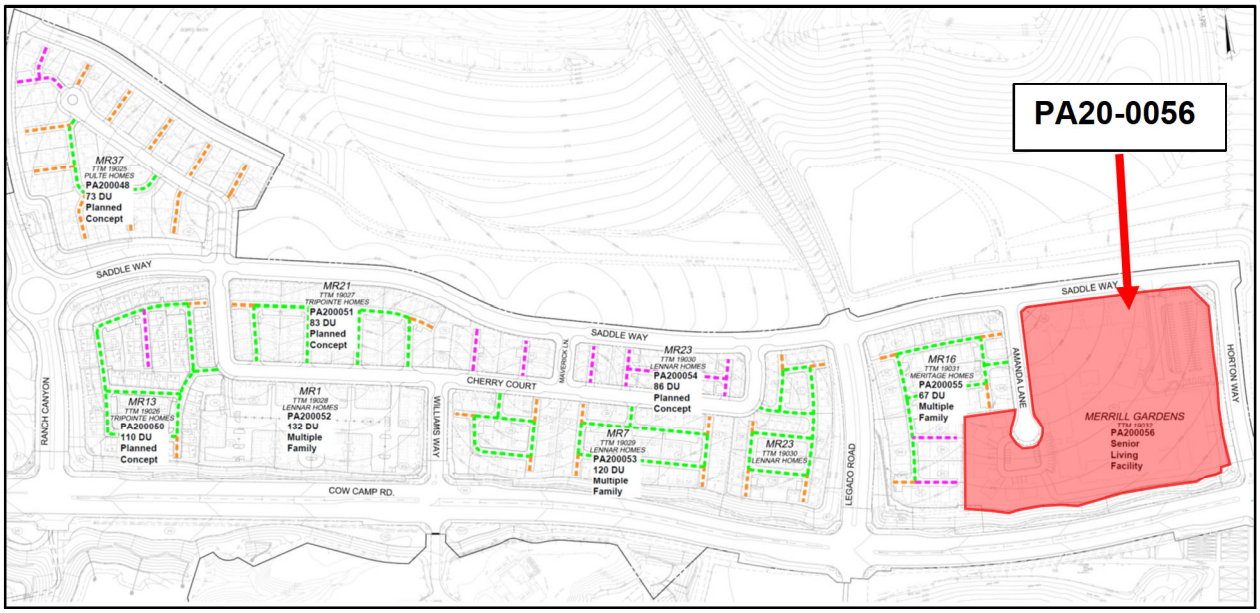


**Exhibit 2 – PA 3.1 Builder Map**

## DISCUSSION/ANALYSIS:

General Description

The Merrill Gardens project proposes the construction of a 608,788 square foot Senior Living Facility (SLF) on a 10.75-acre site, located within Planning Area 3, Subarea 3.1. The proposed project will include 476,174 square feet of residential uses consisting of 299 independent living (IL) units, 16,902 square feet of residential support facilities, and 115,712 square feet of care facilities with 126 units of Assisted Living (102 units) and Memory Care (24 units). The proposed SLF has been designed for residents over the age of fifty-five (55) and will provide a full range of on-site health care services and day-to-day support services to its residents in a campus-like environment. The various components of the proposed project are discussed below.

*Residential*

The residential component of the SLF consists of 299 independent living (IL) units totaling 476,174 square feet. The SLF will offer IL units of varying sizes and styles, ranging from one-bedroom apartments to single-story cottage homes. The independent living portion of the proposed project constitutes the majority of the project's square footage (78%). The various types of IL units proposed for the project are as follows:

- **West Building:** The 4-story (plus subterranean garage), 306,395 square foot West Building will include 149 IL units that will range in size from 675 square feet (1 BR/1 BA) to 1,100 square feet(2 BR/2 BA). Each individual residence will be single story with its own private deck, and all residents will be accessed through interior corridors with convenient elevator access. The West Building will serve as the main building of the project as it is centrally located and provides several amenities intended to be used by residents on a daily basis. Amenities at the West building include a fitness center, gaming lounge, business center, a theater, dining room, a roof top garden (2$^{nd}$ floor) and roof top patios (4$^{th}$ floor).
- **North Building**: The 4-story, 154,659 square foot North Building will include 143 IL units that will range in size from 720 square feet (1 BR/1 BA) to 1,150 square feet(2 BR/2 BA). Each unit will be a single story residence with its own private deck. All residences will be accessed through interior corridors with convenient elevator access. The North Building will front along Saddle Way and will be oriented

around the clubhouse and outdoor amenities. The North Building's community amenities will include a lounge, game room, business center, and roof top decks.

- **Cottages:** The facility's seven cottages are proposed as single story detached units totaling 15,120 square feet. Each cottage will be 2,160 square feet with two bedrooms and 2 bathrooms. The cottages will be located on the west side of the project site and will feature attached two-car garages and private patios.

*Support Services/Amenities*

Although residents in the Independent Living portion of the facility may live comfortably without regular support, each resident is provided on-site support services and access to convenient amenities available only to residents. In addition to the amenities provided in the West and North Buildings, the services and amenities at the SLF include an activity room, a salon, a second performance theater, additional dining venues, outdoor amenities and activities, regular housekeeping, home maintenance, transportation services, and landscape maintenance. Available services also include a twenty-four (24) hour emergency call system monitored by trained first response professionals, unlimited access to a community wellness center and a health care facility offering assisted living and memory support services.

The support services and amenities of the project are as follows:

- **Health Care Facility (East Building)**: A key component of a SLF is the provision of continuing care to residents in the event residents develop a need for a higher level of assistance and/or medical services. The Merrill Gardens SLF would provide unlimited access to assisted living and memory care services in the proposed 126 units (115,712 square feet) designated as Health Care Facility. The Facility will be licensed by the Department of Social Services, as a Residential Care Facility for the Elderly (RCFE), to provide assisted living and memory cares services. The Health Care Facility will be located in the East Building and will comprise a portion of the first floor and all of the second, third and fourth floors. The two services to be provided by the Facility are discussed below.
    - Memory Care: The Memory Care portion of the Facility will encompass the eastern portion of the first floor (19,280 square feet) of the East Building. There will be twenty-four (24) memory care units available for residents where they will be offered regular activities, social opportunities, and care designed to accommodate their unique needs.
    - Assisted Living: The 102 Assisted Living units of the Facility will encompass the second, third, and fourth floor (96,432 square feet) of the East Building. Here, specially trained staff assist residents with Activities of Daily Living (ADL) such as personal laundry, medication monitoring, assistance with bathing, eating and dressing, etc. The facility is designed around a landscaped central courtyard and will also include community living and dining rooms.

  As previously indicated, the Health Care Facility has been designed to service the residents of the 480 IL units. However, temporary un-used capacity in the health care facility may occasionally be made available to the general public. This is more common when a new facility is ramping up to full occupancy and new residents move in with fewer health care requirements. Once the SLF is fully occupied, equilibrium is generally established and general public use typically constitutes less than 10 percent of the Health Care Facility capacity. Furthermore, as part of the requirements of the SLF licensing, each resident is required to enter a state-approved Residence and Care Agreement defining the obligations of the community operator and resident. Included in the contractual operator obligations is "priority access to accommodations at the Health Care Center for residents." Therefore, general public use of the Health Care Facility could only be on a temporary, short-term basis to ensure accommodations are always available to residents.

- **Clubhouse:** The 4,031 square foot clubhouse building will be located near the North Building, central to the project site. The Clubhouse will be available to all residents in the SLF and will offer a multi-purpose room, private dining room, warming kitchen, and a bar. The building will also include a pool equipment room, small conference room, utility room, and restrooms.
- **Community Amenities (East Building):** A portion of the East Building (12,871 square feet) contains amenities available to all residents of the SLF. Amenities at the East Building include a Wellness Center, salon, theater, activity room and dining room with service kitchen.
- **Outdoor Amenities:** In addition to those amenities provided inside the buildings described above, residents will have access to several outdoor amenities, both passive and active, including a community pool and spa, a bocce ball court, a pickle ball court, a dog park, built-in BBQs, fire pits, and walking paths.

Consistency with Subarea 3.1

As previously noted, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) on September 11, 2019. Included in the amendments was language in the Subarea 3.1 plan that allows for the development of a Senior Living Facility (SLF) use with a maximum of 480 dwelling units and up to 120,000 square feet on non-residential uses. Per the Ranch Plan PC Text Section III.A.5.a.3.c, the proposed units shall not be counted as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. However, the 120,000 square feet of non-residential is to be counted towards the Ranch Plan PC limit of 5.2 million square feet of non-residential.

As noted in the amended Subarea 3.1 plan, the SLF requires a Site Development Permit per the Ranch Plan PC Text Section III.A.5.a.3. The applicant has submitted site development permit PA20-0056 in compliance with this requirement. PA180030 also includes Condition of Approval #8, which stipulates that prior to approval of a Site Development Permit for a SLF, the applicant shall update the PA3 and 4 Master Area Plan and Subarea Plan traffic study (Fehr and Peers, April 2019) approved as part of PA180030. The update shall account for the final number of Senior Living Facility units compared to the assumed maximum 480 units in the April 2019 traffic study. The applicant has included a Trip Generation Assessment Memorandum (Attachment 3) to account for the 425 total units proposed for this project.

OC Traffic and Development Support reviewed the trip generation assessment for the proposed SLF for compliance with Condition of Approval #8 of PA180030. The Division's determination was that the memorandum was consistent with the proposed project and was adequate to comply with Condition of Approval #8. Land Development staff has reviewed the trip generation assessment and concurs with OC Traffic Engineering's determination.

Site Development Standards

The proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code (ZC) regulations. Per PC Text Section III.A.5.a.3.c, the proposed Senior Living Facility is a principal permitted use under "Senior Housing". Per PC Text Section III.D.1.a.2)ee), Senior Housing residential uses are permitted in "Urban Activity Center", pursuant to the corresponding regulations in Residential Section III.A. The Ranch Plan PC Guidance Document (February 2014) provides additional language under Section III.D.1.a.2)ee) that clarifies Senior Living Facilities, as approved by the Board of Supervisors in 2008 per ZC Section 7-9-142, shall be a principal permitted use herein. And that Senior Living Facilities shall not be counted as a dwelling unit or units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units.

The proposed SLF is subject to the site development standards for "Senior Housing" (PC Section III.A.5.d.), which refers to the site development standards of the applicable residential use category on the type of Senior Housing project. The proposed SLF is considered a multi-family project and is therefore subject to site development standards for "Multiple-Family Dwellings" (PC Section III.A.3.d.). The following table is a comparison of the proposed SLF with the Ranch Plan PC Program Text site development standards for "Senior Housing" (PC Section III.A.5.d.) as a multi-family project.

**Project Comparison with the Senior Housing**
**Site Development Standards proposed as a Multi-Family Project**

| Standard | Required/Permitted | Proposed |
|---|---|---|
| 1) Building Site Area | Minimum 5,000 Square feet<br>(Per PC Text § III.A.3.d.1) | Complies. 10.75 acres |
| 2) Net Density | No standard for multi-family project | N/A |
| 3) Minimum Size of Units | 300 square feet | Complies. 675 square feet |
| 4) Maximum Building Height | 40' maximum for Multiple-Family Senior Housing dwellings. 75' subject to public hearing and an additional one (1) foot of setbacks for each additional foot in height above 40' | **West Building: 54'***<br>**East Building: 54'***<br>**North Building: 54'***<br>Cottages: 22' |
| 5) Building setbacks | 10' from boundary, 20' from residential<br>(Per PC Text § III.A.3.d.4)<br>Additional one (1) foot of setbacks for each additional foot in height above 40' | Complies.<br>West Building: 24'-6"<br>East Building: 30' 3"<br>North Building: 24'-6"<br>Cottages: 20'-10" |
| 6) Open Space | At max building height of 40', 15% required (Per PC Text § III.A.3.d.8.a)) | Complies.<br>17% of Net Residential Area |
| 7) Off-Street Parking | Per Ranch Plan ADS D-3.b.ii (Reduced Age Qualified Parking) | Complies.<br>531 spaces required<br>541 spaces provided |
| 8) Garage and Carport Placement | No standard for multi-family project | Not Applicable |
| 9) Private Streets, Alleys and Driveways | Per Ranch Plan ADS G-3a | 24' wide private streets |
| 10) Signs | Freestanding signs:<br>16' max height<br>100 sq. ft. max area | Complies. Refer to Entry Monuments sign plans (Sheets S-1 and S-2) |
| 11) Fences and Walls | 6' within area where buildings can be placed (Per PC Text § III.A.3.d.12) | Complies.<br>5'-6" high tubular steel fencing around dog park and pool/spa |

| Standard | Required/Permitted | Proposed |
|---|---|---|
| 12) Trash & Refuse Disposal | For Multiple-Family Senior Housing projects, all storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and shall be covered to prohibit animal intrusion. | Complies.<br>Storage proposed withing buildings and subterranean garage.<br>Trash collection within buildings and staging for final pick up located in subterranean garage. |
| 13) Screening | a) Abutting Residential | Complies.<br>Combination of existing 5'-8" block wall, 2' berm, and landscaping |
| | b and c) Parking Abutting Hwy shall be screened. Where the finished elevation of the property at the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy screening requirements | Not Applicable |
| | d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping | Complies.<br>Combination of existing 5'-8" block wall, 2' berm, and landscaping |
| | e) Mech. Equipment Screening | Complies.<br>Roof and elevation plans confirm mechanical equipment screened |
| 14) Landscaping | a) 15' Depth adjacent to arterial highways | Project boundary is setback 30' from Arterial ROW (Cow Camp Road) |
| | b) 10' Depth adjacent to public streets | Complies.<br>Amanda Lane 15'<br>Saddle Way 15'<br>Horton Way 20' |
| | c) Wall/curb at least 4" above parking area | Complies.<br>Refer to typical parking exhibit (Sheet P1) |
| | d and e) Irrigation and Maintenance | Complies.<br>Per notes on conceptual landscape plan (Sheet L-3) |
| 15) Lighting | Direct rays to the premises | Complies per Site Photometric Plan (Sheet EP-1.01) |

*** Proposed height over 40' subject to public hearing and an additional one (1) foot of setbacks for each additional foot in height above 40'**

Proposed Building Height

Ranch Plan PC Text Section III.A.5.d.4) allows for a maximum building height of 40 feet for Multi-Family Senior Housing projects. The section also states that a maximum building height of 75 feet for Multi-Family Senior Housing projects may be approved, subject to a public hearing and the provision of additional building setbacks. For each additional foot in height above 40 feet, building setbacks shall be increased one additional foot (within each applicable base district). Because the project proposes 54-foot building heights, it is subject to the approval of the Zoning Administrator in a public hearing.

The proposed Senior Housing project is subject to the setback requirements of the "Multiple-Family Dwellings" development standards of the Ranch Plan PC Text. Per Section III.C.1.d.4), the standard setback requirement for the West, East and North Buildings is 10 feet from the project boundary. However, with a proposed maximum height of 54 feet, the West, East and North Buildings are required to provide 14 additional feet resulting in the requirement 24-foot minimum setbacks. As indicated on the project plans and in the comparison table above, the West, East and North Buildings comply with this requirement by providing setbacks of 24'-6", 30'-3", and 24'-6", respectively. All other buildings and structures proposed for the project comply with the standards maximum building heights and minimum setback requirements.

Parking

Per Ranch Plan Alternative Development Standard (ADS) D-3.b.ii (Reduced Age Qualified Parking), the project is required to provide 531 spaces to serve the Senior Living Facility based on the proposed 299 Independent Living units, 102 Assisted Living units, and the 24 Memory Care units. Per ADS D-3.b.ii, the required 1.25 spaces per dwelling unit includes guest, visitor and staff parking. A summary of the parking requirements for this project is provided in the following table.

**Parking Requirements per Ranch Plan ADS D-3.b.ii**
**(Reduced Age Qualified Parking)**

| Unit Type | # of units | Required Parking per unit | Total Required |
|---|---|---|---|
| **Independent Living Units** | | | |
| Cottages | 7 | 1.25 | 8.75 |
| West Building | 149 | 1.25 | 186.25 |
| North Building | 143 | 1.25 | 178.75 |
| **Health Care Facility (East Building)** | | | |
| Assisted Living (AL) | 102 | 1.25 | 127.5 |
| Memory Care (MC) | 24 | 1.25 | 30 |
| **Total Parking Required** | | | **531.25** |
| **Total Parking Provided** | | | **541** |

As indicated in the table above, the project exceeds the minimum parking requirements by providing a total of 541 parking spaces. The proposed parking has been disbursed evenly throughout the project site. Additionally, all parking spaces, drive-aisles, and maneuvering areas conform to the applicable off-street parking standards of the 2019 Zoning Code Section 7-9-145.3 (Residential off-street parking requirements). A Summary of the proposed parking is provided in the following table.

**Merrill Gardens Parking Summary**

| Parking Provided | Spaces |
|---|---|
| Cottages Private Garage Parking | 14 |
| On-Street Parking (Private Street) | 15 |
| Open Parking near West Building | 31 |
| Subterranean Parking | 359 |
| Open Parking near North and East Buildings | 122 |
| **Total Parking** | **541** |

South County Roadway Improvement Plan (SCRIP)

Per EIR 589 Mitigation Measure 4.6-1, new projects within the Ranch Plan are required to pay fees into the South County Roadway Improvement Plan (SCRIP) prior to the issuance of any building permit. Fees are calculated by utilizing the "equivalent dwelling unit" (EDU) factor, which is a unit of measure that expresses different land uses on a common trip basis. The table below lists the SCRIP land use categories and the corresponding EDU factor.

**SCRIP EDU Factors**

| Proposed Land Use | EDU Factor |
|---|---|
| Single-Family Detached | 1.00 |
| Single- Family Attached | .80 |
| Multi-Family Attached | .70 |
| Age-Restricted Detached | .40 |
| Age-Restricted Attached | .30 |
| Non-Residential | .50 |

The proposed project is a Senior Living Facility with 299 independent living (IL) units and 115,712 square feet of care facilities. As discussed in this report, applicable development standards of the Ranch Plan PC text are "Senior Housing" (PC Section III.C.1.d.) as a multi-family project. However, for purposes of calculating SCRIP fees, the project is recognized as three land uses; age-restricted attached, age-restricted detached, and non-residential. The table below lists the proposed land uses in Merrill Gardens and the total EDUs calculated for the project.

**Merrill Gardens SCRIP EDUs**

| Proposed Land Use | EDU Factor | Proposed Units | Proposed EDUs |
|---|---|---|---|
| Age-Restricted Attached | .30 | 292 (West, North Buildings) | 87.60 |
| Age-Restricted Detached | .40 | 7 (Cottages) | 2.80 |
| Non-Residential | .50 | 115,712 (Care Facility) | 57.86 |
| **Total** | | | **148.26** |

Circulation

Vehicular circulation for the proposed SLF will be provided by main access points from Amanda Lane and Merrill Gardens Way (Private) via Saddle Way, and a secondary subterranean garage access from Horton Way. Parking areas will be located near the main access points and project facilities. They include adequate two-way vehicular circulation in compliance with 2019 Zoning Code Section 7-9-145.3 (Residential off-street parking requirements) and allow for direct vehicular access to all proposed facilities within the SLR. Service and delivery truck activities for the SLR will primarily occur in the subterranean parking area, with occasional activity in the surface parking areas. Trash staging and collection will be designated in one area near the secondary garage entry from Horton Way. The designated area will allow for right-in right-out traffic for garbage trucks with no impacts to vehicular circulation. A Trash Staging Area and Truck Turning exhibit is provided as Sheet TSE-1 of the project plans.

Pedestrian circulation for the project site will be provided via a system of 5- and 6-foot-wide pedestrian walkways that run throughout the project site. The pedestrian walkways will serve as a link between the various independent living units, the project amenities, and parking areas. They will also provide a link to the public sidewalks along Saddle Way.

Landscape

The applicant has provided a conceptual landscape plan (Sheet L-3, Attachment 2) for the proposed Senior Living Facility indicating all proposed landscaping will comply 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).

Mitigation measure 4.7-3 of EIR 589 requires that street trees be incorporated into the design of the project parking area and overall project site for the purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. The provided conceptual landscape plans proposes trees adjacent to parking areas and pedestrian paths. A note has also been included on the plans indicating shade trees shall be reviewed during landscape plan check for compliance (Condition no.13).

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 300314, approved on August 1, 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 August 18, 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 hearing posting procedures. No public comments have been received to date.

## CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed Site Development Permit PA20-0056.

## CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the construction of a 608,878 square foot Senior Living Facility on a 10.75-acre site consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Urban Activity Center" Section III.D, and "Senior Housing" Section III.A.5. The proposed project is consistent with Ranch Plan PC Program Text and is compatible with the surrounding development. The proposed maximum building height of 54 feet is consistent with Ranch Plan PC Text Section III.A.5.d.4), which requires a public hearing and the provision of additional building setbacks. For each additional foot in height above 40 feet, building setbacks shall be increased (within each applicable base district). All buildings proposing a maximum height of 54 feet have been provided with a minimum setback of 24 feet, 6 inches. The project has been public noticed for the August 18, 2022, Zoning Administrator public hearing and complies with additional building setback requirements.

Staff recommends approval of the planning application PA20-0056 for a Site Development Permit to allow for the construction of a 608,788 square foot Senior Living Facility on a 10.75-acre site, subject to the attached Findings and Conditions of Approval.

Submitted by:

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

Approved by,

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 Trip Generation Assessment Memorandum (March 16, 2021)

**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
PA20-0056

1 **EIR AND ADDENDUM** **PA20-0056**

That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and p A130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval:

a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA20-0056, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;

b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA20-0056. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

2 **ENVIRONMENTAL MONITORING** **PA20-0056**

That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County´s building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).

3 **GENERAL PLAN** **PA20-0056**

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.

4 **ZONING** **PA20-0056**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.

5 **COMPATIBILITY** **PA20-0056**

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.

6 **GENERAL WELFARE** **PA20-0056**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

7 **PUBLIC FACILITIES** **PA20-0056**

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.).

8 **NUMBER OF DWELLING UNITS** **PA20-0056**

That the number of dwelling units permitted by this use permit is compatible with existing and planned infrastructure facilities.

9 **PARKING AND CIRCULATION** **PA20-0056**

That the access, parking and circulation facilities will not result in excess traffic safety hazards.

10 **SEWER SYSTEM** **PA20-0056**

That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

# APPENDIX B

# Appendix B
# Conditions of Approval
PA20-0056

1 **RANCH PLAN REGULATION COMPLIANCE MATRIX PA20-0056 (Custom)**

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

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

b. Prior to Precise Fuel Modification Plans:
138: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants and Fuel Modification

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

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

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

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

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

2 **BASIC/ZONING REGULATIONS PA20-0056**

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

3 **BASIC/TIME LIMIT PA20-0056**

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

4 **BASIC/PRECISE PLAN** **PA20-0056**

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

5 **BASIC/COMPLIANCE** **PA20-0056**

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

6 **INDEMNIFICATION** **PA20-0056**

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/APPEAL EXACTIONS** **PA20-0056**

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** **PA20-0056**

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 (MWELO - 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** **PA20-0056**

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** **PA20-0056**

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** **PA20-0056**

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** **PA20-0056**

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 **SHADE TREES** **PA20-0056**

Prior to approval, landscape plans shall demonstrate compliance with mitigation measure 4.7-3 of EIR 589 by incorporating shade trees into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. Compliance must be demonstrated to the satisfaction of the Manager, Development Services.

# 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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 G03) | ~~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 | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 525 | | EIR 589 | SC 4.4-4 | Prior to the issuance of grading permits | Geology and Soils (cont.): | | Geology and Soils (cont.): | Prior to issuance of grading permits, the ~~Manager of Subdivision and Grading~~ **Manager OC Planned Communities** shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09) | ~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning** | Approval of grading plan | | Each PA | | | |
| 527 | | EIR 589 | SC 4.5-1 | Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first | Drainage Study: | | Drainage Study: | Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a) | ~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning** | Submittal of satisfactory of drainage study | | Each PA | | | |
| 527.1 | | EIR 589 | SC 4.5-1 (cont.) | See above | Drainage Study (cont.): | | Drainage Study (cont.): | A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and<br>B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and<br>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;<br>2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and<br>3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a) | See above | See above | | Each PA | | | |

| Item No. | Cross Reference Column | Source | Condition, Mitigation, Public Benefit or Entitlement Provision | Timing | Subject | Keywords | Title | Requirements or Entitlement Provisions | Reviewing / Approving Authority (Advisory Agency in Parentheses) | Form of Compliance | Guidance for Compliance | Area Application | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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:<br>(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<br>2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and<br>3) Dedicate the associated easements to the County of Orange, if determined necessary.<br>(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:<br>(County Standard Condition WQ01) | ~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning** | Submittal of satisfactory Water Quality Management Plan | | 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 537.1 | | EIR 589 | SC 4.5-8 (cont.) | See above | Water Quality Management Plan (cont.): | | Water Quality Management Plan (cont.): | • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) | See above | See above | | Each PA | | | |
| 538 | | EIR 589 | SC 4.5-8 (cont.) | See above | Water Quality Management Plan (cont.): | | Water Quality Management Plan (cont.): | Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03) | See above | See above | | Each PA | | | |
| 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 | | | |

| 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | | | |
| 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 | | | |

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| 555.1 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction. | See above | See above | | Each PA | | | |
| 555.2 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface. | See above | See above | | Each PA | | | |
| 555.3 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | c. Water excavated soil piles hourly or cover with temporary coverings. | See above | See above | | Each PA | | | |
| 555.4 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. | See above | See above | | Each PA | | | |
| 555.5 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | e. Wash mud-covered tires and under-carriages of trucks leaving construction sites. | See above | See above | | Each PA | | | |
| 555.5 | | EIR 589 | SC 4.7-1 (cont.) | See above | Fugitive Dust (cont.): | | Fugitive Dust (cont.): | f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites. | See above | See above | | Each PA | | | |
| 556 | | EIR 589 | SC 4.7-2 | Prior to issuance of a grading permit | Construction - ROC and NOX Emissions: | | Construction - ROC and NOX Emissions: | The applicant shall comply with the following measures, as feasible, to reduce $NO_X$ 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 | | | |

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| 557 | | EIR 589 | SC 4.8-1 | Prior to the issuance of grading permits | Hours of Construction: | | Hours of Construction: | During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance. | ~~County of Orange Director of Planning & Development Services~~, **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 | | | |
| 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 | | | |

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| 559.1 | | EIR 589 | SC 4.8-3 (cont.) | Prior to the recordation of a subdivision map or prior to the issuance of grading permits | Sound Attenuation (cont.): | | Sound Attenuation (cont.): | a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01) | See above | See above | | Each PA | | | |
| 562 | | EIR 589 | SC 4.8-6 | Prior to the issuance of building or grading permits | Noise-Generating Equipment (Non-Residential Projects): | | Noise-Generating Equipment (Non-Residential Projects): | Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08) | ~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check) | Approved acoustical analysis | | Each PA | | | |
| 567 | | EIR 589 | SC 4.10-2 | Prior to the issuance of precise grading permits | Private Area Landscaping: | | Private Area Landscaping: | a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b) | ~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning** | Approved detailed landscape plan for privately maintained common areas | | Each PA | | | |

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| 571 | 172-176 (MM 4.11-3) | EIR 589 | SC 4.11-1 | Prior to the issuance of any grading permits | Archaeology Grading Observation and Salvage: | | Archaeology Grading Observation and Salvage: | Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04) | ~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning*** | 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 | | | |
| 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 | | | |

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| 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 | | | | | |
| COA# 9 | | PA19-0103 | | 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 | | | |

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| COA# 9 (cont.) | | PA19-0103 | | See above | WQMP | | | This WQMP shall include the following:<br>- Detailed site and project description<br>- Potential stormwater pollutants<br>- Post-development drainage characteristics<br>- Low Impact Development (LID) BMP selection and analysis<br>- Structural and Non-Structural source control BMPs<br>- Site design and drainage plan (BMP Exhibit)<br>- GIS coordinates for all LID and Treatment Control BMPs<br>- 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<br><br>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. | ~~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.): | • 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 | | | |

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| 550 | | EIR 589 | SC 4.6-8 | Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first | Internal Circulation: | | Internal Circulation: | A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12) | ~~County of Orange Director of Planning & Development Services~~, | Submittal of satisfactory street improvement plans | | Each PA | | | |
| 550.1 | | EIR 589 | SC 4.6-8 (cont.) | See above | Internal Circulation (cont.): | | Internal Circulation (cont.): | 1) Internal street common private drive system. (County Standard Condition T12) | See above | See above | | Each PA | | | |
| 550.2 | | EIR 589 | SC 4.6-8 (cont.) | See above | Internal Circulation (cont.): | | Internal Circulation (cont.): | 2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12) | See above | See above | | Each PA | | | |
| 550.4 | | 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 | | | |

| 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 561.1 | | EIR 589 | SC 4.8-5 (cont.) | See above | Non-Residential Development: | | Non-Residential Development: | Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02) | See above | See above | | Each PA | | | |
| 562 | | EIR 589 | 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 | | | |
| 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 | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 617 | | Fire Prot. Prog. | Cond. 3.e. | Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops | Vegetation Clearance: | | Vegetation Clearance: | e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented. | ~~Director, PDS~~, **Director, OC Planning** | Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained | | | | | |
| COA#12 | | PA19-0103 | 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)** | | | | | | |

| 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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:<br>• Emergency access<br>• 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:<br>• 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;<br>• Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP;<br>• 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;<br>• 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 | | | |

| 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 560 | | EIR 589 | SC 4.8-4 | Prior to the issuance of certificates of use and occupancy | Multi-Family Residential Development: | | Multi-Family Residential Development: | Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09) | ~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division** | Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test | | Each PA | | | |
| 563 | | EIR 589 | SC 4.8-7 | Prior to the issuance of certificates of use and occupancy | Transportation Corridor Notification: | | Transportation Corridor Notification: | Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12) | ~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division** | Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor | | Each PA | | | |
| 565 | | EIR 589 | SC 4.10-1 (cont.) | Prior to the issuance of final certificates of use and occupancy and the release of financial security | Public Area Landscaping (cont.): | | Public Area Landscaping (cont.): | b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b) | ~~County of Orange Director of Planning & Development Services & Manager HBP~~, **Director, OC Planning** | Landscaping and irrigation plan certification from landscape architect | | Each PA | | | |
| 566 | | EIR 589 | SC 4.10-1 (cont.) | Prior to the issuance of final certificates of use and occupancy and the release of financial security | Public Area Landscaping (cont.): | | Public Area Landscaping (cont.): | b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b) | ~~County of Orange Manager, Construction and Manager, Building Inspection Services,~~ **Manager, OC Inspection Division** | Approved irrigation management report | | Each PA | | | |

| 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 | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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:<br>1. Approved "A" Zone planting has been installed and approved irrigation has been activated.<br>2. Approved fuel modification zone markers have been installed.<br>3. Accessways every 500 feet (or as approved) have been installed.<br>4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed.<br>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 | | | | | |
| COA #15 | | PA19-0103 | | Prior to the issuance of any certificate of use and occupancy | | | | Prior to issuance of any certificate of occupancy, the adjacent off-site parking spaces on the west side of the project site (within Lots A and C of Tract 18194) shall be labeled/stenciled in a manner that restricts parking by residents and guests of the project. The labeling/stenciling of the parking stalls and associated maintenance shall be discussed in detail and recorded in the Covenants, Conditions, and Restrictions (CC&Rs) for Tract 18194.A copy of the recorded CC&Rs shall be provided to the Manager, Land Development Division for verification. | ~~Director, PDS~~, **Manager, Land Development Division** | Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning | | | | | |

| Item No. | Cross Reference Column | Source | Condition, Mitigation, Public Benefit or Entitlement Provision | Timing | Subject | Keywords | Title | Requirements or Entitlement Provisions | Reviewing / Approving Authority (Advisory Agency in Parentheses) | Form of Compliance | Guidance for Compliance | Area Application | Applicant Comments | County Comments | Satisfied or Not Satisfied Y/N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **g. Prior to Release of Grading Bond** | | | | | | | | | | | | | | | |
| 572 | | EIR 589 | SC 4.11-1 (cont.) | Prior to the release of the grading bond | Archaeology Grading Observation and Salvage (cont.): | | Archaeology Grading Observation and Salvage (cont.): | Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04) | ~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning*** | Approval of the archaeologist's follow-up report | | Each PA | | | |
| 573 | | EIR 589 | SC 4.11-1 (cont.) | Prior to the release of the grading bond | Archaeology Grading Observation and Salvage (cont.): | | Archaeology Grading Observation and Salvage (cont.): | These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04) | ~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning*** | Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation | | Each PA | | | |
| 575 | | EIR 589 | SC 4.11-2 (cont.) | Prior to the release of the grading bond | Paleontology Resource Surveillance (cont.): | | Paleontology Resource Surveillance (cont.): | Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07) | ~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning*** | Approval of the paleontologist's follow-up report | | Each PA | | | |
| 576 | | EIR 589 | SC 4.11-2 (cont.) | Prior to the release of the grading bond | Paleontology Resource Surveillance (cont.): | | Paleontology Resource Surveillance (cont.): | These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07) | ~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning*** | Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation | | Each PA | | | |

# ATTACHMENT 1

December 17, 2020 Updated August 24, 2021

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

**SUBJECT:**
Planning Application for a Site Development Permit PA200056 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.1 for Phase 1 of 2 of a Senior Living Facility

Dear Ms. Jiménez,

**PROPOSAL:**
Rancho Mission Viejo and Pillar Properties request Zoning Administrator approval of Site Development Permit PA200056 to allow a Senior Living Facility on a 10.75-acre site in Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.1. "B" Vesting Tentative Tract Map TT19032 is being processed concurrently.

**ZONING:**
Ranch Plan Planned Community Program Text Section III.A.5.1.3)c) Senior Living Facility and III.D Urban Activity Center.

**LOCATION:**
The Merrill Gardens project site is located in unincorporated Orange County, California within Tract 17931, Lot 71, which is between Amanda Lane to the west and Horton Way to the east, between Cow Camp Road on the south and Saddle Way on the north.

**LANDOWNER/SUBDIVIDER:**
The current land ownership entity for the proposed project site is RMV PA3 Development, LLC (referred to as Rancho Mission Viejo, or "RMV"). Eventual ownership will be a Joint Venture between RMV and Pillar Properties.

**BACKGROUND AND EXISTING CONDITIONS:**
In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community encompasses 75 percent permanent open space, with development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the

unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

In February 2009, the Ranch Plan Planned Community Program Text (Zoning Document) was revised to reflect new State definitions for Senior Living Facilities as amended into the County Zoning Code in November 2008. These definitions provided greater clarity for the contemplated CCRC use and are referenced in the subsequently revised Master and Subarea Plan actions below as well as revisions to the Ranch Plan Planned Community Program Text (zoning).

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on September 11, 2019 including Subarea Plan 3.1 (PA180030). VTTM 17931 for Subarea Plan 3.1 was approved by the Subdivision Committee on November 20, 2019 and Final Tract Map 17931 was approved by the Board of Supervisors December 8, 2020 and recorded December ##, 2020. Currently, Subarea 3.1 is currently being graded per Grading Permit GRD 19-0175.

**PROPOSED PROJECT:**
The applicants, RMV and Pillar Properties, request approval of Site Development Permit PA200056 to allow 607,410 square feet of Senior Living Facility uses on a 10.75-acre site. Previously, only Phase 1 (two of the three buildings) was proposed as part of PA20-0056. "B" Vesting Tentative Tract Map TT19032 is being processed concurrently for 10.61 acres including proposed Lots 1 and 2. The proposed project will also include the westerly entry to the subterranean garage located within Final Tract Map 17931, Lot Y.

Per PC Text Section III.D.1.a.2)ee), residential uses proposed within an Urban Activity Center district are permitted pursuant to the applicable standards in Residential Section III.A. Therefore, this project shall be subject to the Multiple-Family Dwellings and the Senior Housing Development Standards, with the additional UAC allowance for Zoning Administrator approval of buildings over 40 feet in height.

The proposed project consists of a four-story 128,583 square foot East building, a four-story 305,607 square foot West Building (including the subterranean garage), a 153,651 square foot North Building, a 4,031 square foot clubhouse, a 418 square foot vent building and seven cottages totaling 15,120 square feet, with a combined total building area of 607,410 square feet.

A future private road (Merrill Gardens Way) will provide primary access to the proposed Senior Living Facility. A surface parking lot serving visitors, staff and residents will be located southwest of the intersection of Saddle Way and Horton Way, to be accessed from Merrill Gardens Way. In addition, a private subterranean parking garage will be accessible from Amanda Lane and Horton Way.

The courtyard will include a 3,576-square footage clubhouse and a swimming pool. Seven single-family cottages will be located in the southwesterly portion of the site, to be accessed by Amanda Lane.

A project overview summary is provided in the table below:

| | Senior Living Rental Units | Assisted Living Units | Memory Care Units | Independent Living Units | Square Footages |
|---|---|---|---|---|---|
| East Building | | 102 | 24 | | 128,583 |
| West Building | 149 | | | | 305,977 |
| North Building | 143 | | | | 154,659 |
| Clubhouse | | | | | 4,031 |

| | | | | | |
|---|---|---|---|---|---|
| Vent Building | | | | | 418 |
| Cottages | | | | 7 | 15,120 |
| Totals | 292 | 102 | 24 | 7 | 608,878 |

The proposed Merrill Gardens project is designed for residents over the age of fifty-five (55+) and is composed of the following components:

1. Residences: The proposed project provides rental residences of varying sizes and styles, ranging from affordable studio apartments to spacious single-story independent living cottages.
    a. Residential: The 305,977.-37 square foot West Building (including the subterranean garage) includes 149 rental apartments. The 153,651 square foot North Building includes 143 rental apartments.
    b. Each residence in the West and North Buildings are single level apartment. First floor apartments have walk up porches and exterior front doors. Apartments on upper floors are accessed via an elevator and doors off interior hallways.
    c. Each apartment includes an active emergency call system to help facilitate the community's obligation to monitor the overall well-being of the community's residents.
    d. The West and North Buildings are four stories and located as conveniently as possible to the community clubhouse where residents will generally walk several times each day to participate in community activities.
    e. Cottages: Seven single-story single-family independent living rental cottages are proposed in the southwest portion of the project site. Each residence feature an attached two-car garage and a private patio, for a total of 15,120 square feet.
2. Support Facilities: Residents of the community are provided extensive services and access to convenient amenities including a state-of-the-art fitness center and recreation facilities, fine dining in multiple on-site restaurant venues, housekeeping and transportation services and much more.
    a. Clubhouse: This 4,031 square foot, clubhouse building serves as the social nucleus of the community. It contains a large multipurpose room that can be used as a restaurant-style dining venue (served by a commercial kitchen located within the subterranean garage beneath the West Building), casual seating near open-air garage doors and an indoor/outdoor fireplace, restrooms, a storage room and a private dining room.
    b. A portion of the East Building (12,871 square feet) contains dining and leisure area shared by all three buildings and therefore is classified as non-"medical" (see 3.a. below).
    c. Outdoor Amenities: A number of outdoor amenities, both passive and active, including a pool, space, pickle/bocce ball courts, dog park, walking paths and a gardening center.
    d. Resident Services: Although residents of the West Building and the Cottages can typically live comfortably without regular support, each has access to on-site services designed to provide convenience and peace of mind while extending the period in their lives where they can live independently. These services include dining venues, regular housekeeping and home maintenance; landscape maintenance; 24-hour emergency call system monitored by trained first response professionals; scheduled and unscheduled transportation to shopping, medical, entertainment and religious venues; and other support services. Residents are also supplied with medical alert devices to better facilitate timely responses to potential medical problems.

3. Care Facilities: Assisted Living and Memory Care Units:
    a. The 128,583 square foot East Building consists of 12,871 square feet of community amenities (dining room, wellness center, theater, etc…) and 115,712 square feet of care facilities, including 102 assisted living apartments and 24 memory care apartments, as well as all the facilities dedicated to the needs of residents.
    b. Each care facility residence in the four-story East Building is a single level apartment accessed via a covered interior walkway or elevator and includes an active emergency call system to help facilitate the community's obligation to monitor the overall well-being of the community's residents.
    **c.** The remaining 5,880 square feet of the East Building include offices, maintenance department, an employee lounge, storage, commercial laundry,and the health care center that support the entirety of the Merrill Gardens community.

**SURROUNDING LAND USE:**
Land uses immediately surrounding the project site include the following:
• Northerly: Park uses and future residential uses.
• Easterly: Future residential uses (Subarea 3.2)
• Southerly: Cow Camp Road and future non-residential uses
• Westerly: Future residential uses (Subarea 3.1, Meritage MR16)

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**
The applicant understands that copies of the site development permit and concurrent tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety, OC Survey, and Orange County Fire Authority. The applicant also understands that a Zoning Administrator hearing is required, per a public notice sent to all property owners within 300 feet of the project site.

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

**CONSISTENCY ANALYSIS:**
The proposed Site Development Permit is consistent with the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:
a. General Plan – The OC General Plan Land Use Element designates Subarea 3.1 of Ranch Plan as "1B, Suburban Residential (0.5 to 18 du/ac)", per GPA 01-01. The proposed SDP and VTTM are consistent with the 1B "Suburban Residential designation.
b. Zoning – The proposed SDP and VTTM are consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III.D.1.a.2.ee) Urban Activity Center), including building height in excess of 40 feet, per Zoning Administrator approval.

    The proposed project is also compatible with Orange County Zoning Code Section 7-9-142 (b) Senior Living Facilities, which is an allowed use within Section III.D: "A Senior

Living facility may be permitted in any … planned community … area zoned for multi-family residential or commercial uses … by an administrative site development permit in accordance with the base district regulations. Development standards shall be per the base district, unless the approving authority finds that a modified development standard will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community. Each Senior Living facility use permit or site development permit application shall be reviewed on a case-by-case basis and shall:

(1) Demonstrate compatibility with adjacent development;
(2) Provide a parking study that will be used to determine if a modification to the base district parking standards will be necessary to accommodate the anticipated traffic generation and on-site parking demand of the residents, staff, employees and guests of the type and size of facility proposed; and
(3) Provide the location of all services (including the dining hall, commercial kitchen, gift shop, salon, fitness center, meeting rooms, etc.) and how they are to be accessed by residents and non-residents, including deliveries, and including Universal Design features in compliance with the Americans with Disabilities Act (ADA)."

c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.
d. Area Plans – The proposed SDP and VTTM are consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.1 (PA190030, approved by the OC Planning Commission on September 11, 2019).
    i. Specifically, Page 5 of Subarea Area Plan 3.1 (PA180030) approved:
        *"Up to 120,000 square feet of Senior Living Facility uses, as allowed by Section III.A.5.a.3)c) (Senior Housing – Principal Permitted Uses) of the Ranch Plan Planned Community Program Text. Units compliant with Section III.A.5.a.3)c) (Senior Housing) would not count as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. For the purpose of traffic impact analysis, a maximum of 480 facility units are assumed. The precise mix of nursing care beds, assisted living, and independent living would be determined when a specific project is proposed and would be evaluated as part of the site development permit process."*
    ii. The 126,000 square-foot Building 1 consists of 12,871 square feet of community amenities available to all residents (dining room, wellness center, theater, etc…) and 115,712 square feet specifically for care facilities, including 102 assisted living apartments and 24 memory care apartments, as well as all the facilities dedicated to the needs of the care facility residents. Therefore, only 115,712 square feet of the East Building specifically designated for care facilities shall be counted as "medical" non-residential square footage, and therefore the project does not exceed the 120,000 square feet of non-residential use per the approved Planning Subarea 3.1 Subarea plan, Table 2.

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

g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

**PARKING:**
Parking for the Merrill Gardens project is proposed to meet the requirements of Ranch Plan Alternative Development Standard (ADS) D-3 "Reduced Age Qualified Parking". Specifically, 527 parking spaces are provided, which exceeds the 522.5 total space required per 418 senior living facility units x 1.25 spaces required per dwelling unit per ADS D-3b, which specifies the requirements for multiple-family dwellings without dedicated garages. In addition, the 7 independent living cottage units each provide two required covered parking spaces (two-car garages), plus 5 guest spaces in excess of the 1.4 guest spaces required.

**SITE DEVELOPMENT STANDARDS:**
The following matrix is a summary of the proposed project's compliance with the Site Development Standards contained in the Ranch Plan Planned Community Program Text Section III.A.2 (Planned Concept Detached Dwellings), which are the Site Development Standards applicable for the proposal.

| **PA20-0056**<br>Merrill Gardens Senior Living Facility | **Senior Living Facility (III.A.5.c.)**<br>**Multiple-Family Dwellings** III.A.5.d.<br>Site Development Standards | **Compliance** |
|---|---|---|
| 1) Minimum Building Site Area | 5,000 square feet | The 10 numbered lots in VTTM 19032 range from 0.13 acres to 5.56 acres |
| 2) Net Density | Per Multi-Family standard (no minimum net density) | Not Applicable |
| 3) Minimum size of units: | 300 square feet | |
| 4) Maximum Building Height | Per Multiple family Senior Living and Urban Activity Center III.D.1.d.2: 75' for Multi-Family senior housing plus architectural features, subject to a public hearing and an additional 1' setbacks for each additional ft. in height above 40' | East Building – 54'-0"<br>West Building – 55'-0"<br>North Building – 54'-0"<br>Clubhouse – 34'-0"<br>Cottages – 22'-0" |
| 5) Building Setbacks | Setbacks: Per Urban Activity Center III.D.1.d.3: 20' from residential.<br>Building Separation: Per Multi-Family building separation standards, 15'<br>Minimum Distance Between Buildings at 40' bldg. ht. | 20-ft. met adjacent to residential (MR16 to west)<br>Building separations met or exceeded |
| 6) Open Space | Per Multi-Family Usable Project Open Space at maximum building height of 40', 15% required | 31.0% exceeds 15% standard per 40' building height. |
| 7) Off-Street Parking | 1.25 spaces per DU per ADS D-3b for multiple-family dwellings without dedicated garages. Cottages per Single Family Detached | 522.5 spaces required (418 x 1.25), 527 provided. Independent living cottage includes |

| | | |
|---|---|---|
| | | 2-car garage, plus guest spaces (1.4 required, 5 provided) |
| 8) Garage and Carport Placement | For 7 independent living cottages, driveways 7' or less, or 18' or more | 18' driveways provided |
| 9) Private Streets, Alleys and Driveways | Multiple-family primary access shall be a minimum of 24 feet. | Merrill Gardens Way (primary access off Saddle Way) is 42' width, with parking on both sides (26' through width). Two 24' access of Amanda Lane cul-de-sac to independent cottages parking and driveways. |
| 10) Signs | Shall be in conformance with Ranch Plan PC Text Section III.L, "Signage" | In conformance |
| 11) Fences and Walls | Within areas where main buildings may be placed, 6' maximum | None proposed |
| 12) Trash & Refuse Disposal | All storage shall be shielded from view within a building or area enclosed | In conformance |
| 13) Screening | a) Abutting residential, 6' wall required<br>b) Parking areas abutting highways<br>c) Elevation may be used in lieu of, or in combination with screening requirements<br>d) Screening shall consist of one or any combination of walls, berms, fences or landscaping | a) 6' wall proposed along west and north boundary of independent living cottages<br>b) See "c)" below regarding screening from Cow Camp Road<br>c) Elevation change along southerly boundary provides screening<br>d) Walls provided per "a)" above, elevation change provided per "c)" above. |
| 14) Landscaping | a) Boundary landscaping abutting arterial highways<br>b) Boundary landscaping abutting public street: min. 5', avg. 10'<br>c) Min. 4" curb separating parking from landscaping<br>d) Irrigation to be provided<br>e) Maintenance necessary | a) Site does not physically abut Cow Camp Road – intervening Tract 17931 Lots J & K (min. width 33') and the elevation difference of between 15-25' alleviates the need for boundary landscaping.<br>b-e) Project complies |
| 15) Lights | Direct light rays shall be confined to the premises | Photometric Study sheet confirms compliance with |

| | | |
|---|---|---|
| | | County Standard condition of approval for Light & Glare |

**ALTERNATIVE DEVELOPMENT STANDARDS:**
As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the "Notes" portion of Sheet L-1.

Upon review of this application our hope is that staff supports Zoning Administrator approval of the Site Development Permit (i.e., staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text, and no public notice of a Zoning Administrator hearing is required).

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

Sincerely,

Jay Bullock
Vice President, Planning and Entitlement
Rancho Mission Viejo

# ATTACHMENT 2

# MERRILL GARDENS RMV PA3 PHASE 1

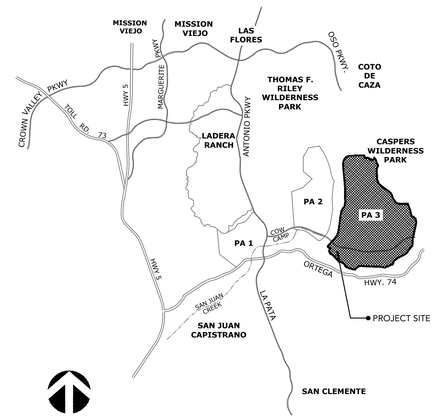
## Site Development Plan

Tentative Tract # Tract # TR19032 (Lots 1, 2 and Lot A, B)

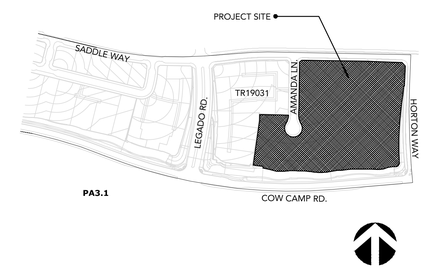
ORANGE COUNTY, CA
Pillar Properties
1938 Fairview Ave., Suite 300
Seatle WA 98102
CONTACT: Scott Haines (206) 450-1990

PROJECT CONSTRUCTION TYPE: New
SDP PERMIT: PA20-0056

## VICINITY MAP




## LOCATION MAP




## CONSULTANTS

**CIVIL ENGINEER**
Hunsaker and Associaates
3 Hughes
Irvine, CA 92618
(949) 583-1010 CONTACT: David Franke

**ARCHITECT**
Urbal Architecture
1938 Fairview Ave, East, Suite 100
Seattle, WA 98102
(206) 257-0972 CONTACT: Dan Vurpillat

**LIGHTING ENGINEER**
Rushing
1725 Westlake Ave. N, Suite 300
Seattle, WA 98109
(206) 285-7100 CONTACT: Krystle Smith

**SIGNAGE**
National Sign
1255 Westlake Ave.
Seattle, WA, 98109
(206) 282-0700 CONTACT: Tim Zamberlin

## SHEET INDEX


| | |
|---|---|
| X-0 | TITLE SHEET |
| L1 | SITE PLAN |
| L2 | LANDSCAPE ELEVATIONS |
| TSP-1 | CIVIL SITE PLAN & CONCEPTUAL GRADING PLAN |
| TSE-1 | TRASH STAGING AREA AND TRUCK TURNING PRECISE GRADING EXHIBIT |
| (WB)A1.01 | WEST BUILDING - FLOOR PLAN PARKING LEVEL P1 |
| (WB)A1.02 | WEST BUILDING - FLOOR PLAN LEVEL 1 |
| (WB)A1.03 | WEST BUILDING - FLOOR PLAN LEVEL 2 |
| (WB)A1.04 | WEST BUILDING - FLOOR PLAN LEVEL 3 |
| (WB)A1.05 | WEST BUILDING - FLOOR PLAN LEVEL 4 |
| (WB)A1.06 | WEST BUILDING - FLOOR PLAN ROOF |
| (WB)A2.01 | WEST BUILDING - UNIT PLANS |
| (WB)A2.02 | WEST BUILDING - UNIT PLANS |
| (WB)A2.03 | WEST BUILDING - UNIT PLANS |
| (WB)A2.04 | WEST BUILDING - UNIT PLANS |
| (WB)A3.01 | WEST BUILDING - COLORED ELEVATIONS |
| (WB)A3.02 | SHADE & VENT STRUCTURE ELEVATIONS |
| (WB)A4.01 | WEST BUILDING - SECTIONS |
| (EB)A1.01 | EAST BUILDING - FLOOR PLAN LEVEL 1 |
| (EB)A1.02 | EAST BUILDING - FLOOR PLAN LEVEL 2 |
| (EB)A1.03 | EAST BUILDING - FLOOR PLAN LEVEL 3 |
| (EB)A1.04 | EAST BUILDING - FLOOR PLAN LEVEL 4 |
| (EB)A1.05 | EAST BUILDING - FLOOR PLAN ROOF |
| (EB)A2.01 | EAST BUILDING - UNIT PLANS |
| (EB)A2.02 | EAST BUILDING - UNIT PLANS |
| (EB)A2.03 | EAST BUILDING - UNIT PLANS |
| (EB)A2.04 | EAST BUILDING - UNIT PLANS |
| (EB)A3.01 | EAST BUILDING - COLORED ELEVATIONS |
| (EB)A3.02 | EAST BUILDING - COLORED ELEVATIONS |
| (EB)A4.01 | EAST BUILDING - SECTIONS |
| (EB)A0.17 | CARE FACILITY\ COMMUNITY AMENITY DIAGRAM |
| (NB)A1.01 | NORTH BUILDING - FLOOR PLAN LEVEL 1 |
| (NB)A1.02 | NORTH BUILDING - FLOOR PLAN LEVEL 2 |
| (NB)A1.03 | NORTH BUILDING - FLOOR PLAN LEVEL 3 |
| (NB)A1.04 | NORTH BUILDING - FLOOR PLAN LEVEL 4 |
| (NB)A1.05 | NORTH BUILDING - FLOOR PLAN ROOF |
| (NB)A2.01 | NORTH BUILDING - UNIT PLANS |
| (NB)A2.02 | NORTH BUILDING - UNIT PLANS |
| (NB)A2.03 | NORTH BUILDING - UNIT PLANS |
| (NB)A3.01 | NORTH BUILDING - COLORED ELEVATIONS |
| (NB)A3.02 | NORTH BUILDING - COLORED ELEVATIONS |
| (NB)A3.03 | NORTH BUILDING - COLORED ELEVATIONS |
| (NB)A4.01 | NORTH BUILDING - SECTIONS |
| (NB)A4.02 | NORTH BUILDING - SECTIONS |
| (CO)A1.01 | COTTAGE - FLOOR PLAN |
| (CO)A1.02 | COTTAGE - ROOF PLAN |
| (CO)A2.01 | COTTAGE - COLORED ELEVATIONS |
| (CO)A3.01 | COTTAGE - SECTIONS |
| (CL)A1.01 | CLUBHOUSE - FLOOR PLAN |
| (CL)A1.02 | CLUBHOUSE - UPPER LEVEL PLAN |
| (CL)A1.03 | CLUBHOUSE - ROOF PLAN |
| (CL)A2.01 | CLUBHOUSE - COLORED ELEVATIONS |
| (CL)A2.02 | CLUBHOUSE - COLORED ELEVATIONS |
| (CL)A3.01 | CLUBHOUSE - SECTIONS |
| EP1.00 | LUMINAIRE SCHEDULE |
| EP1.01 | EXTERIOR SITE PHOTOMETRIC PLAN |
| S-1 | PRIMARY ENTRY MONUMENT |
| S-2 | SECONDARY ENTRY MONUMENT |
| L3 | LANDSCAPE PLAN |
| L4 | LANDSCAPE PALETTES |
| P1 | PARKING EXHIBIT ABOVE GROUND |
| P2 | PARKING EXHIBIT UNDERGROUND |
| F-1 of 2 | OCFA STANDARD FIRE MASTER PLAN NOTES |
| 2 of 2 | FIRE MASTER PLAN |
| FPP-1 | FIRE PROTECTION PLAN |
| FOR REFERENCE ONLY: | |
| FW-3 | MR16 FW PLAN |
| FW-3 | MR16 ELEVATIONS |


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

***Ownership:***
R.D. Merrill Real Estate Holdings, LLC".

***Legal Description:***
Lots 71 & 94, Lots Y1, Y2, & Y3 in the unincorporated territory of the County of Orange, State of California, as shown on Tract No. 17931.

COUNTY REVISIONS
#

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS GOVERNING BUILDING CONSTRUCTION AS ENFORCED BY THE VARIOUS JURISDICTION OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE DESIGNS THAT ARE ACCURATE AND ACCEPTABLE FOR PERMIT PURPOSES PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

CLIENT REVISIONS

**Merrill Gardens RMV PA3.1**
Site Development Plans
Rancho Mission Viejo, CA
Tract # TTM 19032 (Lots 1, 2 and Lot A, B)
R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Avenue East, Suite 300
Seattle, WA 98102
Contact: Scott Haines (206) 450-1990

**SDP PERMIT# PA20-0056**

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
*June 20, 2022*

SHEET
**X-0**

Merrill Gardens Site Development Plans

**NOTES:**

***Existing Land Use:***
Vacant land, currently rough graded per Tract 17931 GRD19-0175.

***Zoning:***
Project area is zoned as a development area by the Ranch Plan PC Text, and shall be processed per the implementation procedures detailed in Section III.D.1.a.2)ee), of the PC Text. Master Area Plan PA18-0030 and Subarea Plan PA18-0030, designate this project site for Residential uses (including swimming pools and clubhouses and recreation facilities allowing alcoholic beverages). This Site Development Permit specifically identifies this site as a Senior Living Facility Residential Use, to be plan-checked per PC Text Section III.A.3.a, Section III.A.5, and by PC Text Urban Activity Center Regulations in PC Text Section III.D.1.d.

***Adjacent Land Use:***
Existing and approved (but not yet built) immediately adjacent land uses are:

North: Existing vacant previously graded land, future roadway and approved (but not yet built) residential and park uses.

East: Existing vacant previously graded land, future roadway and approved (but not yet built) residential uses.

South: Existing vacant previously graded land, future roadway and open space landscaped area.

West: Existing vacant previously graded land, future approved (but not yet built) residential uses.

***Water and Sewer:***
Domestic water and sanitary sewer services are provided by Santa Margarita Water District (SMWD).

***Utilities:***
Gas is provided by Southern California Gas Company and electricity is provided by San Diego Gas and Electric. Proposed utility locations shown on site plan are approximate. All proposed utilities are to be underground. Actual locations and easement widths will be reflected on Final Tract Map.

***Schools:***
Project site is within Capistrano Unified School District.

***Access to Site:***
Access to the site is proposed via Saddle Way and Horton Way.

***Drainage:***
Drainage system will be developed in accordance with the County of Orange Flood Control District standards and the "Master Plan of Drainage" for the VTTM No. 17931 prepared by Rancho Mission Viejo. Storm flows tributary to the site shall be intercepted and conveyed around the site. Storm drain plans will be prepared and submitted per building permit requirements at a later date.

***Grading:***
Site currently graded per approved GRD19-0175. Grading has been addressed per the following CEQA documents: EIR No. Addendum 3.1 to EIRs 584 and 589.

***Slopes:***
Slopes shall be constructed at the maximum slope ratio of 2:1 unless otherwise noted.

***Easements:***
Easements and improvements in the County right of way are subject to encroachment permits.

***Maintenance:***
Maintenance to be provided by the property Owner.

***Site Distance:***
Sight lines will provide adequate sight distance and comply with Orange County Standard Plan No. 1117.

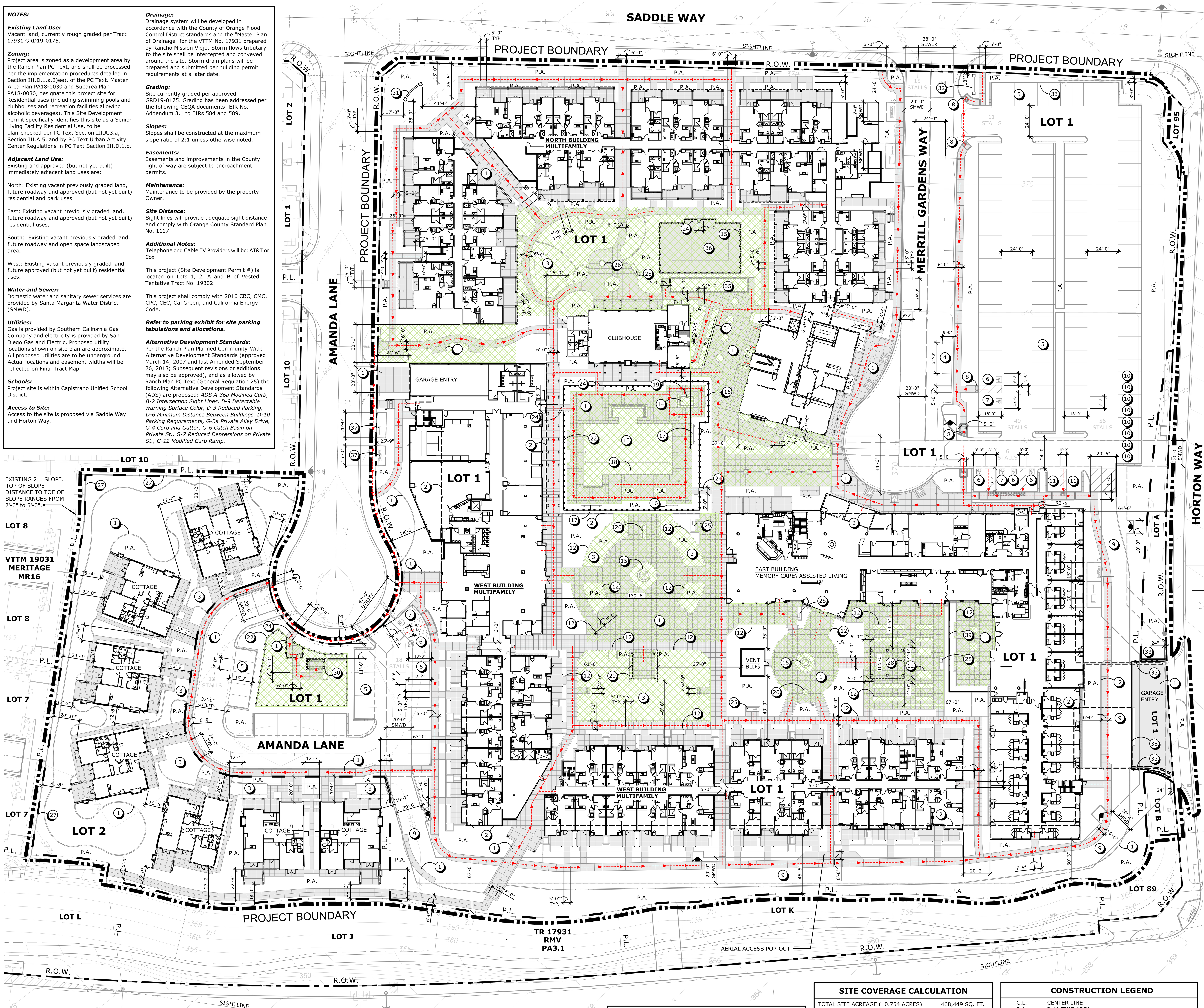
***Additional Notes:***
Telephone and Cable TV Providers will be: AT&T or Cox.

This project (Site Development Permit #) is located on Lots 1, 2, A and B of Vested Tentative Tract No. 19302.

This project shall comply with 2016 CBC, CMC, CPC, CEC, Cal Green, and California Energy Code.

***Refer to parking exhibit for site parking tabulations and allocations.***

***Alternative Development Standards:***
Per the Ranch Plan Planned Community-Wide Alternative Development Standards (approved March 14, 2007 and last Amended September 26, 2018; Subsequent revisions or additions may also be approved), and as allowed by Ranch Plan PC Text (General Regulation 25) the following Alternative Development Standards (ADS) are proposed: *ADS A-36a Modified Curb, B-2 Intersection Sight Lines, B-9 Detectable Warning Surface Color, D-3 Reduced Parking, D-6 Minimum Distance Between Buildings, D-10 Parking Requirements, G-3a Private Alley Drive, G-4 Curb and Gutter, G-6 Catch Basin on Private St., G-7 Reduced Depressions on Private St., G-12 Modified Curb Ramp.*




***Ownership:***
R.D. Merrill Real Estate Holdings, LLC".

***Legal Description:***
Lots 71, 94. Y1, Y2, Y3 in the unincorporated territory of the County of Orange, State of California, as shown on Tract No. 17931.

**USABLE PROJECT OPEN SPACE CALCULATION**

| | |
|---|---|
| TOTAL SITE ACREAGE (10.754 ACRES) | |
| NET RESIDENTIAL AREA: (GROSS SITE AREA EXCLUDING STREETS, DRIVEWAYS, HOA SLOPES) | 8.647 AC |
| REQUIRED USABLE PROJECT OPEN SPACE: (15% NET RESIDENTIAL AREA) | 1.297 AC |
| PROVIDED USABLE PROJECT OPEN SPACE: SIDEWALK AREA WITHIN USABLE PROJECT OPEN SPCE DOES NOT EXCEED 25% PER SECTION III.A.3.d.8, a, 4, OF THE RANCH PLAN PC TEXT. | 1.509 AC |

**SITE COVERAGE CALCULATION**

| | |
|---|---|
| TOTAL SITE ACREAGE (10.754 ACRES) | 468,449 SQ. FT. |
| **LOT 1 ACREAGE=** | **410,288 SQ. FT.** |
| NORTH BUILDING = | 39,375 SQ. FT. |
| EAST & WEST BUILDING + PARKING GARAGE = | 137,438 SQ. FT. |
| CLUBHOUSE= | 4,031 SQ. FT. |
| TOTAL BUILDING AREA = | 180,844 SQ. FT. |
| **44% OF LOT 1 AREA COVERED BY BUILDINGS** | |
| **LOT 2 ACREAGE=** | **53,813 SQ. FT.** |
| COTTAGE (7 UNITS AT 2,160 S.F. EACH) = | 15,120.00 SQ. FT. |
| TOTAL BUILDING AREA = | 15,120.00 SQ. FT. |
| **28% OF LOT 2 AREA COVERED BY BUILDINGS** | |
| LOT A ACREAGE | 3,254 SQ. FT. |
| LOT 8 ACREAGE | 1,093 SQ. FT. |
| **30% OF TOTAL SITE AREA COVERED BY BUILDINGS** | |

**CONSTRUCTION LEGEND**

| | |
|---|---|
| C.L. | CENTER LINE |
| P.A. | PLANTING AREA |
| P.L. | PROPERTY LINE |
| R.O.W. | RIGHT-OF-WAY |
| HANDICAP ACCESSIBLE PATH OF TRAVEL (4.9% MAX. SLOPE, 2% MAX. CROSS SLOPE) | |
| R.O.W. LINE | |
| PROPERTY LINE | |
| EASEMENTS | |
| CONCRETE WALKWAYS, POOL DECK, COURTYARD, ETC. | |
| USABLE OPEN SPACE | |

**SCHEDULE**

| SYM. | DESCRIPTION |
|---|---|
| 1 | CONCRETE WALKWAYS, POOL DECK, COURTYARD, MOW CURB, ETC. |
| 2 | EDGE OF GARAGE STUCTURE (BELOW) |
| 3 | SYNTHETIC TURF |
| 4 | PARALLEL PARKING STALL (9'-0" BY 24'-0") |
| 5 | TYPICAL PARKING STALL (9'-0" BY 18'-0") |
| 6 | A.D.A. PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502. |
| 7 | A.D.A. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502. |
| 8 | A.D.A. ACCESSIBLE RAMP W/ TRUNCATED DOMES, PER APPROVED ADS. |
| 9 | ASPHALT FIRE ACCESS LANE PER OCFA REQUIREMENTS |
| 10 | FUTURE CHARGING STATION PER SECTION S.106.5.3 OF 2016 CAL. GREEN. (E.V.C.) PLAN DESIGNATION |
| 11 | FUTURE ACCESSIBLE CHARGING STATION PER SECTION S.106.5.3 OF 2016 CAL. GREEN 11B-812 OF 2016 CBC |
| 12 | ABOVE GRADE PLANTER (3'-0" HIGH MAX.). CONCRETE OR BRICK MASONRY WALLS. MATERIALS AND COLORS TO MATCH ADJACENT ARCHITECTURE. |
| 13 | POOL |
| 14 | SPA |
| 15 | VINYL COATED CHAIN LINK FENCE (5'-6" HIGH MAX.) |
| 16 | POOL AND SPA SAFETY RULES SIGNS |
| 17 | POOL SAFETY EQUIPMENT |
| 18 | A.D.A. ACCESSIBLE POOL ENTRY |
| 19 | A.D.A. ACCESSIBLE POOL LIFT LOCATION |
| 20 | A.D.A. ACCESSIBLE RESTROOM |
| 21 | A.D.A. ACCESSIBLE DRINKING FOUNTAIN |
| 22 | TUBULAR STEEL FENCING (5'-6" HIGH MAX.) |
| 23 | A.D.A. ACCESSIBLE TUBULAR STEEL DOUBLE GATE (5'-6" HIGH MAX. BY 6'-8" MIN. OPENING). PER SECTION 11B-404 |
| 24 | A.D.A. ACCESSIBLE TUBULAR STEEL SINGLE GATE (5'-6" HIGH MAX. BY 3'-1" MIN. OPENING). PER SECTION 11B-404 |
| 25 | BUILT IN BARBECUE. (11'-0" LONG BY 34" TALL). MASONRY ENCLOSURE. MATERIALS AND COLORS TO MATCH ADJACENT ARCHITECTURE. |
| 26 | GAS FIRE PIT (2'-0" HIGH MAX.) CONCRETE OR METAL. PREFABRICATED. NOT A CONSTRUCTED ITEM. |
| 27 | EXISTING MASONRY WALL (5'-8" HIGH). REFER TO APPROVED PA3.1, TRACT #17931 APPROVED PLANS, SHEET FW-3 AND SHEET FW-5. |
| 28 | COURTYARD PAVILION STRUCTURE (14'-10" HIGH MAX. ) REFER TO ELEVATION DETAIL SHEET A3.02. |
| 29 | COURTYARD PAVILION STRUCTURE (15'-11" HIGH MAX. ) REFER TO ELEVATION DETAIL SHEET A3.02. |
| 30 | DOG PARK SHADE STRUCTURE (13'-3" HIGH MAX. ) REFER TO ELEVATION DETAIL SHEET A3.02. |
| 31 | PRIMARY ENTRY MONUMENT WITH SIGNAGE. REFER TO MERRILL GARDEN ENTRY COLOR AND MATERIAL ELEVATION SHEET S-1. |
| 32 | SECONDARY ENTRY MONUMENT WITH SIGNAGE. REFER TO MERRILL GARDEN ENTRY COLOR AND MATERIAL ELEVATION SHEET S-2. |
| 33 | ENGINEERED RETAINING WALL WITH GUARDRAIL. HEIGHT VARIES. REFER TO CONCEPTUAL GRADING SHEETS. |
| 34 | SEAT WALL (2'-0" HIGH MAX.) CONCRETE OR BRICK. MATERIALS AND COLORS TO MATCH ADJACENT ARCHITECTURE. |
| 35 | BOCCE BALL COURT |
| 36 | PICKLE BALL COURT |
| 37 | FIRE DEPT APPARATUS |
| 38 | MASONRY GUARDRAIL. 42" HIGH MINIMUM. MATERIALS AND COLORS TO MATCH ADJACENT ARCHITECTURE. |
| 39 | MASONRY PRIVACY\ SAFETY WALL (9'-7" HIGH). REFER TO ELEVATION DETAIL (a), SHEET L2. |

**SITE TABULATION**

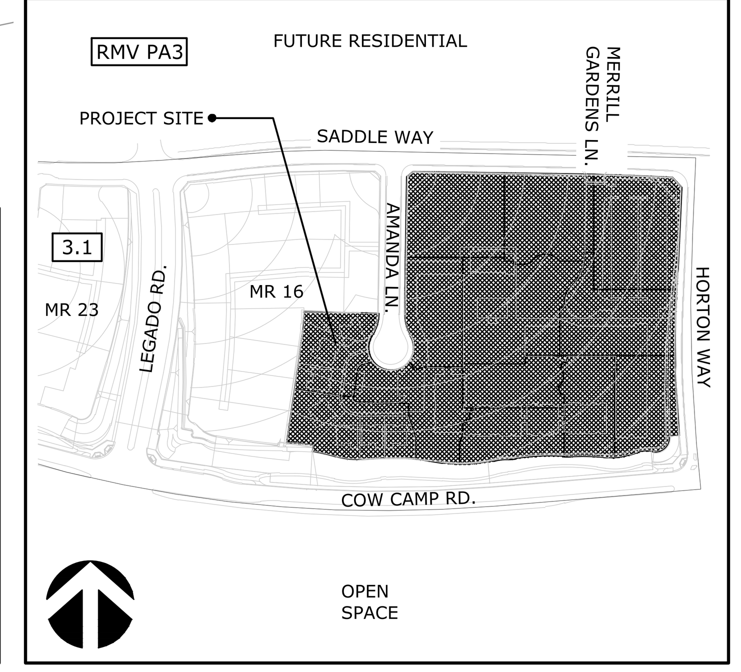
***Project Site:***
TTM #19032 (Lots 1, 2, and Lots A, B )
(10.754 Acres)

| ***Buildings:*** | |
|---|---|
| North Building (Multi-family) 1st Floor Area | 39,537 S.F.(0.908 Acres) |
| North Building (Multi-family) Full Floor Area | 154,659 S.F.(3.550 Acres) |
| East Building (Memory Care\ Assisted Living) 1st Floor Area | 33,523 S.F.(0.770 Acres) |
| East Building (Memory Care\ Assisted Living) Full Floor Area | 128,583 S.F.(2.952 Acres) |
| West Building (Multi-family) 1st Floor Area | 47,864 S.F.(1.099 Acres) |
| West Building (Multi-family) Full Floor Area | 305,977 S.F.(7.024 Acres) |
| Clubhouse Gross Area | 4,031 S.F.(0.093 Acres) |
| Cottage (7 units at 2,160 S.F. each) | |
| Combined Cottages Gross Area | 15,120 S.F.(0.347 Acres) |
| Garage Exhaust Vent Structure | 418 S.F.(0.010 Acres) |

| ***Parking:*** | |
|---|---|
| North Building 143 units (Multi-family) | 178.75 Stalls |
| East Building 126 units (Assisted Living) | 157.50 Stalls |
| West Building 149 units (Multi-family) | 186.25 Stalls |
| Cottages | 8.75 Stalls |
| Total Stalls Required (1.25 stalls per unit) | 531.25 Stalls Required |
| **Total Stalls Provided** | **541 Stalls Provided** |
| Above Ground Facilities | 181 stalls provided |
| Underground Ground Facility | 359 stalls provided |
| Provided stall tabulation: | 467 Standard Stalls |
| | 15 Street Parking Stalls |
| | 14 garage spaces |
| | 12 Accessible Stalls |
| | 4 Van Accessible Stalls |
| | Allow for 38 Future E.V.C. Stalls |
| | Allow for 3 Future Van Accessible E.V.C. Stalls |
| | Allow for 1 Future Accessible E.V.C. Stalls |
| Total Parking Area: | Above Ground 38,128 S.F.(0.875 Acres) |
| | Below Ground 116,675 S.F.(2.678 Acres) |

| ***Senior Living Facility :*** | |
|---|---|
| **Pool** | 3,325 S.F.(0.076 Acres) |
| **Spa** | 150 S.F.(0.003 Acres) |
| **Hardscape:** | 199,200 S.F.(4.573 Acres) |
| Concrete | 120,110 S.F.(2.757 Acres) |
| Asphalt | 79,090 S.F.(1.816 Acres) |
| **Landscape Areas:** | 125,281 S.F.(2.876 Acres) |
| Synthetic Turf | 8,557 S.F.(0.196 Acres) |
| Shrub Area | 99,806 S.F.(2.291 Acres) |
| Turf Area | 16,918 S.F.(0.388 Acres) |
| **Buildings:** | 140,075 S.F.(3.216 Acres) |
| | Total 468,449 S.F.(10.754 Acres) |

**KEY MAP**




COUNTY REVISIONS

#

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

CLIENT REVISIONS

# Merrill Gardens RMV PA3.1

## Site Development Plans

Rancho Mission Viejo, CA

Tract # TTM 19032 (Lots 1, 2 and Lot A, B)
R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Avenue East, Suite 300
Seattle, WA 98102
Contact:: Scott Haines (206) 450-1990

**SDP PERMIT# PA20-0056**

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

SITE DEVELOPMENT SITE PLAN

PROJECT MANAGER
*Akin Smith*

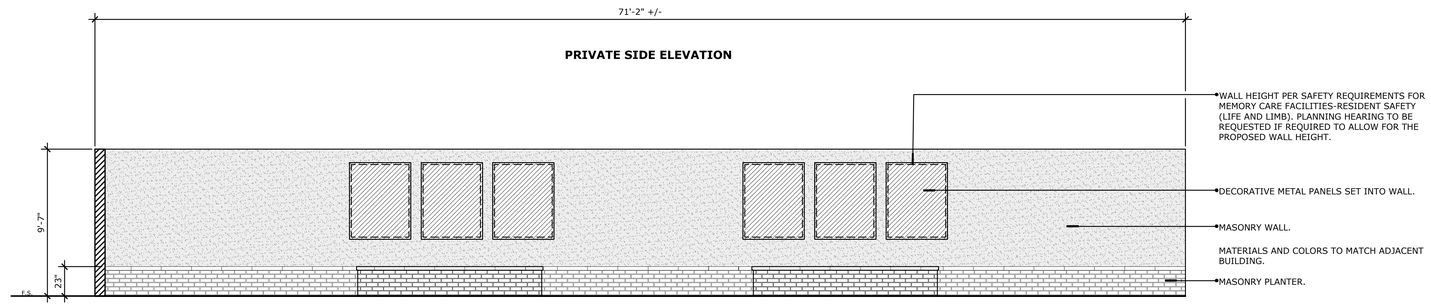
DRAWN
*Jill Sweeney / Akin Smith*

DATE
*June 20, 2022*

0 15 30 60
SCALE: 1" = 30'

SHEET
**L-1**

Merrill Gardens Site Development Plans




## a PRIVACY\ SAFETY WALL

SCALE: 1/4"=1'-0"

COUNTY REVISIONS

#

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS GOVERNING BUILDING CONSTRUCTION AS ENFORCED BY THE VARIOUS OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS THAT COMPLY WITH THE REQUIREMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

08/04/2022

RON STEIN, P.E.

MULLDAN ENGINEERING

SIGNATURE

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SITE DEV. LANDSCAPE ELEVATIONS

PROJECT MANAGER
*Akin Smith*

DRAWN
*A. Smith*

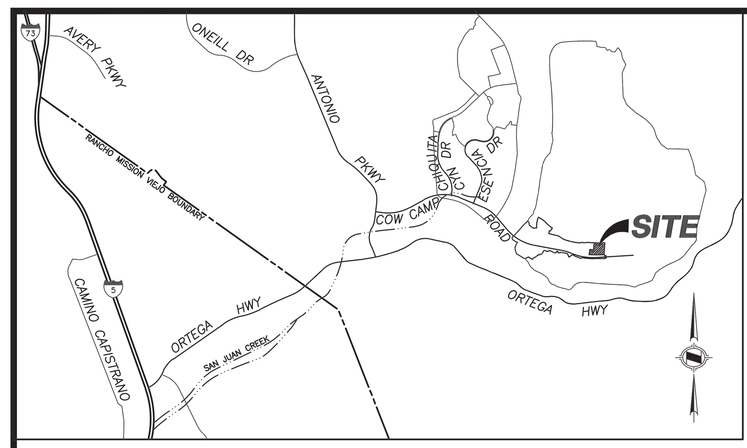
DATE
*June 20, 2022*

SHEET
L2

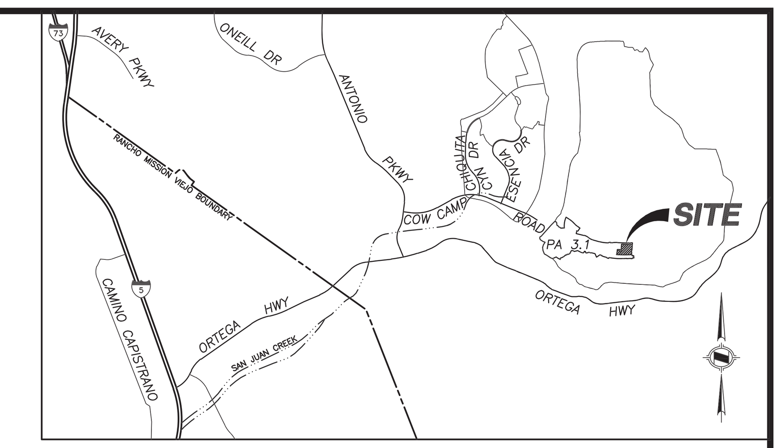
# SITE DEVELOPMENT PLAN - VTTM 19032
# MERRILL GARDENS

## LEGAL DESCRIPTION

LOTS 71, 94 & Y1, Y2, & Y3, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 17931




**VICINITY MAP**
NOT TO SCALE



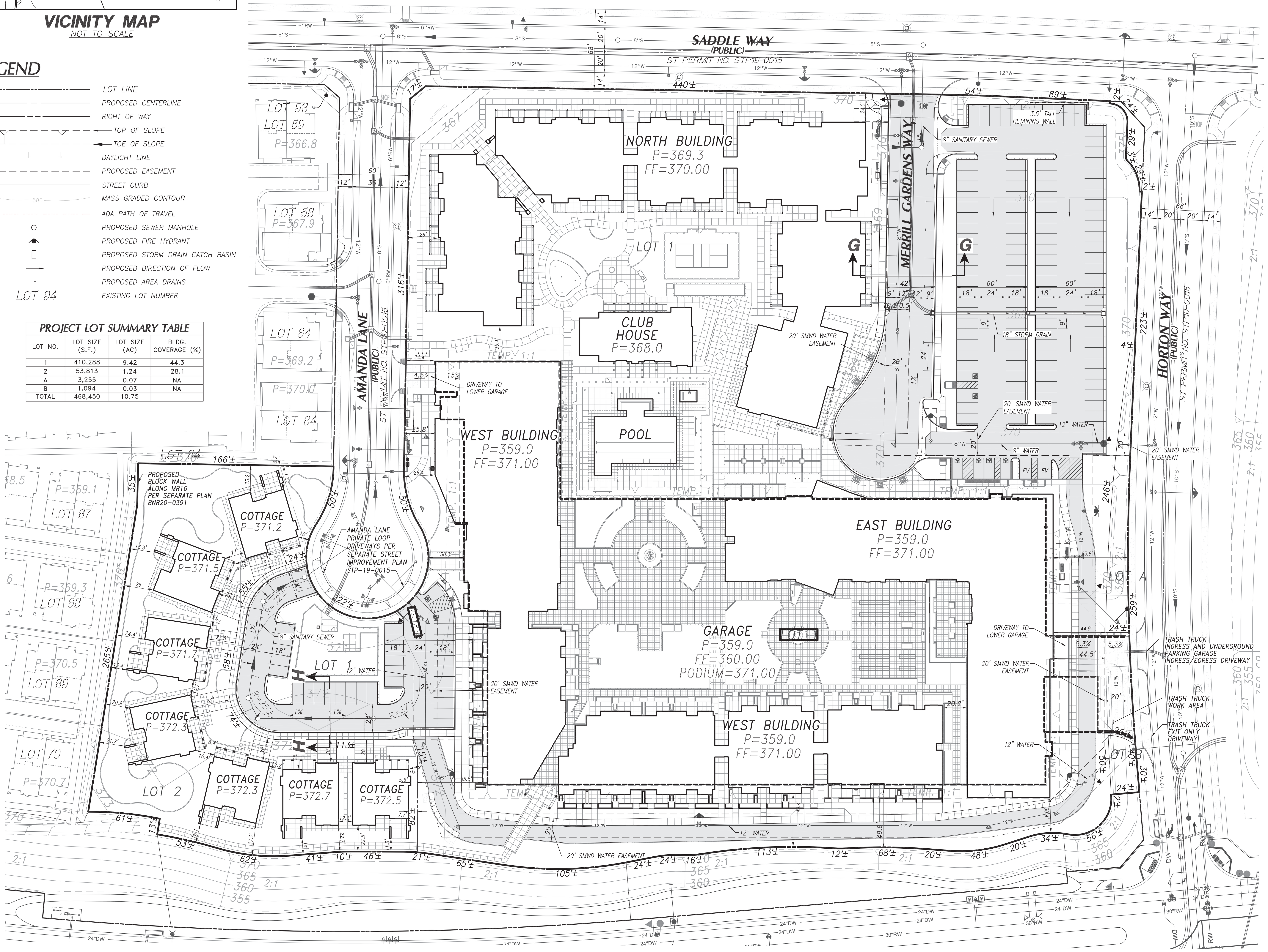

**LOCATION MAP**
NOT TO SCALE

## LEGEND

- LOT LINE
- PROPOSED CENTERLINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- STREET CURB
- MASS GRADED CONTOUR
- ADA PATH OF TRAVEL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED DIRECTION OF FLOW
- PROPOSED AREA DRAINS
- LOT 94 — EXISTING LOT NUMBER

### PROJECT LOT SUMMARY TABLE

| LOT NO. | LOT SIZE (S.F.) | LOT SIZE (AC) | BLDG. COVERAGE (%) |
|---|---|---|---|
| 1 | 410,288 | 9.42 | 44.3 |
| 2 | 53,813 | 1.24 | 28.1 |
| A | 3,255 | 0.07 | NA |
| B | 1,094 | 0.03 | NA |
| TOTAL | 468,450 | 10.75 | |




## PARKING SUMMARY

| SITE LOCATION | SPACES | ADA SPACES |
|---|---|---|
| UNDERGROUND GARAGE | 359 | 8 |
| MAIN PARKING LOT | 122 | 7 |
| COTTAGES | 59 | 2 |
| PRIVATE STREET | 15 | 0 |

## BUILDING SUMMARY

| BUILDING | AREA |
|---|---|
| EAST BUILDING | 33,523 SF |
| WEST BUILDING | 47,864 SF |
| NORTH BUILDING | 39,537 SF |
| GARAGE | 130,524 SF |
| CLUBHOUSE | 4,031 SF |
| COTTAGES | 15,120 SF |

## UTILITY PROVIDERS

| | |
|---|---|
| SANITARY SEWER | SANTA MARGARITA WATER DISTRICT |
| DOMESTIC WATER | SANTA MARGARITA WATER DISTRICT |
| RECYCLED WATER | SANTA MARGARITA WATER DISTRICT |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC | SAN DIEGO GAS AND ELECTRIC |
| TELEPHONE | AT&T AND COX COMMUNICATIONS |
| CABLE TELEVISION | COX COMMUNICATIONS |

## NOTES

1. EXISTING LAND USE: VACANT LAND.
2. PROPOSED LAND USE: SENIOR HOUSING – URBAN ACTIVITY CENTER (UAC).
3. THE PLANNING AREA 3 (PA18–0030) MASTER AREA PLAN AND SUBAREA PLAN 3.1 (PA180030) DESIGNATE THE EXISTING ZONING. THIS MAP IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3.1 AND IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT.
4. THE PLANNING AREA 3 (PA18–0030) MASTER AREA PLAN AND SUBAREA PLAN 3.1 (PA180030) DESIGNATE THE PROJECT SITE AS SENIOR HOUSING. THIS SITE DEVELOPMENT PERMIT MORE SPECIFICALLY IDENTIFIES THIS SITE DESIGNATION AS MULTIPLE FAMILY PER PC TEXT SECTION III.A.3.D.4, CONSISTENT WITH THE REFERENCED RANCH PLAN PC TEXT SITE DEVELOPMENT STANDARDS.
5. ADJACENT LAND

| ADJACENT LAND | USE | ZONING: |
|---|---|---|
| NORTHERLY | PARK AND FUTURE RESIDENTIAL | RANCH PLAN PLANNED COMMUNITY |
| SOUTH | COW CAMP ROAD FUTURE NON–RESIDENTIAL | RANCH PLAN PLANNED COMMUNITY |
| EAST | FUTURE RESIDENTIAL (SUBAREA 3.2) | RANCH PLAN PLANNED COMMUNITY |
| WEST | FUTURE RESIDENTIAL (SUBAREA 3.1 MR16) | RANCH PLAN PLANNED COMMUNITY |

6. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
7. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
8. NON–DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
9. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
   - GAS: SOUTHERN CALIFORNIA GAS COMPANY
   - ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   - TELEPHONE: AT&T AND COX COMMUNICATIONS
   - CABLE TELEVISION: COX COMMUNICATIONS
10. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
11. PER THE RANCH PLAN PLANNED COMMUNITY–WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 28, 2018; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS SITE DEVELOPMENT PERMIT:
    - A–36A MODIFIED 0" CURB ON PRIVATE STREETS
    - B–2 INTERSECTION SIGHT LINE STANDARDS
    - B–9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
    - D–3 REDUCED "SENIOR CITIZEN" PARKING
    - D–6 MULTIPLE FAMILY DWELLINGS – MINIMUM DISTANCE BETWEEN BUILDINGS
    - D–10 BEDROOM DEFINITION TO DETERMINE PARKING REQUIREMENTS
    - G–3A ALLEYS, PRIVATE DRIVES AND COURTS
    - G–6 GRATED INLETS CATCH BASINS ON PRIVATE STREETS
    - G–7 REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
    - G–9 ROLLED CURB ON PRIVATE STREETS
    - G–12 MODIFIED CURB RAMP (TYPE 5)
12. ALL GARAGES SHALL BE CONSTRUCTED TO ACCOMMODATE ELECTRIC VEHICLE CHARGING STATIONS (EVCS) PER THE REQUIREMENTS OUTLINED IN SECTION 4.106.4.1 OF 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE.
13. ALL PAVED ROADWAYS IN TRACT 19032 ARE PRIVATE.
14. THE PROJECT SHALL FULLY COMPLY WITH CBC REQUIREMENTS FOR ADAPTABILITY AND ACCESSIBILITY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
    a. A MINIMUM OF TEN PERCENT OF THE MULTIPLE FAMILY DWELLING UNITS SHALL BE ACCESSIBLE PER THE REQUIREMENTS IN CBC SECTION 1102A.3.1.
    b. A MINIMUM OF FIVE PERCENT OF ALL UNASSIGNED PARKING SPACES SHALL BE DESIGNED TO BE AN ACCESSIBLE PARKING SPACE (SECTION1109A.5)
    c. ATTACHED GARAGES TO ACCESSIBLE UNITS SHALL ALSO BE FULLY ACCESSIBLE (SECTION 1109A.2.1).
15. AN ACCESSIBLE PATH OF TRAVEL FROM THE ACCESSIBLE DWELLING UNITS TO THE PUBLIC SIDEWALK ON AMANDA LANE AND TO THE PROJECTS ACCESSIBLE PARKING SPACES WILL BE REFLECTED ON THE FINAL GRADING PLANS.
16. ALL STORM DRAIN LINES IN TRACT 19032 ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
17. ALL PROJECT LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT DIRECT LIGHT RAYS SHALL BE CONFINED TO THE PREMISES.
18. PROJECT WILL BE SHARING BMP FACILITIES WITH THE MASTER WQMP FOR THE PLANNING AREA.
19. ESTIMATED EARTHWORK IS 500 CUBIC YARDS CUT AND 500 CUBIC YARDS FILL. PROPOSED GRADING IS CONSISTENT WITH THE PA3 (PA14–0072) MASTER AREA PLAN AND SUBAREA PLAN 3.1 (PA180030), VTTM 17931 AND RELATED GRADING PERMITS.
20. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE O.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS IN ACCORDANCE WITH THE APPLICABLE "MASTER PLAN OF DRAINAGE" FOR VTTM 17931 AND THE RUN OFF MANAGEMENT PLAN, PA 3 & 4 ROMP APPROVED ON 11/12/19, AND HYDROLOGY & HYDRAULIC ANALYSIS FOR PLANNING AREA 3.1 (PA3.1) TTM17931 DATED MAY 2020.

REVIEWED FOR CODE COMPLIANCE
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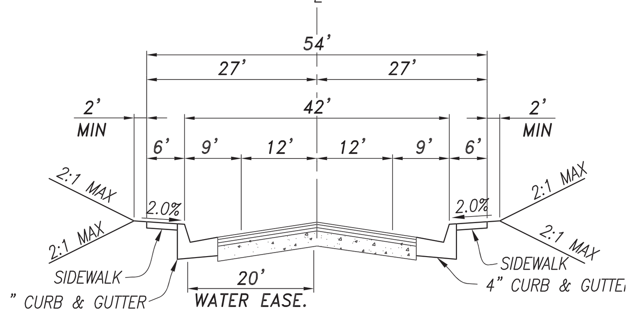
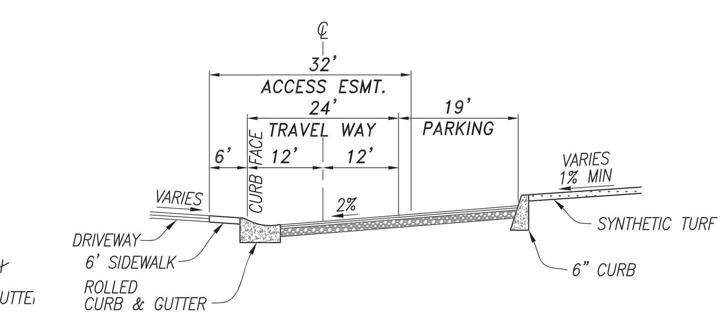
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

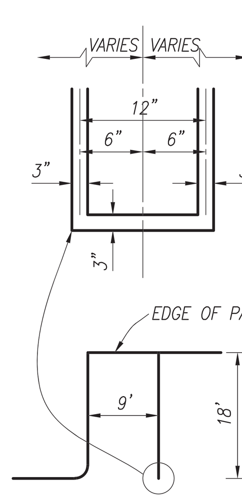
SDP PERMIT# PA20-0056

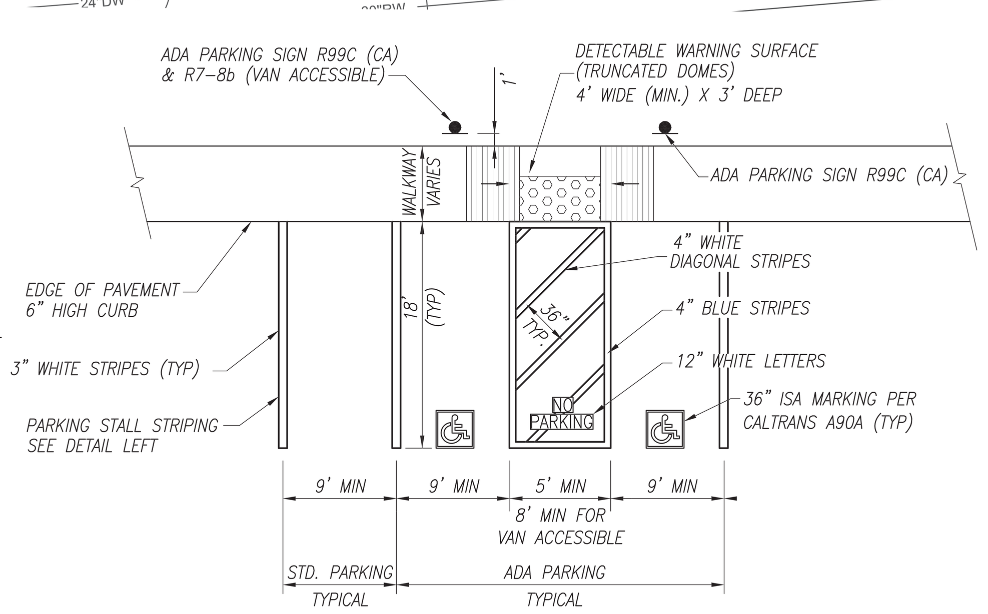



**SECTION G-G**
**MERRILL GARDENS WAY**
PARKING BOTH SIDES – 25 MPH
(PRIVATE)



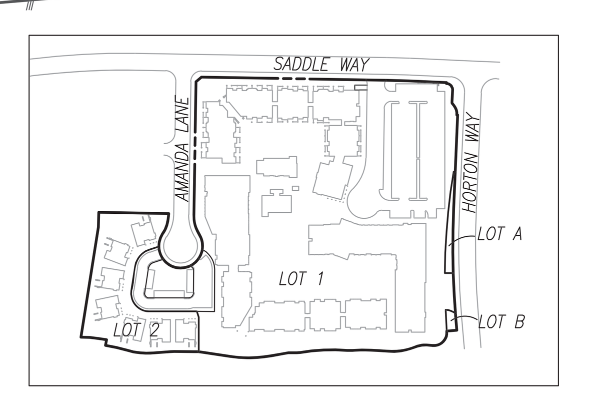

**SECTION H-H**
**AMANDA LANE**
(PRIVATE LOOP AT CUL-DE-SAC)




**PARKING STALLS & STRIPING DETAIL**
REFER TO CALTRANS STD. PLAN A90A FOR ACCESSIBLE PARKING
NOT TO SCALE

SCALE: 1" = 40' (0, 20, 40, 80, 120, 160)




**KEY MAP**

## STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19032 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3.

DATED THIS ______________ DAY OF ______________

BY: ______________

PRINTED NAME: ______________

TITLE: ______________

**PA20-0056**

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| | |

**APPLICANT:**
**PILLAR PROPERTIES**
1938 FAIRVIEW AVENUE EAST, SUITE 300
SEATTLE, WASHINGTON
98102
(206) 676–5621

**PREPARED BY:**
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

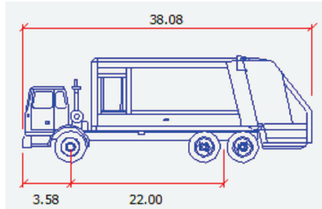
COUNTY OF ORANGE

SITE DEVELOPMENT PLAN
TRACT 19032
PA 3.1 - MERRILL GARDENS
HORTON WAY AND SADDLE WAY

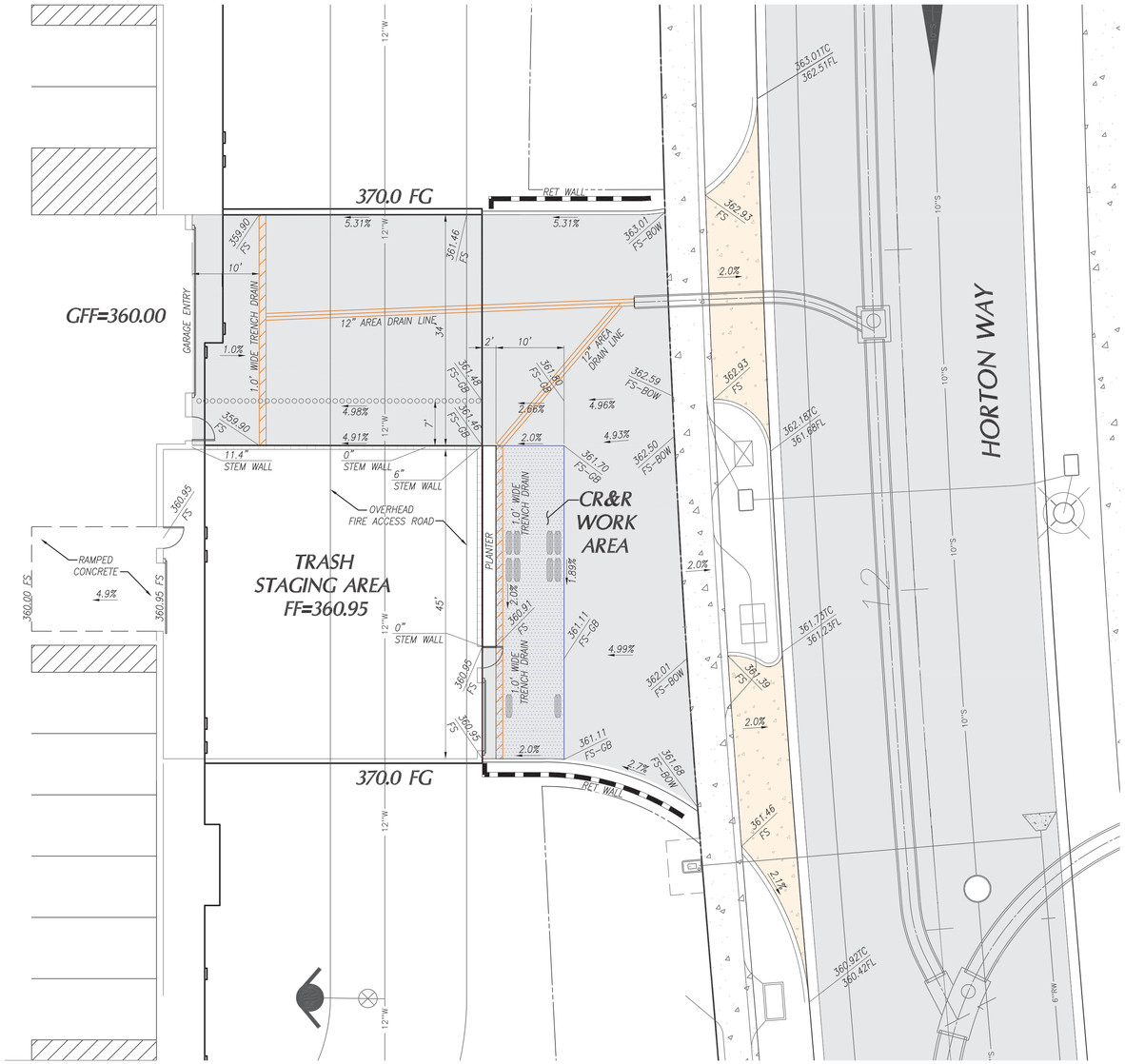
| DESIGNED BY: -- DRAFTED BY: -- CHECKED BY: -- | DATE: 06/15/22 | CITY FILE NO.: -- | SHEET TSP-1 |
|---|---|---|---|

PLOTTED BY: David Francke DATE: Jun. 17, 2022 02:12:57 PM FILE: F:\0839\Engineering\SA_PA3.1\SA_Merrill Gardens\Exh_Site Plan\Merrill Gardens – SDP.dwg

# PA 3.1 - MERRILL GARDENS
# TRASH STAGING AREA AND TRUCK TURNING
# PRECISE GRADING - EXHIBIT A

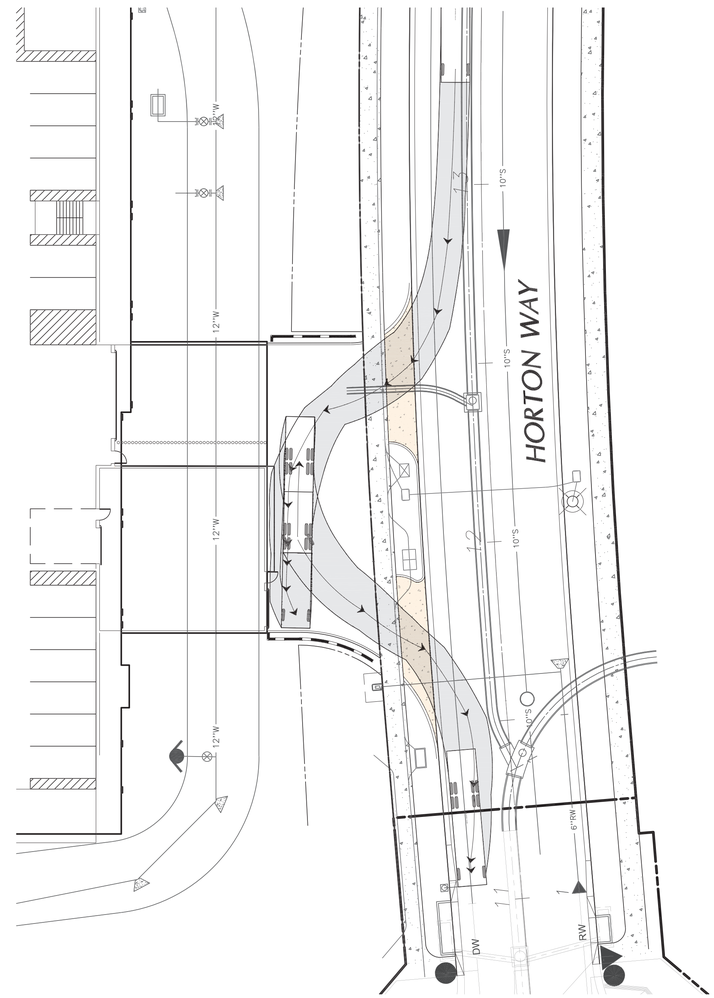



GARBAGE TRUCK




PRECISE GRADING

SCALE: 1"=10'




TRUCK TURNING

SCALE: 1"=20'

**TSE-1**

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
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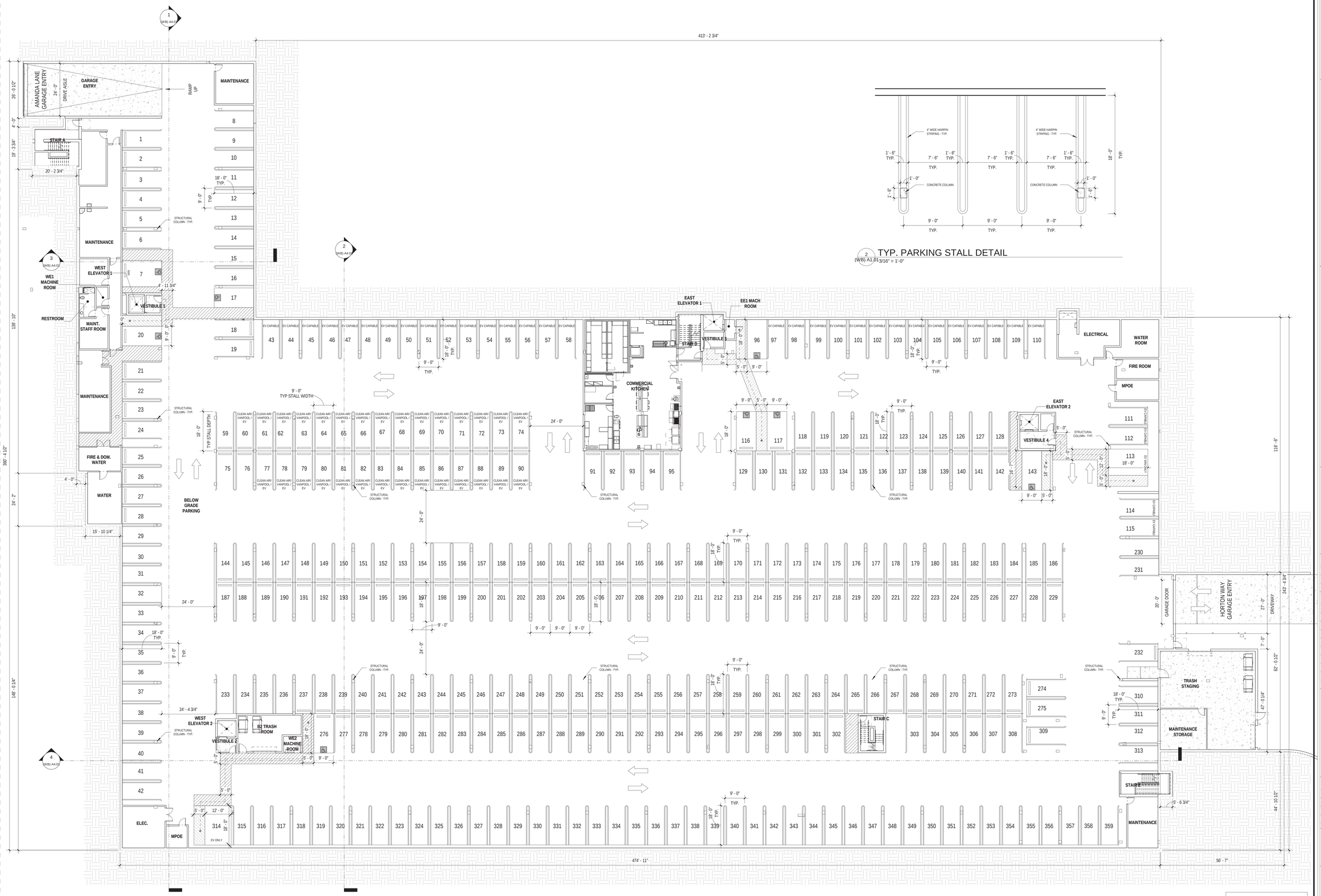





2 (WB) A1.01 TYP. PARKING STALL DETAIL
3/16" = 1'-0"

1 (WB) A1.01 WEST BUILDING / EAST BUILDING - LEVEL P1 - SUBTERRANEAN PARKING GARGE
1/16" = 1'-0"

P1 GROSS FLOOR AREA = 130,524 SF

0' 8' 16' 32' 64'


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08/04/2022

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WILLDAN ENGINEERING

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TRACT # 19032

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| SDP REVISION 4 | 06.20.2022 |

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| SCALE | As indicated |
| DRAWN | Author |
| JOB # | 18-042 |


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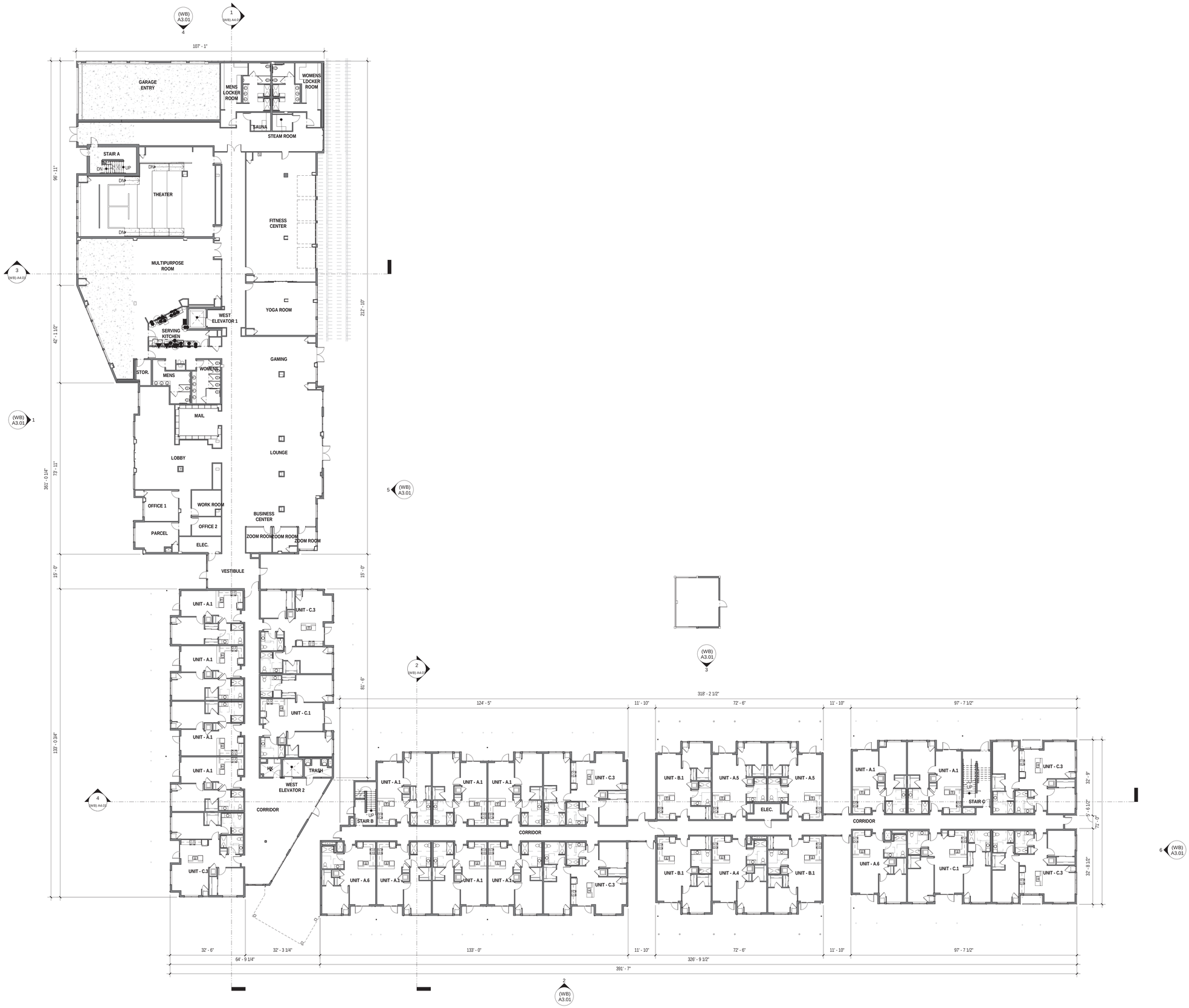


1 (WB) A1.02 WEST BUILDING - LEVEL 1
1/16" = 1'-0"

| UNIT SCHEDULE - LEVEL 1 | |
|---|---|
| Name | Count |
| UNIT - A.1 | 12 |
| UNIT - A.4 | 1 |
| UNIT - A.5 | 2 |
| UNIT - A.6 | 2 |
| UNIT - B.1 | 3 |
| UNIT - C.1 | 2 |
| UNIT - C.3 | 6 |

Total Unit Count: 28

ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L1 GROSS FLOOR AREA = 47,391 SF

0' 8' 16' 32' 64'

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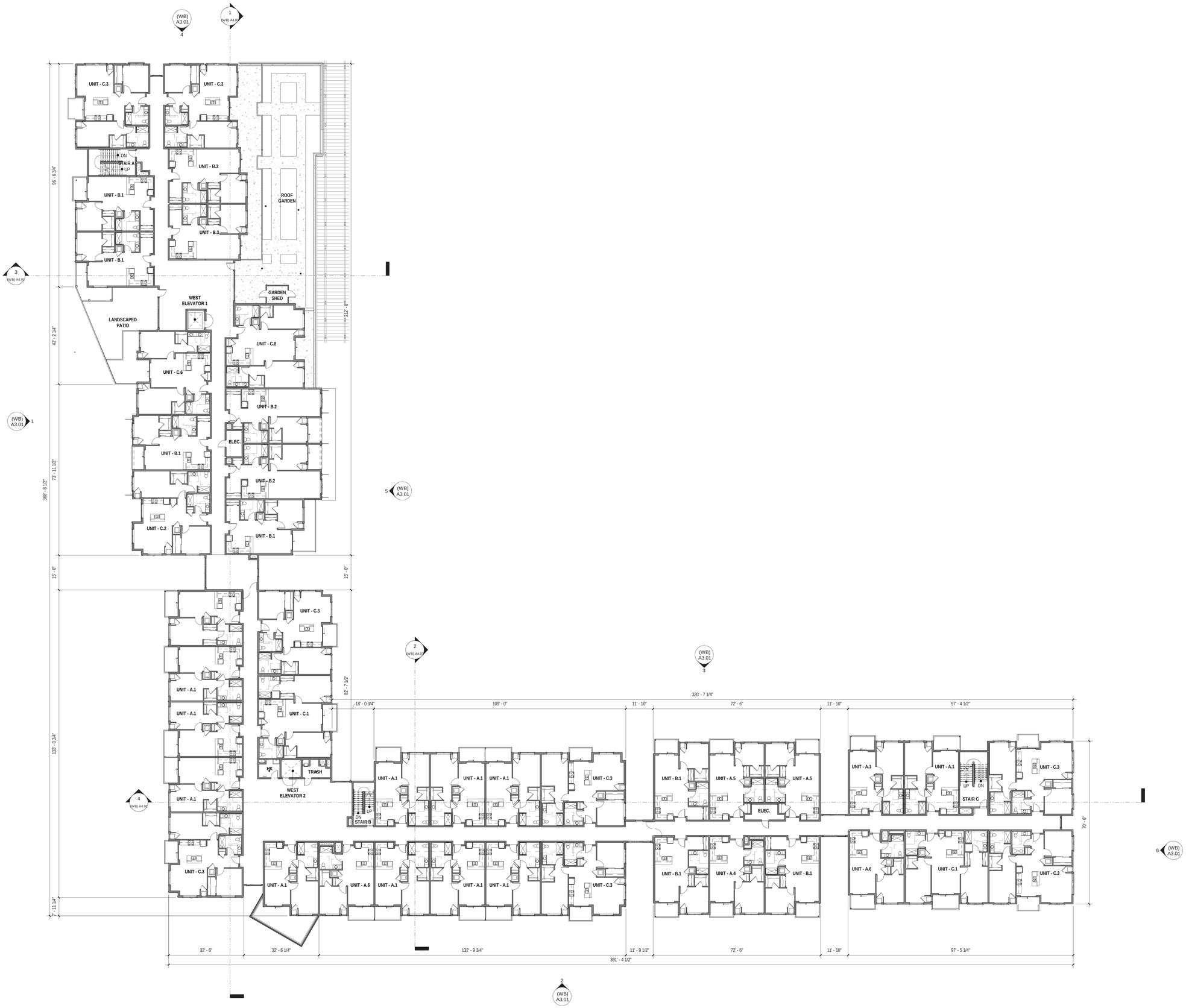


1 (WB) A1.03 WEST BUILDING - LEVEL 2
1/16" = 1'-0"

L2 GROSS FLOOR AREA = 44,731 SF

0' 8' 16' 32' 64'

| UNIT SCHEDULE - LEVEL 2 | |
|---|---|
| Name | Count |
| UNIT - A.1 | 13 |
| UNIT - A.4 | 1 |
| UNIT - A.5 | 2 |
| UNIT - A.6 | 2 |
| UNIT - B.1 | 7 |
| UNIT - B.2 | 2 |
| UNIT - B.3 | 2 |
| UNIT - C.1 | 2 |
| UNIT - C.2 | 1 |
| UNIT - C.3 | 8 |
| UNIT - C.6 | 1 |
| UNIT - C.8 | 1 |

Total Unit Count: 42

ALL UNITS ARE SENIOR LIVING RENTAL UNITS

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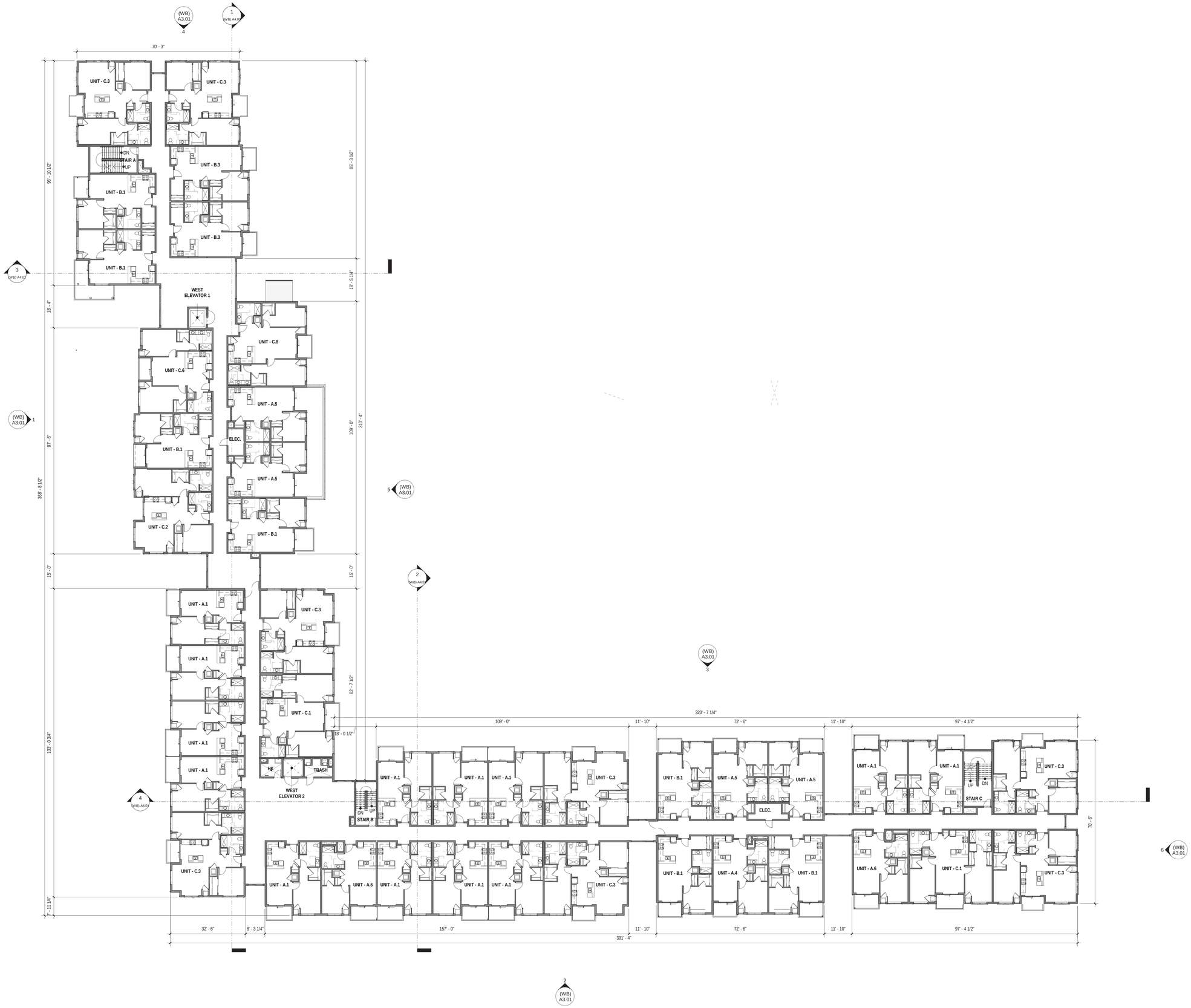


| UNIT SCHEDULE - LEVEL 3 | |
|---|---|
| Name | Count |
| UNIT - A.1 | 13 |
| UNIT - A.4 | 1 |
| UNIT - A.5 | 4 |
| UNIT - A.6 | 2 |
| UNIT - B.1 | 7 |
| UNIT - B.3 | 2 |
| UNIT - C.1 | 2 |
| UNIT - C.2 | 1 |
| UNIT - C.3 | 8 |
| UNIT - C.6 | 1 |
| UNIT - C.8 | 1 |

Total Unit Count: 42

ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L3 GROSS FLOOR AREA = 44,395 SF

1 (WB) A1.04 WEST BUILDING - LEVEL 3
1/16" = 1'-0"

0' 8' 16' 32' 64'

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08/04/2022

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WILLDAN ENGINEERING

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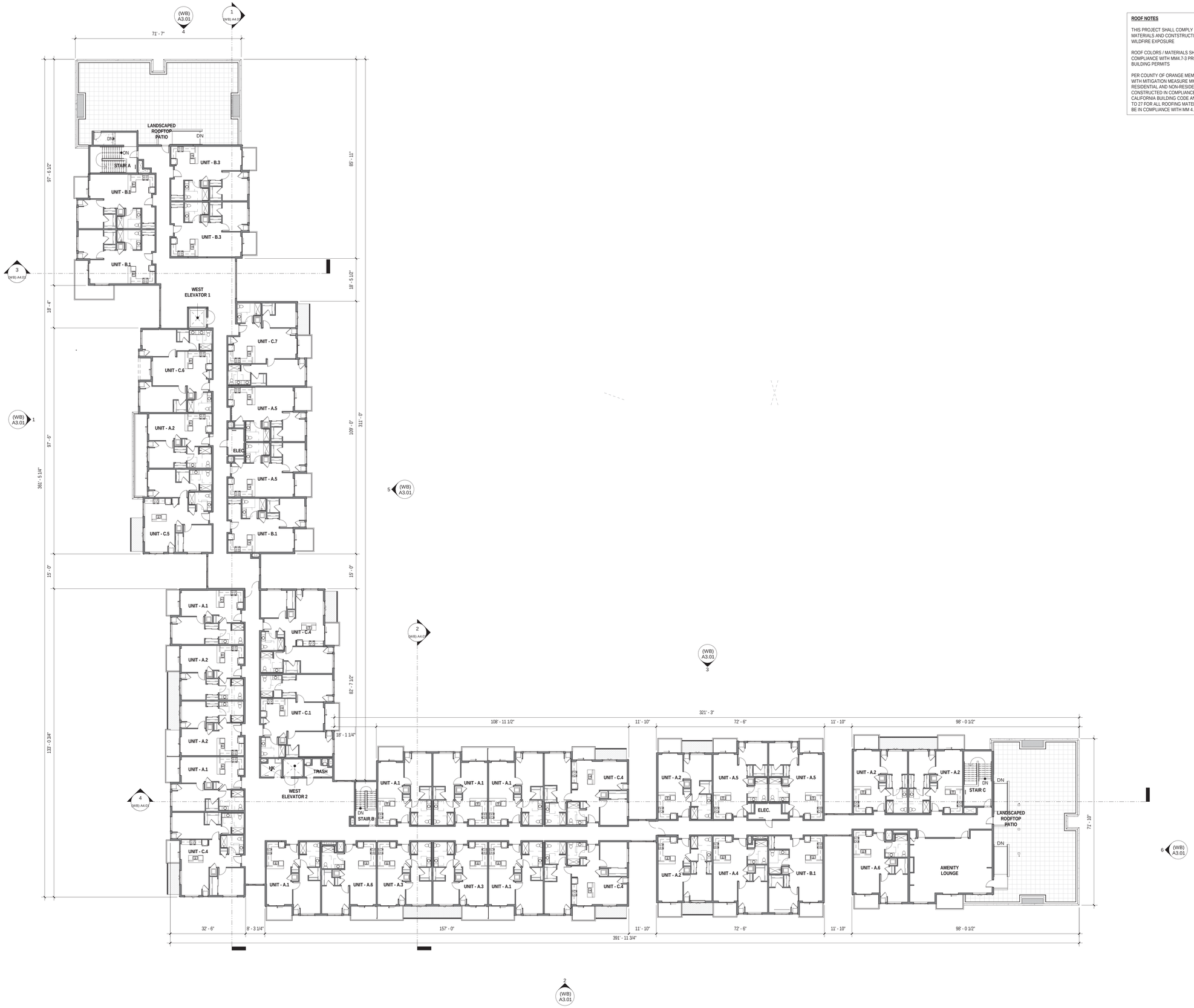


1 (WB) A1.05 WEST BUILDING - LEVEL 4
1/16" = 1'-0"

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3. EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.

UNIT SCHEDULE - LEVEL 4

| Name | Count |
|---|---|
| UNIT - A.1 | 7 |
| UNIT - A.2 | 7 |
| UNIT - A.3 | 2 |
| UNIT - A.4 | 1 |
| UNIT - A.5 | 4 |
| UNIT - A.6 | 2 |
| UNIT - B.1 | 4 |
| UNIT - B.3 | 2 |
| UNIT - C.1 | 1 |
| UNIT - C.4 | 5 |
| UNIT - C.5 | 1 |
| UNIT - C.6 | 1 |
| UNIT - C.7 | 1 |

Total Unit Count:: 38

ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L4 GROSS FLOOR AREA = 38,566 SF

0' 8' 16' 32' 64'

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WILLDAN ENGINEERING

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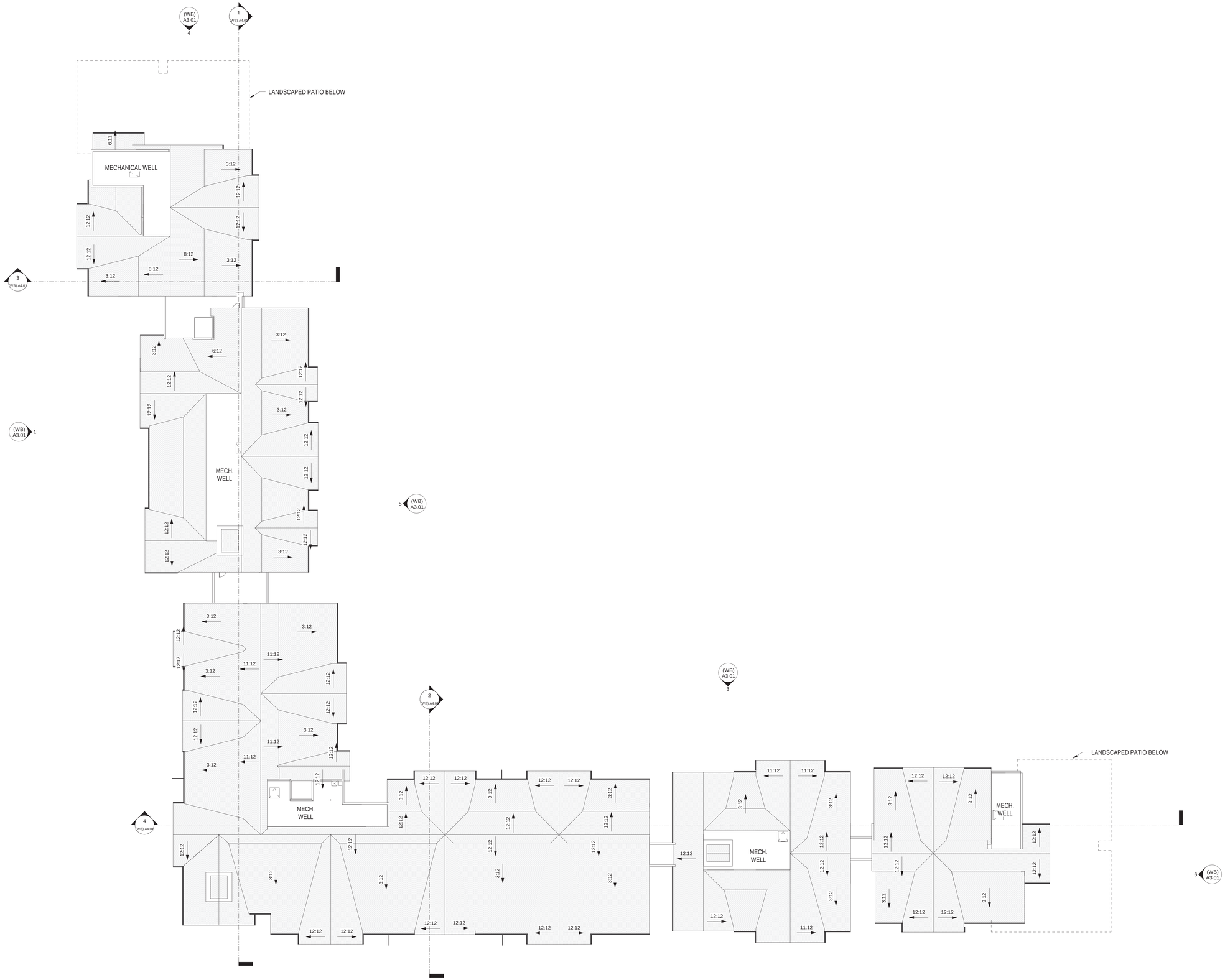


1 (WB) A1.06 WEST BUILDING - ROOF PLAN
1/16" = 1'-0"

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

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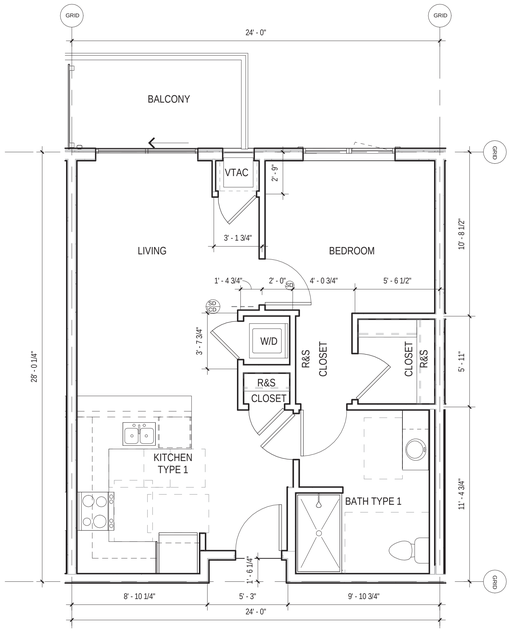
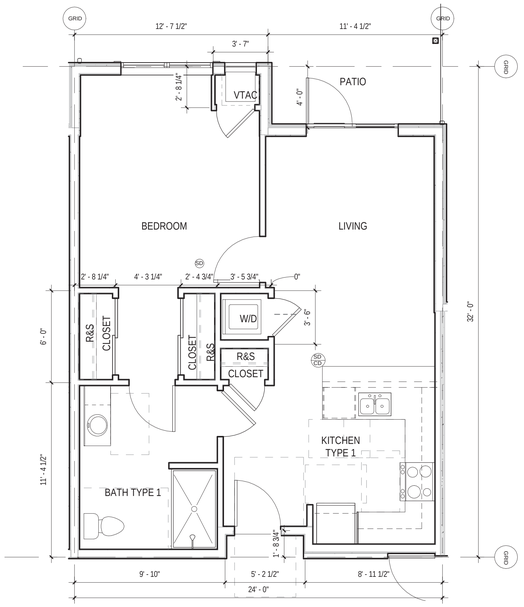
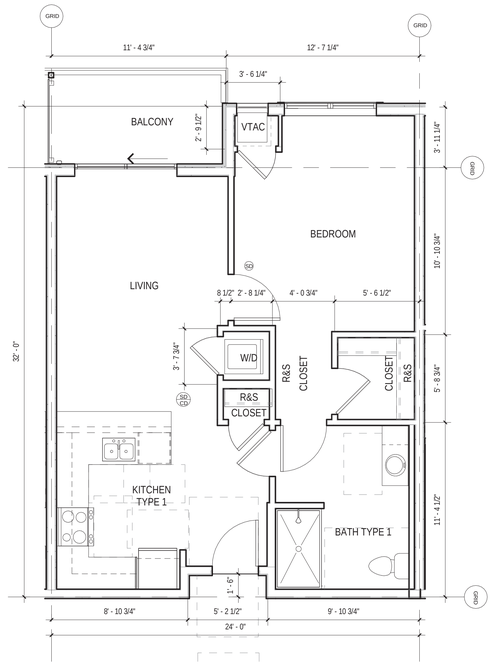


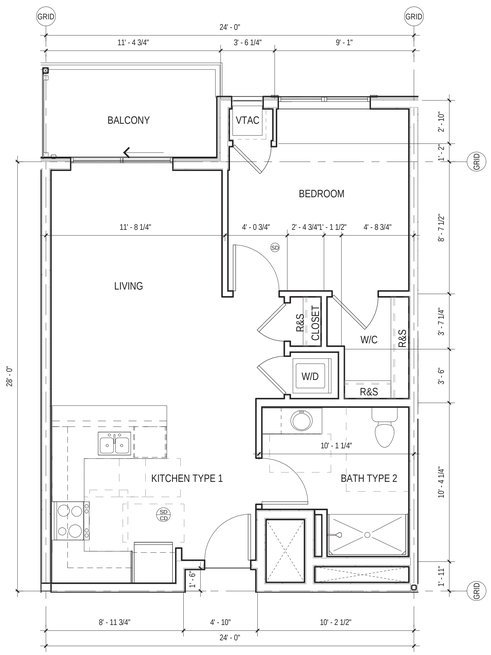

3 (WB) A2.01 WEST BUILDING UNIT - A.3 - 1 BEDROOM
1/4" = 1'-0"



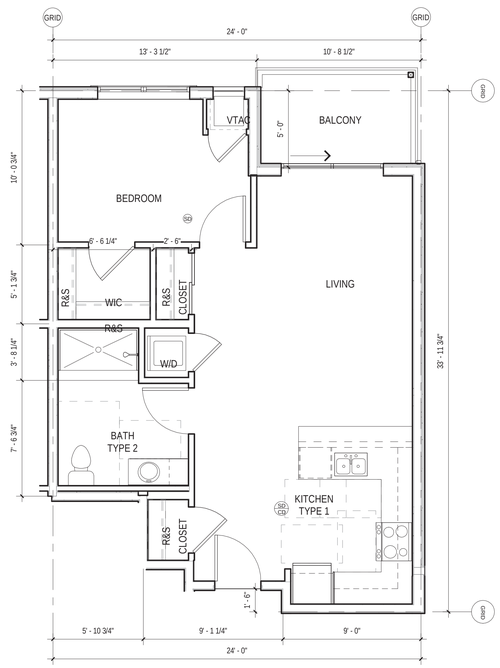

2 (WB) A2.01 WEST BUILDING UNIT - A.2 - 1 BEDROOM
1/4" = 1'-0"



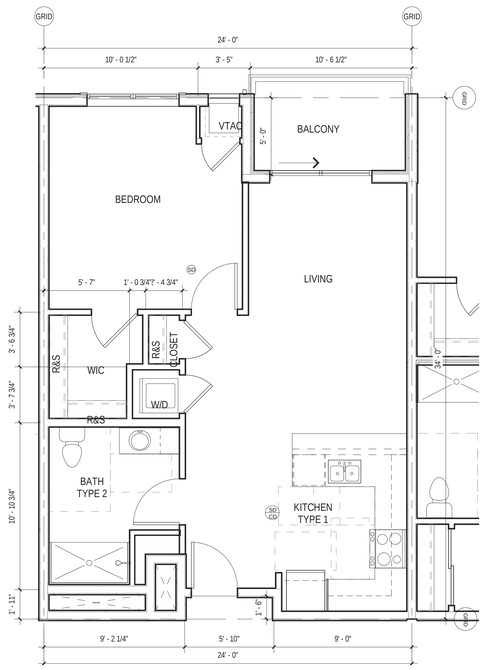

1 (WB) A2.01 WEST BUILDING UNIT - A.1 - 1 BEDROOM
1/4" = 1'-0"




6 (WB) A2.01 WEST BUILDING UNIT - A.6 - 1 BEDROOM
1/4" = 1'-0"




5 (WB) A2.01 WEST BUILDING UNIT - A.5 - 1 BEDROOM
1/4" = 1'-0"




4 (WB) A2.01 WEST BUILDING UNIT - A.4 - 1 BEDROOM
1/4" = 1'-0"

0' 2' 4' 8' 16'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| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | Author |
| JOB # | 18-042 |


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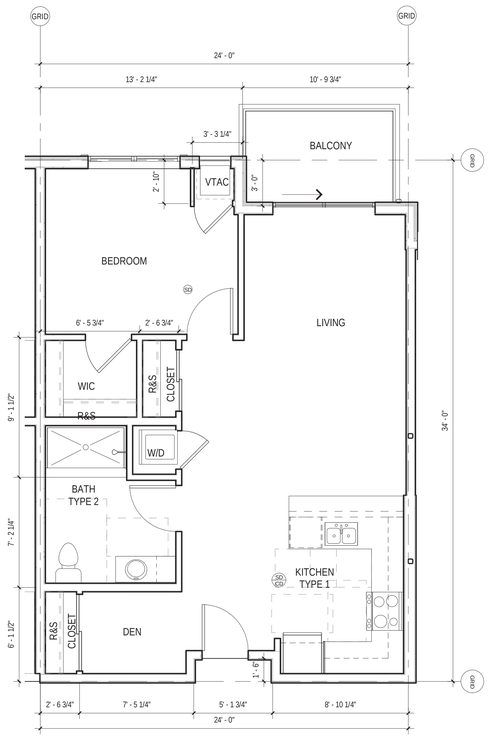
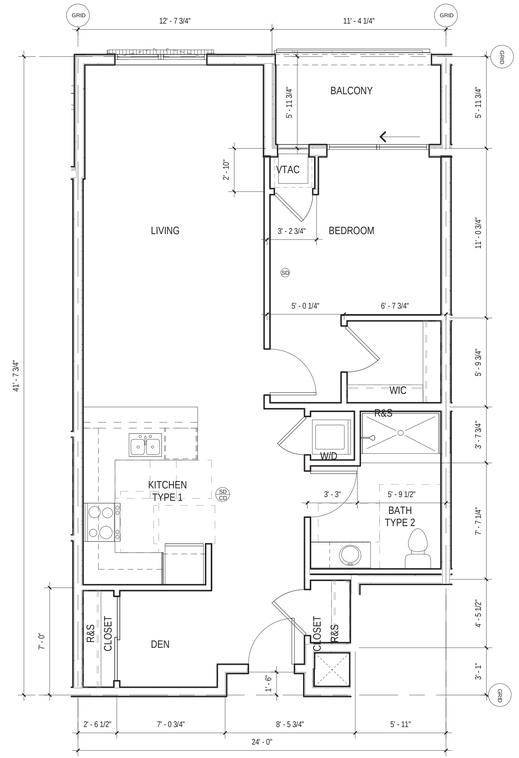
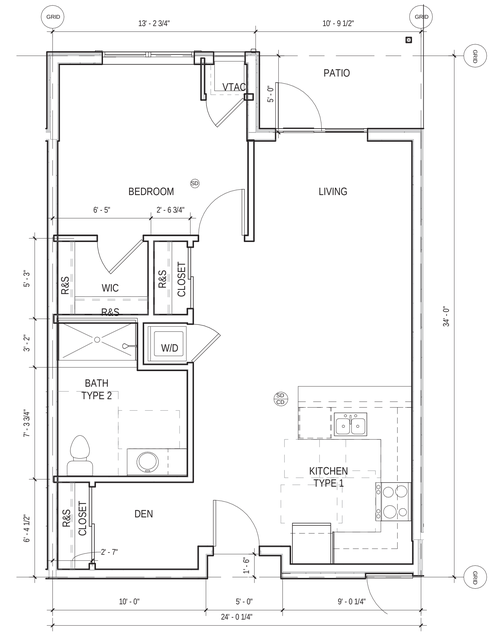
(WB)
A2.01




3 (WB) A2.02 (W) UNIT - B.3 - 1 BEDROOM DEN
1/4" = 1'-0"




2 (WB) A2.02 WEST BUILDING UNIT - B.2 - 1 BEDROOM DEN
1/4" = 1'-0"




1 (WB) A2.02 WEST BUILDING UNIT - B.1 - 1 BEDROOM DEN
1/4" = 1'-0"

0' 2' 4' 8' 16'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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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| SDP REVISION 4 | 06.20.2022 |

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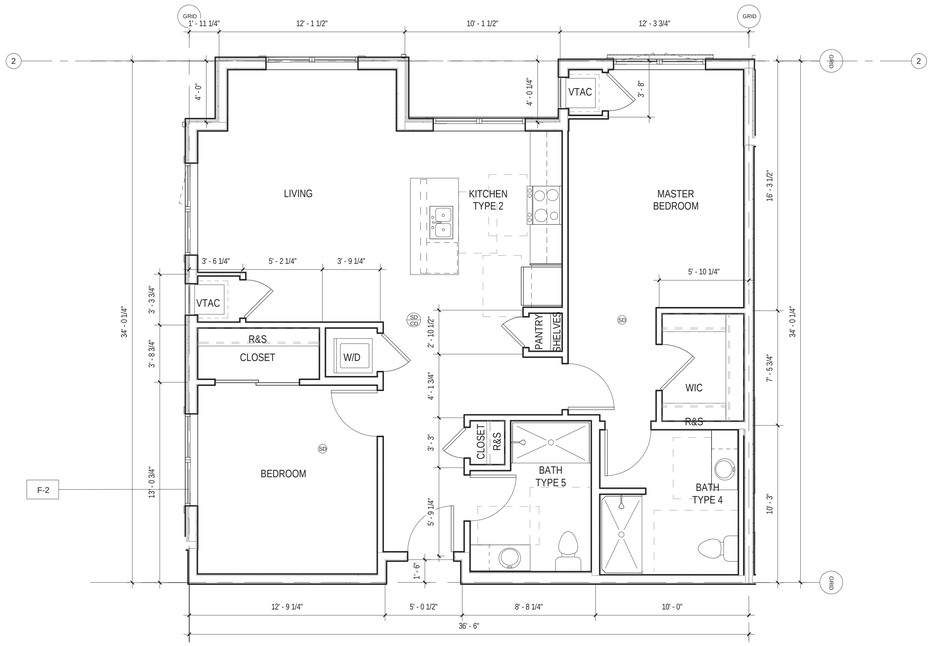
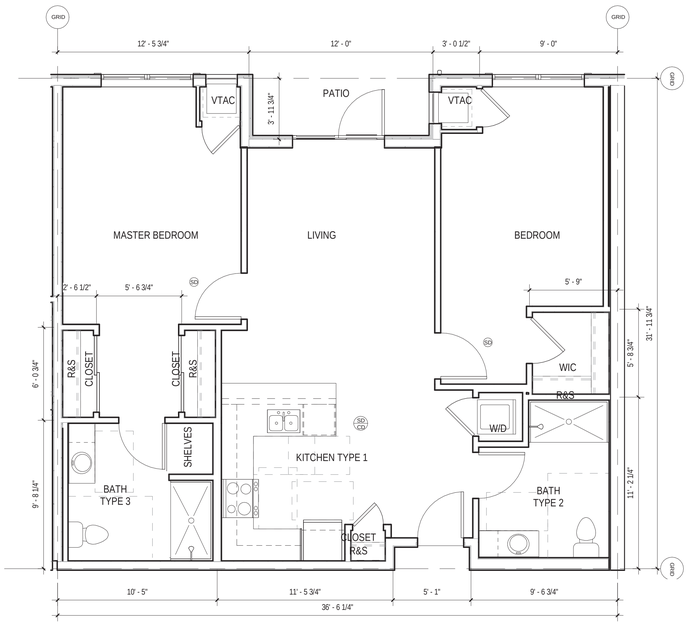
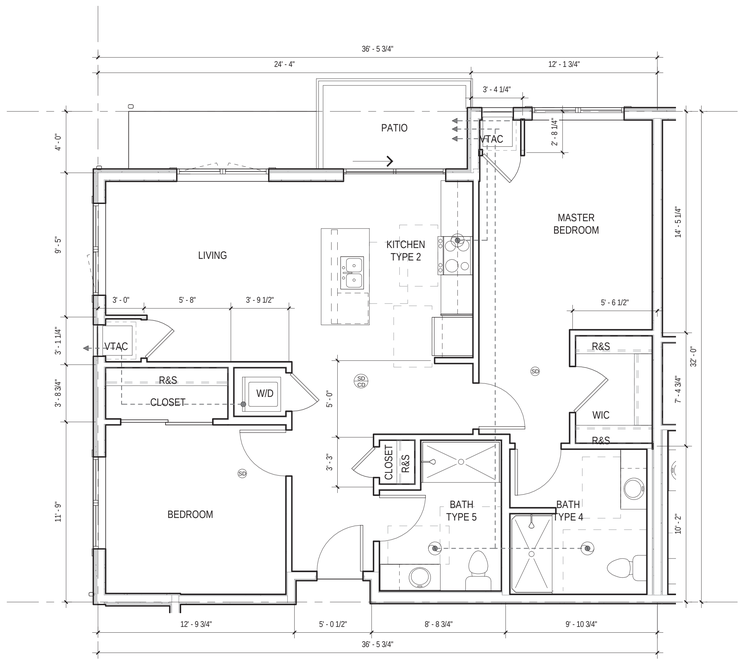



2 (WB) A2.03 WEST BUILDING UNIT - C.2 - 2 BEDROOM
1/4" = 1'-0"




1 (WB) A2.03 WEST BUILDING UNIT - C.1 - 2 BEDROOM
1/4" = 1'-0"

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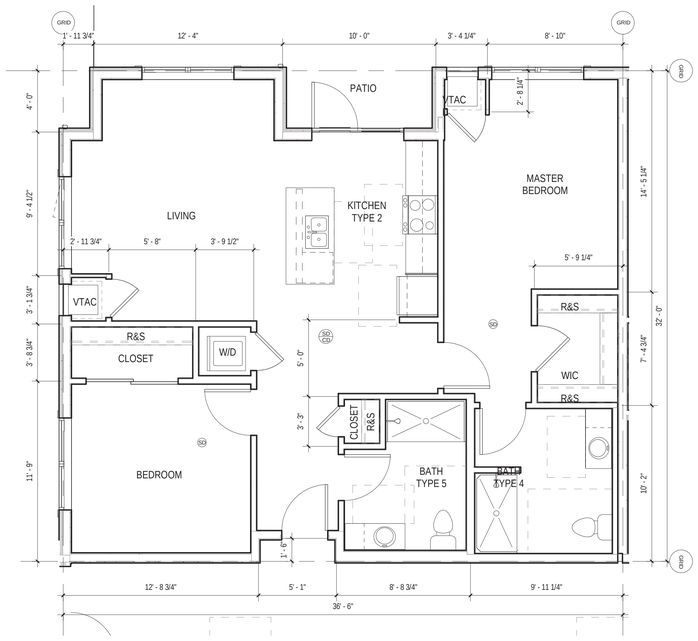
1/4" = 1'-0"




3 (WB) A2.03 WEST BUILDING UNIT - C.3 - 2 BEDROOM
1/4" = 1'-0"

0' 2' 4' 8' 16'

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08/04/2022
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WILLDAN ENGINEERING
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drawing information

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| DRAWN | Author |
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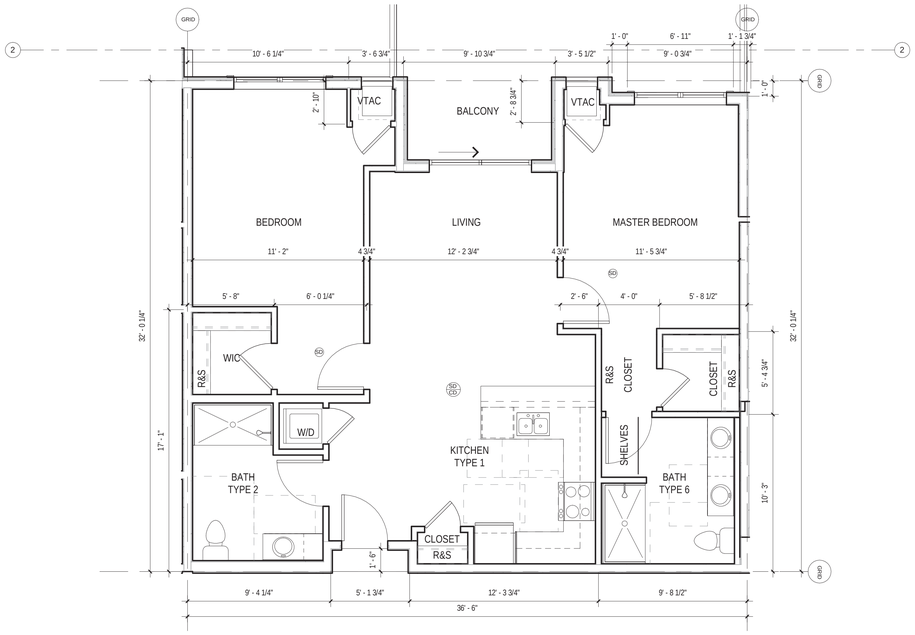
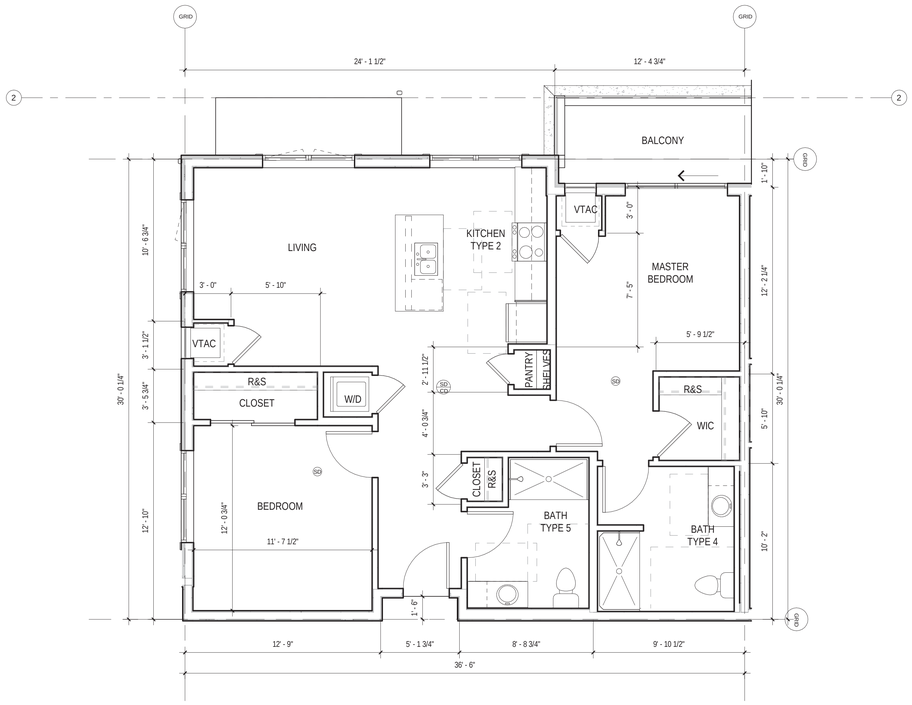



2 (WB) A2.04 WEST BUILDING UNIT - C.6 - 2 BEDROOM
1/4" = 1'-0"

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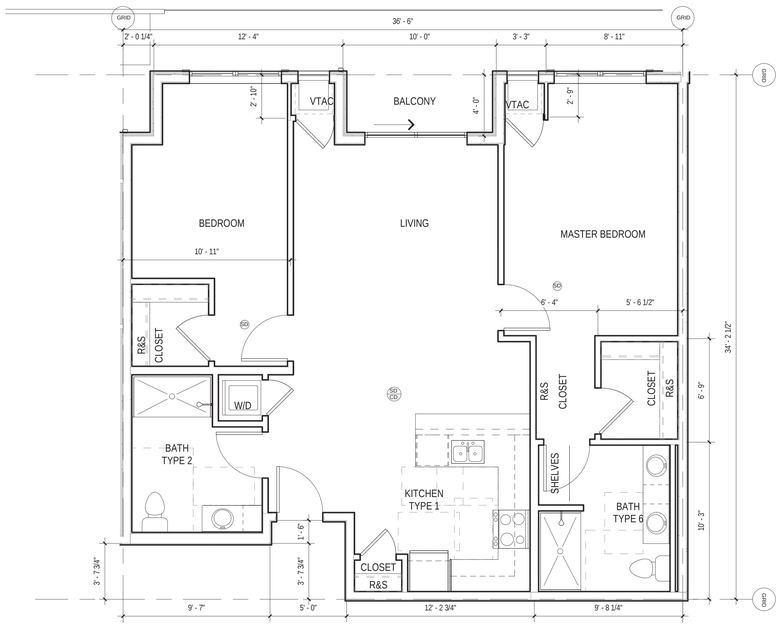
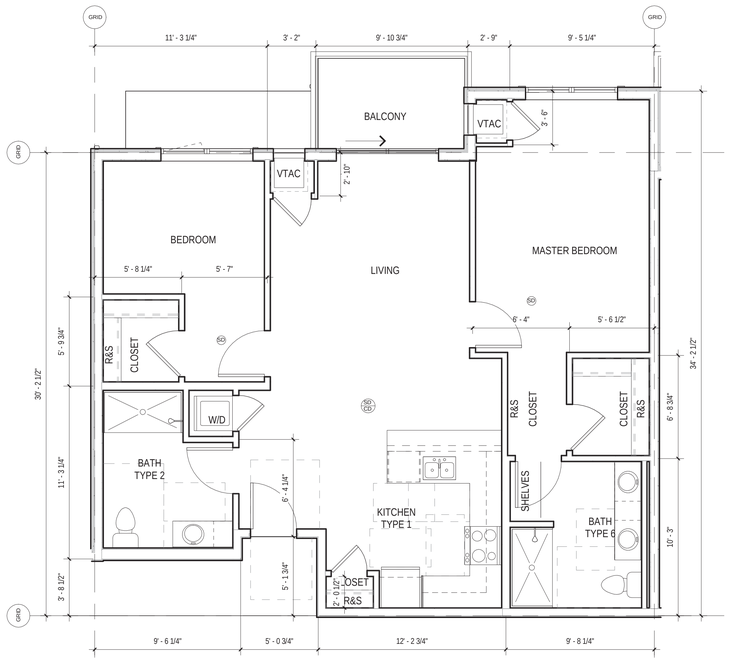
1/4" = 1'-0"




4 (WB) A2.04 WEST BUILDING UNIT - C.8 - 2 BEDROOM
1/4" = 1'-0"




3 (WB) A2.04 WEST BUILDING UNIT - C.7 - 2 BEDROOM
1/4" = 1'-0"

0' 2' 4' 8' 16'

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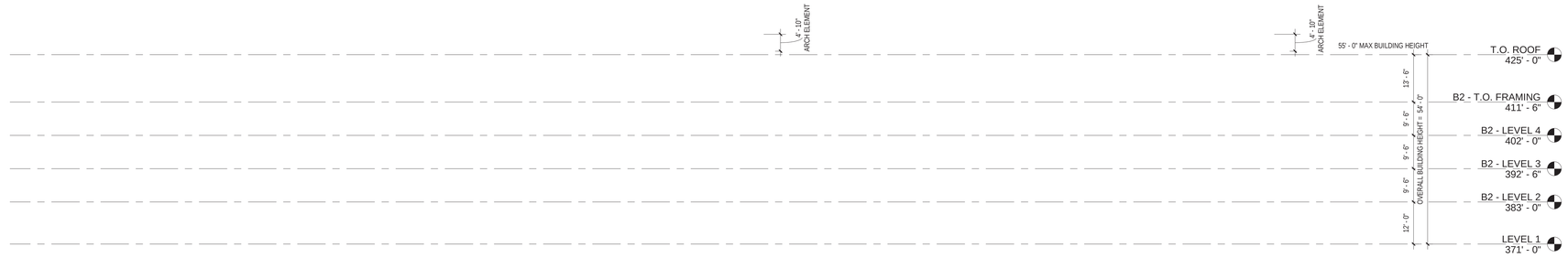
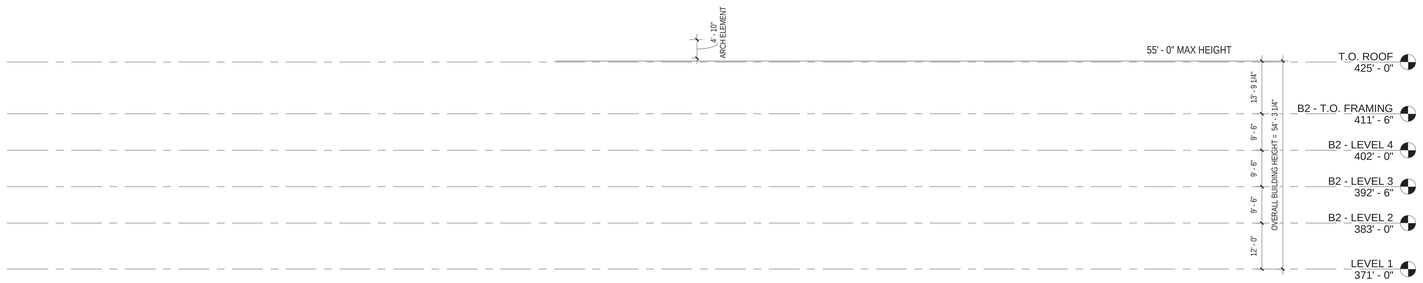
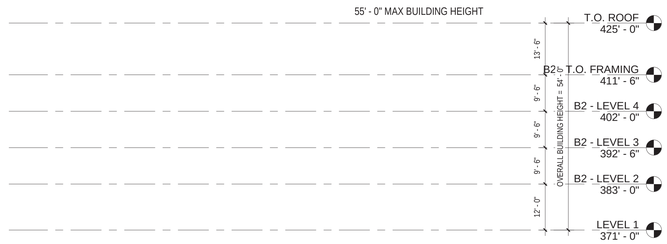



1 (WB) A3.01 WEST BUILDING ELEVATION - WEST
1/16" = 1'-0"

2 (WB) A3.01 WEST BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

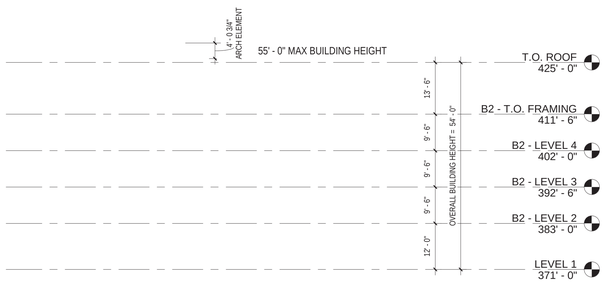



3 (WB) A3.01 WEST BUILDING ELEVATION - NORTH LONG SIDE
1/16" = 1'-0"




4 (WB) A3.01 WEST BUILDING ELEVATION - NORTH SHORT SIDE
1/16" = 1'-0"

5 (WB) A3.01 WEST BUILDING ELEVATION - EAST LONG SIDE
1/16" = 1'-0"




6 (WB) A3.01 WEST BUILDING ELEVATION - EAST SHORT SIDE
1/16" = 1'-0"

GENERAL NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3. EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.

0' 8' 16' 32' 64'

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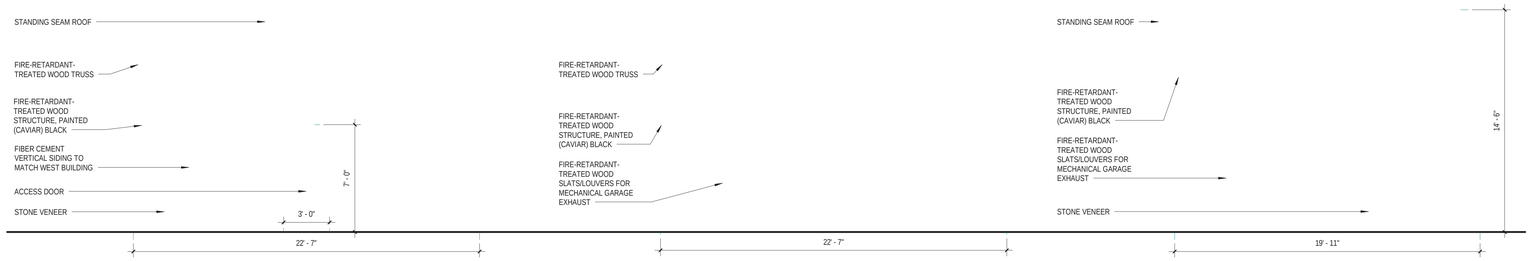


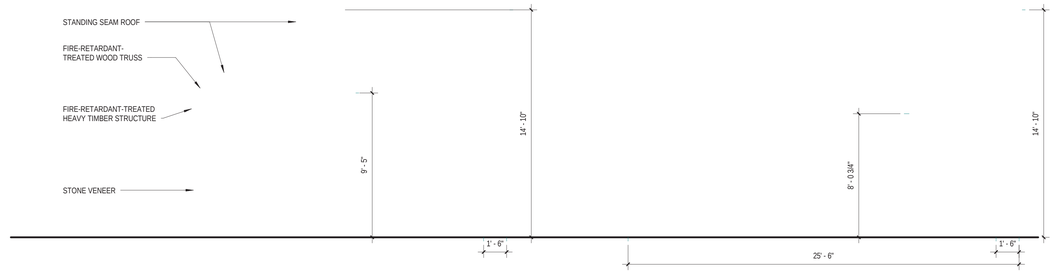

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

## GARAGE EXHAUST VENT STRUCTURE

1/4"=1'-0"




WEST ELEVATION

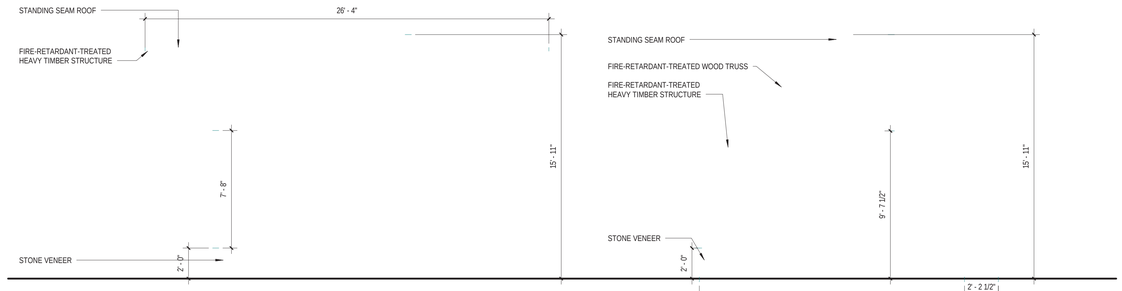
SOUTH ELEVATION

## COURTYARD PAVILION STRUCTURE

1/4"=1'-0"

## FIRE RETARDANT TREATED WOOD - ICC-ES REPORT

THIS IS TO BE USED WHEREVER THERE IS WOOD ON THE EXTERIOR OF THE BUILDING

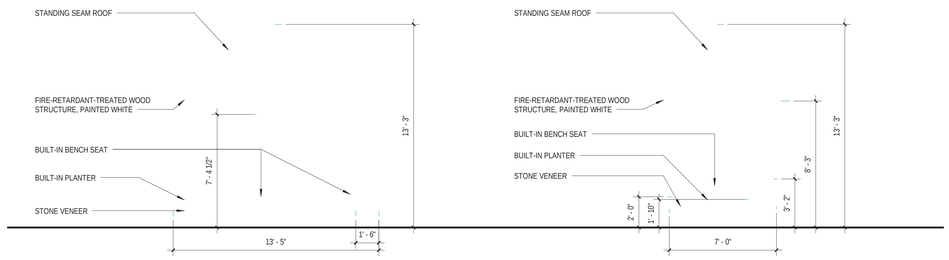



WEST ELEVATION

SOUTH ELEVATION

## COURTYARD PAVILION STRUCTURE

1/4"=1'-0"




SOUTH ELEVATION

EAST ELEVATION

## DOG PARK SHADE STRUCTURE

1/4"=1'-0"

0' 2' 4' 8' 16'

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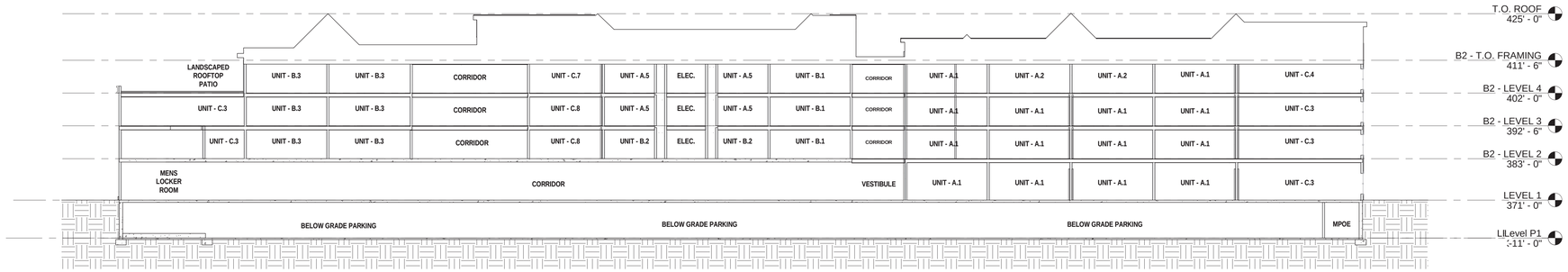
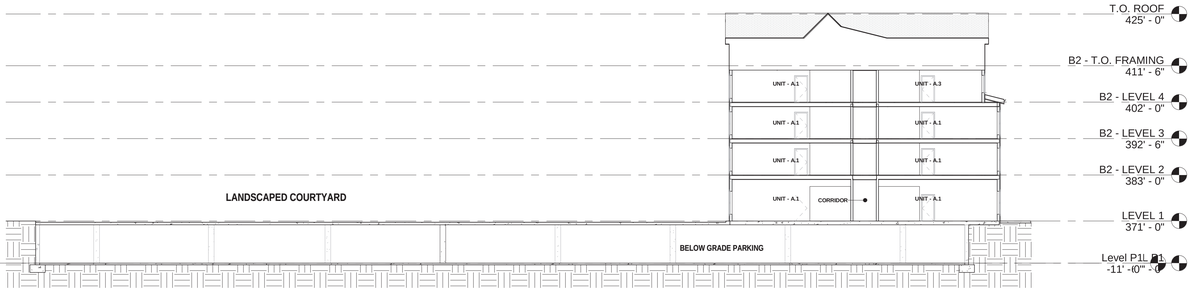
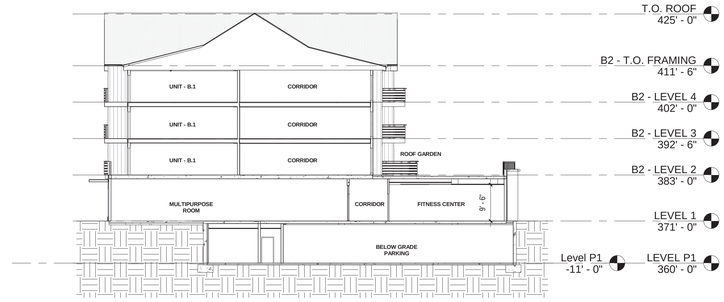


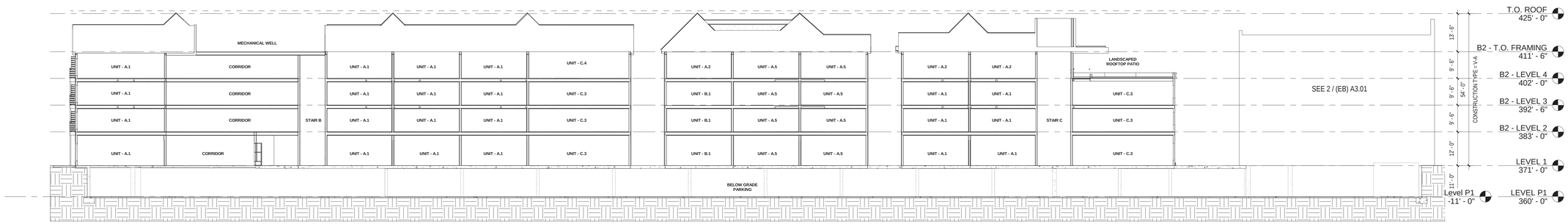

1 (WB) A4.01 WEST BUILDING SECTION A
1/16" = 1'-0"




2 (WB) A4.01 WEST BUILDING SECTION B
1/16" = 1'-0"




3 (WB) A4.01 WEST BUILDING SECTION C
1/16" = 1'-0"




4 (WB) A4.01 WEST BUILDING SECTION D
1/16" = 1'-0"

0' 8' 16' 32' 64'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SDP PERMIT# PA20-0056

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC
1938 FAIRVIEW AVE, SUITE 300
SEATTLE, WA 98102
CONTACT: SCOTT HAINES
PH: (206) 450-1990

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client submittals/revisions

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| SDP REVISION 2 | 10.07.2021 |
| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

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drawing information

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| DATE | 06.20.2022 |
| SCALE | As indicated |
| DRAWN | Author |
| JOB # | 18-042 |


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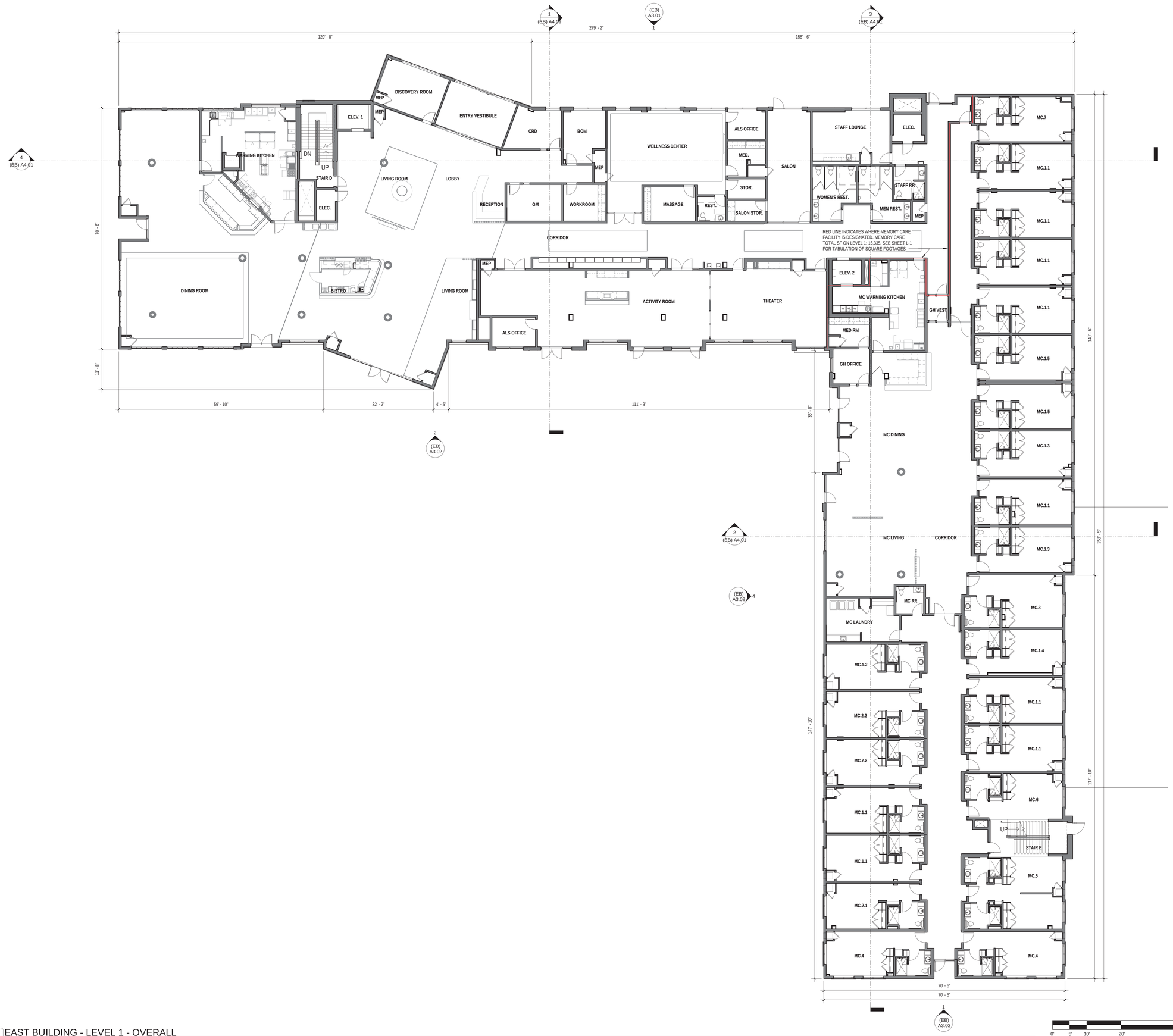
(WB) A4.01




| UNIT SCHEDULE - LEVEL 1 | |
|---|---|
| Name | Count |
| MC.1.1 | 9 |
| MC.1.2 | 1 |
| MC.1.3 | 2 |
| MC.1.4 | 1 |
| MC.1.5 | 2 |
| MC.2.1 | 1 |
| MC.2.2 | 2 |
| MC.3 | 1 |
| MC.4 | 2 |
| MC.5 | 1 |
| MC.6 | 1 |
| MC.7 | 1 |

TOTAL UNIT COUNT : 24

(MC - MEMORY CARE)

1 (EB) A1.01 EAST BUILDING - LEVEL 1 - OVERALL
3/32" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO BUILDING, FIRE, ZONING, AND ENGINEERING AND DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE DESIGN DOCUMENTS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

SDP PERMIT# PA20-0056

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drawing information

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| JOB # | 18-042 |

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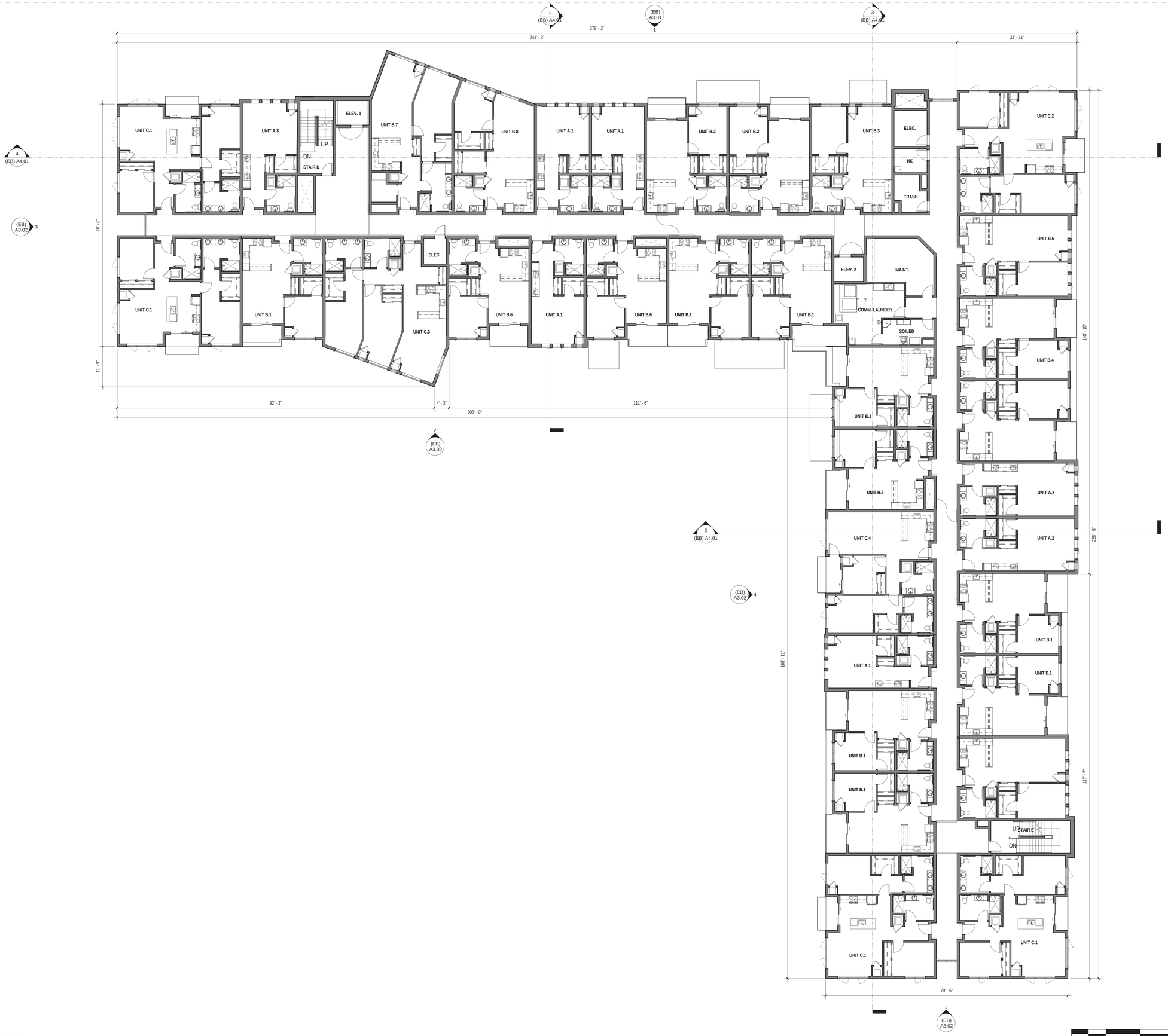
(EB) A1.01




| UNIT SCHEDULE - LEVEL 2 | |
|---|---|
| Name | Count |
| UNIT A.1 | 4 |
| UNIT A.2 | 2 |
| UNIT A.3 | 1 |
| UNIT B.1 | 8 |
| UNIT B.2 | 2 |
| UNIT B.3 | 2 |
| UNIT B.4 | 2 |
| UNIT B.5 | 1 |
| UNIT B.6 | 3 |
| UNIT B.7 | 1 |
| UNIT B.8 | 1 |
| UNIT C.1 | 4 |
| UNIT C.2 | 1 |
| UNIT C.3 | 1 |
| UNIT C.4 | 1 |

TOTAL UNIT COUNT: 34

ALL UNITS ON LEVEL 2 ARE ASSISTED LIVING UNITS AS THEY DO NOT HAVE THE "MC" IDENTIFICATION FOR MEMORY CARE

L2 GROSS FLOOR AREA = 32,244 SF

0' 5' 10' 20' 40'

1 (EB) A1.02 EAST BUILDING - LEVEL 2 - OVERALL
3/32" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, ORDINANCES, AND THE REQUIREMENTS OF THE VARIOUS FIRE, HEALTH AND WATER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE DESIGN DOCUMENTS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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SDP PERMIT# PA20-0056

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| SDP REVISION 4 | 06.20.2022 |

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | As indicated |
| DRAWN | Author |
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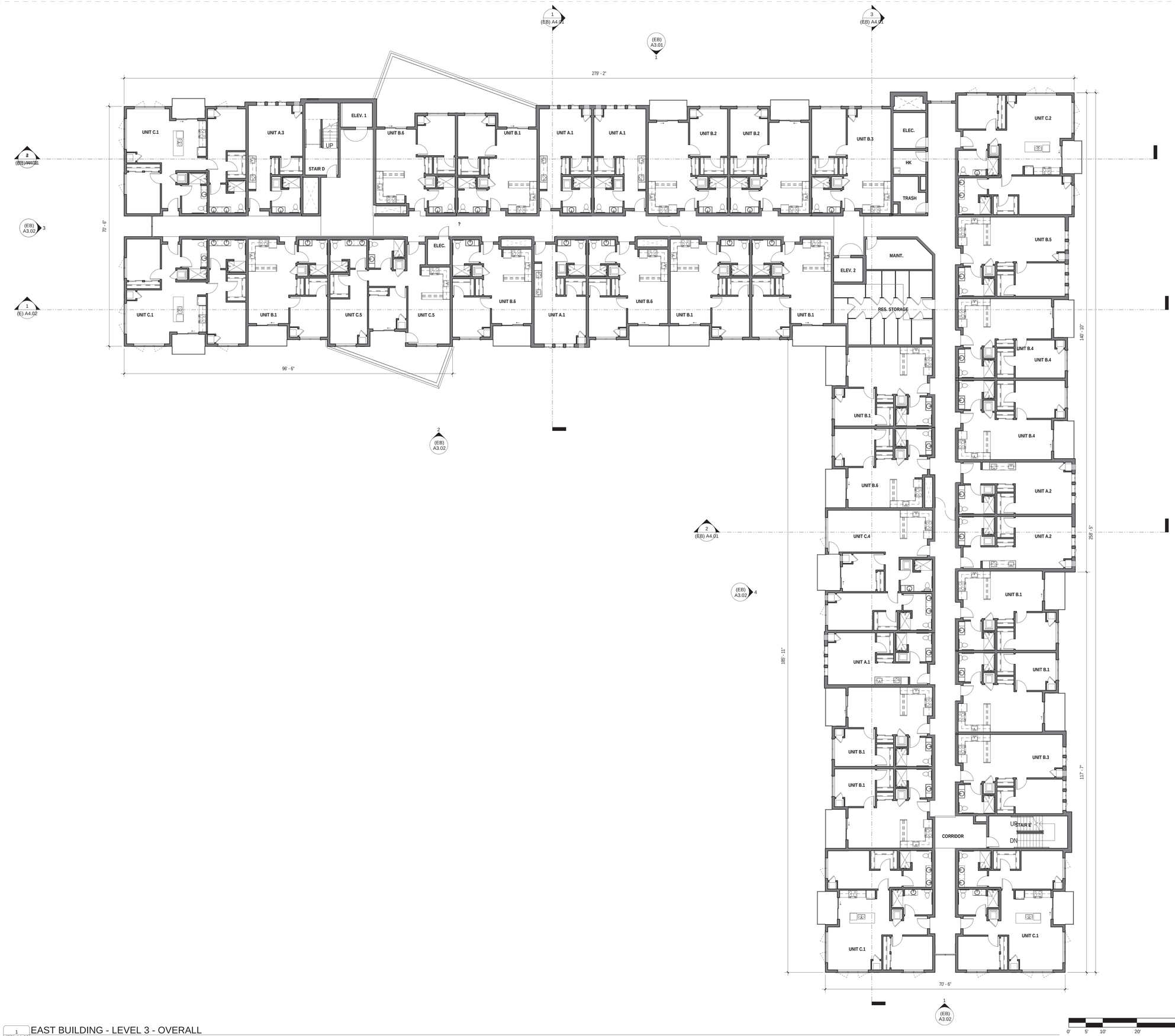
A1.02




| UNIT SCHEDULE - LEVEL 3 | |
|---|---|
| Name | Count |
| UNIT A.1 | 4 |
| UNIT A.2 | 2 |
| UNIT A.3 | 1 |
| UNIT B.1 | 9 |
| UNIT B.2 | 2 |
| UNIT B.3 | 2 |
| UNIT B.4 | 2 |
| UNIT B.5 | 1 |
| UNIT B.6 | 4 |
| UNIT C.1 | 4 |
| UNIT C.2 | 1 |
| UNIT C.4 | 1 |
| UNIT C.5 | 1 |

TOTAL UNIT COUNT : 34

ALL UNITS ON LEVEL 3 ARE ASSISTED LIVING UNITS AS THEY DO NOT HAVE THE "MC" IDENTIFICATION FOR MEMORY CARE

L3 GROSS FLOOR AREA = 31,408 SF

0' 5' 10' 20' 40'

1 (EB) A1.03 EAST BUILDING - LEVEL 3 - OVERALL

3/32" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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ARCHITECTURAL PLANS
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TRACT # 19032

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CONTACT: SCOTT HAINES
PH: (206) 450-1990

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| SDP REVISION 4 | 06.20.2022 |

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| DATE | 06.20.2022 |
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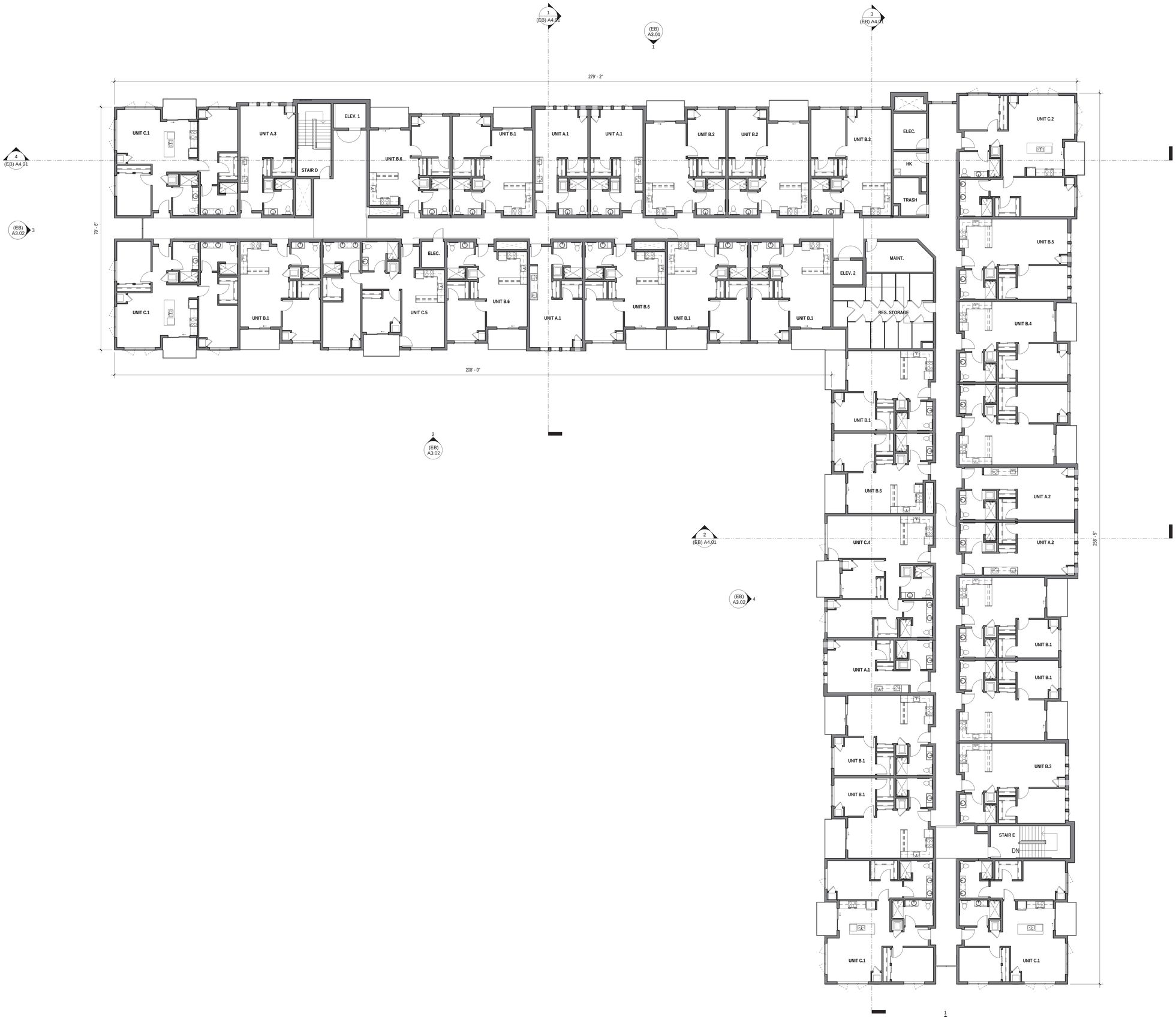


1 (EB) A1.04 EAST BUILDING - LEVEL 4 - OVERALL
3/32" = 1'-0"

| UNIT SCHEDULE - LEVEL 4 | |
|---|---|
| Name | Count |
| UNIT A.1 | 4 |
| UNIT A.2 | 2 |
| UNIT A.3 | 1 |
| UNIT B.1 | 9 |
| UNIT B.2 | 2 |
| UNIT B.3 | 2 |
| UNIT B.4 | 2 |
| UNIT B.5 | 1 |
| UNIT B.6 | 4 |
| UNIT C.1 | 4 |
| UNIT C.2 | 1 |
| UNIT C.4 | 1 |
| UNIT C.5 | 1 |

TOTAL UNIT COUNT : 34

ALL UNITS ON LEVEL 4 ARE ASSISTED LIVING UNITS AS THEY DO NOT HAVE THE "MC" IDENTIFICATION FOR MEMORY CARE

L4 GROSS FLOOR AREA = 31,408 SF

0' 5' 10' 20' 40'

REVIEWED FOR CODE COMPLIANCE

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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| SDP REVISION 4 | 06.20.2022 |

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| DATE | 06.20.2022 |
| SCALE | As indicated |
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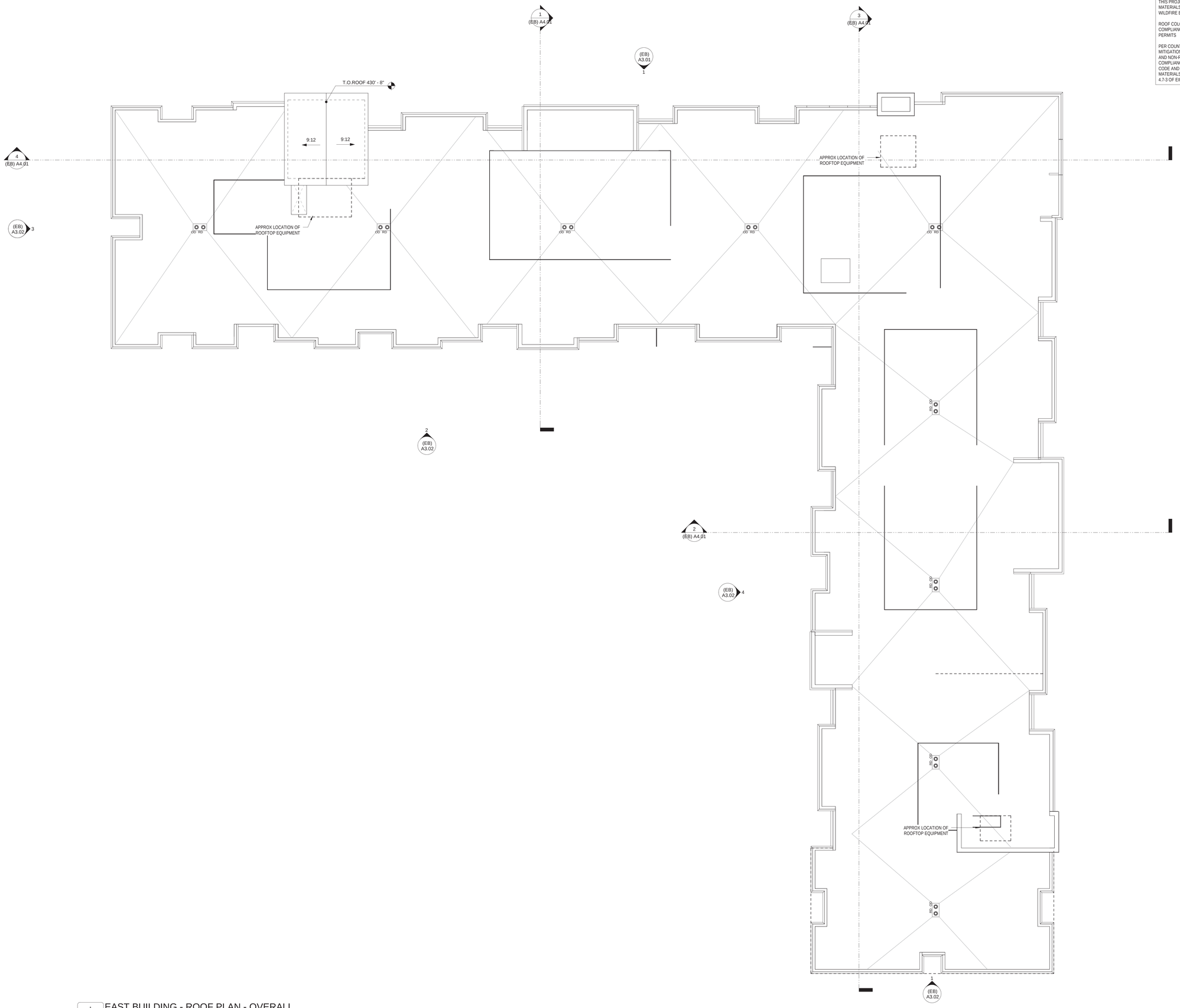


1 (EB) A1.05 EAST BUILDING - ROOF PLAN - OVERALL
3/32" = 1'-0"

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ACCEPTANCE BY THE JURISDICTION DOES NOT ALTER OR WAIVE ANY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS THAT ARE COMPLETE AND COMPLIANT WITH CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

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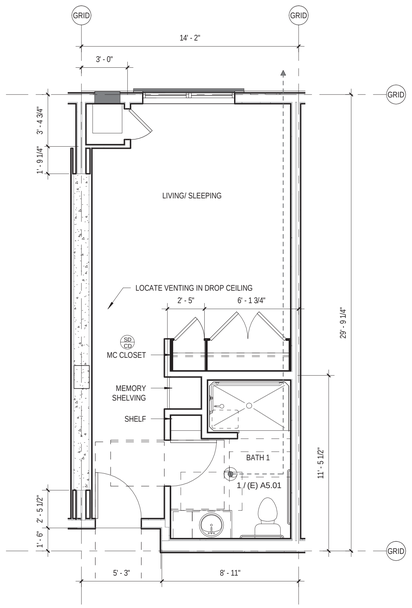


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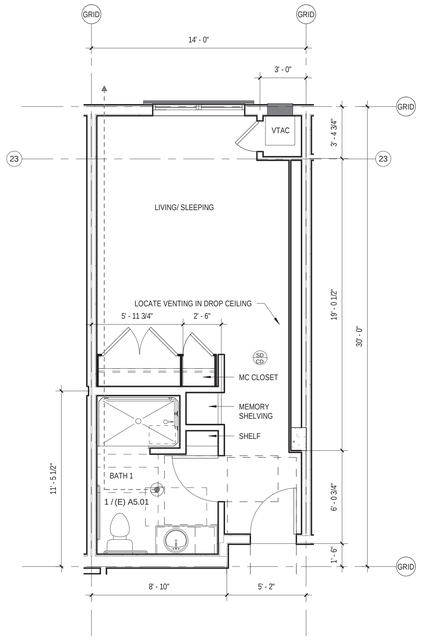
(EB) A2.01 1/4" = 1'-0"

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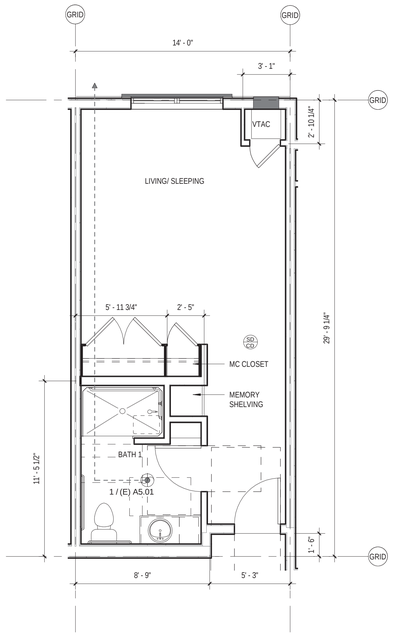
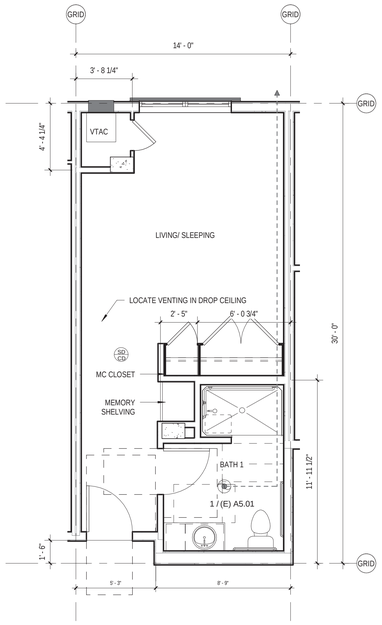



3 UNIT MC.1.3
(EB) A2.01 1/4" = 1'-0"




2 UNIT MC.1.2
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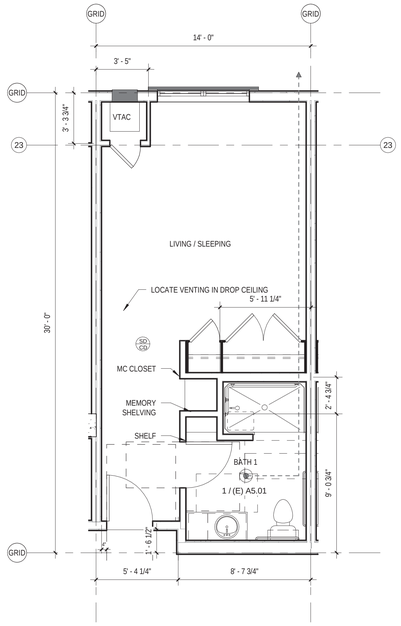
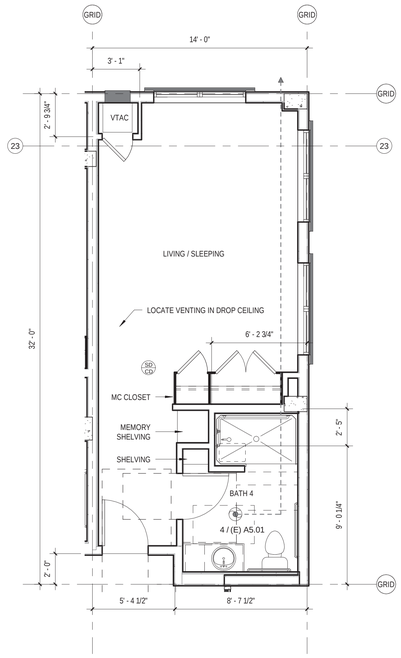
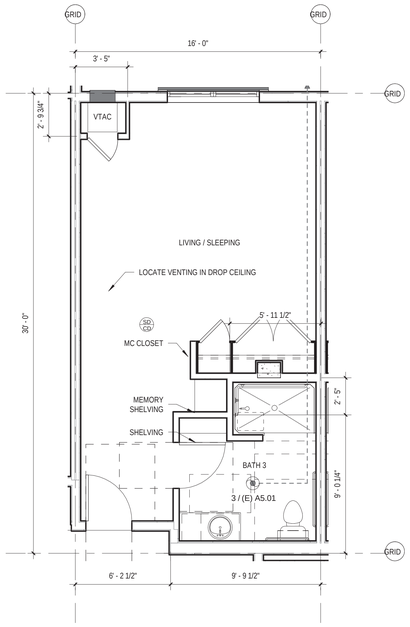


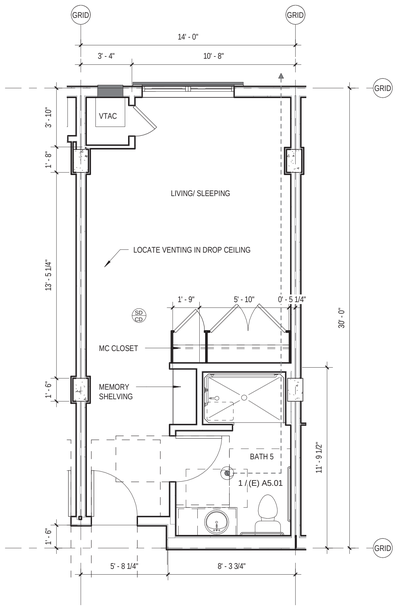

1 UNIT MC.1.1
(EB) A2.01 1/4" = 1'-0"



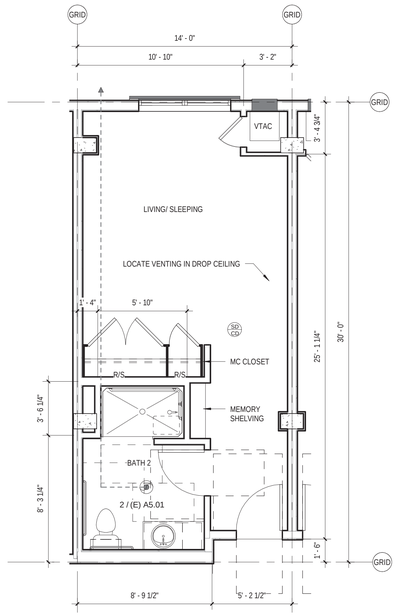

9 UNIT MC.4
(EB) A2.01 1/4" = 1'-0"




8 UNIT MC.3
(EB) A2.01 1/4" = 1'-0"




7 UNIT MC.2.2
(EB) A2.01 1/4" = 1'-0"




6 UNIT MC.2.1
(EB) A2.01 1/4" = 1'-0"

0' 2' 4' 8' 16'

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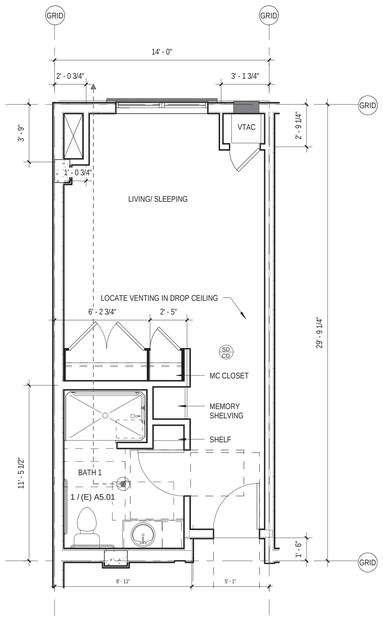
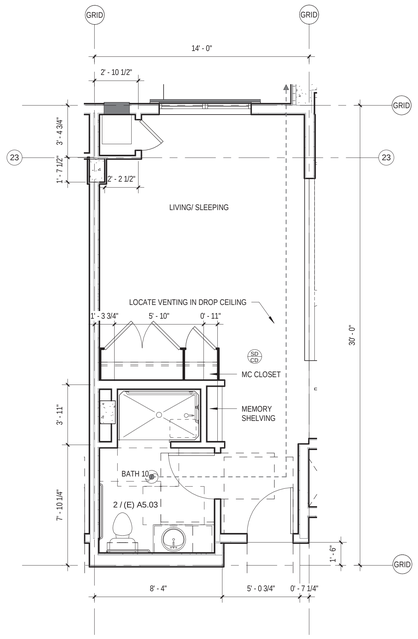
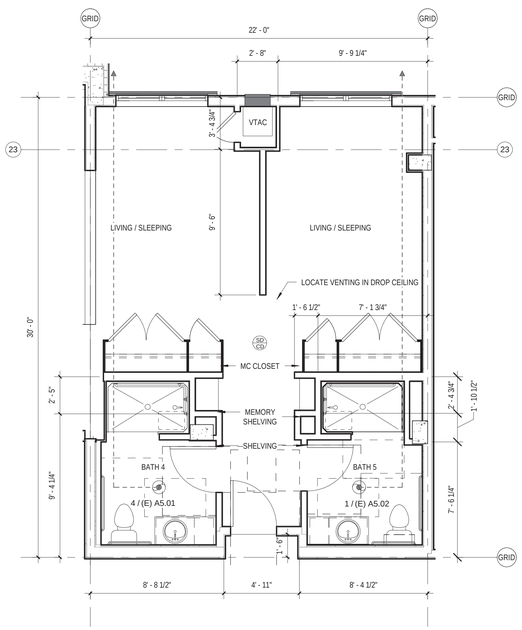


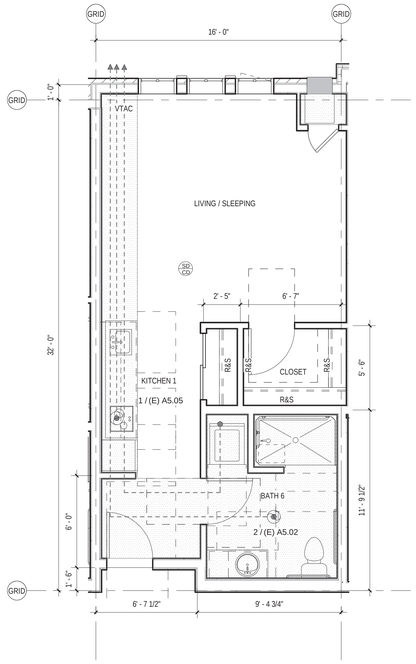

3 (EB) A2.02 UNIT MC.7
1/4" = 1'-0"



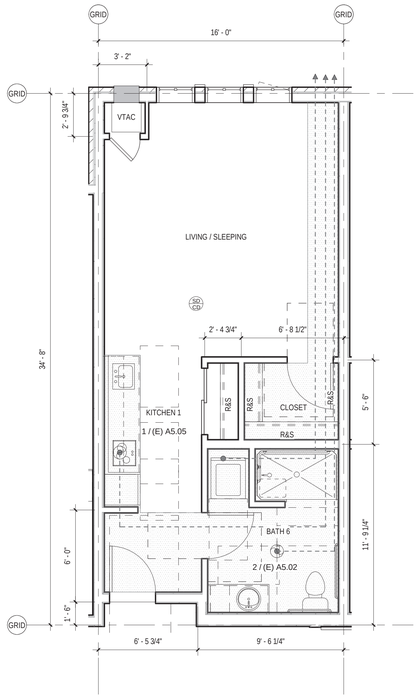

2 (EB) A2.02 UNIT MC.6
1/4" = 1'-0"



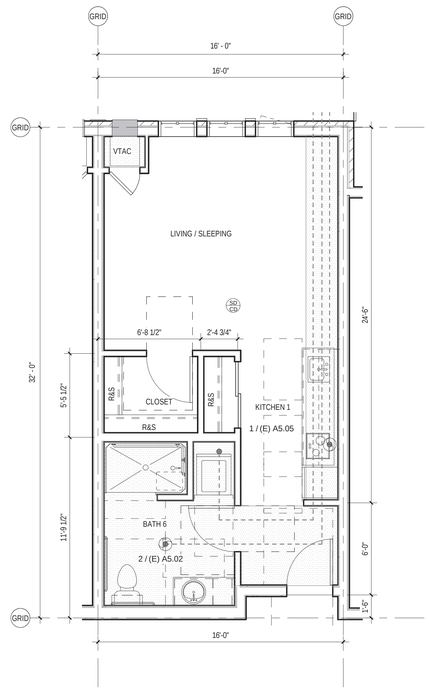

1 (EB) A2.02 UNIT MC.5
1/4" = 1'-0"




6 (EB) A2.02 UNIT A.3 - STUDIO (ASSISTED LIVING)
1/4" = 1'-0"




5 (EB) A2.02 UNIT A.2 - STUDIO (ASSISTED LIVING)
1/4" = 1'-0"




4 (EB) A2.02 UNIT A.1 - STUDIO (ASSISTED LIVING)
1/4" = 1'-0"

0' 2' 4' 8' 16'

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, ORDINANCES, AND ADMINISTRATIVE POLICIES OF THE VARIOUS CITY AND COUNTY DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS THAT ARE COMPLETE AND COMPLY WITH PRIOR CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SDP PERMIT# PA20-0056

project name

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC 1938 FAIRVIEW AVE, SUITE 300 SEATTLE, WA 98102
CONTACT: SCOTT HAINES
PH: (206) 450-1990

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| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | MH |
| JOB # | 18-042 |

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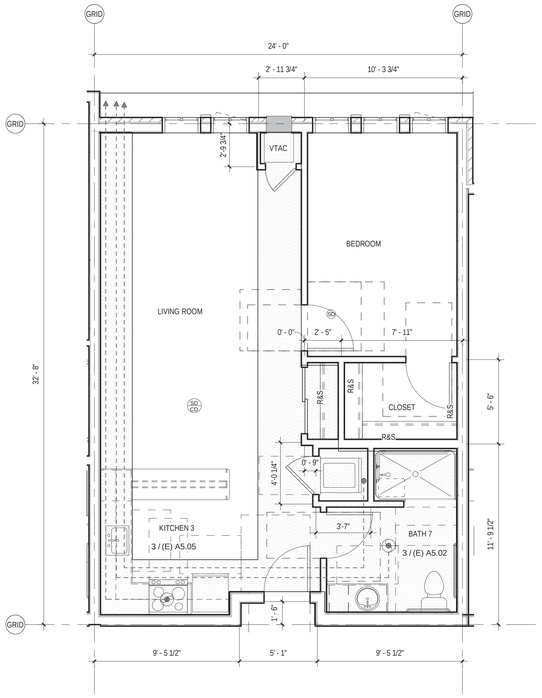
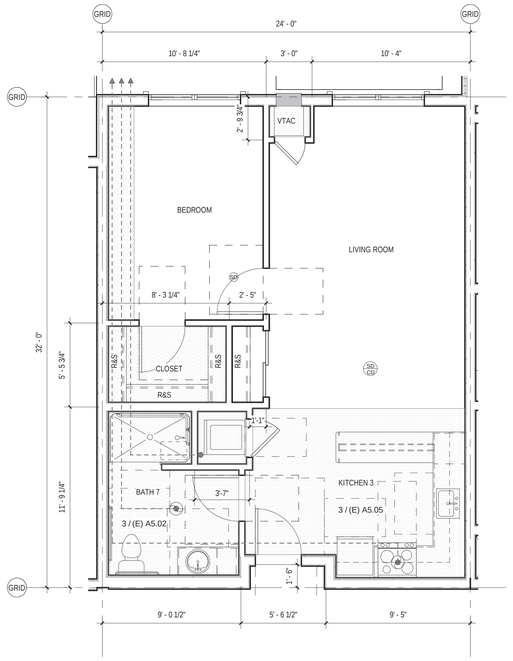
sheet number

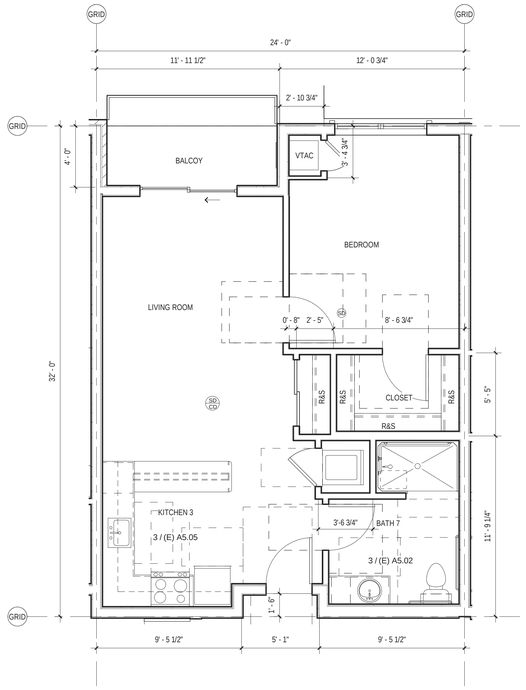
(EB)
A2.02



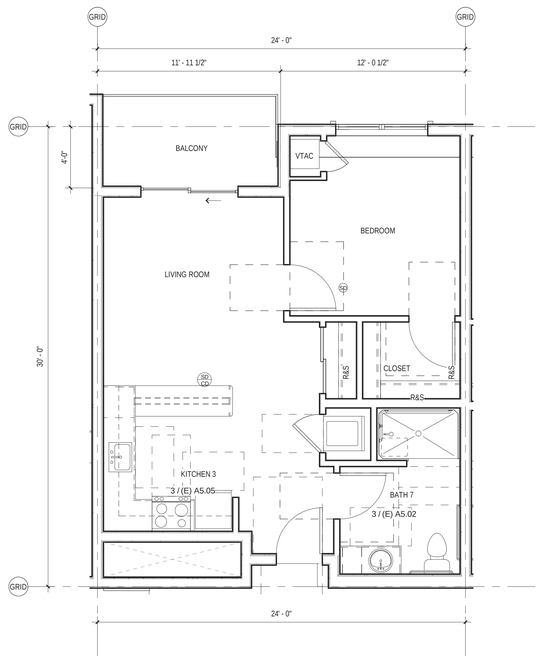

4 (EB) A2.03 UNIT B.4 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"



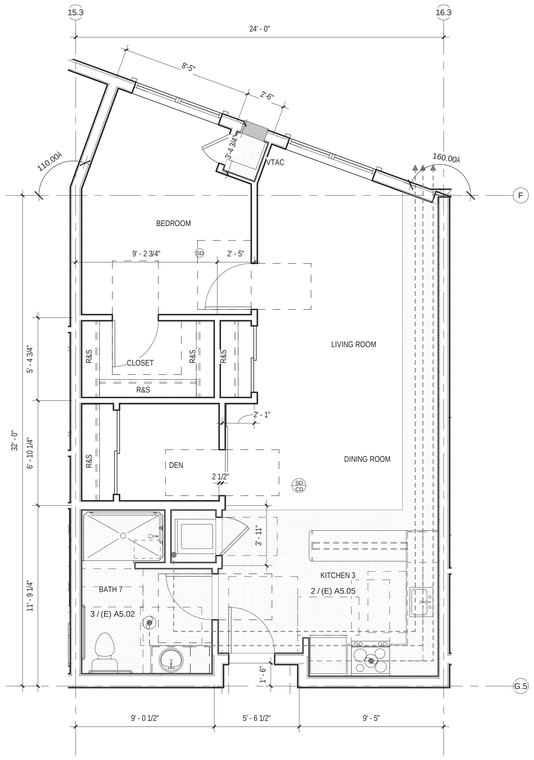

3 (EB) A2.03 UNIT B.3 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"



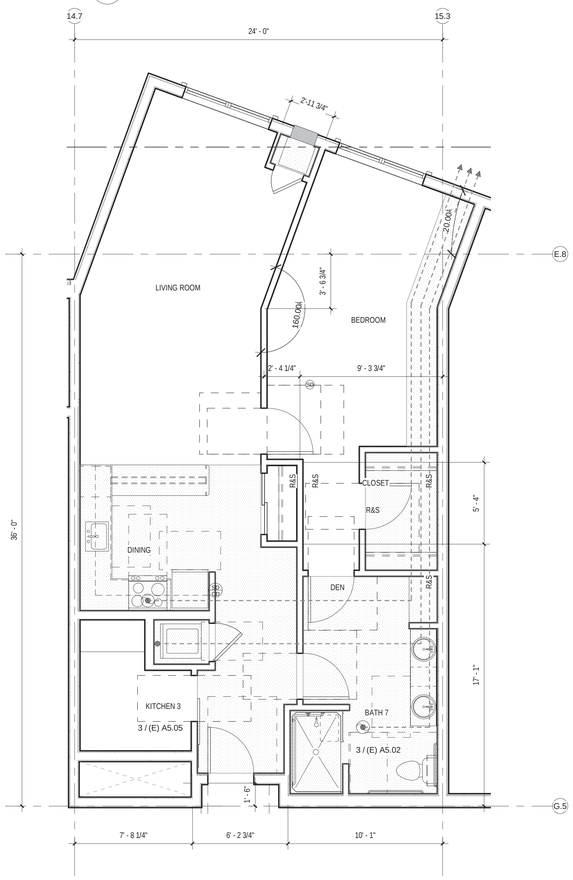

2 (EB) A2.03 UNIT B.2 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"



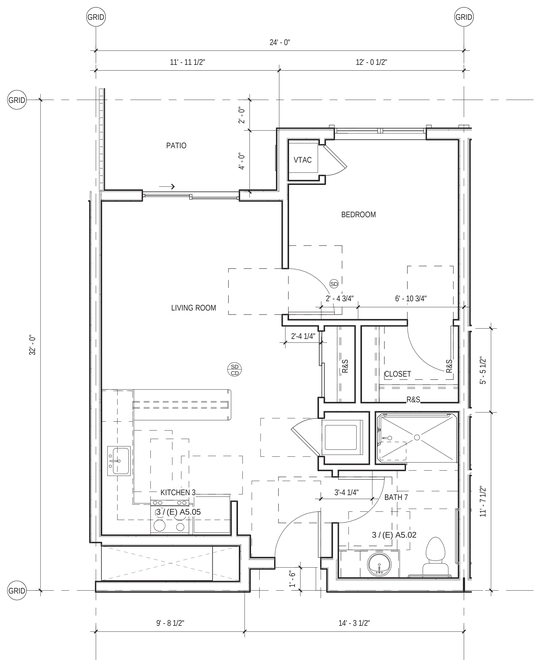

1 (EB) A2.03 UNIT B.1 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"




7 (EB) A2.03 UNIT B.7 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"




6 (EB) A2.03 UNIT B.6 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"




5 (EB) A2.03 UNIT B.5 - 1 BED (ASSISTED LIVING)
1/4" = 1'-0"

0' 2' 4' 8' 16'

REVIEWED FOR CODE COMPLIANCE

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SDP PERMIT# PA20-0056

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CONTACT: SCOTT HAINES
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| SDP REVISION 4 | 06.20.2022 |

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | Author |
| JOB # | 18-042 |

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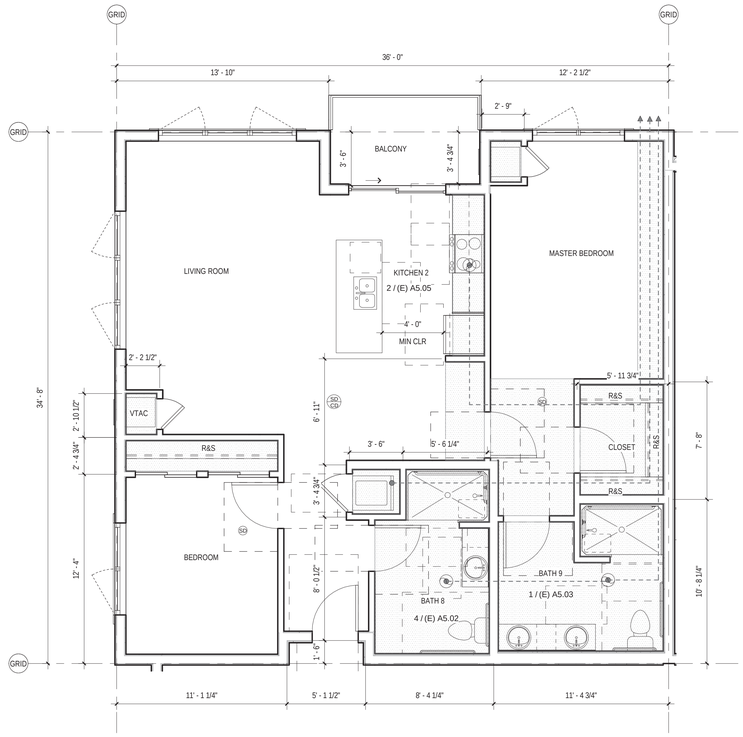
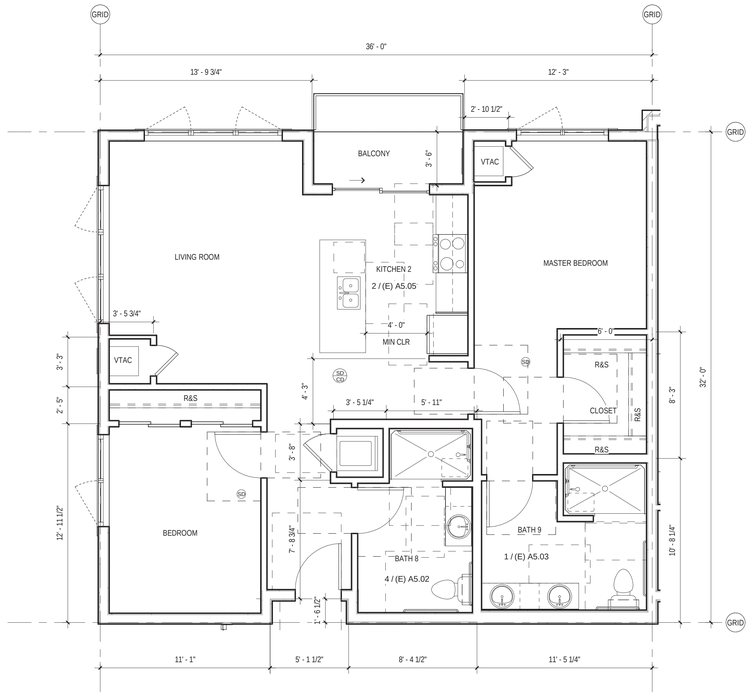
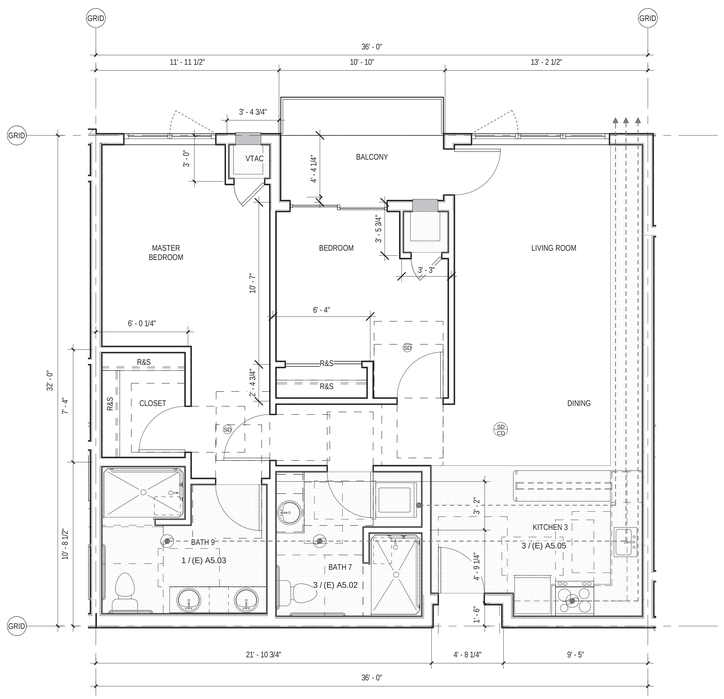
A2.03



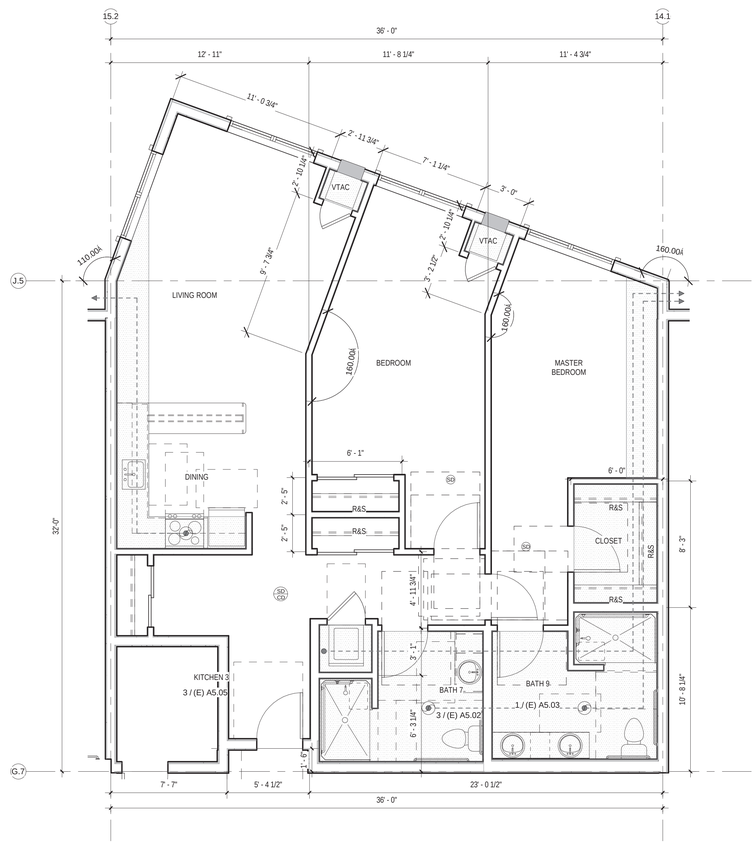

2 (EB) A2.04 UNIT C.2 - 2 BED (ASSISTED LIVING)
1/4" = 1'-0"




1 (EB) A2.04 UNIT C.1 - 2 BED (ASSISTED LIVING)
1/4" = 1'-0"




4 (EB) A2.04 UNIT C.4 - 2 BED (ASSISTED LIVING)
1/4" = 1'-0"




3 (EB) A2.04 UNIT C.3 - 2 BED (ASSISTED LIVING)
1/4" = 1'-0"

0' 2' 4' 8' 16'

REVIEWED FOR CODE COMPLIANCE

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SDP PERMIT# PA20-0056

project name

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC 1938 FAIRVIEW AVE, SUITE 300 SEATTLE, WA 98102
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| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | Author |
| JOB # | 18-042 |

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sheet number

(EB)
A2.04

1
(EB) A3.01
EAST BUILDING - NORTH ELEVATION
3/32" = 1'-0"

2
(EB) A3.01
EAST BUILDING - EAST ELEVATION
3/32" = 1'-0"

GENERAL NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3. EIR 589" (2-23-21). RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.

0' 5' 10' 20' 40'

REVIEWED FOR CODE COMPLIANCE

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08/04/2022

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WILLDAN ENGINEERING

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project name

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| SDP REVISION 4 | 06.20.2022 |

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | As indicated |
| DRAWN | Author |
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sheet number

(EB)
A3.01

SDP PERMIT# PA20-0056

1 (EB) A3.02 EAST BUILDING - SOUTH ELEVATION - SHORT SIDE
3/32" = 1'-0"

2 (EB) A3.02 EAST BUILDING - SOUTH ELEVATION - LONG SIDE
3/32" = 1'-0"

3 (EB) A3.02 EAST BUILDING - WEST ELEVATION - SHORT SIDE
3/32" = 1'-0"

4 (EB) A3.02 EAST BULIDING - WEST ELEVATION - LONG SIDE
3/32" = 1'-0"

GENERAL NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3. EIR 589" (2-23-21). RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.

0' 5' 10' 20' 40'

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08/04/2022

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WILLDAN ENGINEERING

SIGNATURE

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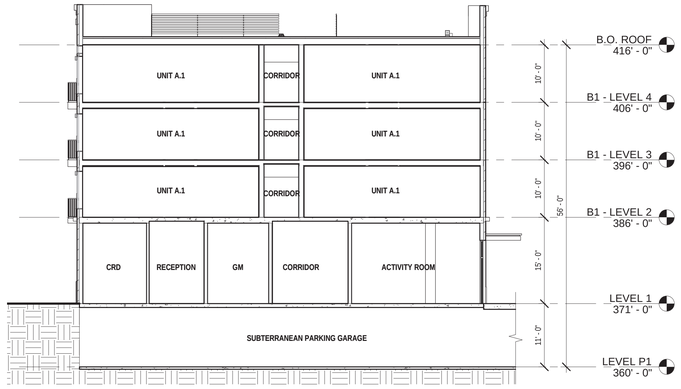
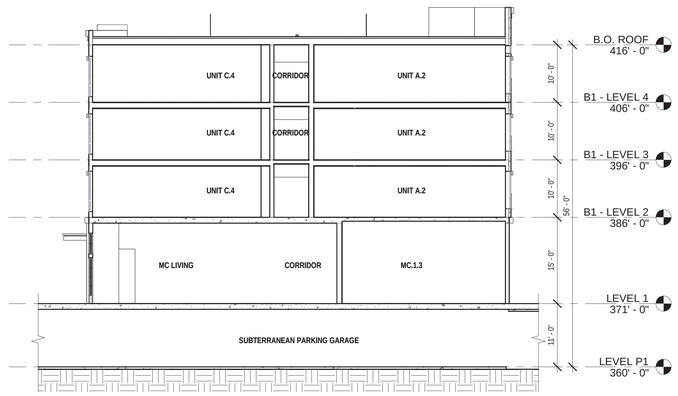
sheet number

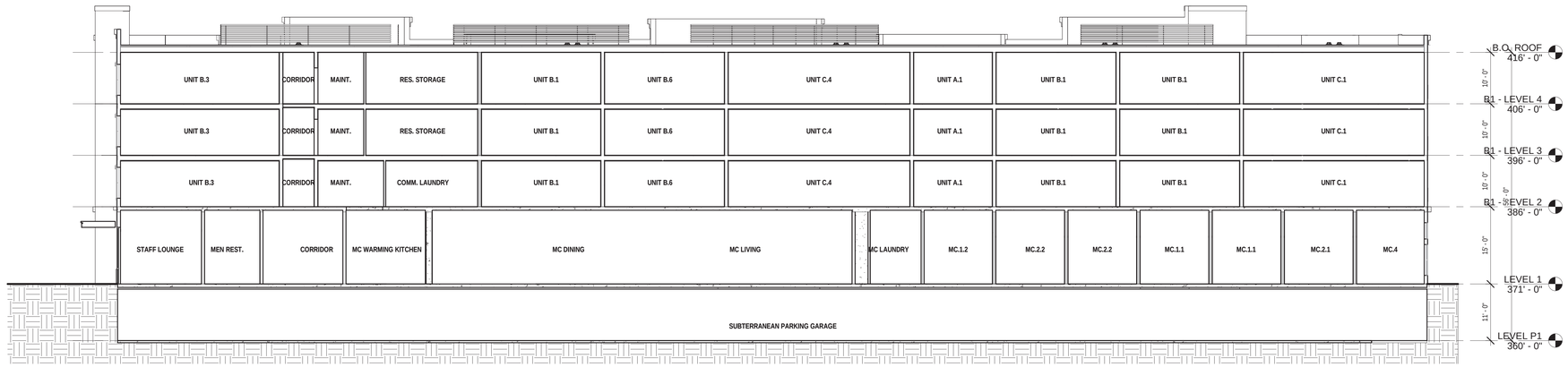
(EB)
A3.02



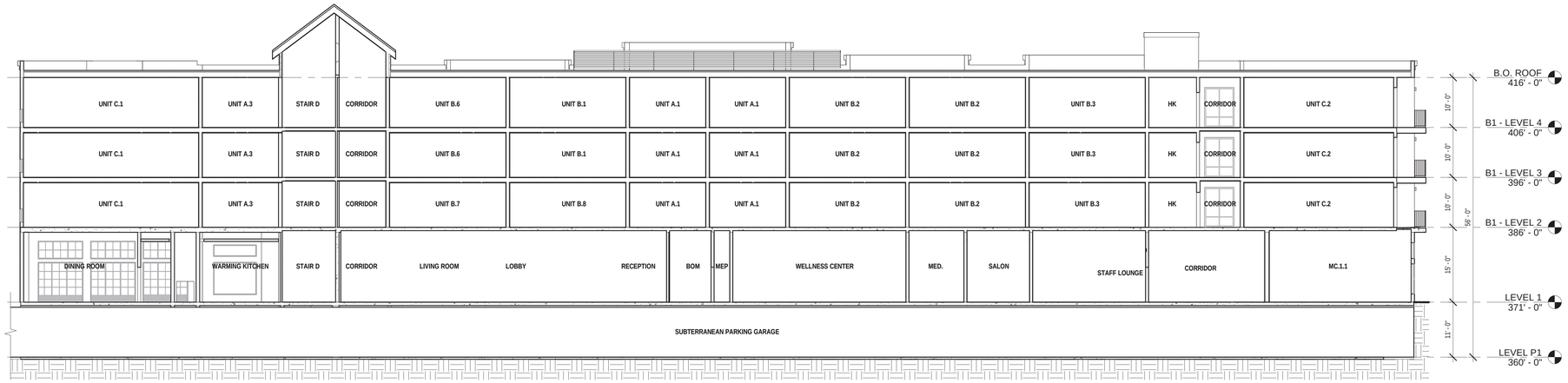

1 (EB) A4.01 EAST BUILDING - SECTION 1 - LOOKING EAST
3/32" = 1'-0"




2 (EB) A4.01 EAST BUILDING - SECTION 2 - LOOKING NORTH
3/32" = 1'-0"




3 (EB) A4.01 EAST BUILDING - SECTION 3 - LOOKING EAST
3/32" = 1'-0"




4 (EB) A4.01 EAST BUILDING - SECTION 4 - LOOKING NORTH
3/32" = 1'-0"

0' 5' 10' 20' 40'

REVIEWED FOR CODE COMPLIANCE

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WILLDAN ENGINEERING

SIGNATURE

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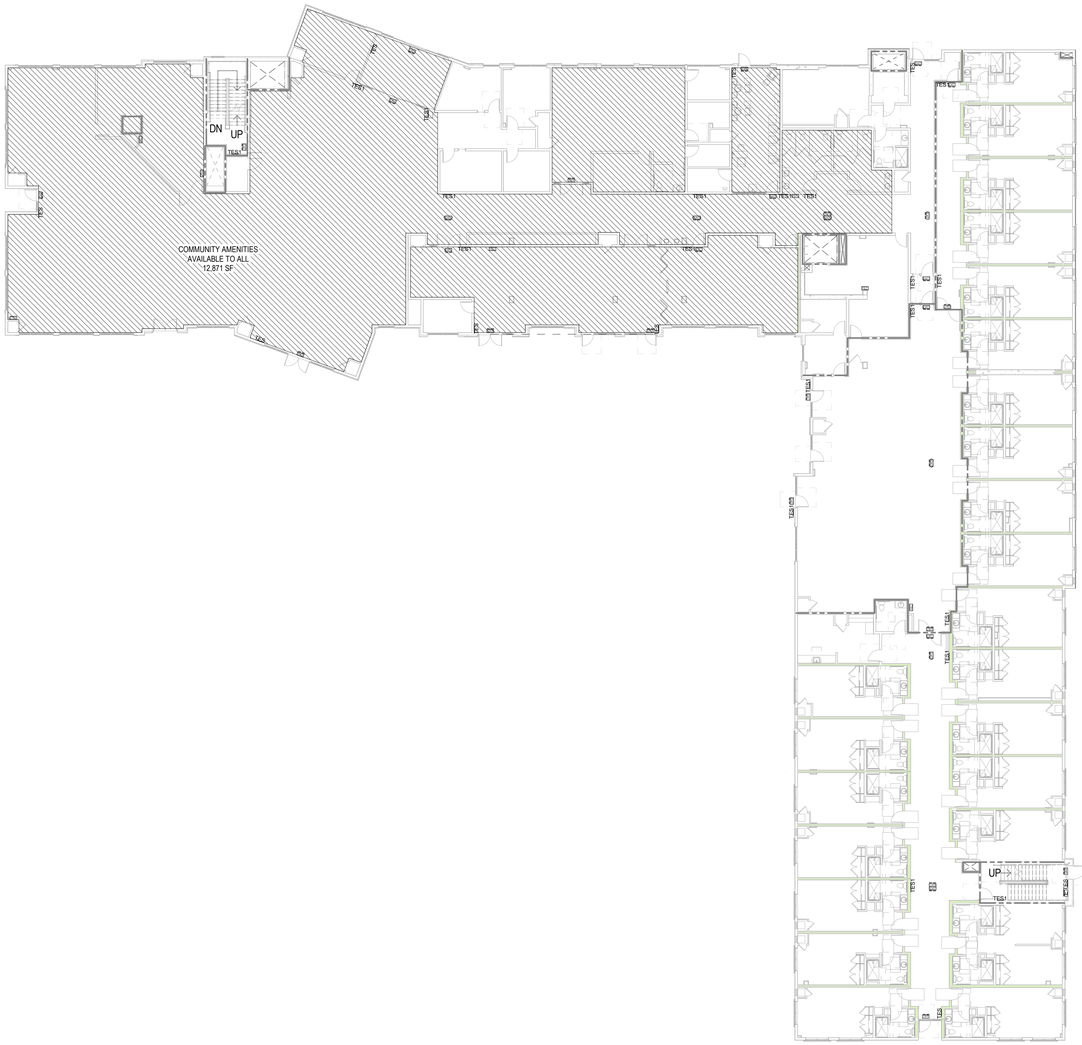


**COMMUNITY AMENITIES DIAGRAM**

COMMUNITY AMENITIES AVAILABLE TO ALL = 12,871 SF

*ALTHOUGH IN THE MEDICAL FACILITY BUILDING, THESE COMMUNITY AMENITIES ARE AVAILABLE FOR ALL IN THE COMMUNITY TO USE. THESE SPACES INCLUDE THE DINING ROOM, THEATER, WELLNESS CENTER, ETC*

L1 GROSS FLOOR
AREA = 33,523 SF

1 / A0.17 COMMUNITY AMENITY DIAGRAM
1/16" = 1'-0"

URBAL ARCHITECTURE
URBAN|RURAL

1938 Fairview Avenue East SUITE 100
Seattle, WA 98102

info@urbalarchitecture.com
www.urbalarchitecture.com

T 206-257-0972

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CHAD LORENTZ
No. C-33419
REN. 12/31/2023
STATE OF CALIFORNIA

REVIEWED FOR CODE COMPLIANCE
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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

# PILLAR PROPERTIES AT RMV - VOL. I EAST BUILDING

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BLD21-2597, ELE21-1620, MEC21-1051, PLB21-1614

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|---|---|
| BP SUBMITTAL | 10.14.2021 |
| BP RESUBMITTAL 1 | 01.27.2022 |
| BP RESUBMITTAL 2 | 03.31.2022 |
| BP RESUBMITTAL 3 | 06.24.2022 |

client submittals/revisions

| | |
|---|---|
| 100% SD | 07.10.2020 |
| 100% SD REV 1 | 10.16.2020 |
| 30% DD | 11.20.2020 |
| 60% DD | 12.18.2020 |
| STEP 2 | 01.08.2021 |
| 100% DD | 03.05.2021 |
| 100% DD REV 1 | 05.20.2021 |
| STEP 3 TO RMV | 10.29.2021 |
| 60% CD | 12.16.202 |
| STEP 3.1 TO RMV | 04.06.2022 |
| BID SET | 06.24.2022 |
| STEP 3.2 TO RMV | 07.14.2022 |

drawing title

COMMUNITY AMENITY DIAGRAM

drawing information

| | |
|---|---|
| DATE | 07.14.2022 |
| SCALE | 1/16" = 1'-0" |
| DRAWN | Author |
| JOB # | 18-042 |

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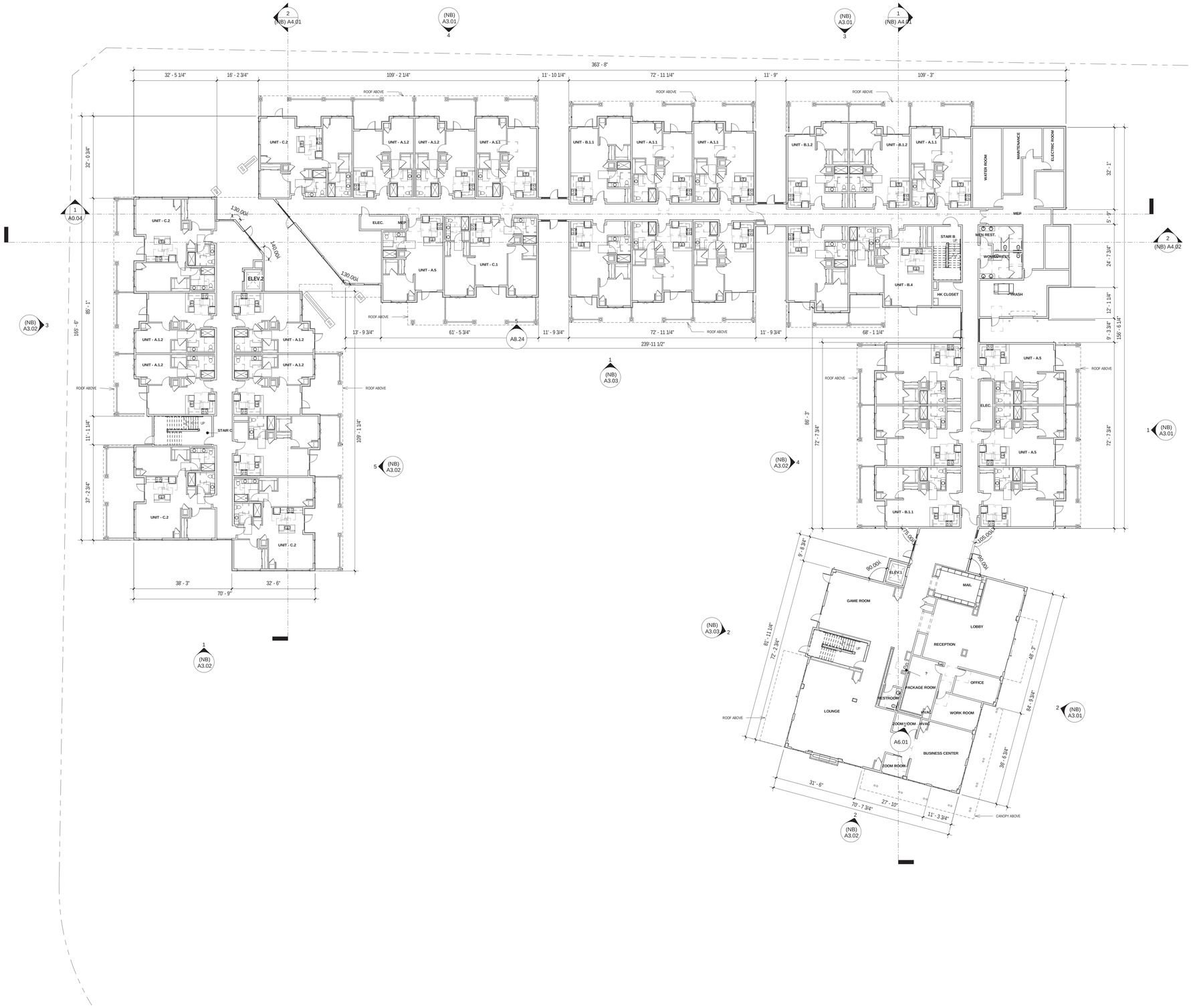


| UNIT SCHEDULE - LEVEL 1 | |
|---|---|
| Name | Count |
| UNIT - A.1.1 | 6 |
| UNIT - A.1.2 | 6 |
| UNIT - A.5 | 3 |
| UNIT - B.1.1 | 7 |
| UNIT - B.1.2 | 2 |
| UNIT - B.1.3 | 1 |
| UNIT - B.4 | 1 |
| UNIT - C.1 | 1 |
| UNIT - C.2 | 4 |

TOTAL UNIT COUNT: 31
ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L1 GROSS FLOOR
AREA = 39,375 SF

0' 8' 16' 32' 64'

(NB) A1.01 LEVEL 1 - OVERALL (SDP)
1/16" = 1'-0"


URBAL ARCHITECTURE
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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC
1938 FAIRVIEW AVE, SUITE 300
SEATTLE, WA 98102
CONTACT: SCOTT HAINES
PH: (206) 450-1990

SDP PERMIT# PA20-0056

key plan

county revisions

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|---|---|
| SDP REVISION 1 | 08.19.2021 |
| SDP REVISION 2 | 10.07.2021 |
| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

| | |
|---|---|
| DATE | 06.20.2022 |
| SCALE | As indicated |
| DRAWN | MH |
| JOB # | 18-042 |


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| UNIT SCHEDULE - LEVEL 2 | |
|---|---|
| Name | Count |
| UNIT - A.1.1 | 7 |
| UNIT - A.1.2 | 6 |
| UNIT - A.5 | 3 |
| UNIT - B.1.1 | 7 |
| UNIT - B.1.2 | 2 |
| UNIT - B.1.3 | 2 |
| UNIT - B.2 | 2 |
| UNIT - B.3 | 1 |
| UNIT - B.4 | 1 |
| UNIT - C.1 | 1 |
| UNIT - C.2 | 6 |
| UNIT - C.3 | 1 |

TOTAL UNIT COUNT: 39

ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L2 GROSS FLOOR AREA = 39,923 SF

0' 8' 16' 32' 64'

1 (NB) A1.02 LEVEL 2 - OVERALL (SDP)
1/16" = 1'-0"


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08/04/2022

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WILLDAN ENGINEERING

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| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

| | |
|---|---|
| DATE | 06.20.2022 |
| SCALE | As indicated |
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(NB) A1.02

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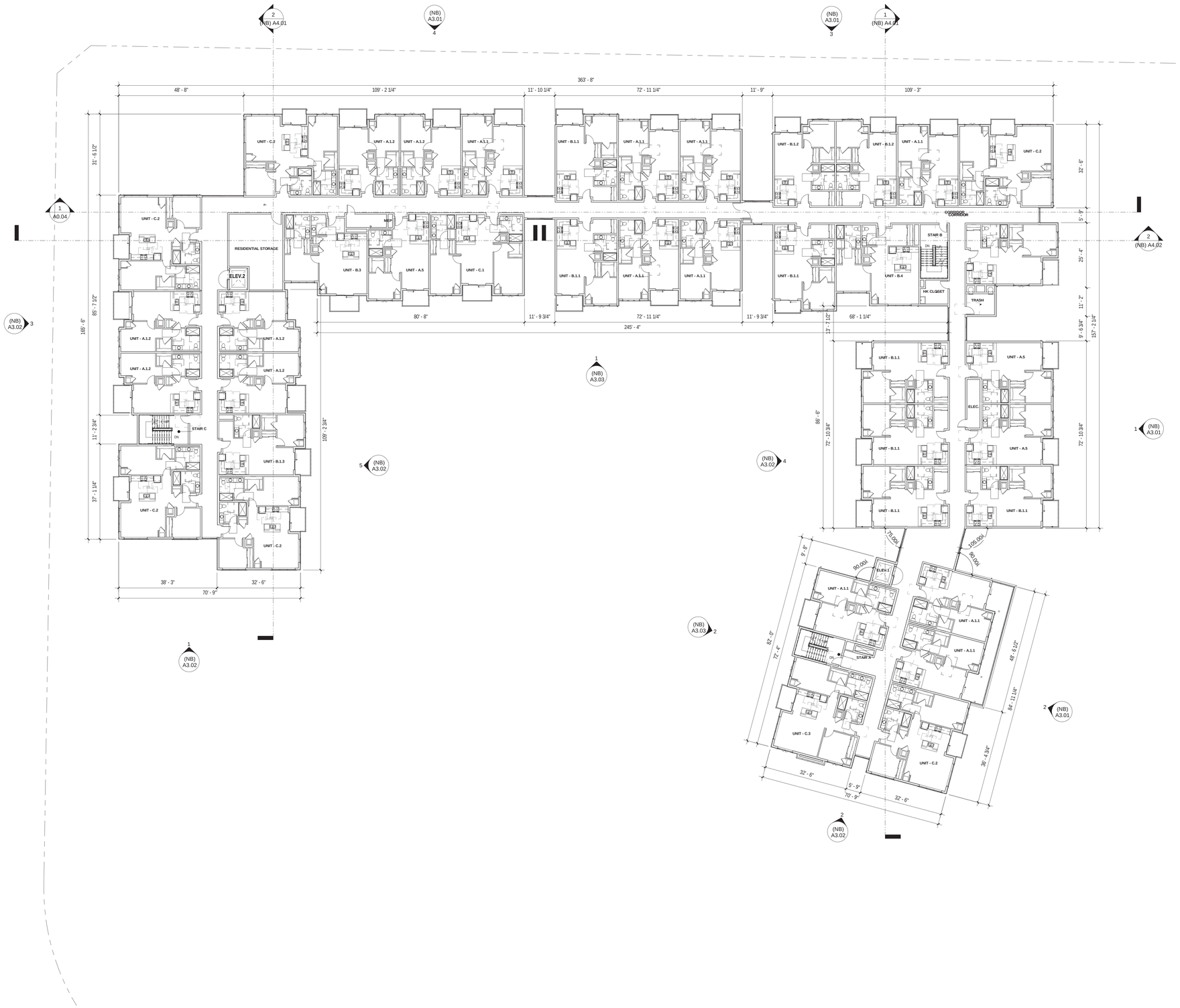


| UNIT SCHEDULE - LEVEL 3 | |
|---|---|
| Name | Count |
| UNIT - A.1.1 | 9 |
| UNIT - A.1.2 | 6 |
| UNIT - A.5 | 3 |
| UNIT - B.1.1 | 7 |
| UNIT - B.1.2 | 2 |
| UNIT - B.1.3 | 2 |
| UNIT - B.3 | 1 |
| UNIT - B.4 | 1 |
| UNIT - C.1 | 1 |
| ALL UNITS ARE SENIOR LIVING RENTAL UNITS | |
| UNIT - C.3 | 1 |

TOTAL UNIT COUNT: 39

L3 GROSS FLOOR AREA = 39,923 SF

0' 8' 16' 32' 64'

1 (NB) A1.03 LEVEL 3 - OVERALL (SDP)
1/16" = 1'-0"

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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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| SDP REVISION 4 | 06.20.2022 |

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|---|---|
| DATE | 06.20.2022 |
| SCALE | As indicated |
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(NB) A1.03

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| UNIT SCHEDULE - LEVEL 4 | |
|---|---|
| Name | Count |
| UNIT - A.1.1 | 9 |
| UNIT - A.2 | 2 |
| UNIT - A.3 | 2 |
| UNIT - A.4 | 6 |
| UNIT - A.5 | 1 |
| UNIT - A.6 | 2 |
| UNIT - B.1.1 | 5 |
| UNIT - B.1.3 | 1 |
| UNIT - B.3 | 1 |
| UNIT - B.4 | 1 |
| UNIT - C.1 | 1 |
| UNIT - C.2 | 3 |

TO ALL UNITS ARE SENIOR LIVING RENTAL UNITS

L4 GROSS FLOOR AREA = 39,923 SF

0' 8' 16' 32' 64'

1 (NB) A1.04 LEVEL 4 - OVERALL (SDP)
1/16" = 1'-0"


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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

project name

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| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

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drawing information

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|---|---|
| DATE | 06.20.2022 |
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sheet number

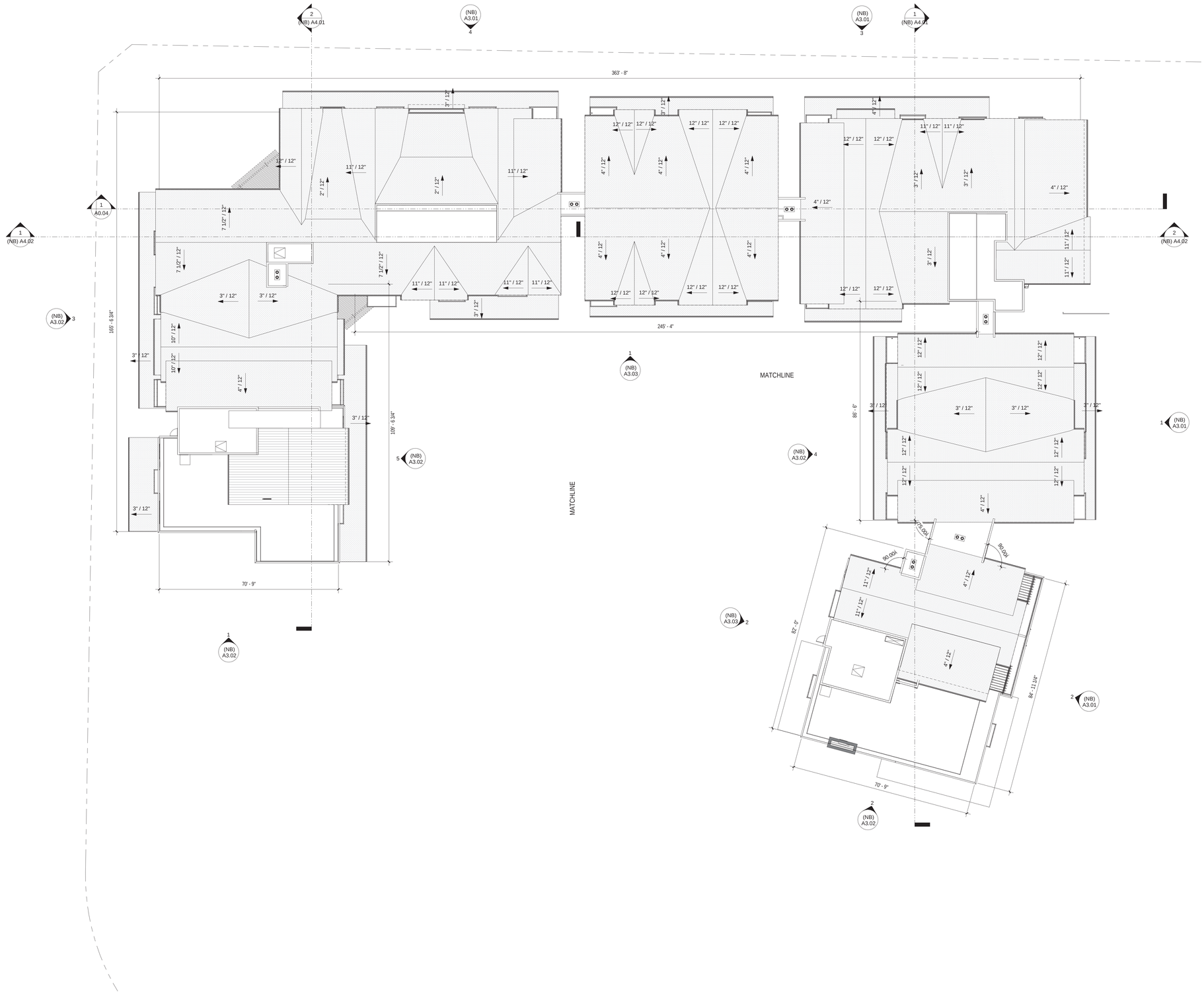
(NB) A1.04

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3. EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH MM 4.7-3 OF EIR 589.




1 (NB) A1.05 ROOF - OVERALL
1/16" = 1'-0"

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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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ARCHITECTURAL PLANS
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| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

| | |
|---|---|
| DATE | 06.20.2022 |
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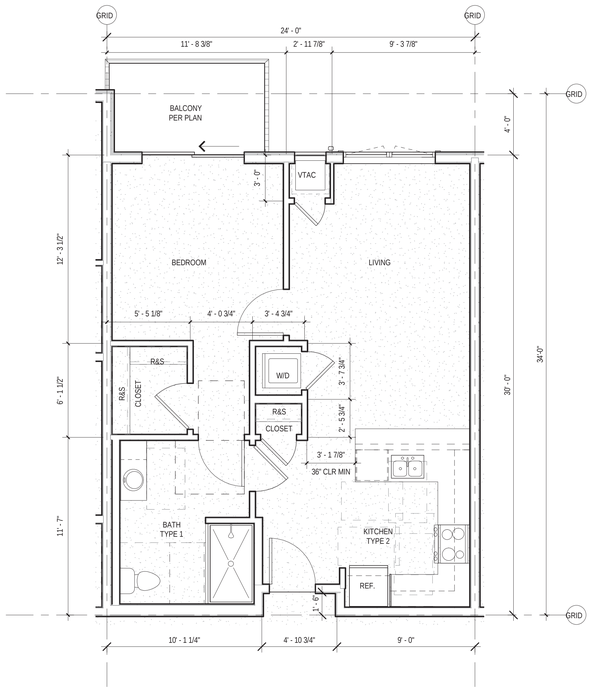
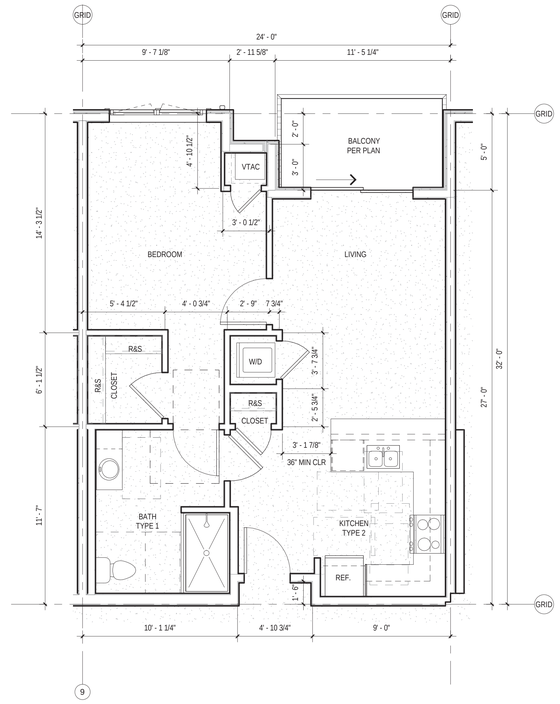
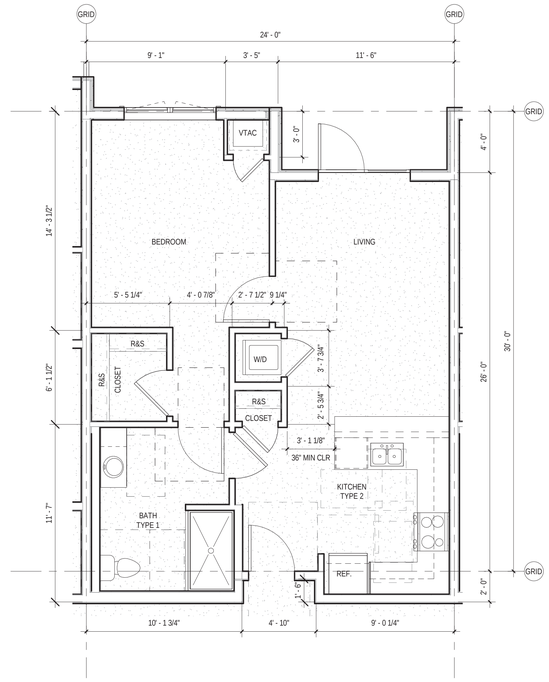


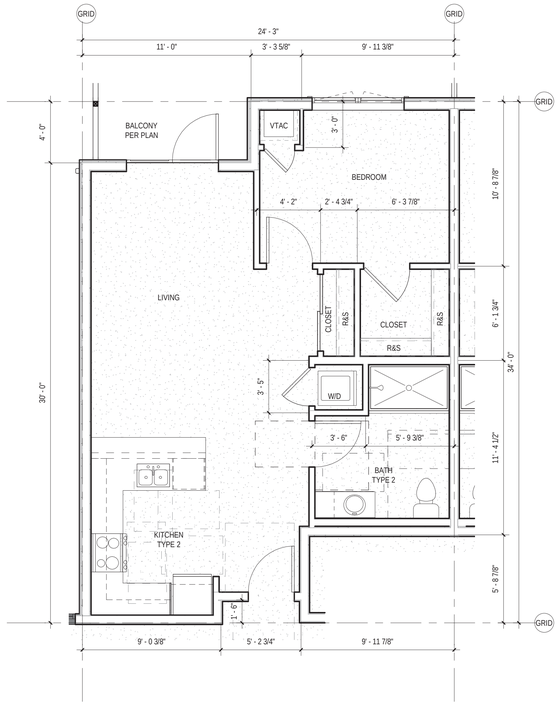

2 UNIT A2 - ONE BEDROOM (SDP)
(NB) A2.01 1/4" = 1'-0"



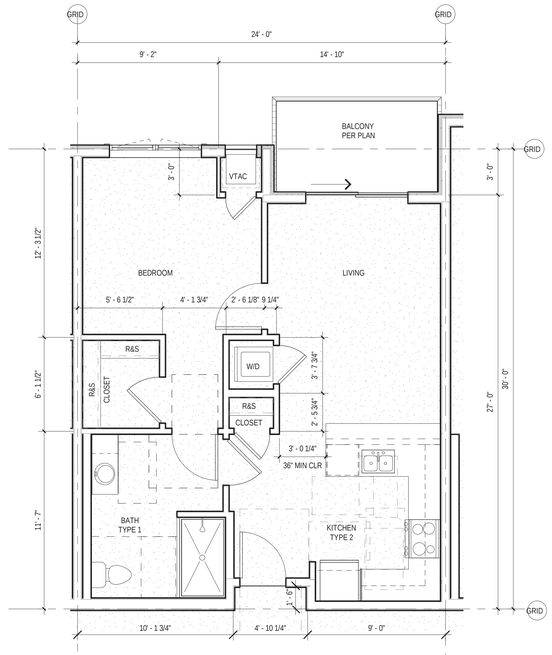

1 UNIT A1.2 - ONE BEDROOM DEN (SDP)
(NB) A2.01 1/4" = 1'-0"



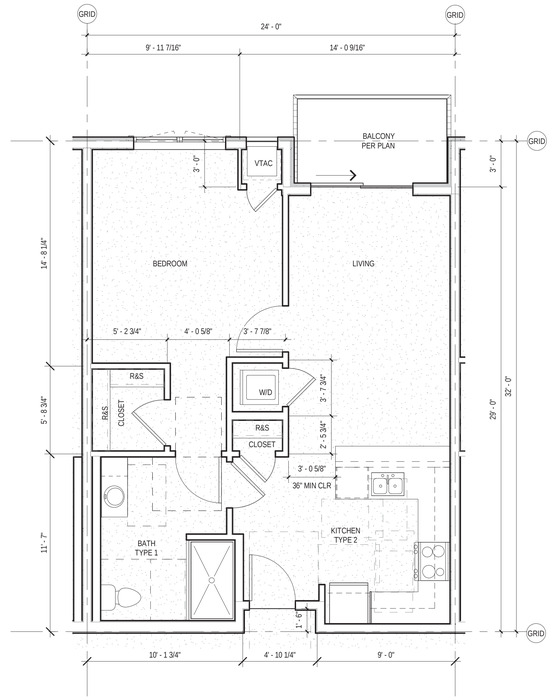

6 UNIT A1.1 - ONE BEDROOM (SDP)
(NB) A2.01 1/4" = 1'-0"




5 UNIT A5 - ONE BEDROOM (SDP)
(NB) A2.01 1/4" = 1'-0"




4 UNIT A4 - ONE BEDROOM (SDP)
(NB) A2.01 1/4" = 1'-0"




3 UNIT A3 - ONE BEDROOM (SDP)
(NB) A2.01 1/4" = 1'-0"

0' 2' 4' 8' 16'

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| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

| | |
|---|---|
| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | MH |
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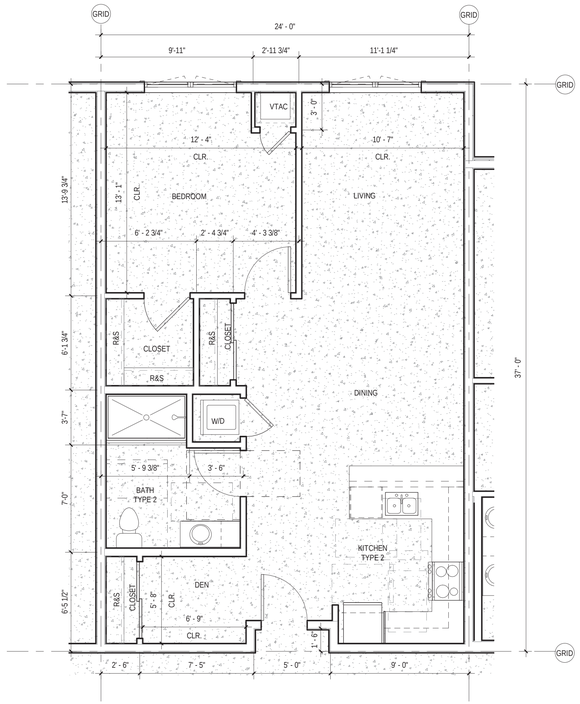
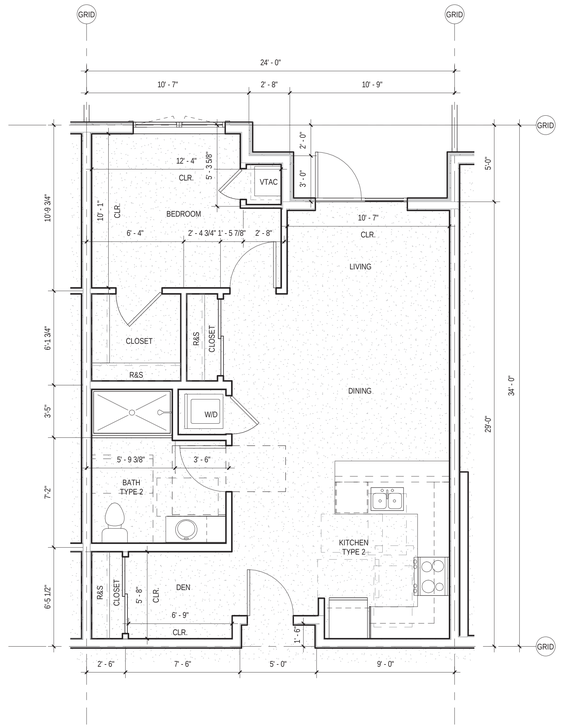
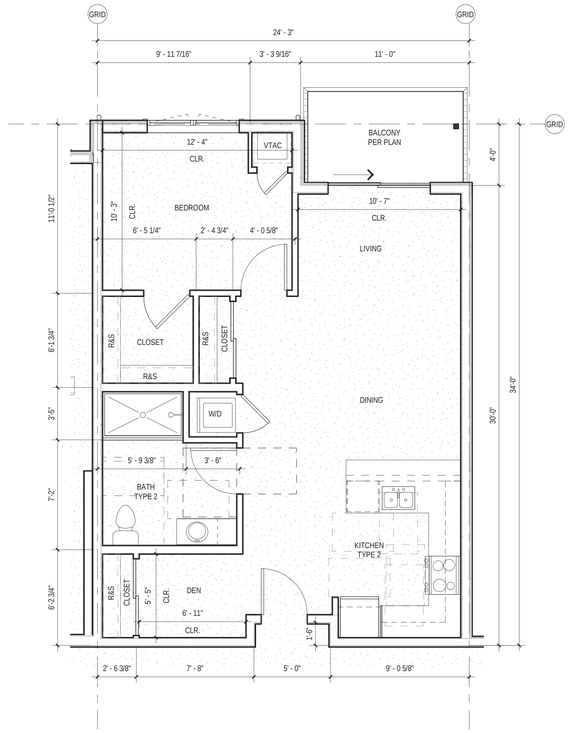


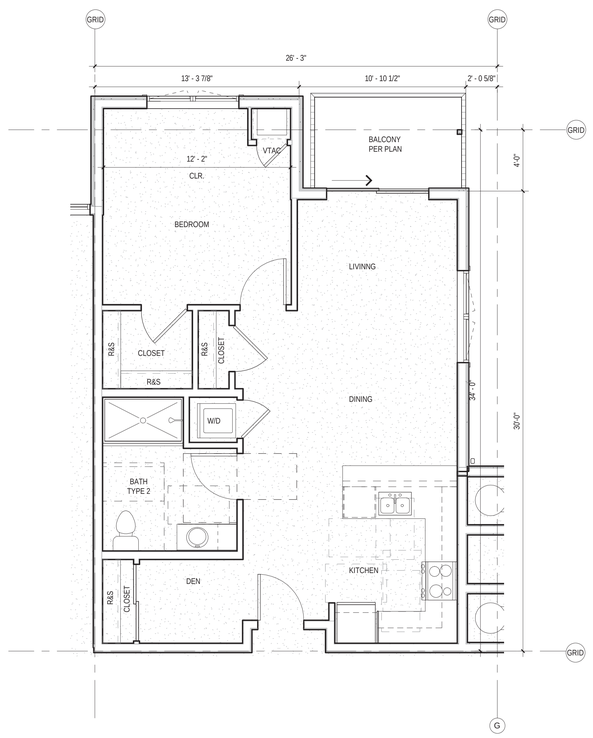

3 (NB) A2.02 UNIT B2 - ONE BEDROOM DEN (SDP)
1/4" = 1'-0"



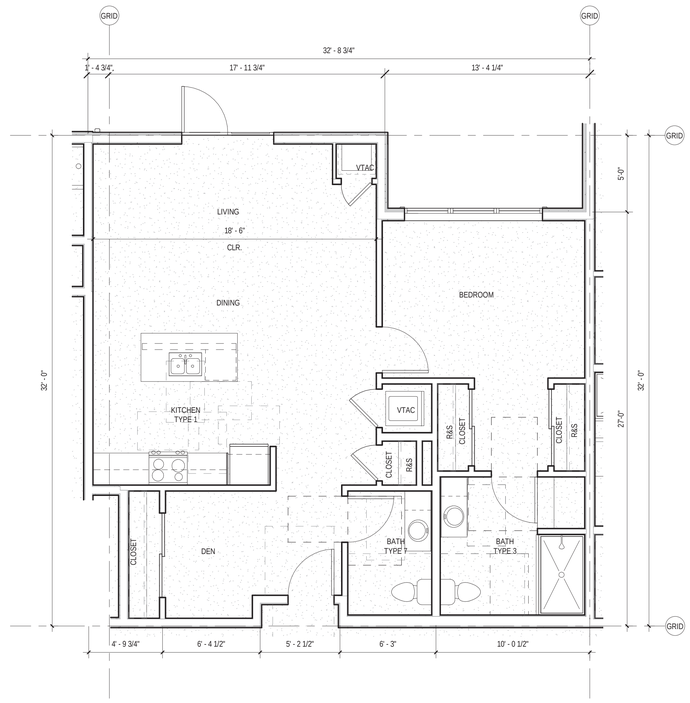

2 (NB) A2.02 UNIT B1.2 - ONE BEDROOM DEN (SDP)
1/4" = 1'-0"




1 (NB) A2.02 UNIT B1.1 - ONE BEDROOM DEN (SDP)
1/4" = 1'-0"




5 (NB) A2.02 UNIT B4 - ONE BEDROOM DEN (SDP)
1/4" = 1'-0"




4 (NB) A2.02 UNIT B3 - ONE BEDROOM DEN (SDP)
1/4" = 1'-0"

0' 2' 4' 8' 16'

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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC
1938 FAIRVIEW AVE, SUITE 300
SEATTLE, WA 98102
CONTACT: SCOTT HAINES
PH: (206) 450-1990

SDP PERMIT# PA20-0056

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|---|---|
| SDP REVISION 1 | 08.19.2021 |
| SDP REVISION 2 | 10.07.2021 |
| SDP REVISION 3 | 03.11.2022 |
| SDP REVISION 4 | 06.20.2022 |

drawing title

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drawing information

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|---|---|
| DATE | 06.20.2022 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | MH |
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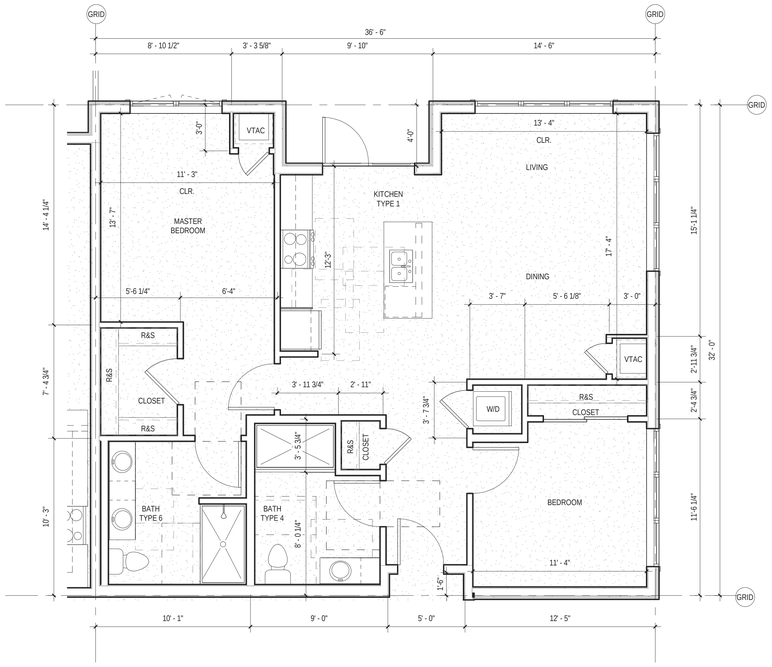
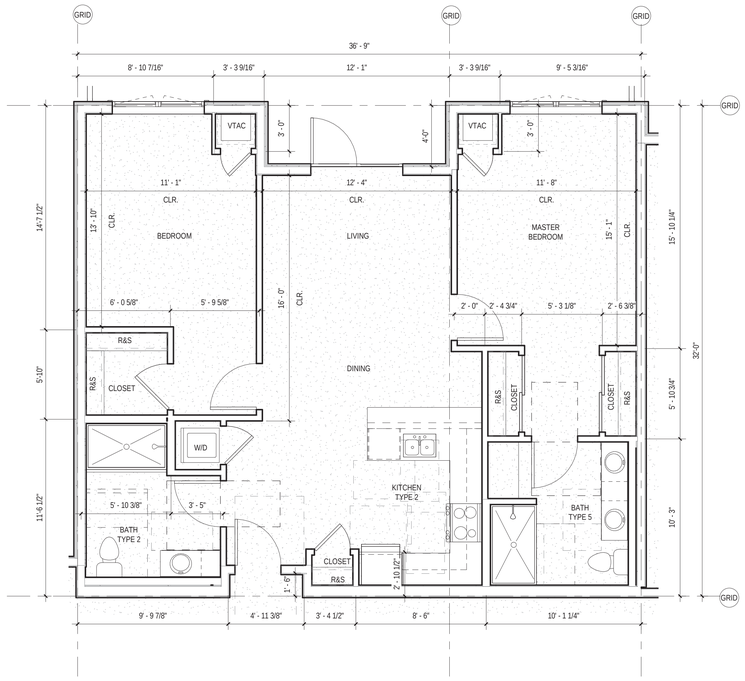
sheet number

(NB)
A2.02




2. (NB) A2.03 UNIT C2 - TWO BEDROOMS (SDP)
1/4" = 1'-0"




1. (NB) A2.03 UNIT C1 - TWO BEDROOMS (SDP)
1/4" = 1'-0"

0' 2' 4' 8' 16'

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(NB)
A2.03

2 (NB) A3.01 BUILDING ELEVATION - NORTH EAST (SDP)
3/32" = 1'-0"

1 (NB) A3.01 BUILDING ELEVATION - EAST (SDP)
3/32" = 1'-0"

3 (NB) A3.01 BUILDING ELEVATION - NORTH A (SDP)
3/32" = 1'-0"

4 (NB) A3.01 BUILDING ELEVATION - NORTH B (SDP)
3/32" = 1'-0"

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589


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sheet number

(NB)
A3.01

1 (NB) A3.02 BUILDING ELEVATION - SOUTH (SDP)
3/32" = 1'-0"

3 (NB) A3.02 BUILDING ELEVATION - WEST (SDP)
3/32" = 1'-0"

4 (NB) A3.02 COURTARD ELEVATION - WEST (SDP)
3/32" = 1'-0"

5 (NB) A3.02 COURTYARD ELEVATION - NORTH WEST (SDP)
3/32" = 1'-0"

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (7-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589

2 (NB) A3.02 BUILDING ELEVATION - SOUTH EAST (SDP)
3/32" = 1'-0"

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(NB)
A3.02

1 (NB) A3.03 COURTYARD ELEVATION - SOUTH (SDP)
3/32" = 1'-0"

2 (NB) A3.03 COURTYARD ELEVATION - SOUTH WEST (SDP)
3/32" = 1'-0"

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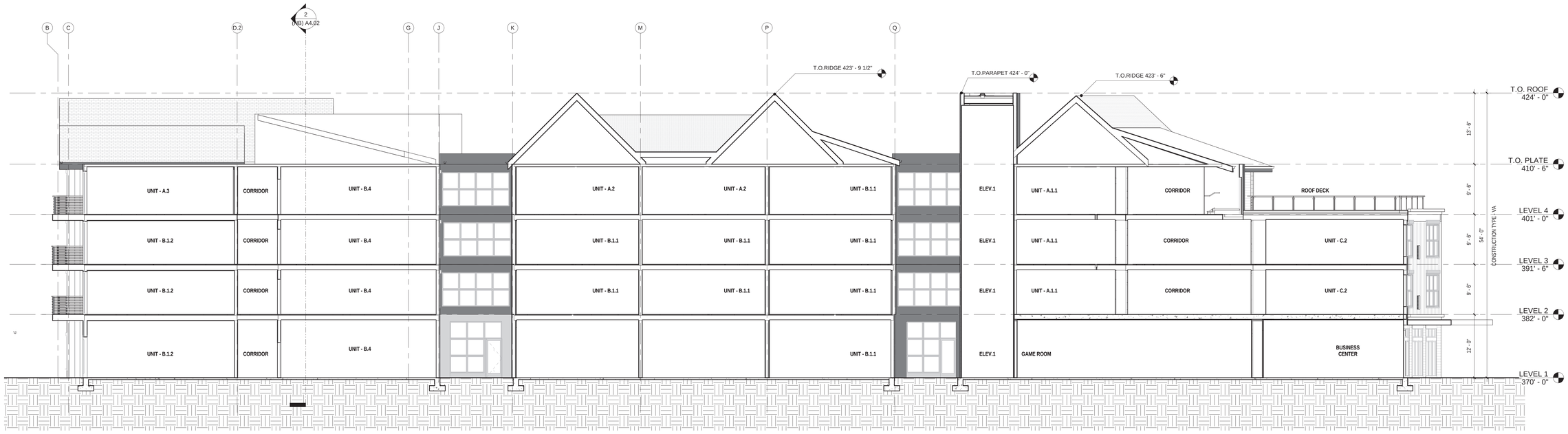
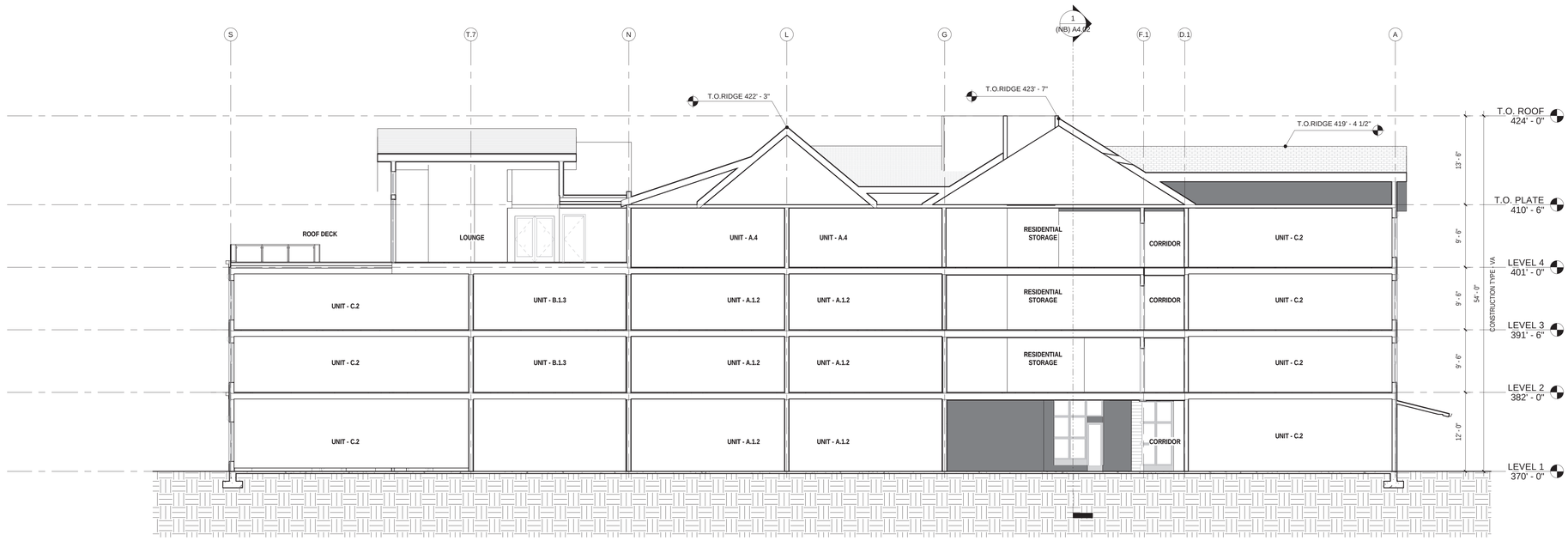



1 (NB) A4.01 EAST SECTION (SDP)
1/8" = 1'-0"




2 (NB) A4.01 WEST SECTION (SDP)
1/8" = 1'-0"

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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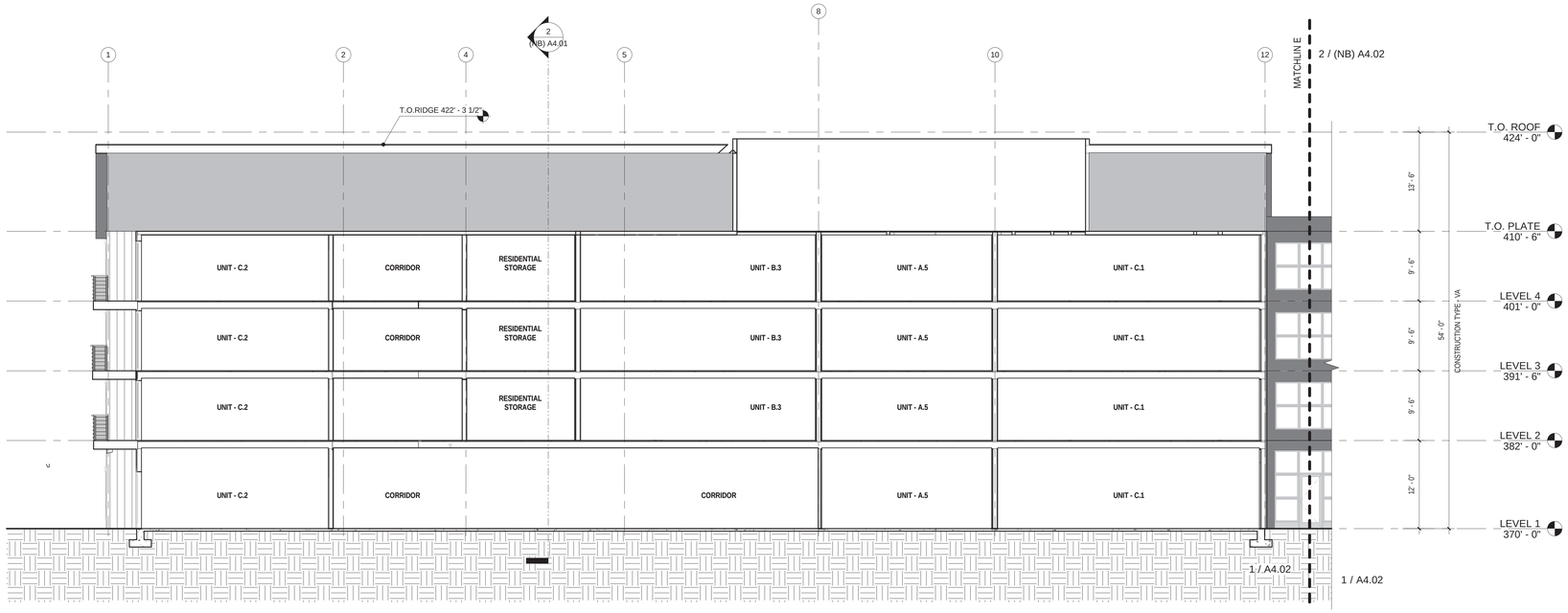
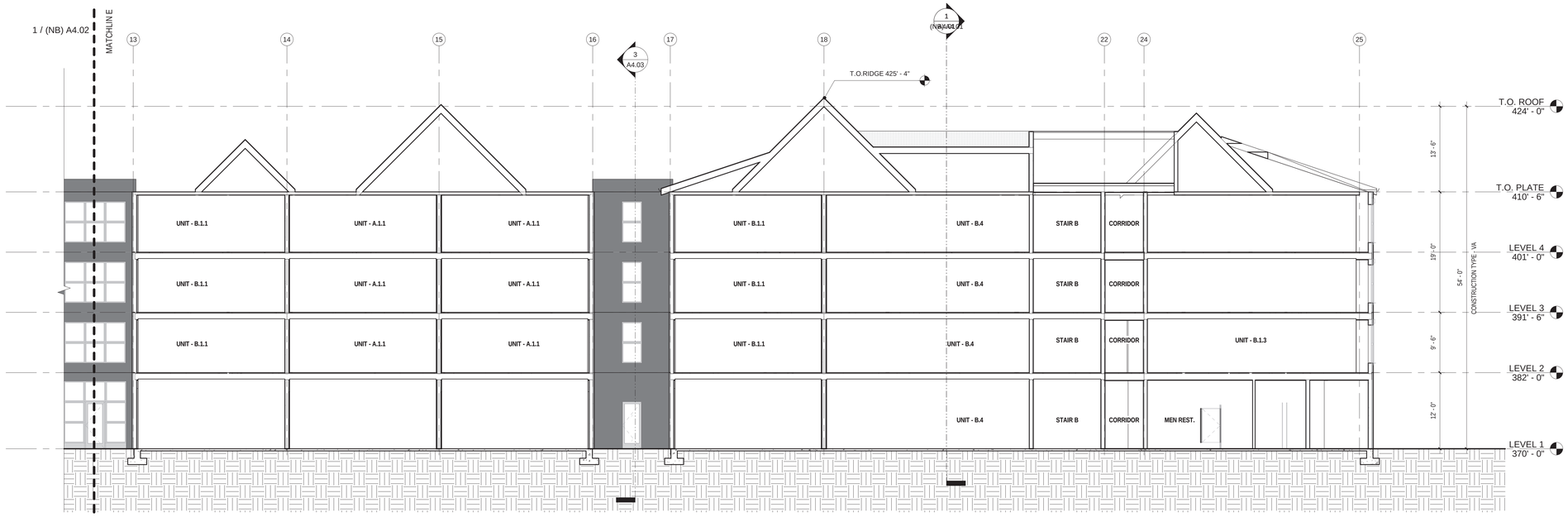



1 (NB) A4.02 NORTH SECTION - A (SDP)
1/8" = 1'-0"




2 (NB) A4.02 NORTH SECTION - B (SDP)
1/8" = 1'-0"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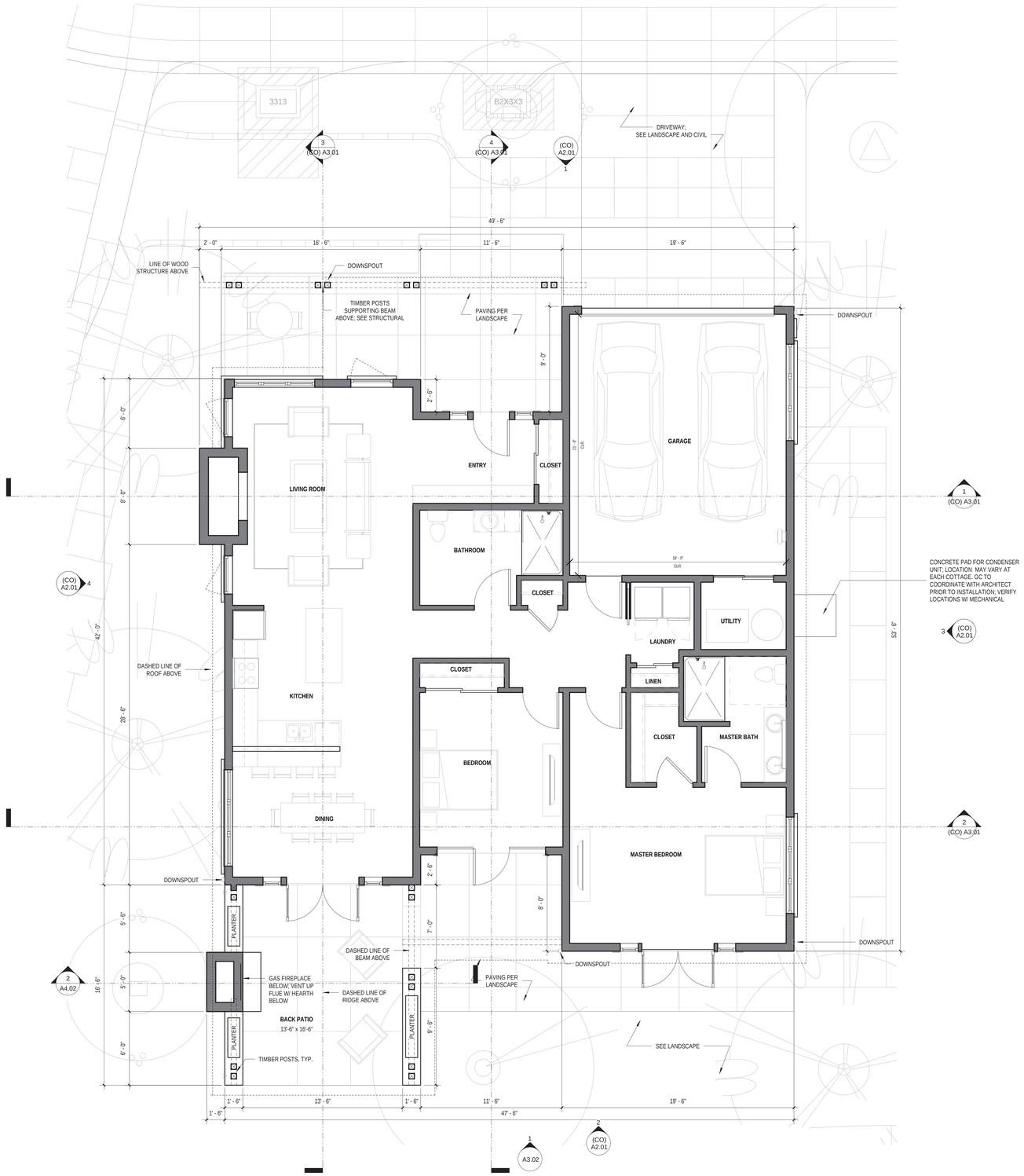


1 (CO) A1.01 COTTAGE - LEVEL 1
1/4" = 1'-0"

GROSS FLOOR AREA = 2,160 SF

0' 2' 4' 8' 16'

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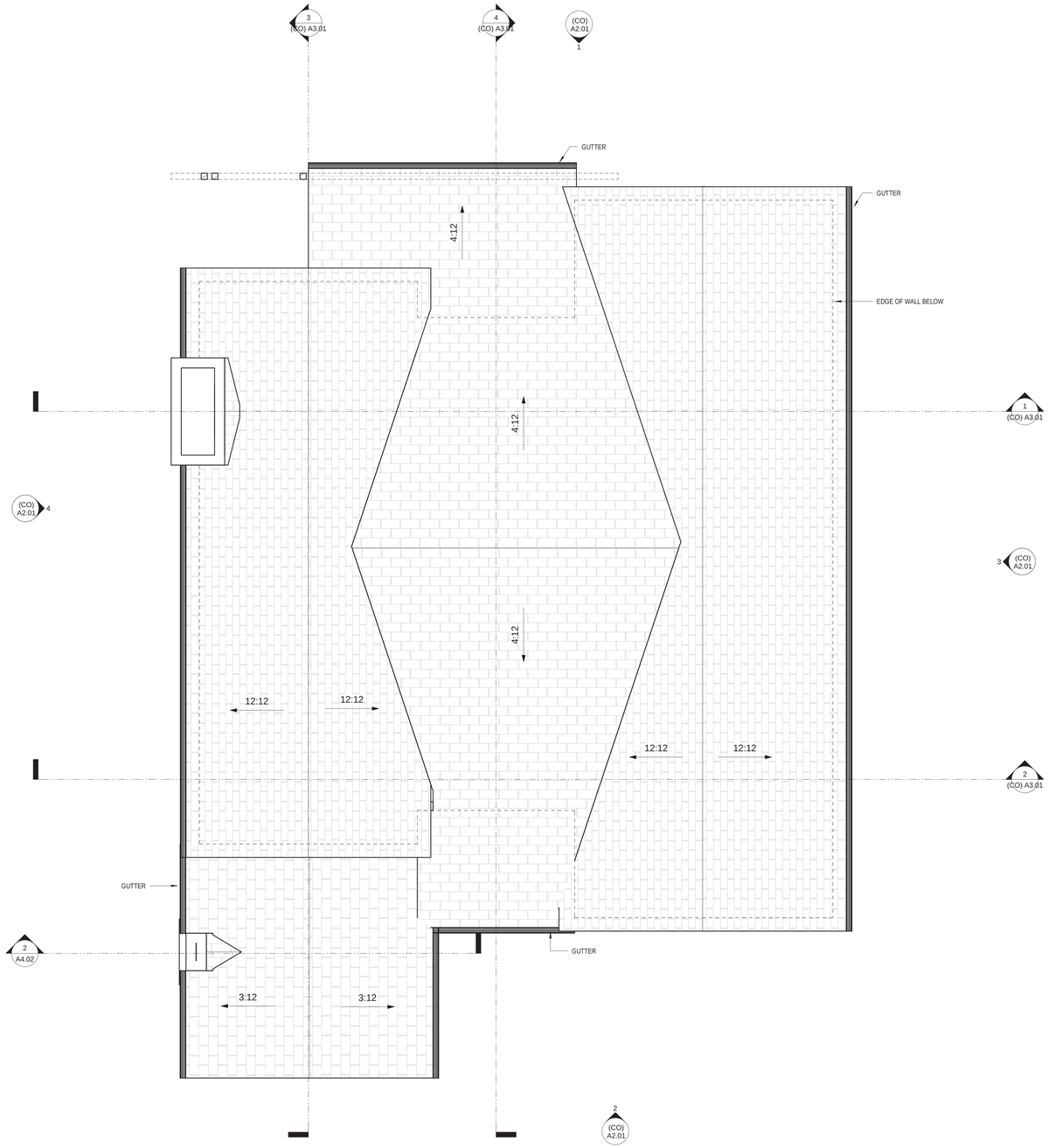


1 (CO) A1.02 COTTAGE - ROOF
1/4" = 1'-0"

0' 2' 4' 8' 16'

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589

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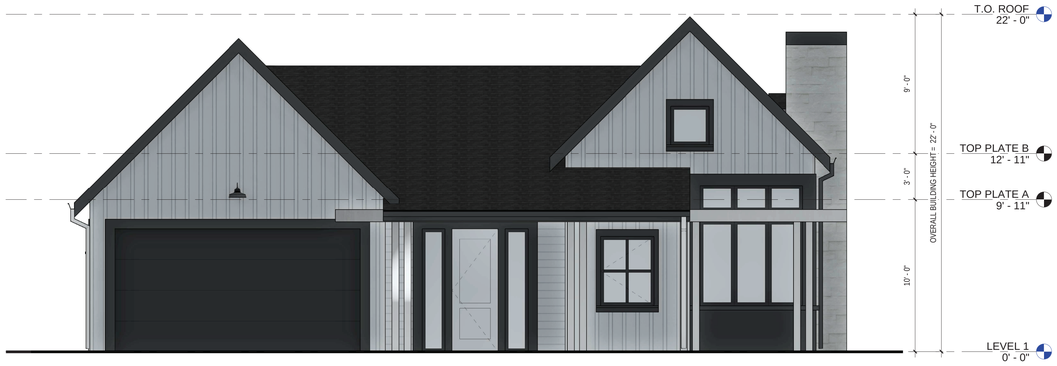
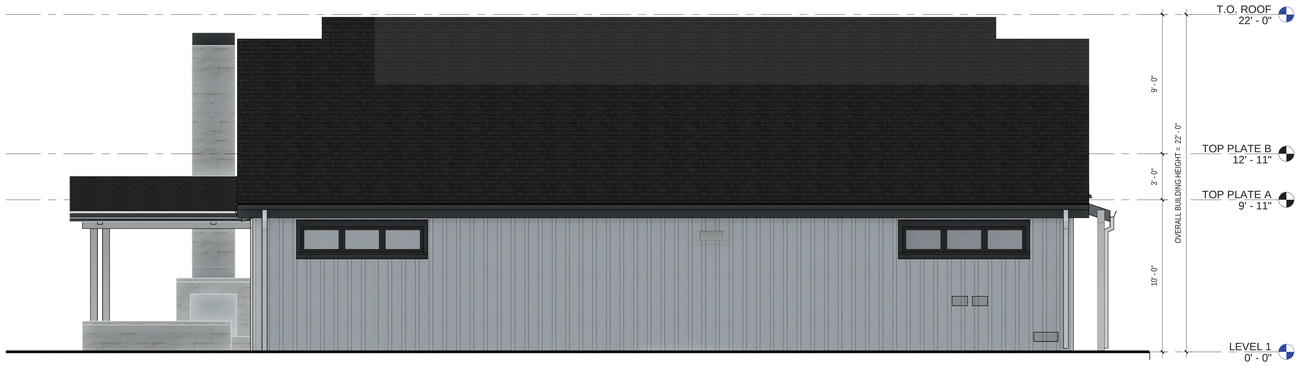
(CO)
A1.02




1 (CO) A2.01 COTTAGE - COLOR ELEVATION A
1/4" = 1'-0"

2 (CO) A2.01 COTTAGE - COLOR ELEVATION C
1/4" = 1'-0"




3 (CO) A2.01 COTTAGE - COLOR ELEVATION B
1/4" = 1'-0"

4 (CO) A2.01 COTTAGE - COLOR ELEVATION D
1/4" = 1'-0"

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589

0' 2' 4' 8' 16'

URBAL ARCHITECTURE
URBAN|RURAL

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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

project name

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ARCHITECTURAL PLANS
RANCHO MISSION VIEJO, CA
TRACT # 19032

RD MERRILL REAL ESTATE HOLDINGS, LLC
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SEATTLE, WA 98102
CONTACT: SCOTT HAINES
PH: (206) 450-1990

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| SDP REVISION 4 | 06.20.2022 |

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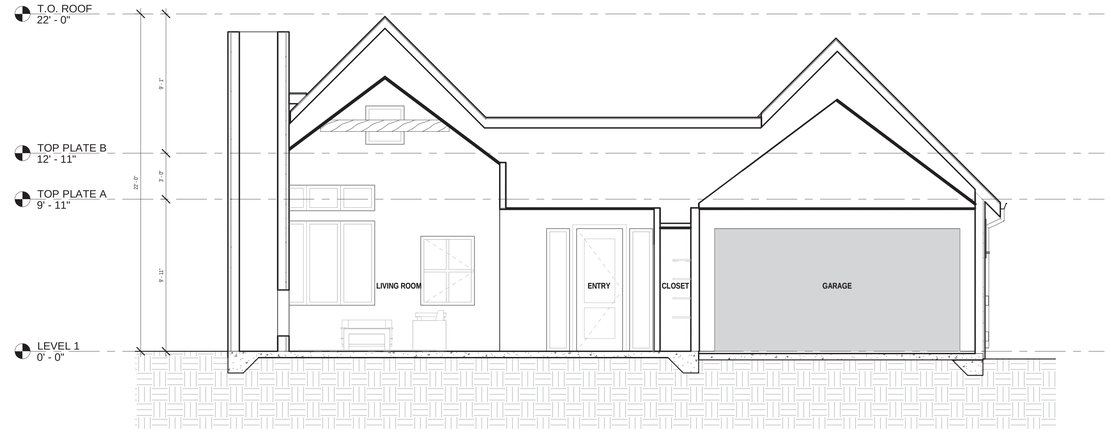
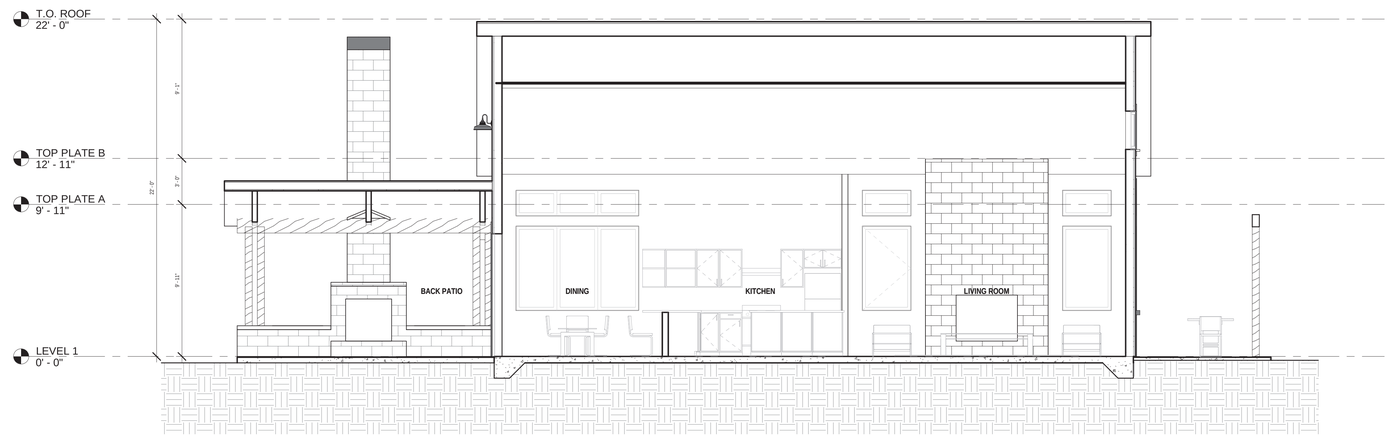
SDP PERMIT# PA20-0056

2 (CO) A3.01 COTTAGE - SECTION 2
1/4" = 1'-0"




1 (CO) A3.01 COTTAGE - SECTION 1
1/4" = 1'-0"




3 (CO) A3.01 COTTAGE - SECTION 3
1/4" = 1'-0"

4 (CO) A3.01 COTTAGE - SECTION 4
1/4" = 1'-0"

0' 2' 4' 8' 16'

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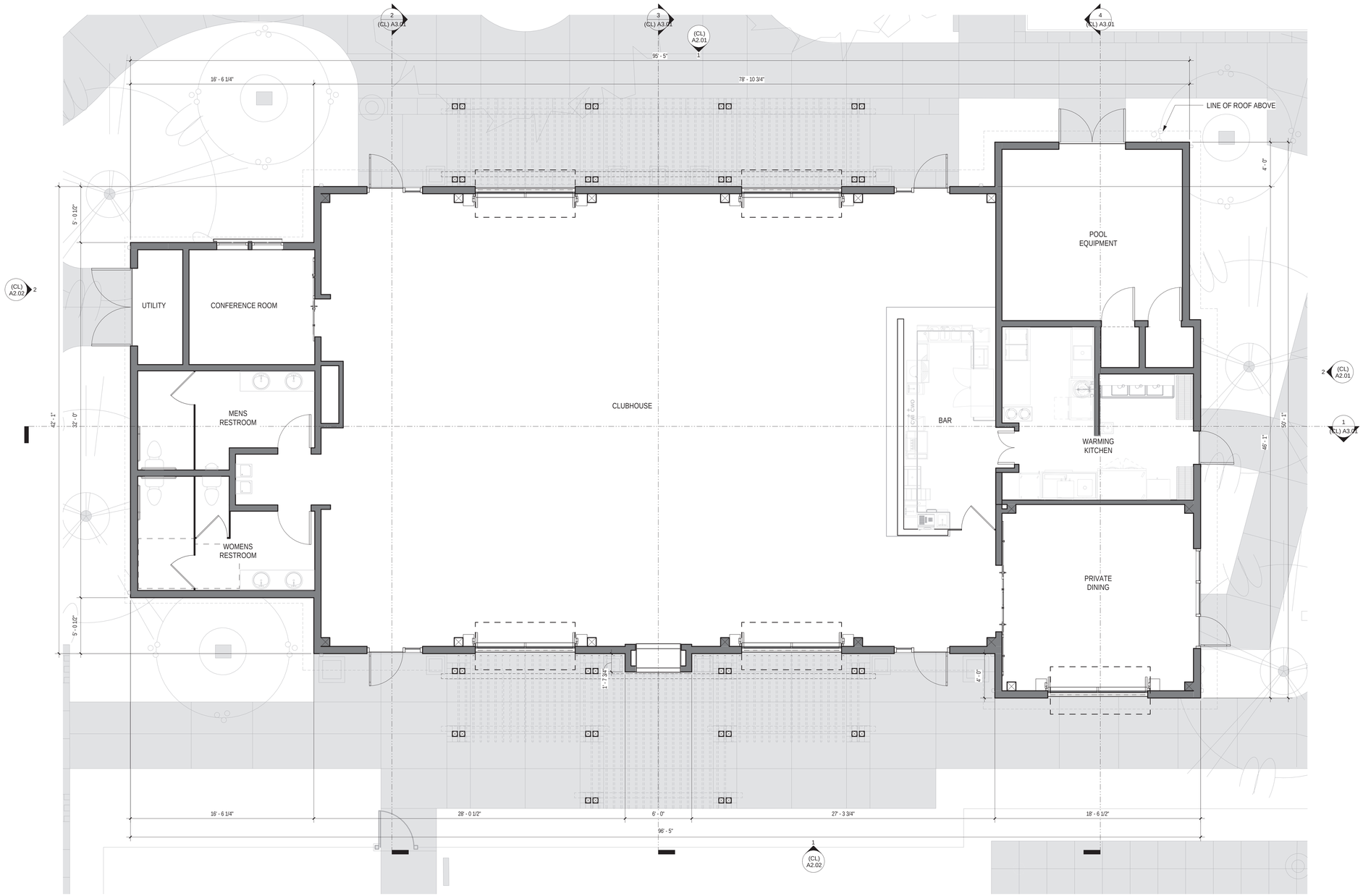


L1 GROSS FLOOR AREA = 4,031 SF

1 (CL) A1.01 CLUBHOUSE - FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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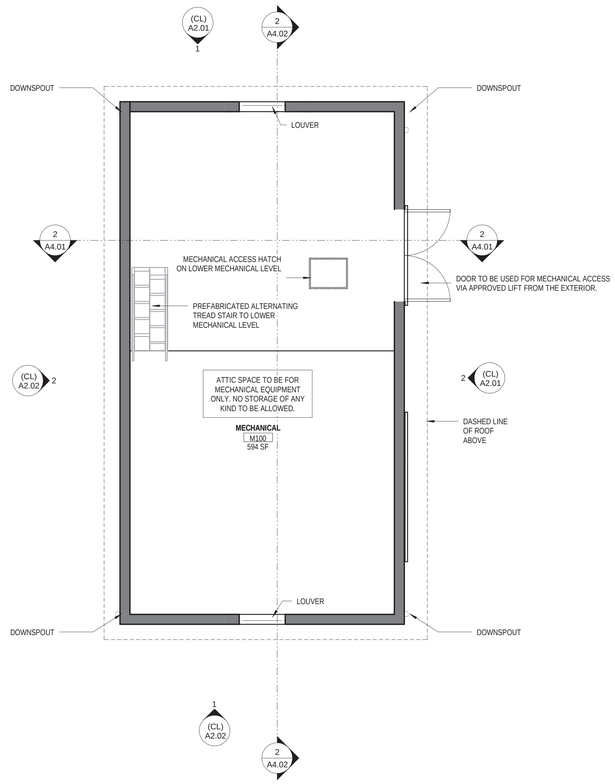


UPPER MECHANICAL PLAN GROSS
FLOOR AREA = 632 SF

1 (CL) A1.02 UPPER MECHANICAL PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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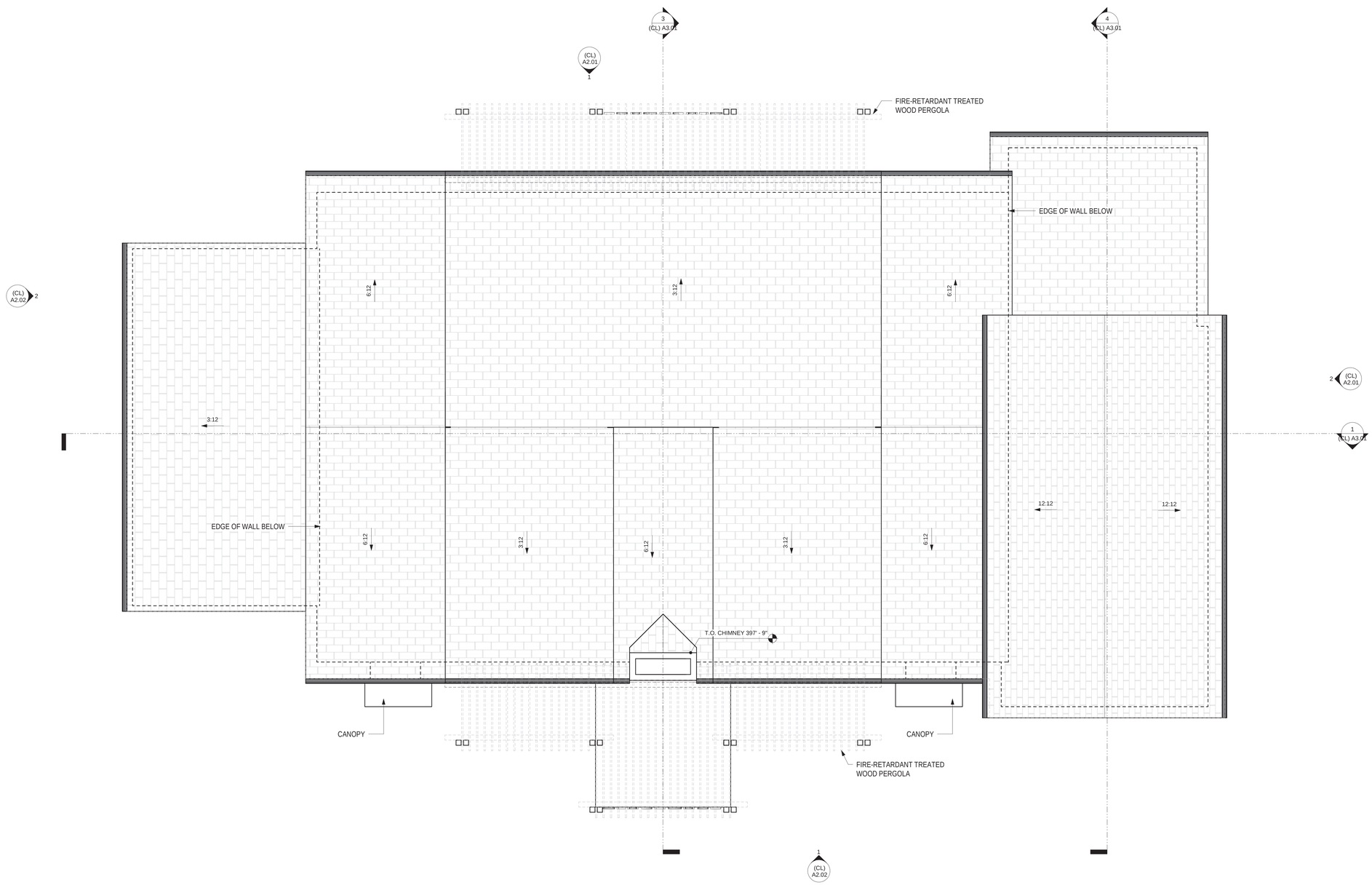


1
(CL) A1.03
CLUBHOUSE - ROOF
1/4" = 1'-0"

0' 2' 4' 8' 16'

**ROOF NOTES**

THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONTSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT

ROOF COLORS / MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS

MITIGATION MEASURE NOTE:

PER COUNTY OF ORANGE MEMORAMDUM "COMPLIANCE WITH MITIGATION MEMBER MM 4.7-3, EIR 589 (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589.

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08/04/2022

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WILLDAN ENGINEERING

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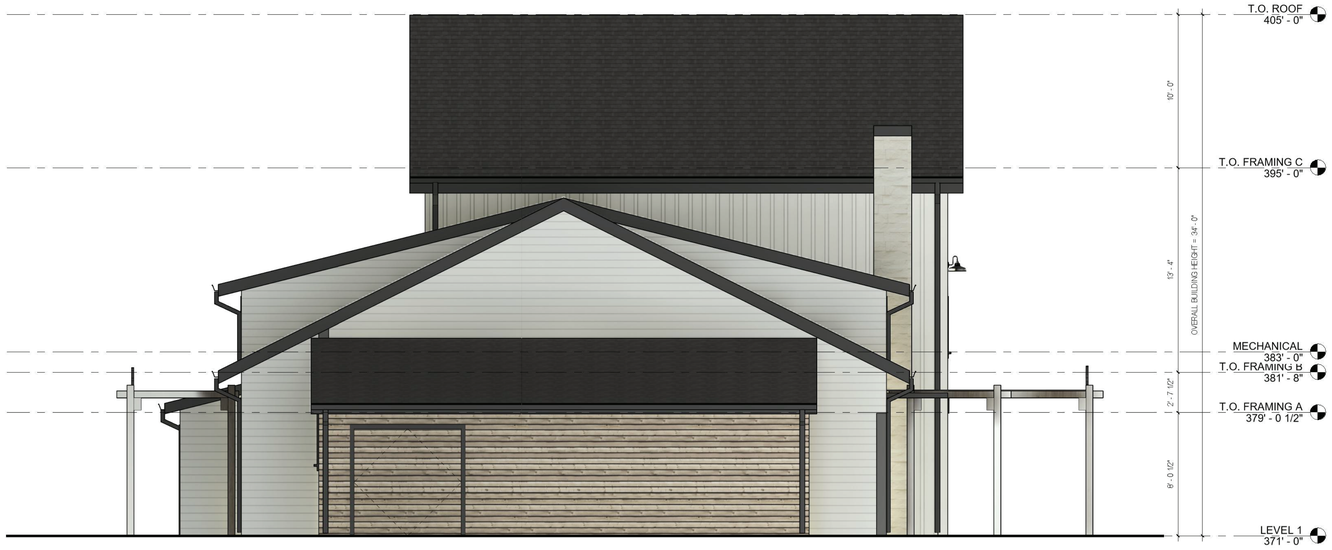


2 (CL) A2.02 CLUBHOUSE - COLOR ELEVATION WEST
1/4" = 1'-0"

1 (CL) A2.02 CLUBHOUSE - COLOR ELEVATION SOUTH
1/4" = 1'-0"

MITIGATION MEASURE NOTE:

PER COUNTY OF ORANGE MEMORAMDUM "COMPLIANCE WITH MITIGATION MEMBER MM 4.7-3, EIR 589 (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF ERI 589.

0' 2' 4' 8' 16'

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WILLDAN ENGINEERING
SIGNATURE

SDP PERMIT# PA20-0056

project name

PILLAR PROPERTIES AT RANCHO MISSION VIEJO | CLUBHOUSE

ARCHITECTURAL PLANS
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TRACT # 17931 (LOTS 1-10)

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CLUBHOUSE - COLORED ELEVATIONS

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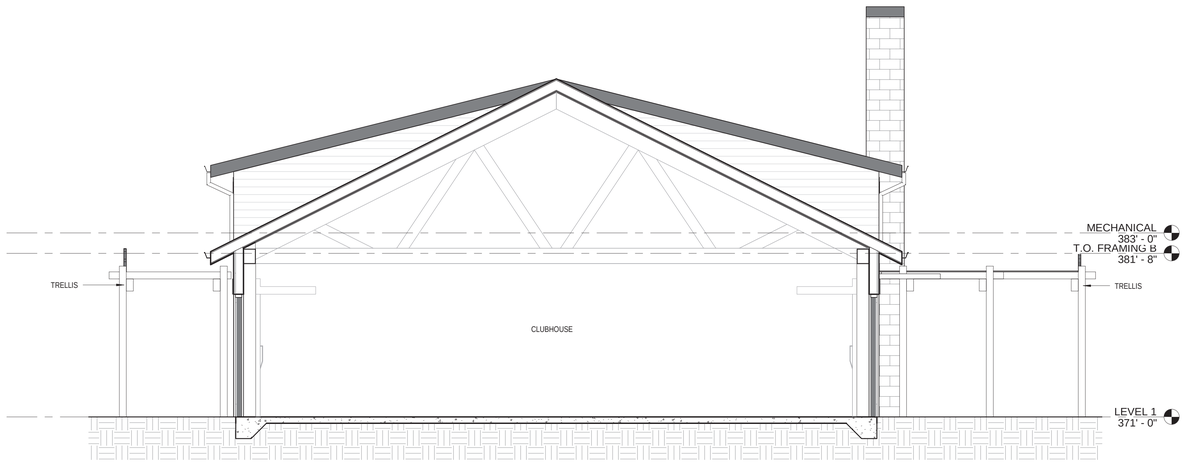
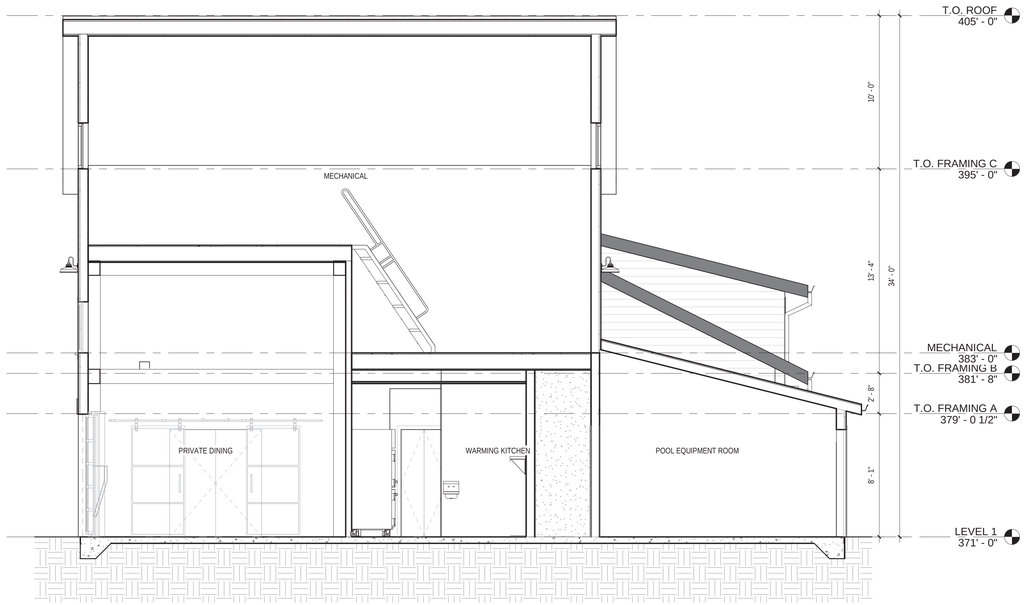
(CL) A2.02

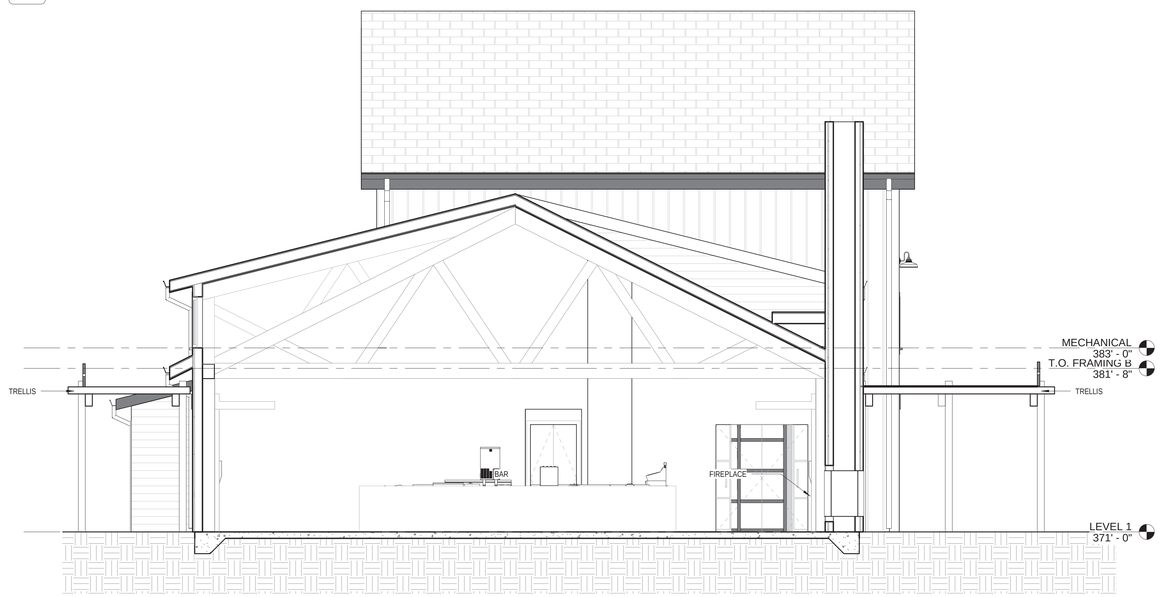
1 (CL) A3.01 CLUBHOUSE - SECTION 1
1/4" = 1'-0"




2 (CL) A3.01 CLUBHOUSE - SECTION 2
1/4" = 1'-0"




4 (CL) A3.01 CLUBHOUSE - SECTION 4
1/4" = 1'-0"




3 (CL) A3.01 CLUBHOUSE - SECTION 3
1/4" = 1'-0"

0' 2' 4' 8' 16'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## LIGHTING FIXTURE SCHEDULE

**General Notes:**
1. Emergency egress lighting to be provided via inverter, integral battery backup, or remote battery luminaires unless otherwise noted.
2. All light fixture finishes to be verified by owner/architect/interior designer.
3. Contractor to size remote power supplies/wire gauge as required.
4. Contractor to locate remote power supplies per manufacturer recommended distances to minimize voltage drop.
5. B-U-G ratings for exterior luminaires of 6200 lumens or more not to exceed limits per CalGREEN Table 5.106.8 in LZ2 Light Zone.
6. CCT = Correlated Color Temperature (measured in Kelvin, K)
7. CRI = Color Rendering Index (higher number is better rendering)

| TYPE | IMAGE | DESCRIPTION | LOCATION | MANUFACTURER | PRODUCT NO. | LAMP, CCT, CRI | LUMENS (DELIVERED) | WATTS | VOLTAGE | DRIVER | DIMMING | SIZE | FINISH | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SITE EXTERIOR LIGHTING** | | | | | | | | | | | | | | |
| **E1A** | | 18FT TALL POST TOP LUMINAIRE WITH CUSTOM MOUNTING ARM, TYPE IV DISTRIBUTION, INTERNAL HOUSE SIDE SHIELD | MERRILL GARDENS WAY / PARKING LOT | STERNBERG | SSP10135-1A-1521LED-R-12L30T4-MDL018-SV1-BLOC/6236UHPM/9118P5-.188/PCC/DBT | LED, 3000K, 70+ CRI | 5890LM | 60W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | DARK BRONNZE | 1. BUG RATING - B1-U0-G1 |
| **E1B** | | 18FT TALL POST TOP LUMINAIRE WITH CUSTOM MOUNTING ARM, TYPE V DISTRIBUTION | PARKING LOT | STERNBERG | SSP10135-1A-1521LED-R-12L30T5-MDL018-SV1-6236UHPM/9118P5-.188/PCC/DBT | LED, 3000K, 70+ CRI | 6315LM | 60W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | DARK BRONNZE | 1. BUG RATING - B3-U0-G1 |
| **E1C** | | 18FT TALL POST TOP LUMINAIRE WITH CUSTOM MOUNTING ARM, TYPE III DISTRIBUTION, INTERNAL HOUSE SIDE SHEILD | TRAIL | STERNBERG | SSP10135-1A-1521LED-R-12L30T3-MDL018-SV1-BLOC/6236UHPM/9118P5-.188/PCC/DBT | LED, 3000K, 70+ CRI | 6395LM | 60W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | DARK BRONNZE | 1. BUG RATING - B1-U0-G1 |
| **E2** | | 6FT TALL LED DECORATIVE POST TOP LUMINAIRE WITH DIRECT BURIAL POLE | BBQS | HI-LITE | SHADE: H-15112-91<br>ARM: P-15-91<br>LED MODULE: 9W-LED2-30-LPLB-E-277<br>POLE: 3"-SM-DBP-6FT-91 | LED, 3000K, 90+ CRI | 850LM | 11W | 277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | |
| **E3A** | | 12FT TALL DECORATIVE POST TOP LUMINAIRE, TYPE IV DISTRIBUTION | SITE | LUMENPULSE | CLA3661 277 CAL S60 30K CRI 80 4 BRZ DIM / PL-M 4 AL R 12 L BRZ QF TN3 DRG AB | LED, 3000K, 80+ CRI | 6000LM | 55W | 277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | 1. BUG RATING: B1-U2-G1<br>2. POLE STYLE TBD AS DESIGN DEVELOPS. |
| **E3B** | | 12FT TALL DECORATIVE POST TOP LUMINAIRE, TYPE V DISTRIBUTION | SITE | LUMENPULSE | CLA3661 277 CAL S60 30K CRI 80 5 BRZ DIM / PL-M 4 AL R 12 L BRZ QF TN3 DRG AB | LED, 3000K, 80+ CRI | 6000LM | 55W | 277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | 1. BUG RATING - B2-U2-G1 |
| **E3C** | | 15FT TALL DECORATIVE POST TOP LUMINAIRE, TYPE V DISTRIBUTION | SITE | LUMENPULSE | CLA3661 277 CAL S60 30K CRI 80 5 BRZ DIM / PL-M 4 AL R 15 L BRZ QF TN3 AB | LED, 3000K, 80+ CRI | 6000LM | 55W | 277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | 1. BUG RATING - B2-U2-G1 |
| **E4** |  | 32" TALL BOLLARD, TYPE III DISTRIBUTION, EM BATTERY PACK | SITE | KIM LIGHTING | CB32-15L-3K-UV-DB-EM | LED, 3000K, 80+ CRI | 785LM | 19W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | |
| **E5** | | 9" LED STEPLIGHT WITH LOUVER | COURTYARD / PLANTERS | BEGA USA | 33018-K3-BRZ | LED, 3000K, 80+ CRI | 44LM | 5W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY LANDSCAPE ARCHITECT | |
| **E6** | | LED ADJUSTABLE SPOTLIGHT WITH GLARE SHIELD AND POWER STAKE | TREE UPLIGHTING | WAC LIGHTING | 5012-30-BZ / M6000-STAKE | LED, 3000K, 80+ CRI | 100LM - 900LM | 14.5W | 120V | INTEGRAL, ELECTRONIC | ON BOARD INTEGRAL DIMMER | - | FINISH TBD BY LANDSCAPE ARCHITECT | |
| **E7** | | DECORATIVE WALL SCONCE, RLM STYLE | WEST, EAST, & CLUBHOUSE FACADES | HI-LITE | H-15114-91/HL-C-91/DCC/9W/LED2/30/WBCM-2 | LED, 3000K, 90+ CRI | 850LM | 9W | 277V | INTEGRAL, ELECTRONIC | 0-10V | - | FINISH TBD BY ARCHITECT | 1. BUG RATING: U0 |
| **E8** | | DECORATIVE WALL SCONCE, GLOW STYLE | WEST BUILDING FAÇADE | HUBBARDTON FORGE | 305995-LED-TBD-GG0240 | (1) RETROFIT LED A19 GU24 LAMP SATCO: #529844 - 9.8A19/OMNI/220/LED/30K/GU24 | 800LM | 10W | 120V | INTEGRAL, ELECTRONIC | ELV | - | FINISH TBD BY ARCHITECT | 1. MANUFACTURER TO PROVIDE DE-RATED WATTAGE RESCRICTED LABEL FOR 10W. |
| **E9** | | DECORATIVE WALL SCONCE, TRADITIONAL STYLE | CLUBHOUSE BUILDING FAÇADE | WAC LIGHTING | WS-W24509F-BK | LED, 3000K, 90+ CRI | 365LM | 10W | 277V | INTEGRAL, ELECTRONIC | ELV | - | FINISH TBD BY ARCHITECT | |
| **E10** | | LED SPOTLIGHT WITH TREE STRAP AND FLOOD LENS | WEST & CLUBHOUSE TRELLIS | FLOS | F004E32AU18 / F004Z070000 / F004Z0H0000 | LED, 3000K, 80+ CRI | 457LM | 7.2W | 24V/120V-277V | REMOTE, ELECTRONIC | 0-10V | - | DEEP BROWN | 1. FIXTURE REQUIRES REMOTE POWER SUPPLY. POWER SUPPLY TO BE LOCATED IN A NEMA-3R ENCLOSURE WITH ACCESSIBILITY FOR MAINTAINACE. FINAL LOCATION TO BE COORDINATED BETWEEN LANDSCAPE ARCHITECT, LIGHTING CONSULTANT, AND ELECTRICAL CONTRACTOR. |
| **E11** | | FESTOON LIGHTING | GARDEN OUTDOOR DINING SPACE | CALI LIGHTING | ML2000-24"-2.4K-GSFL-DIM-WET-(LENGTH PER PLANS) | LED, 3000K, 90+ CRI | 256LM PER LAMP | 3W PER LAMP | 120-277V | INTEGRAL, ELECTRONIC | ELV | - | FINISH TBD BY LANDSCAPE ARCHITECT | 1. ADDITIONAL SHADE MAY BE REQUIRED TO COMPLY WITH CALGREEN LIGHT POLLUTION REQUIREMENTS. SEE GENERAL NOTE #5. |
| **E12** | | DECORATIVE RGBW LED IP65 OUTDOOR CHANDELIER, 2-TIER | EVENT LAWN PERFORMANCE SHELTER | MASIERO | DRYLIGHT S24-RGBW | LED, RGBW, 80+ CRI | 3840LM | 96W | 120V | INTEGRAL, ELECTRONIC | DMX | - | CLEAR ACRYLIC | |
| **E13** | | DECORATIVE LED OUTDOOR CHANDELIER | GARDEN OUTDOOR DINING SHELTER | HUBBARDTON FORGE | 362010-SKT-STND-10-II0392 | (5) E12 B11 LED RETROFIT LAMP TBD, 5W, 2700K | 2500LM | 25W | 120V | INTEGRAL, ELECTRONIC | ELV | - | FINISH TBD BY LANDSCAPE ARCHITECT | 1. MANUFACTURER TO PROVIDE DE-RATED LABEL FOR 5W MAX PER SOCKET. |
| **E14** | | LOW VOLTAGE LED FLEXIBLE WET LISTED TAPELIGHT | FOUNTAINS / FIRE PITS/ FEATURE WALL | LUMINII | KURBA HORIZONTAL | LED, 3000K, 80+ CRI | 122LM/FT | 3.3W/FT | 24V/120V-277V | REMOTE, ELECTRONIC | FWD | - | N/A | 1. FIXTURE REQUIRES 277V REMOTE POWER SUPPLY. POWER SUPPLY TO BE LOCATED IN A NEMA-3R ENCLOSURE WITH ACCESSIBILITY FOR MAINTAINACE. FINAL LOCATION TO BE COORDINATED BETWEEN LANDSCAPE ARCHITECT, LIGHTING CONSULTANT, AND ELECTRICAL CONTRACTOR. |
| **E15A** | | RGBW SURFACE MOUNT LINEAR LIGHT WITH GLARE SHIELD AND FROSTED LENS | EVENT LAWN PERFORMANCE SHELTER | AMERICAN DJ | HEX BAR: 818651026498 | LED, RGBWA+UV | - | 12W | 120V | INTEGRAL, ELECTRONIC | DMX | - | BLACK | 1. EC TO PROVIDE ALL POWER CON CABLES, 5-PIN DIMX CABLES, AND DMX TERMINATORS FOR LUMINAIRE RUNS. MAX 6 FIXTURES TO BE DAISY CHAINED. LUMINAIRE TO RUN ON 17 DMX CHANNEL OPERATION PROFILE SO AS NOT TO EXCEED SINGLE DMX 512 UNIVERSE. HIGHER DMX CHANNEL PROFILES WILL REQUIRE MULTIPLE UNIVERSES.<br>2. LUMINAIRE WATTAGE EXEMPT PER 2019 CEC SECTION 140.7(a) EXCEPTION #11. |
| **E15B** | | RGBW SURFACE MOUNT FLOODLIGHT WITH BARNDOOR ACCESSORY | EVENT LAWN PERFORMANCE SHELTER | AMERICAN DJ | ENCORE BURST: 818651026474<br>BARN DOOR: 818651027822 | LED, RGBW | - | 150W | 120V | INTEGRAL, ELECTRONIC | DMX | - | BLACK | 1. EC TO PROVIDE ALL POWER CON CABLES, 5-PIN DIMX CABLES, AND DMX TERMINATORS FOR LUMINIAIRE RUNS. LUMINAIRE REQUIRES 4 DMX CHANNELS.<br>2. LUMINAIRE WATTAGE EXEMPT PER 2019 CEC SECTION 140.7(a) EXCEPTION #11. |
| **E16** | NOT USED | | | | | | | | | | | | | |
| **E17** | | LED WALL MOUNTED FLOODLIGHT | WEST & EAST BUILDING EXTERIOR DOORS / EGRESS EXITS | LUMIERE | 303-W1-LEDB1-3000K-UNV-TSX | LED, 3000K, 80+ CRI | 597LM | 8.5W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | 4.5"L X 3.9"W X 4.5"H | FINISH TBD BY ARCHITECT | |
| **E18** | | 4INCH LED RECESSED EXTERIOR DOWNLIGHT, 80DEG BEAM | WEST & EAST EXTERIOR CANOPIES & BREEZEWAYS | BEGA | 55924-K3-BLK-SLL | LED, 3000K, 80+ CRI | 933LM | 11W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | BRONZE | |
| **E19A** | | DECORATIVE WALL SCONCE | EAST BUILDING FAÇADE | MODERN FORMS | WS-W1110F-TBD | LED, 3000K, 90+ CRI | 370LM | 12W | 277V | INTEGRAL, ELECTRONIC | ELV | 7"W X 2" D X 10"H | FINISH TBD BY ARCHITECT | 1. BUG RATING: B0 U2 G0 |
| **E19B** | | DECORATIVE WALL SCONCE | EAST BUILDING FAÇADE | MODERN FORMS | WS-W1122F-TBD | LED, 3000K, 90+ CRI | 610LM | 20W | 277V | INTEGRAL, ELECTRONIC | ELV | 8"W X 2" D X 22"H | FINISH TBD BY ARCHITECT | 1. BUG RATING: B0 U2 G0 |
| **E20** | | DECORATIVE WALL SCONCE, TRADITIONAL STYLE | WEST & EAST BUILDING FAÇADE | MODERN FROMS | WS-W1917-TBD | LED, 3000K, 90+ CRI | 836LM | 12W | 120V - 277V | INTEGRAL, ELECTRONIC | ELV | 13-1/2" W X 15-1/4"D X 17-1/4"H | FINISH TBD BY ARCHITECT | 1. BUG RATING: B1 U1 G0 |
| **E21 - E39** | LUMINAIRE TYPES NOT USED IN SITE LIGHTING PACKAGE. REFER TO , WEST, EAST, AND CLUBHOUSE LIGHTING PACKAGES. | | | | | | | | | | | | | |
| **E40** | | 20FT TALL POST TOP LUMINAIRE, TYPE IV COURT OPTIC WITH LOUVER | PICKLEBALL COURT | LSI | LUMINAIRE: ZNM-24L-CT-UNV-30-EXT-BLK-IL<br>MOUNTING BRACKET: 687073CLR<br>POLE & BASE COVER: 45QB5-A188-20-S-BLK / 505606CLR | LED, 3000K, 70+ CRI | 16443LM | 176W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | - | BLACK | 1. BUG RATING - B1-U0-G2 |
| **E41** | | ADJUSTABLE INGRADE FLAG POLE UPLIGHT WITH NON-SKID LENS, 18DEG BEAM | FLAG POLE | FOCUS INDUSTRIES | 84302-K4-NON SKID LENS | LED, 4000K, 80+ CRI | 3600LM | 50W | 120-277V | INTEGRAL, ELECTRONIC | 0-10V | 13"DIA X 10"H | BLACK | |

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SDP PERMIT# PA20-0056

project name
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key plan

county revisions

client submittals/revisions

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|---|---|
| SDP REVISION 1 | 08.19.2021 |

drawing title

LUMINAIRE SCHEDULE

drawing information

| | |
|---|---|
| DATE | 6.20.2021 |
| SCALE | As indicated |
| DRAWN | Author |
| JOB # | 18-042 |


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sheet number

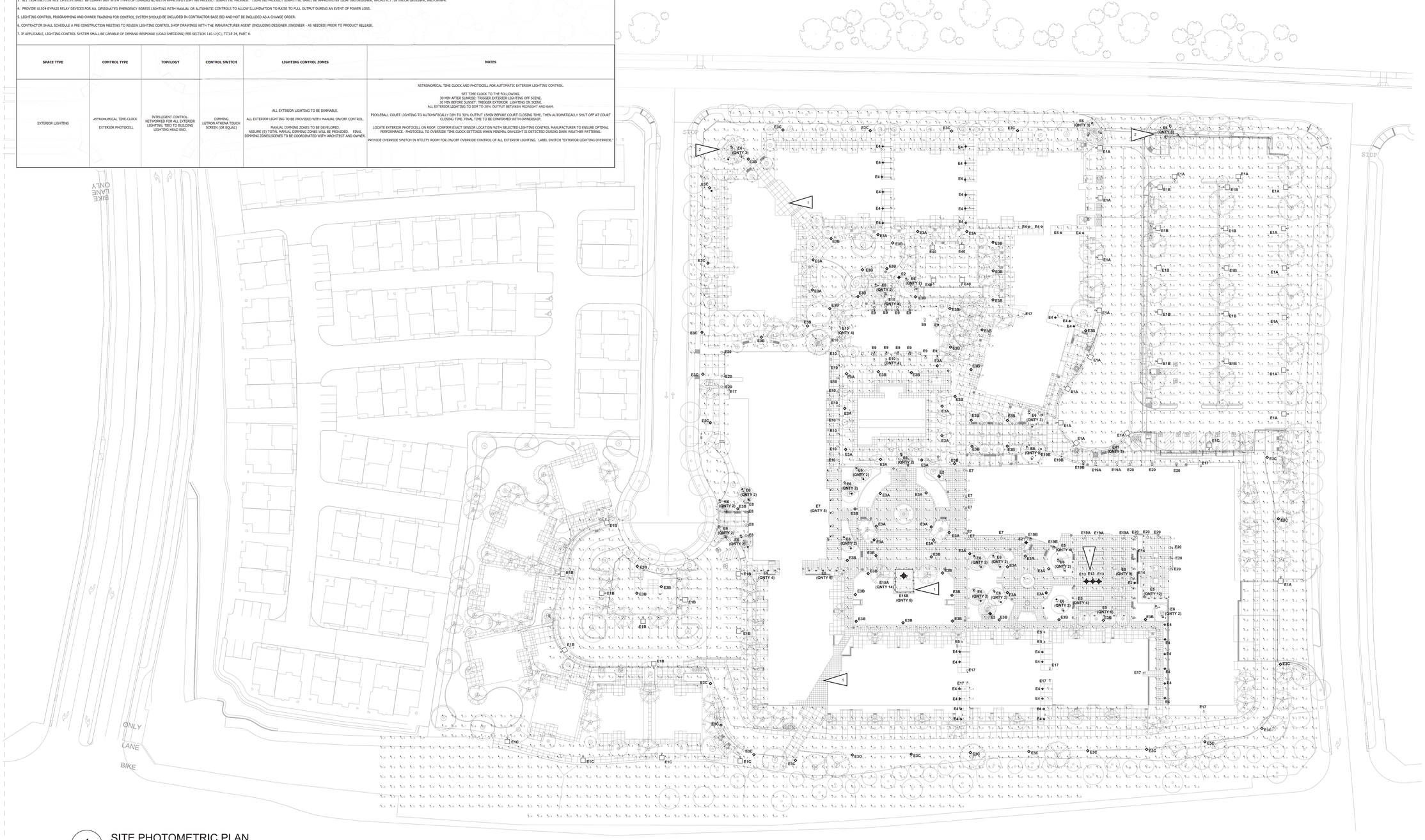
EP1.00

## LIGHTING CONTROL SEQUENCE OF OPERATIONS

**GENERAL NOTES**

1. LIGHTING CONTROLS HAVE BEEN DESIGNED USING LUTRON ATHENA AND COMPATIBLE LUTRON SWITCHES AND SYSTEMS AS BASELINE. ELECTRICAL CONTRACTOR AND FINAL SELECTED LIGHTING CONTROL MANUFACTURER TO PROVIDE SHOP DRAWINGS AND WIRING DIAGRAMS BASED ON LIGHTING CONTROL SEQUENCE OF OPERATIONS SCHEDULE. SHOP DRAWINGS SHALL INCLUDE RECOMMENDED QUANTITIES AND LOCATIONS FOR SENSORS, RELAYS, PANELS, SWITCHES, AND OTHER EQUIPMENT REQUIRED TO ACHIEVE CONTROL FUNCTIONS DESCRIBED IN SEQUENCE SCHEDULE. MANUFACTURER RECOMMENDATIONS SHALL SUPERSEDE SENSOR QUANTITIES AND LOCATIONS ILLUSTRATED ON LIGHTING PLANS.
2. ALL INTELLIGENT CONTROLS SHALL BE DIGITAL AND MAY BE TIED TO A NETWORK BACKBONE AS NOTED IN SEQUENCE SCHEDULE. STANDALONE LIGHTING CONTROLS CAN BE LOW VOLTAGE OR LINE VOLTAGE (AS REQUIRED PER FUNCTIONS IN SCHEDULE) AND ARE NOT TIED TO A NETWORK BACKBONE.
3. ALL LIGHTING CONTROL DEVICES SHALL BE COMPATIBLE WITH TYPES OF DIMMING NOTED IN APPROVED LIGHTING PRODUCT SUBMITTAL PACKAGE. LIGHTING PRODUCT SUBMITTAL SHALL BE APPROVED BY LIGHTING DESIGNER, ARCHITECT /INTERIOR DESIGNER, AND OWNER.
4. PROVIDE UL924 BYPASS RELAY DEVICES FOR ALL DESIGNATED EMERGENCY EGRESS LIGHTING WITH MANUAL OR AUTOMATIC CONTROLS TO ALLOW ILLUMINATION TO RAISE TO FULL OUTPUT DURING AN EVENT OF POWER LOSS.
5. LIGHTING CONTROL PROGRAMMING AND OWNER TRAINING FOR CONTROL SYSTEM SHOULD BE INCLUDED IN CONTRACTOR BASE BID AND NOT BE INCLUDED AS A CHANGE ORDER.
6. CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING TO REVIEW LIGHTING CONTROL SHOP DRAWINGS WITH THE MANUFACTURER AGENT (INCLUDING DESIGNER /ENGINEER - AS NEEDED) PRIOR TO PRODUCT RELEASE.
7. IF APPLICABLE, LIGHTING CONTROL SYSTEM SHALL BE CAPABLE OF DEMAND RESPONSE (LOAD SHEDDING) PER SECTION 110.12(C), TITLE 24, PART 6.

| SPACE TYPE | CONTROL TYPE | TOPOLOGY | CONTROL SWITCH | LIGHTING CONTROL ZONES | NOTES |
|---|---|---|---|---|---|
| EXTERIOR LIGHTING | ASTRONOMICAL TIME-CLOCK<br>EXTERIOR PHOTOCELL | INTELLIGENT CONTROL-NETWORKED FOR ALL EXTERIOR LIGHTING, TIED TO BUILDING LIGHTING HEAD END. | DIMMING LUTRON ATHENA TOUCH SCREEN (OR EQUAL) | ALL EXTERIOR LIGHTING TO BE DIMMABLE.<br>ALL EXTERIOR LIGHTING TO BE PROVIDED WITH MANUAL ON/OFF CONTROL.<br>MANUAL DIMMING ZONES TO BE DEVELOPED.<br>ASSUME (8) TOTAL MANUAL DIMMING ZONES WILL BE PROVIDED. FINAL DIMMING ZONES/SCENES TO BE COORDINATED WITH ARCHITECT AND OWNER. | ASTRONOMICAL TIME CLOCK AND PHOTOCELL FOR AUTOMATIC EXTERIOR LIGHTING CONTROL.<br>SET TIME CLOCK TO THE FOLLOWING:<br>30 MIN AFTER SUNRISE: TRIGGER EXTERIOR LIGHTING OFF SCENE.<br>30 MIN BEFORE SUNSET: TRIGGER EXTERIOR LIGHTING ON SCENE.<br>ALL EXTERIOR LIGHTING TO DIM TO 30% OUTPUT BETWEEN MIDNIGHT AND 6AM.<br>PICKLEBALL COURT LIGHTING TO AUTOMATICALLY DIM TO 30% OUTPUT 15MIN BEFORE COURT CLOSING TIME, THEN AUTOMATICALLY SHUT OFF AT COURT CLOSING TIME. FINAL TIME TO BE CONFIRMED WITH OWNERSHIP.<br>LOCATE EXTERIOR PHOTOCELL ON ROOF. CONFIRM EXACT SENSOR LOCATION WITH SELECTED LIGHTING CONTROL MANUFACTURER TO ENSURE OPTIMAL PERFORMANCE. PHOTOCELL TO OVERRIDE TIME CLOCK SETTINGS WHEN MINIMAL DAYLIGHT IS DETECTED DURING DARK WEATHER PATTERNS.<br>PROVIDE OVERRIDE SWITCH IN UTILITY ROOM FOR ON/OFF OVERRIDE CONTROL OF ALL EXTERIOR LIGHTING. LABEL SWITCH "EXTERIOR LIGHTING OVERRIDE." |




1 SITE PHOTOMETRIC PLAN

SCALE = 1" = 40'

## GENERAL NOTES

A. REFER TO SHEET EP1.00 FOR LUMINAIRE SCHEDULE. LIGHTING PLANS AND SCHEDULE TO BE READ IN CONJUNCTION WITH LUMINAIRE CUT SHEET PACKAGE PROVIDED AS SUPPLEMENTAL DOCUMENT PACKAGE.

B. REFER TO SHEET EP1.01 FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.

C. EMERGENCY EGRESS LIGHTING DESIGNATIONS TO BE DEVELOPED. ALL DESIGNATED EXTERIOR EMERGENCY EGRESS LIGHTING TO HAVE LUMINAIRES WITH INTEGRAL BATTERY BACKUP.

D. PHOTOMETRIC EVALUATION HAS BEEN CALCULATED FOR ILLUMINANCE. VALUES EXPRESSED IN FOOTCANDLES USING 10' X 10' GRID SPACING.

E. LUMINAIRE SELECTIONS AND LIGHTING DESIGN COMPLIES WITH IESNA RP-33-14 LIGHTING FOR EXTERIOR ENVIRONMENTS, SECTION 4.10-3 OF RANCH PLAN EIR 589, AND MAXIUM BACKLIGHT, UPLIGHT, AND GLARE (BUG) RATINGS PER CALGREEN TITLE 24, PART 11 FOR LZ2.

## FLAG NOTES

1. LIGHTING AT THIS LOCATION NOT INCLUDED IN SITE ILLUMINATION LEVELS. LUMINAIRES EXIST UNDER CANOPY, SHELTER, OR OTHER STRUCTURE NOT EXPOSED TO THE NIGHT SKY.

2. INTERNALLY ILLUMINATED SIGN BY OTHERS. REFER TO SIGNAGE CONSULTANT DRAWING PACKAGE FOR DETAILS.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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
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SDP PERMIT# PA20-0056

key plan

county revisions

client submittals/revisions

| | |
|---|---|
| SDP REVISION 1 | 08.19.2021 |

drawing title

EXTERIOR SITE PHOTOMETRIC PLAN

drawing information

| | |
|---|---|
| DATE | 6.20.2021 |
| SCALE | As indicated |
| DRAWN | Author |
| JOB # | 18-042 |


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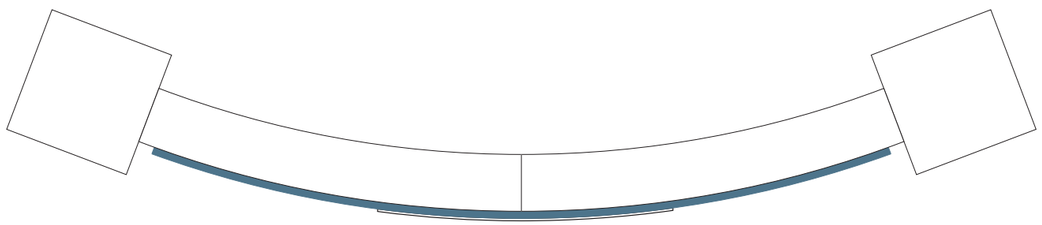
sheet number

EP1.01

# Logo, Colors & Exact Shape TBD - Position on Site and Overall Length to Remain



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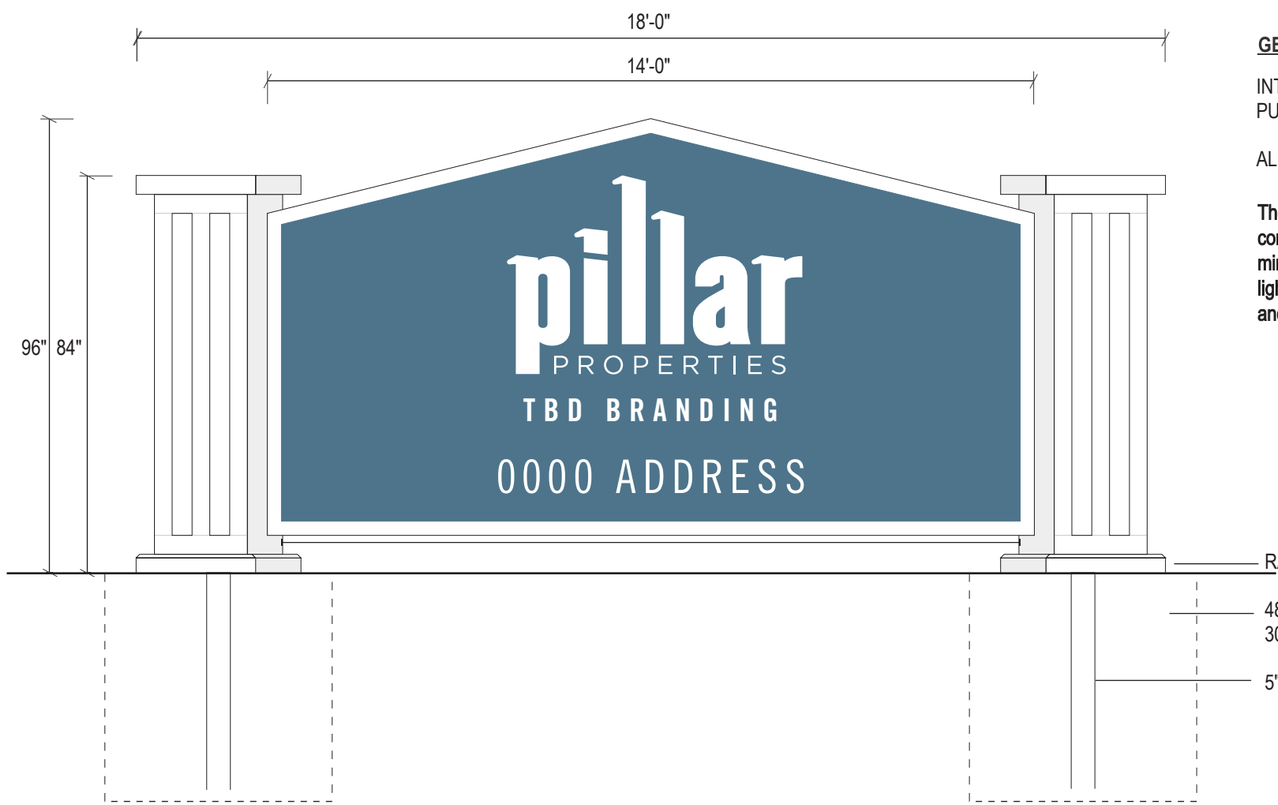
08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

## Plan View
**3/8" = 1'-0"**

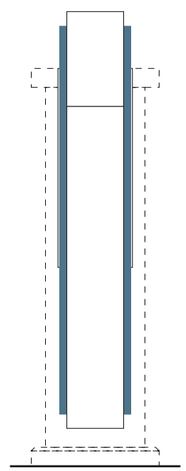



**GENERAL NOTES:**

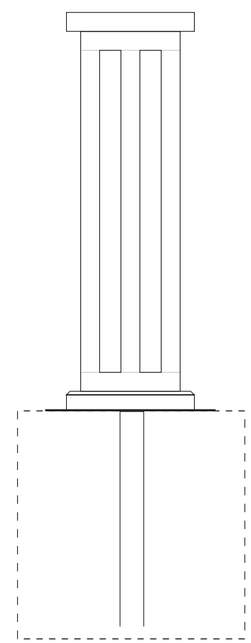
INTERNALLY ILLUMINATED
PUSH-THRU LETTERS/LOGO

ALUMINUM & PVC CONSTRUCTION

The lighting shall be designed and constructed in a manner that minimizes the diffusion of reflective light into surrounding neighborhoods and/or into the night sky



**SECTION THRU SIGN**



**END VIEW**

## Sign 07 - S/F Monument Sign - Internally Illuminated
**1/16" = 1'-0"**

POBLOCKI SIGN COMPANY LLC

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Charleston Grand Rapids Madison
Nashville Charlotte Tampa
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Project

MERRILL GARDENS
SENIOR LIVING

**Rancho Mission Viejo, CA**

Scale: As Noted
Original Page Size: 11" x 17"

Notes

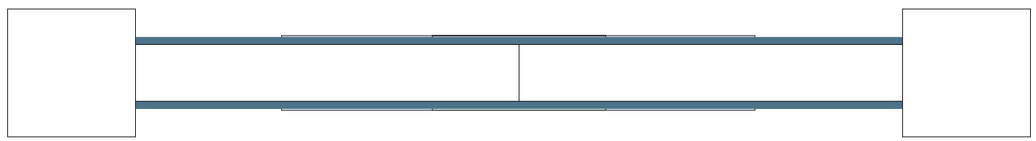
- Concept
- 06.29.2021

SDP PERMIT# PA20-0056

**S/F Monument Sign**
**Sign 03**

**S-1**

# Logo, Colors & Exact Shape TBD - Position on Site and Overall Length to Remain



REVIEWED FOR CODE COMPLIANCE

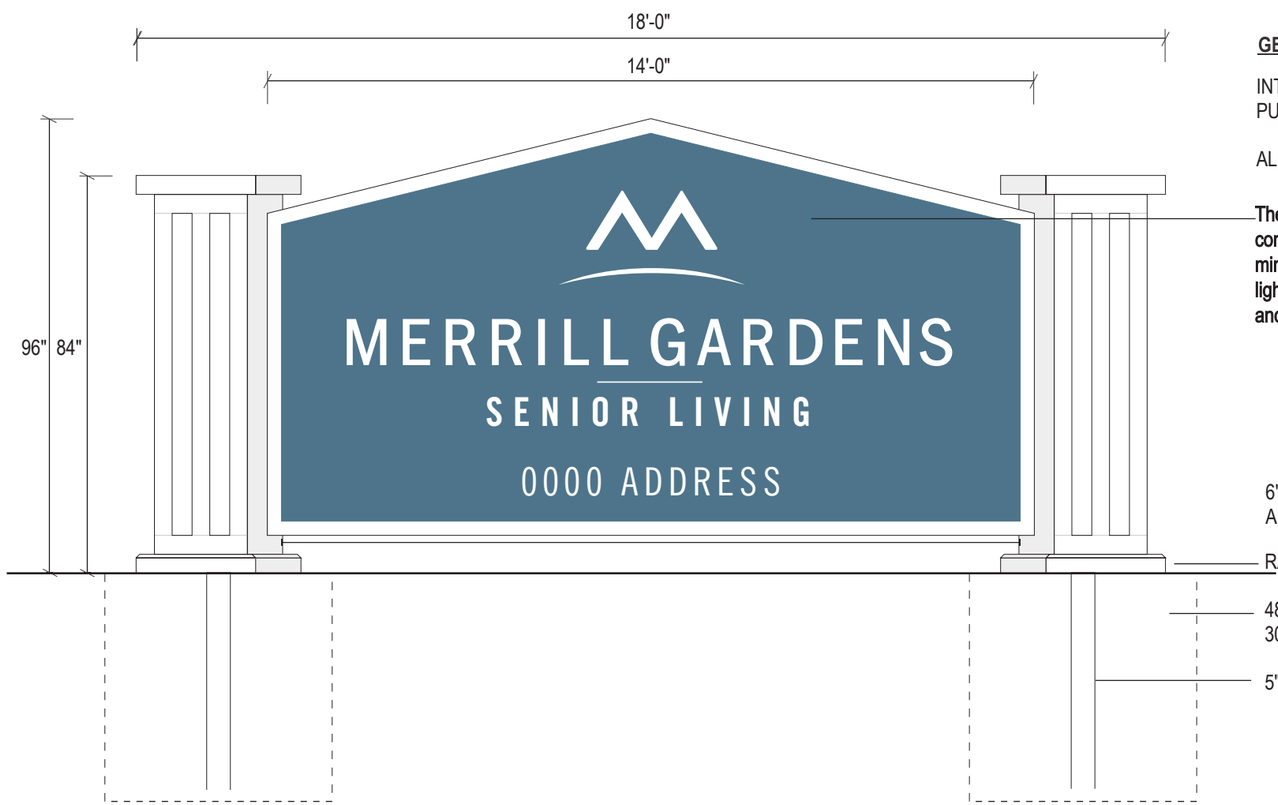
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

## Plan View
**3/8" = 1'-0"**




**GENERAL NOTES:**

INTERNALLY ILLUMINATED
PUSH-THRU LETTERS/LOGO

ALUMINUM & PVC CONSTRUCTION

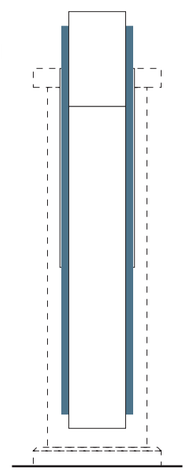
The lighting shall be designed and constructed in a manner that minimizes the diffusion of reflective light into surrounding neighborhoods and/or into the night

6" TALL NON-ILLUMINATED ADDRESS

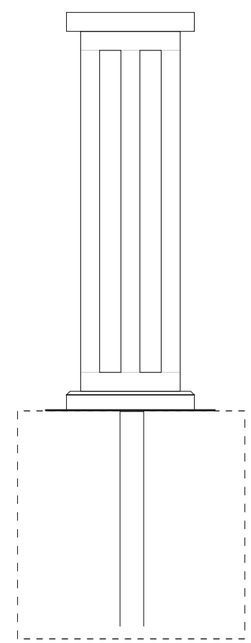
RAISED CONCRETE PAD

48" CUBIC FOUNDATION
3000 PSI CONCRETE

5" SCH 40 ST PIPE



**SECTION THRU SIGN**



**END VIEW**

## Sign 08 - D/F Monument Sign - Internally Illuminated
**3/8" = 1'-0"**


POBLOCKI SIGN COMPANY LLC

Orlando Raleigh Boston Milwaukee
Charleston Grand Rapids Madison
Nashville Charlotte Tampa
www.poblocki.com

Luke Minton | 407-885-4097 | lminton@poblocki.com



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This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.


Project

MERRILL GARDENS
SENIOR LIVING

**Rancho Mission Viejo, CA**

Scale: As Noted
Original Page Size: 11" x 17"

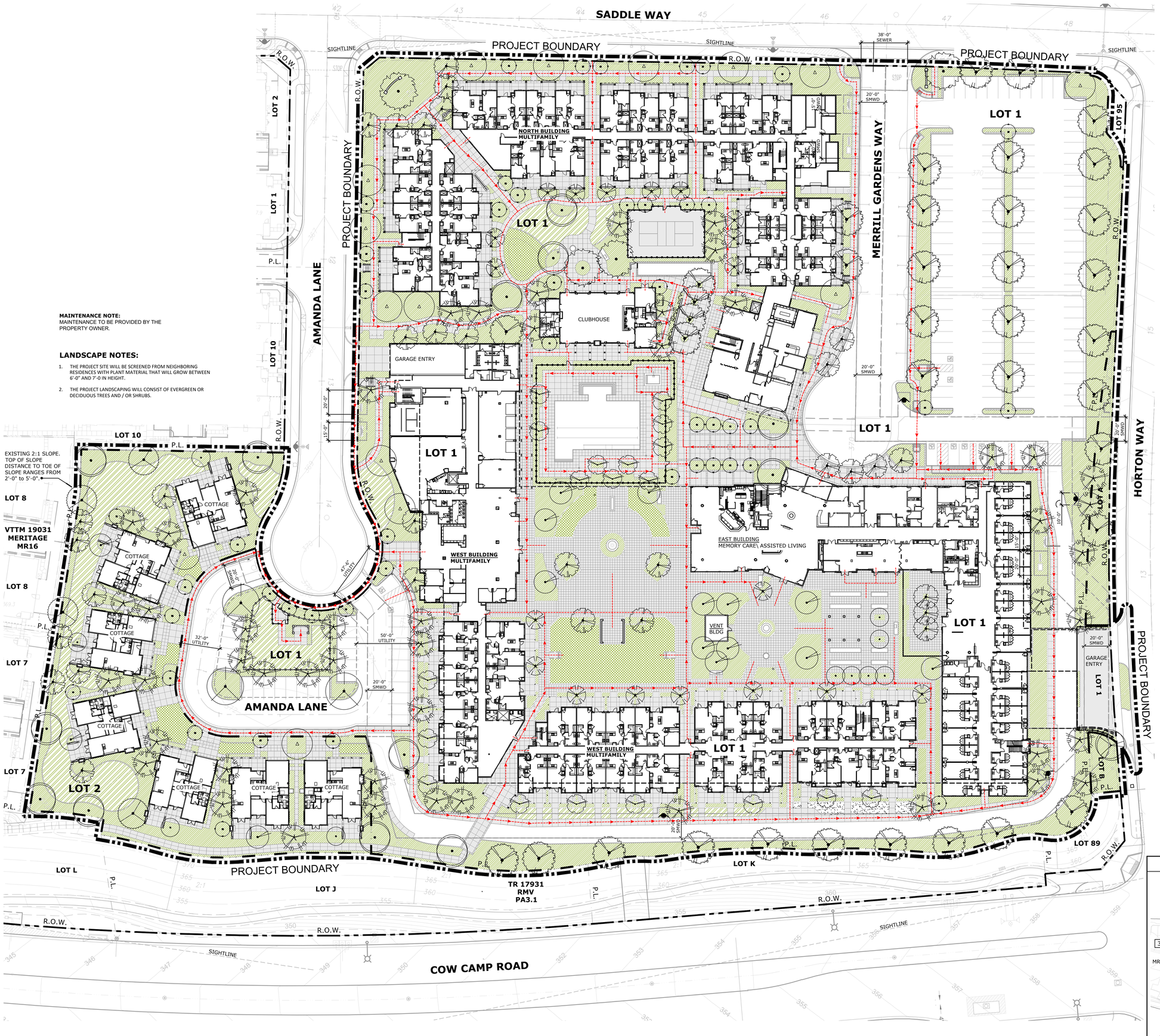
Notes

- Concept
- 06.29.2021

SDP PERMIT# PA20-0056

**D/F Monument Sign**
**Sign 08**

**S-2**




**MAINTENANCE NOTE:**
MAINTENANCE TO BE PROVIDED BY THE PROPERTY OWNER.

## LANDSCAPE NOTES:

1. THE PROJECT SITE WILL BE SCREENED FROM NEIGHBORING RESIDENCES WITH PLANT MATERIAL THAT WILL GROW BETWEEN 6'-0" AND 7'-0 IN HEIGHT.
2. THE PROJECT LANDSCAPING WILL CONSIST OF EVERGREEN OR DECIDUOUS TREES AND / OR SHRUBS.

## LANDSCAPE IRRIGATION NOTE

THERE ARE NO EXISTING IRRIGATION SYSTEMS LOCATED ON THIS SITE.

PROPOSED IRRIGATION SYSTEMS ARE LOCATED IN THE LANDSCAPED AREAS.

ALL PROPOSED LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH THE COUNTY OF ORANGE LANDSCAPE IRRIGATION CODE AND IMPLEMENTATION GUIDELINES (ADOPTED 12/15/09).

THE IRRIGATION SYSTEM IS SERVED WITH RECYCLED WATER AND WILL INCLUDE A WEATHER BASED IRRIGATION SYSTEM WITH ONSITE WEATHER STATION AND COMPUTER. THE SYSTEMS WILL BE A COMBINATION OF SPRAY AND DRIP IRRIGATION COMPLIANT WITH THE COUNTY OF ORANGE MODEL WATER EFFICIENT ORDINANCE. IRRIGATION WATER USE WILL COMPLY WITH WATER ALLOTMENTS DEFINED IN THE ORDINANCE.

## LANDSCAPE CALCULATION

TOTAL SITE ACREAGE (10.754 ACRES)
PROJECT AREA = 468,449 SQ. FT.
LANDSCAPE AREA = 125,281 SQ. FT.

27% OF PROJECT AREA COVERED BY LANDSCAPING

## PLANTING NOTES

COMPLETE LANDSCAPE IMPROVEMENT PLANS WILL BE PROVIDED WITH CONSTRUCTION, PLANTING AND IRRIGATION.

LANDSCAPE AREAS:

- TURF
- SYNTHETIC TURF
- PLANTING AREAS (SHRUBS, VINES, GROUNDCOVER, GRASSES, SUCCULENTS, ETC.). REFER TO CONCEPTUAL SHRUB PALETTES ON SHEET L-4.
- SHADE TREES
- FOCAL TREES
- ACCENT TREES

SHADE TREES WILL BE INCORPORATED INTO PARKING LOT DESIGNS (TO REDUCE EVAPORATIVE EMISSIONS FROM PARKED VEHICLES); WHERE SHADE TREES CAN BE SITED (TO REDUCE SUMMER COOLING NEEDS); SHADE TREES WILL BE INCORPORATED INTO BICYCLE AND PEDESTRIAN PATH DESIGN. REFER TO CONCEPTUAL TREE PALETTES ON SHEET L-4.

## CONSTRUCTION LEGEND

| | |
|---|---|
| C.L. | CENTER LINE |
| P.A. | PLANTING AREA |
| P.L. | PROPERTY LINE |
| R.O.W. | RIGHT-OF-WAY |

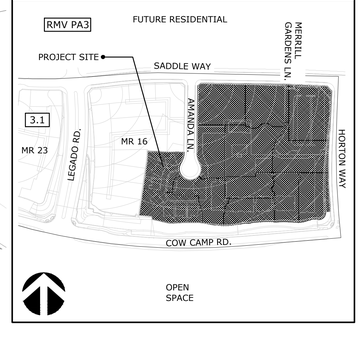
HANDICAP ACCESSIBLE PATH OF TRAVEL (4.9% MAX. SLOPE, 2% MAX. CROSS SLOPE)

R.O.W. LINE

PROPERTY LINE

EASEMENTS

## KEY MAP




REVIEWED FOR CODE COMPLIANCE

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

COUNTY REVISIONS

#

CLIENT REVISIONS

# Merrill Gardens RMV PA3.1
## Site Development Plans

Rancho Mission Viejo, CA

Tract # TTM 19032 (Lots 1, 2 and Lot A, B)
R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Avenue East, Suite 300
Seattle, WA 98102
Contact: Scott Haines (206)450-1990

**SDP PERMIT# PA20-0056**


LAND CONCERN
LANDSCAPE ARCHITECTURE

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


SITE DEVELOPMENT LANDSCAPE PLAN

PROJECT MANAGER
*Akin Smith*

DRAWN
*Jill Sweeney*

DATE
*June 20, 2022*

0 15 30 60
SCALE: 1" = 30'

SHEET
**L-3**

**SHRUBS** — ARCHITECTURAL STYLES

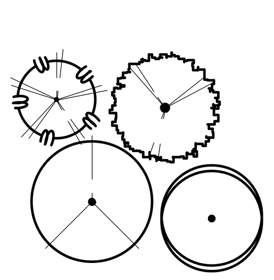
| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Arbutus unedo 'Compacta' | Dwarf Straberry Tree | Low | 5 Gal. | 5' | | | | | X | | | X | | | X | X | X | X | X | X |
| Buxus species | Boxwood | Moderate | 5 Gal. | 3' | X | | X | | X | | X | | | | X | X | X | X | X | X |
| Callistemon 'Little John' | Dwarf Callistemon | Low | 5 Gal. | 30" | | | X | | X | | X | | | | X | X | X | X | X | X |
| Camellia japonica | Japanese Camellia | Moderate | 5 Gal. | 6' | | | | | X | | | X | | | X | X | X | X | X | X |
| Cistus pulverulentus 'Sunset' | Magenta Rock Rose | Low | 5 Gal. | 4' | | | | | X | | X | | | | X | X | X | X | X | X |
| Dianella 'Little Rev' | Little Rev Flax Lily | Low | 1 Gal. | 2' | | | X | X | | X | | | | | X | X | | X | X | X |
| Dietes 'Orange Drop' | Orange Drop Lily | Moderate | 1 Gal. | 3' | | | X | | X | | X | | X | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Elaeocarpus decipiens | Japanese Blueberry Tree | Moderate | 15 Gal. | 3' | | | X | | X | | | X | | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Feijoa sellowiana | Pineapple Guava | Moderate | 5 Gal. | 5' | | | | | | | | X | | | X | X | | X | X | X |
| Gardenia jasminoides 'Veitchii' | Everblooming Gardenia | Moderate | 5 Gal. | 3' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Guara lindheimeri | Guara | Low | 1 Gal. | 2' | | | | X | | X | | | | | X | X | | X | X | X |
| Lantana x "New Gold' | New Gold Lantana | Low | 5 Gal. | 2' | | | X | X | | | X | | | Must be 'New Gold' variety Prohibited in highly visible, focal areas. | X | X | X | X | X | X |
| Laurus nobilis | Sweet Bay | Low | 5 Gal. | 5' | | | X | | X | | | X | | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Leonotis leonarus | Lion's Trail | Low | 1 Gal. | 5' | | | | | X | | | X | | | X | X | X | X | X | X |
| Leucophyllum sp. | Texas Ranger | Low | 5 Gal. | 5' | | | | | X | | | X | | | X | X | X | X | X | X |
| Ligustrum japonicum 'Texanum' | Waxleaf Privet | Moderate | 5 Gal. | 3' | X | | X | | X | | | X | X | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Liriope muscari | Blue Lilturf | Moderate | 1 Gal. | 18" | | | X | X | | X | | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Myoporum parvifolium 'Putah Creek' 'Putah Creek' | Creeping Myoporum | Low | 1 Gal. | 8' | | | | | | | | | | Slopes or planting area over 8' in width | X | X | X | X | X | X |
| Myrtus communis 'Compacta' | Dward Myrtle | Low | 5 Gal. | 3' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Nandina domestica 'Gulf Stream' | Heavenly Bamboo | Low | 1 Gal. | 18" | | | X | X | | X | | | | | X | X | X | X | X | X |
| Pittosporum crassifolium 'Nana' | Dwarf Karo | Moderate | 5 Gal. | 4' | | | | | X | | X | | | | X | X | X | X | X | X |
| Pittosporum tenuifolum 'Golf Ball' | Golf Ball Kohuhu | Moderate | 5 Gal. | 4' | | | | | X | | X | | | | X | X | X | X | X | X |
| Pittosporum tenuifolium 'Marjoree Channon' | Tawhiwhi | Moderate | 5 Gal. | 6' | | | | | X | | | X | | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Pittosporum tenuifolium 'Silver Sheen' | Silver Sheen Kohuhu | Moderate | 5 Gal. | 6' | | | | | X | | | X | | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Pittosporum tobira | Mock Orange | Moderate | 5 Gal. | 6' | | | | | X | | | X | | | X | X | X | X | X | X |
| Pittosporum tobira 'Crème de Mint' | Variegated Dwarf Tobira | Moderate | 1 Gal. | 30" | | | X | | X | | X | | | | X | X | X | X | X | X |
| Pittosporum tobira 'Variegata' | Variegated Tobira | Moderate | 5 Gal. | 4' | | | | | X | | | X | | | X | X | X | X | X | X |
| Podocarpus macrophyllus 'Maki' | Yew Pine | Moderate | 15 Gal. | 4' | | | X | | X | | | X | X | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Prunus caroliniana 'Bright n Tight' | Bright 'N Tight Carolina Laurel Cherry | Moderate | 15 Gal. | 4' | | | X | | X | | | X | X | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Rhaphiolepis indica 'Balleriana' | Ballerina Indian Hawthorn | Moderate | 5 Gal. | 3' | X | | X | | X | | X | | | | X | X | X | X | X | X |
| Rhaphiolepsis indica 'Clara' | White Indian Hawthorn | Moderate | 5 Gal. | 4' | | | | | X | | X | | | | X | X | X | X | X | X |
| Rhaphiolepsis indica 'Pinkie' | Pink Indian Hawthorn | Moderate | 5 Gal. | 4' | | | | | X | | | X | | | X | X | X | X | X | X |
| Rhaphiolepis umbellata 'Minor' | Yedoo Hawthorn | Low | 5 Gal. | 2' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Rosa 'Flower Carpet' | Flower Carpet Rose | Moderate | 5 Gal. | 3' | | | | | | | X | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Rosa 'Iceberg' | White Shrub Rose | Moderate | 5 Gal. | 3' | | | | | X | | | X | | * Not allowed along walkways or parking | | X | | X | X | X |
| Russelia equisetiformis | Coral Fountain | Low | 1 Gal. | 2' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Salvia leucantha 'Midnight' | Purple Mexican Sage | Low | 5 Gal. | 4' | | | | | X | | | X | | | X | X | X | X | X | X |
| Salvia leucantha 'Santa Barbara' | Santa Barbara Sage | Low | 5 Gal. | 3' | | | | | X | | | X | | | X | X | X | X | X | X |
| Tecoma 'Crimson Flare' (or equal) | Esperanza | Low | 5 Gal. | 6' | | | | | X | | | X | | | | X | | X | X | X |
| Tecoma 'Sierra Apricot' | Esperanza | Low | 5 Gal. | 4' | | | | | X | | | X | | | | X | | X | X | X |
| Tecoma 'Solar Flare' (or equal) | Esperanza | Low | 5 Gal. | 6' | | | | | X | | | X | | | | X | | X | X | X |
| Tecoma stans | Esperanza | Low | 5 Gal. | 6' | | | | | X | | | X | | | | X | | X | X | X |
| Teucrium chamaedrys | Germander | Low | 1 Gal. | 3' | | | | | X | | X | | | | X | X | X | X | X | X |
| Tulbaghia violacea | Sweet Garlic | Moderate | 1 Gal. | 18" | | | | X | | X | | | | | X | X | X | X | X | X |
| Westringia fruticosa sp. | Coast Rosemary | Low | 5 Gal. | 4' | X | | | | X | | | X | | | X | X | X | X | X | X |

*** Additional Requirements:** Shrubs with strapped leaves or thorns are not to be planted along walkways or parking stalls.

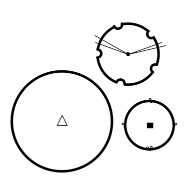
**GRASSES** — ARCHITECTURAL STYLES

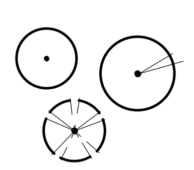
| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bouteoua gracilis | Blond Ambition Grass | Low | 1 Gal. | 12" | | | | | | | X | | | | X | X | X | X | X | X |
| Carex tumulicola | Berkeley sedge | Low | 1 Gal. | 2' | | | | | X | | X | | | | | X | | X | | X |
| Chondropetalum tectorum | Small Cape Rush | Low | 1 Gal. | 3' | | | | | | | X | | | | | X | | X | | X |
| Festuca mairei | Maire's Fescue | Moderate | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Leymus condensatus 'Canyon Prince' | Canyon Prince Wild Rye | Low | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Lomandra longifolia 'Breeze' | Dwarf Mat Rush | Low | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Miscanthus transmorrisonensis | Evergreen Eulalia | Low | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Muhlenbergia capilaris 'Regal Mist' | Hairy Awn Muhly | Low | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Muhlenbergia dubia | Pine Muhly | Low | 1 Gal. | 3' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Muhlenbergia lindheirmeri | Lindheimer muhly | Moderate | 1 Gal. | 4' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Muhlenbergia rigens | Deer Grass | Moderate | 1 Gal. | 2' | | | | | X | | X | | | * Not allowed along walkways or parking | | X | | X | | X |
| Pennisetum mesiacum | Red Bunny Tails | Moderate | 1 Gal. | 2' | | | | | X | | | | | * Not allowed along walkways or parking | | X | | X | | X |
| Penniseutum spathiolatum | Slender Veldt Grass | Low | 1 Gal. | 2' | | | | | X | | | | | * Not allowed along walkways or parking | X | X | X | X | X | X |

*** Additional Requirements:**
Grasses and strapped leafed plants are not to be planted along walkways or parking stalls where they will pose a tripping hazard.



| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|
| | ULMUS PARVIFOLIA 'DRAKE' | EVERGREEN ELM | 36" BOX | 30 FT. O.C. |
| | QUERCUS SPECIES | OAK TREE | 36" BOX MIN. | N\A |
| | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 36" BOX | N\A |
| | TRISTANIA CONFERTA | BRISBANE BOX | 24" BOX MIN. | N\A |
| | RHUS LANCEA | AFRICAN SUMAC | 36" BOX | N\A |
| | MAGNOLIA SPECIES | MAGNOLIA TREE | 24" BOX MIN. | N\A |
| | LAGERSTROEMIA INDICA 'FAURIEI SPECIES' | CRAPE MYRTLE | 24" BOX MIN. | N\A |
| | ERIOBOTRYA SPECIES | LOQUAT | 24" BOX | N\A |
| | ARBUTUS SPECIES | STRAWBERRY TREE | 24" BOX | N\A |
| | CITRUS SPECIES | CITRUS | 24" BOX | N\A |
| | FEIJOA SELLOWIANA | PINEAPPLE GUAVA | 24" BOX | N\A |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 36" BOX | N\A |





**SHRUBS** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Blechnum gibbum 'Silver Lady' | Silver Lady Fern | Moderate | 5 Gal. | 3' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Camellia japonica | Japanese Camellia | Moderate | 5 Gal. | 5' | | | | | X | | | X | | | X | X | X | X | X | X |
| Clivia miniata | Kaffir Lily | Moderate | 5 Gal. | 2' | | | X | | X | | X | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Coprosma repens 'Marble Queen' | Dwarf Variegated Mirror Plant | Moderate | 5 Gal. | 4' | | | | | | | X | | | | X | X | X | X | X | X |
| Correa 'Ivory Bells' | White Australian Fuchsia | Low | 5 Gal. | 4' | | | | | X | | | X | | | X | X | X | X | X | X |
| Correa 'Wyn's Wonder' | Variegated Australian Fuchsia | Low | 5 Gal. | 4' | | | | | X | | X | | | | X | X | X | X | X | X |
| Dianella 'Little Rev' | Little Rev Flax Lily | Low | 1 Gal. | 2' | | | X | X | | X | | | | | X | X | | X | X | X |
| Dietes bicolor | Fortnight Lily | Moderate | 1 Gal. | 4' | | | X | | X | | X | | X | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Dietes grandiflora | Fairy Iris | Moderate | 5 Gal. | 4' | | | X | | X | | X | | X | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Ilex vomitoria 'Nana' | Dwarf Yaupon Holly | Moderate | 5 Gal. | 5' | X | | | | X | | | X | | | X | X | X | X | X | X |
| Loropetalum standard | Fringe Flower | Moderate | 5 Gal. | 5' | | | | | X | | | X | X | | X | X | X | X | X | X |
| Ligustrum japonicum | Waxleaf Privet | Moderate | 15 Gal. | 4' | | | | | | | | | X | Tree Form Accent specimen. Limmited use in front yard areas due to bees and litter | X | X | X | X | X | X |
| Ligustrum japonicum 'Texanum' | Waxleaf Privet | Moderate | 5 Gal. | 3' | X | | X | | X | | | X | X | Accent specimen or pruned hedge | X | X | X | X | X | X |
| Liriope muscari | Blue Lilturf | Moderate | 1 Gal. | 18" | | | X | X | | X | | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Philodendron 'Xanadu' | Cut-leaf Philodendron | Low | 1 Gal. | 3' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Myrica californica | Pacific Wax Myrtle | Low | 5 Gal. | 8' | | | | | | | | X | X | Maintain as hedge/screen | X | X | X | X | X | X |
| Rhamnus californica 'Eve Case' | Coffeeberry | Low | 5 Gal. | 6' | | | | | | | | X | X | | X | X | X | X | X | X |
| Rhaphiolepis indica 'Springtime' | Ballerina Indian Hawthorn | Moderate | 5 Gal. | 4' | | | | | X | | | X | | | X | X | X | X | X | X |
| Tulbaghia violacea | Sweet Garlic | Moderate | 1 Gal. | 18" | | | | X | | X | | | | | X | X | X | X | X | X |
| Woodwardia unigemmata | Jeweled Chain Fern | Moderate | 5 Gal. | 4' | | | | | X | | X | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Viburnum tinus compactum | Compact Laurustinus | Moderate | 5 Gal. | 5' | | | | | X | | | X | | | X | X | X | X | X | X |

*** Additional Requirements:**
Shrubs with strapped leaves or thorns are not to be planted along walkways or parking stalls.

**GROUNDCOVERS** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Acacia redolens 'Desert Carpet' | Prostrate Acacia | Low | 1 Gal. | 8' | | | | | | | | | | Slopes or planting area over 8' in width only | X | X | X | X | X | X |
| Baccharis pilularis 'Pigeon Point' | Dwarf Coyote Brush | Low | 1 Gal. | 4' | | | | | | X | | | | Top of slope or well drained areas only | X | X | X | X | X | X |
| Convolvulus sabatius | Ground Morning Glory | Low | 1 Gal. | 3' | | | | X | | X | | | | | X | X | X | X | X | X |
| Dymondia Margaretae | Silver Carpet | Low | Flats | 18" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Erigeron karvinskianus | Santa Barbara Daisy | Moderate | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Fragaria chiloensis | Ornamental Strawberry | Moderate | Flats | 18" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Pelargonium peltatum | Ivt Geranium | Moderate | 1 Gal. | 3' | | | | X | | X | | | | | X | X | X | X | X | X |
| Pyracantha koidzumii 'Santa Cruz' | Santa Cruz Firethorn | Moderate | 1 Gal. | 4' | | | | | | X | | | | | X | X | X | X | X | X |
| Rosmarinus officinalis 'Huntington Carpet' | Creeping Rosemary | Low | 1 Gal. | 3' | | | | X | | X | | | | | X | X | X | X | X | X |
| Salvia 'Bee's Bliss' | Bee's Bliss Sage | Low | 1 Gal. | 4' | | | | | | X | | | | | | X | | X | X | X |
| Trachelospermum asiaticum | Asian Jasmine | Moderate | 1 Gal. | 3' | | X | | X | | X | | | | | X | X | X | X | X | X |
| Trachelospermum jasminoides | Star Jasmine | Moderate | 1 Gal. | 3' | | | | X | | X | | | | | X | X | X | X | X | X |

**VINES** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Calliandra haematorcephala | Pink Powder Puff | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Clytostoma callistegioides | Lavender Trumpet Vine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | Acceptable for garage vine trellis | X | X | X | X | X | X |
| Distictis buccinatoria | Blood Red Trumpet Vine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Distictis 'Rivers' | Royal Trumpet Vine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Gelsemium sempervirens | Carolina yellow jasmine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | Acceptable for garage vine trellis | X | X | X | X | X | X |
| Grewia occidentalis | Lavender Star Flower | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Pandorea pandorana | Wonga Wonga Vine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | Acceptable for garage vine trellis | X | X | X | X | X | X |
| Pyrostegia venusta | Flame Vine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Tecoma x 'Varieties (espalier) | Esperanza | Low | 5 Gal. | 8' | | | X | | X | | | X | | | X | X | X | X | X | X |
| Trachelospermum jasminoides | Star Jasmine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | Acceptable for garage vine trellis | X | X | X | X | X | X |

**Additional Requirements:**
Vines selected for the supports around garage doors must be non-clinging.
All vines are required to have some sort of support system and not be directly attached to the walls or structures. See the Village Landscape Standards for the approved Vine Support System and approved Vine Trellises.

**SUCCULENTS** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Aeonium decorum | Green Pinwheel Aeonium | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium haworthii | Pinwheel Aeonium | Low | 1 Gal. | 2' | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium 'Jolly Green' | Jolly Green Aeonium | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium undulatum 'Pseudotabuliforme' | Saucer Plant Aeonium | Low | 1 Gal. | 2' | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium urbicum | Dinner Plate Aeonium | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium urbicum 'Rubrum' | Red Salad Bowl Aeonium | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aeonium urbicum 'Side Salad' | Side Salad Aeonium | Low | 1 Gal. | 16" | | X | | X | | X | | | | | X | X | X | X | X | X |
| Aloe arborescens | Candelabra Aloe | Low | 5 Gal. | 4' | | | | | X | | | X | | | X | | | | X | |
| Aloe blue elf | Blue Elf Aloe | Low | 1 Gal. | 2' | | X | | X | | X | | | | | X | | | | X | |
| Aloe petricola | Stone Aloe | Low | 1 Gal. | 3' | | | X | | X | | X | | | | X | | | | X | |
| Aloe striata | Coral Aloe | Low | 5 Gal. | 2' | | | X | | X | | X | | | | X | | | | X | |
| Aloe vera | Medicinal Aloe | Low | 5 Gal. | 2' | | | X | | X | | X | | | | X | | | | X | |
| Crassula arborescens | Silver Dollar Plant | Low | 1 Gal. | 3' | | | X | | X | | X | | | | X | X | X | X | X | X |
| Crassula ovata | Jade Plant | Low | 1 Gal. | 2' | X | | X | | X | | X | | | | X | X | X | X | X | X |
| Crassula jitters | Jitter Jade Plant | Low | 1 Gal. | 2' | | | X | | X | | X | | | | X | | | | X | |
| Crassula ovata 'Gollum' | Gollum Jade | Low | 1 Gal. | 2' | | | X | | X | | X | | | | X | | | | X | |
| Dasylirion quandrangulatum (D. Longissima) | Mexican Grass Tree | Low | 5 Gal. | 5' | | | | | | | | X | | * Not allowed along walkways or parking | X | | | | X | |
| Dasylirion wheeleri | Desert Spoon | Low | 5 Gal. | 4' | | | | | | | | X | | * Not allowed along walkways or parking | X | | | | X | |
| Echeveria agavoides | Carpet Echeveria | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | | X | X | X |
| Echeveria elegans | Mexican Snowball | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | | X | X | X |
| Echeveria 'Blue Curls' | Blue Curls Echeveria | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | | X | X | X |
| Echeveria x imbricata | Hens and Chicks | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | X | | X | X | X |
| Graptopetalum paraguayense | Ghost Plant | Low | 1 Gal. | 12" | | X | | X | | X | | | | | X | | | | X | |
| Hesperaloe parviflora | Red Yucca | Low | 5 Gal. | 3' | | | | | X | | X | | | | X | X | X | X | X | X |
| Kalanchoe luciae (K thyrsiflora) | Paddle Plant | Low | 5 Gal. | 2' | | | | | | | X | | | | X | | | | X | |
| Kniphovia uvaria | Red Hot Poker | Low | 1 Gal. | 3' | | | X | | X | | X | | | | X | | | | X | |
| Lampranthus spectabilis | Trailing Ice Plant | Low | Flats | 3' | | X | | X | | X | | | | | X | | | | X | |
| Portulacaria afra | Elephant Food | Low | 1 Gal. | 3' | | X | | X | | X | | | | | X | | | | X | |
| Sedum dendroideum | Bush Sedum | Low | 1 Gal. | 2' | | | | | | | | | | | X | | | | X | |
| Sedum nussbaumerianum | Coppertone Stonecrop | Low | 1 Gal. | 12" | | | | | | | | | | | X | | | | X | |
| Sempervivum techtorum | Common Houseleek | Low | 1 Gal. | 2' | | | | | | | | | | | X | | | | X | |
| Senecio mandraliscae | Blue Chalk Sticks | Low | 1 Gal. | 2' | | X | | X | | X | | | | Avoid high pedestrain traffic areas | X | | | | X | |
| Senecio serpens | Blue Chalksticks | Low | 1 Gal. | 2' | | X | | X | | X | | | | Avoid high pedestrain traffic areas | X | | | | X | |

*** Additional Requirements:**
Succulents and shrubs with strapped leaves or thorns are not to be planted along walkways or parking stalls.

**TREES** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | FOR USE IN TREE WELLS | MINIMUM PLANTING AREA REQUIRED * | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cibotium schiedei | Mexican Tree Fern | Moderate | 24" Box | | 10' x 10' | | X | X | X | X | X | X |
| Dicksonia antarctica | Tasmanian Tree Fern | Moderate | 24" Box | | 10' x 10' | | X | X | X | X | X | X |
| Stenocarpus sinuatus | Firewheel Tree | Moderate | 24" Box | X | 12' x 12' | Light shade to full sun exposure. Mature height of 25'-0" to 30'-0" | X | X | X | X | X | X |

**Additional Requirements:**
Vines selected for the supports around garage doors must be non-clinging.
All vines are required to have some sort of support system and not be directly attached to the walls or structures. See the Village Landscape Standards for the approved Vine Support System and approved Vine Trellises.

**VINES** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sollya heterophylla | Australian Bluebell Creeper | Moderate | 5 Gal. | 5' | | | X | | X | | | X | | Trellis Only | X | X | X | X | X | X |
| Trachelospermum jasminoides | Star Jasmine | Moderate | 5 Gal. | 8' | | | X | | X | | | X | | Acceptable for garage vine trellis | X | X | X | X | X | X |

**Additional Requirements:**
Vines selected for the supports around garage doors must be non-clinging.
All vines are required to have some sort of support system and not be directly attached to the walls or structures. See the Village Landscape Standards for the approved Vine Support System and approved Vine Trellises.

**GRASSES** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Carex flacca 'Blue Zinger' | Blue Zinger Sedge | Low | 1 Gal. | 18" | | | | X | | X | | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Lomandra longifolia 'Breeze' | Tiger Grass | Low | 1 Gal. | 3' | | | | | | | | | | * Not allowed along walkways or parking | X | X | X | X | X | X |
| Ophiopogon japonicus | Mondo Grass | Moderate | 1 Gal. | 1' | | X | | X | | X | | | | Light shade to Full sun exposure | X | X | X | X | X | X |
| Thysanolaena maxima | Dwarf Mat Rush | Low | 1 Gal. | 6' | | | | | X | | | X | X | * Not allowed along walkways or parking | X | X | X | X | X | X |

*** Additional Requirements:**
Grasses and strapped leafed plants are not to be planted along walkways or parking stalls where they will pose a tripping hazard.

**SUCCULENTS** — ARCHITECTURAL STYLES

| BOTANICAL NAME | COMMON NAME | WUCOLS | MIMIMUM SIZE | SPACING | Planter Widths 30" – Placement: Middleground | 3' Foreground | 3' Background | 5' Foreground | 5' Background | 8' Foreground | 8' Middleground | 8' Background | Accent | ADDITIONAL REQUIREMENTS | Contemporary | Farmhouse | Mercantile | Prairie | Progressive Spanish | Ranch |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Portulacaria afra | Dwarf Elephant Food | Low | 1 Gal. | 3' | | | | X | | X | | | | | X | X | X | X | X | X |

*** Additional Requirements:**
Succulents and shrubs with strapped leaves or thorns are not to be planted along walkways or parking stalls.

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

COUNTY REVISIONS
#

CLIENT REVISIONS

# Merrill Gardens RMV PA3.1
## Site Development Plans

Rancho Mission Viejo, CA
Tract # TTM 19032 (Lots 1, 2 and Lot A, B)


R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Avenue East, Suite 300
Seattle, WA 98102
Contact:: Scott Haines (206) 450-1990


**SDP PERMIT# PA20-0056**


LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com


SITE DEVELOPMENT LANDSCAPE PALETTES

PROJECT MANAGER
Akin Smith

DRAWN
Akin Smith

DATE
June 20, 2022

SHEET
L-4

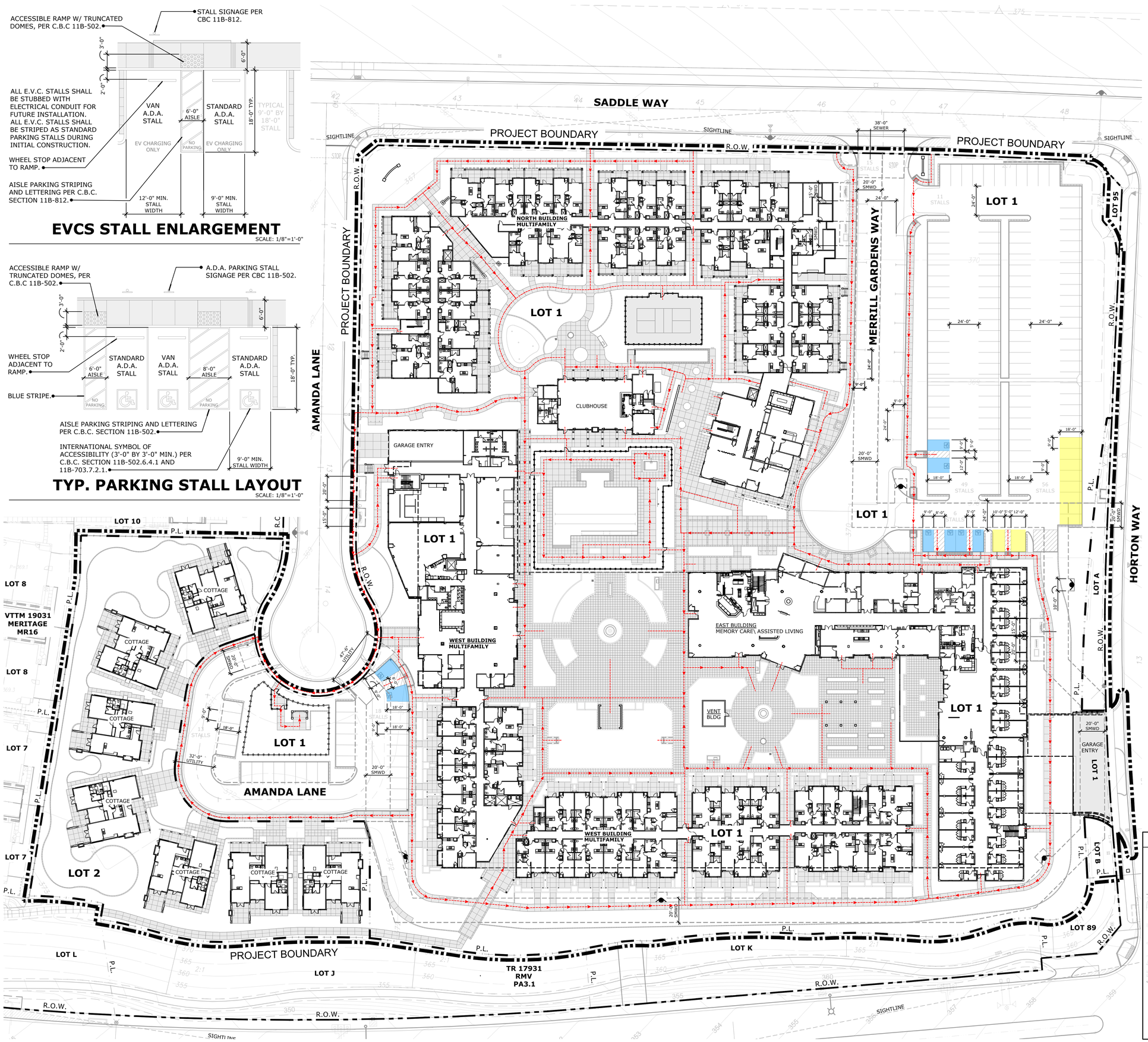
## EVCS STALL ENLARGEMENT

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




## TYP. PARKING STALL LAYOUT

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

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08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

### PARKING SCHEDULE

| SYM. | DESCRIPTION |
|---|---|
| | TYPICAL PARKING STALL (9'-0" BY 18'-0") |
| | A.D.A. PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502. |
| | A.D.A. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502. |
| | FUTURE CHARGING STATION PER SECTION S.106.5.3 OF 2016 CAL. GREEN. (E.V.C.) PLAN DESIGNATION |
| | FUTURE ACCESSIBLE CHARGING STATION PER SECTION S.106.5.3 OF 2019 CAL. GREEN 11B-812 OF 2019 CBC |

### SITE TABULATION

***Project Site:***
TTM #19032 (Lots 1, 2, and Lots A, B )
(10.754 Acres)

***Buildings:***

| | |
|---|---|
| West Building (Multi-family) Gross Area | 47,864 S.F.(1.099 Acres) |
| East Building (Memory Care\ Assisted Living) Gross Area | 33,523 S.F.(0.770 Acres) |
| North Building (Multi-family) Gross Area | 39,537 S.F.(0.908 Acres) |
| Clubhouse Gross Area | 4,031 S.F.(0.093 Acres) |
| Cottage (7 units at 2,160 S.F. each) Combined Cottages Gross Area | 15,120 S.F.(0.347 Acres) |

***Parking:***

| | |
|---|---|
| West Building 149 units (Multi-family) | 178.75 Stalls |
| East Building 126 units (Assisted Living) | 157.50 Stalls |
| North Building 143 units (Multi-family) | 186.25 Stalls |
| Total Stalls Required (1.25 stalls per unit) | 522.50 Stalls Required |
| **Total Stalls Provided** | **527 Stalls Provided** |
| Above Ground Facilities | 168 stalls provided |
| Underground Ground Facility | 359 stalls provided |

Above Ground Facilities

145 Standard Stalls
15 Street Parking Stalls
5 Accessible Stalls
3 Van Accessible Stalls

**Total Above Ground Stalls 168**

Underground Ground Facility

322 Standard Stalls
7 Accessible Stalls
1 Van Accessible Stalls
29 Clean Air/ E.V./ Van Pool Stalls

**Total Underground Stalls 359**

Future Charging Stations

Allow for (38) Future E.V.C. Stalls

Allow For (3)Future Van Accessible E.V.C. Stalls

Allow For (1)Future Accessible E.V.C. Stalls

**Total Stalls Provided** — **Stalls Provided 527**

### CONSTRUCTION LEGEND

| | |
|---|---|
| C.L. | CENTER LINE |
| P.A. | PLANTING AREA |
| P.L. | PROPERTY LINE |
| R.O.W. | RIGHT-OF-WAY |

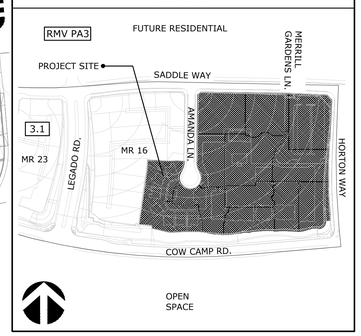
HANDICAP ACCESSIBLE PATH OF TRAVEL (4.9% MAX. SLOPE, 2% MAX. CROSS SLOPE)

R.O.W. LINE

PROPERTY LINE

EASEMENTS

### KEY MAP




COUNTY REVISIONS

| # | |
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CLIENT REVISIONS

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# Merrill Gardens RMV PA3.1

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PARKING EXHIBIT ABOVE GROUND

PROJECT MANAGER
*Akin Smith*

DRAWN
*A. Smith*

DATE
*June 20, 2022*

0 15 30 60
SCALE: 1" = 30'

SHEET
P1

Merrill Gardens Site Development Plans

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS GOVERNING THE CONSTRUCTION WORK AS DESCRIBED IN THE EXHIBITS. OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS IN ACCORDANCE WITH ALL REQUIREMENTS FOR CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

08/04/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

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| | A.D.A. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502. |
| | CLEAN AIR/ VAN POOL/ EV DESIGNATED PARKING STALLS PER CAL GREEN SECTION 5.106.5.2 & 5.106.5.3. DESIGNATED LOCATIONS SUBJECT TO CHANGE AT CONSTRUCTION DRAWING LEVEL. |
| | FUTURE CHARGING STATION PER SECTION S.106.5.3 OF 2016 CAL. GREEN. (E.V.C.) PLAN DESIGNATION |
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| | |
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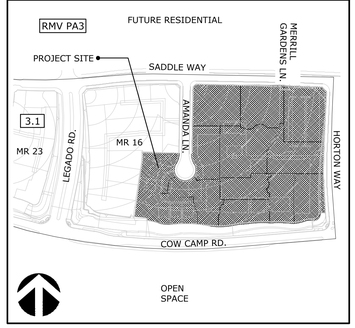
HANDICAP ACCESSIBLE PATH OF TRAVEL (4.9% MAX. SLOPE, 2% MAX. CROSS SLOPE)

R.O.W. LINE

PROPERTY LINE

EASEMENTS

## KEY MAP




COUNTY REVISIONS

#

CLIENT REVISIONS

# Merrill Gardens RMV PA3.1

## Site Development Plans

Rancho Mission Viejo, CA

Tract # TTM 19032 (Lots 1, 2 and Lot A, B)
R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Avenue East, Suite 300
Seattle, WA 98102
Contact: Scott Haines (206) 450-1990

SDP PERMIT# PA20-0056

LAND CONCERN
LANDSCAPE ARCHITECTURE

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

PARKING EXHIBIT UNDERGROUND

PROJECT MANAGER
*Akin Smith*

DRAWN
*A. Smith*

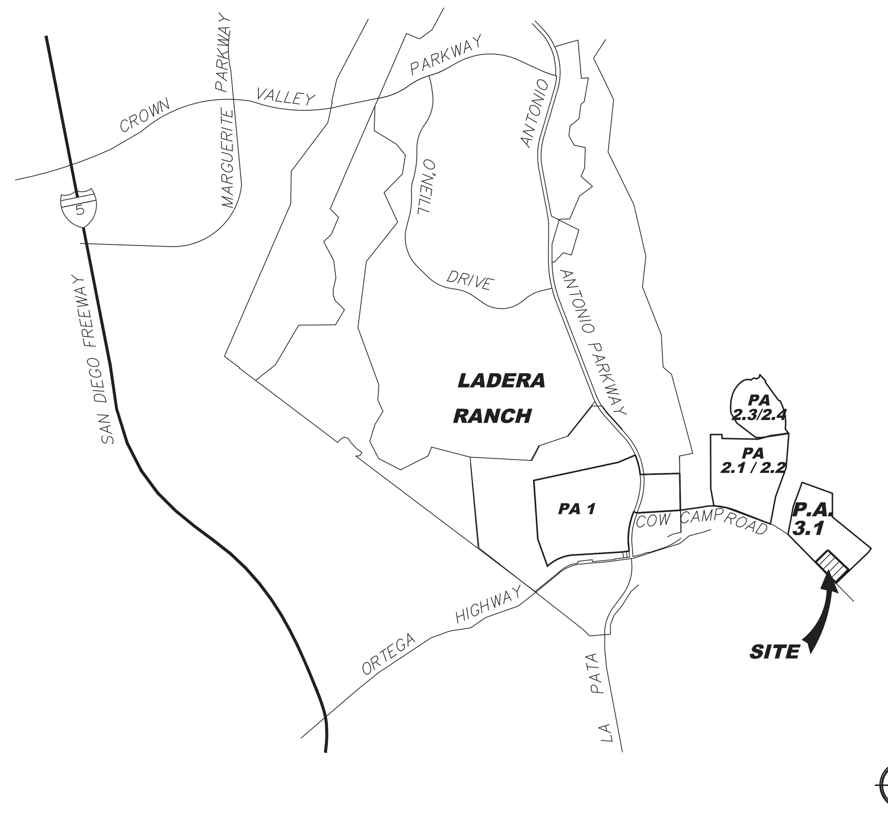
DATE
*June 20, 2022*

0 15 30 60
SCALE: 1" = 30'

SHEET
**P2**

# ORANGE COUNTY FIRE AUTHORITY

# FIRE MASTER PLAN




VICINITY MAP

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

OCFA STAMP

## PROJECT INFORMATION REQUIREMENTS
PROJECT LOCATION: RANCHO MISSION VIEJO RIENDA - PLANNING AREA 3.1
TRACT NUMBER: 19032
LOT NUMBER: LOTS 1 THROUGH 10

## DETAILED SCOPE OF WORK
THE MERRILL GARDENS PROJECT WITHIN RIENDA PLANNING ARE 3.1 OF RANCHO MISSION VIEJO, IS A SENIOR LIVING COMMUNITY CONSISTING OF INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE. THE PROJECT IS COMPRISED TO THREE (3) MULTI-UNIT BUILDINGS, SEVEN (7) DETACHED SINGLE FAMILY BUILDINGS, ONE (1) CLUBHOUSE BUILDING AND A SUBTERRANEAN PARKING GARAGE.

## NUMBER OF UNITS OR HOMES IN DEVELOPMENT (1)

| | |
|---|---|
| BUILDING 1 (EAST BUILDING): | 124 TOTAL (100 ASSISTED LIVING & 24 MEMORY CARE) |
| BUILDING 2 (WEST BUILDING): | 149 (MULTI FAMILY UNITS) |
| BUILDING 3 (NORTH BUILDING): | 143 (MULTI FAMILY UNITS) |
| COTTAGES: | 7 |
| **TOTAL** | **423 UNITS** |

## SPECIAL CONDITIONS
- ● FIRE HAZARD SEVERITY ZONE — ● STATE RESPONSE AREA — ○ LOCAL RESPONSE AREA
- ● STATE LICENSED FACILITY
- ○ AM&M — ○ PENDING — ○ COMPLETE SR:
- ○ METHANE MITIGATION

## NUMBER OF STORIES
1 to 4

## BUILDING HEIGHT
22' TO 59'-11"

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

| | | | | |
|---|---|---|---|---|
| ○ GROUP A1* | ● GROUP A2* | ● GROUP A3* | ○ GROUP A4* | ○ GROUP A5* |
| ● GROUP B | ○ GROUP E* | ○ GROUP F1 | ○ GROUP F2 | ○ GROUP H1* |
| ○ GROUP H2* | ○ GROUP H3* | ○ GROUP H4* | ○ GROUP H5* | ○ GROUP I1* |
| ○ GROUP I2* | ○ GROUP I3* | ○ GROUP I4* | ○ GROUP M | ○ GROUP R1* |
| ● GROUP R2* | ● GROUP R2.1 | ○ GROUP R2.2 | ● GROUP R3 | ○ GROUP R3.1 |
| ○ GROUP R4* | ○ GROUP S1# | ● GROUP S2# | ○ GROUP U | |

## TYPE OF CONSTRUCTION

| | |
|---|---|
| ● TYPE IA | ● TYPE IB |
| ○ TYPE IIA | ○ TYPE IIB |
| ● TYPE IIIA | ○ TYPE IIIB |
| ○ TYPE IV | |
| ● TYPE VA | ● TYPE VB |

## MIXED USE AND OCCUPANCY (PER CBC 508 & 509)
- ● ACCESSORY OCCUPANCIES (CBC 508.2) (ACCESSORY OCCUPANCY < 10% OF STORY)
- ○ INCIDENTAL USES (CBC 509)
- ● NONSEPARATED OCCUPANCIES (CBC 508.3)
- ● SEPARATED OCCUPANCIES (CBC 508.4)

## SPECIAL DETAILED REQUIREMENTS
- ○ HIGH RISE (CBC 403)
- ○ ATRIUM (CBC 404)
- ○ OPEN PARKING GARAGE (CBC 406.5)
- ○ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
- ○ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

## SPRINKLERS
- ● NEW — ○ MANDATORY — ○ VOLUNTARY
- ○ TENANT IMPROVEMENT

TYPE
- ● NFPA 13
- ● NFPA 13D
- ● NFPA 13R

- ○ FIRE PUMP
- ● STANDPIPES

## FIRE ALARM
- ● NEW — ● MANDATORY — ○ VOLUNTARY
- ○ TENANT IMPROVEMENT
- ● VOICE EVACUATION

## FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 3,750GPM @ 20PSI DURATION: 4 HOURS

## WATER AVAILIBILITY
*PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN*
FLOW:
PRESSURE:

- ● ON SITE FIRE HYDRANTS
TOTAL NUMBER:

## EMERGENCY RESPONDER RADIO COVERAGR (BDA)
● THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

## OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED--SEE OCFA INFO BULLETIN 02-13.
24. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
25. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
26. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2019 CBC AND/OR SECTION 337 OF THE 2019 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
27. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.
28. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

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

## APPLICABLE CODES
- ● 2019 CALIFORNIA FIRE CODE
- ● 2019 CALIFORNIA BUILDING CODE
- ● 2019 CALIFORNIA RESIDENTIAL CODE
- ● 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ● 2019 CALIFORNIA MECHANICAL CODE
- ● 2019 CALIFORNIA ELECTRICAL CODE
- ● 2019 CALIFORNIA PLUMBING CODE
- ● 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- ● APPLICABLE NFPA STANDARDS
- ● LOCALLY ADOPTED ORDINANCES CITY: RANCH PLAN FIRE PROTECTION PROGRAM
- ● CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE
- ● OCFA GUIDELINES

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

- ● ARCHITECTURAL PLAN
- ○ HIGH PILED COMBUSTIBLE STORAGE
- ○ CHEMICAL USE AND/OR STORAGE
- ○ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- ○ BATTERY/ENERGY STORAGE SYSTEM
- ● UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- ● SPRINKLER SYSTEM
- ● STANDPIPE SYSTEM
- ○ FIRE PUMP
- ● HOOD AND DUCT EXTINGUISHING SYSTEM
- ● ALARM SYSTEM

## PREREQUISITE PLANS
- ● PLANNING APPLICATION SR: PA20-0056
- ○ METHANE MITIGATION SR:
- ○ FUEL MODIFICATION PLAN SR:

## REVISION
● ORIGINAL PLAN SR:286422
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

## REVISION SCOPE OF WORK
THIS FIRE MASTER PLAN HAS BEEN REVISED TO REFLECT THE CURRENT BUILDING 3 FLOOR PLAN WHERE CLOUDED TO INDICATE THE SOLID ROOFS, NEW ENTRY AND WALKWAY ALONG THE EASTERN SIDE OF BUILDING 3 AND REMOVAL OF THE ELEVATOR AT THE NORTHEASTERN CORNER OF BUILDING 3. PROVIDED BUILDING 3 BUILDING INFORMATION ON THE COVER SHEET. BUILDING DATA TABLE HAS BEEN PROVIDED ON SHEET F-2

## PROJECT DIRECTORY
ARCHITECT
BUSINESS NAME: URBAL ARCHITECTURE
CONTACT NAME: DAN VURPILLAT
ADDRESS: 1938 FAIRVIEW AVENUE EAST, SUITE 100
CITY: SEATTLE STATE: WA ZIP: 98102
PHONE: 206-257-0972

PROPERTY OWNER
BUSINESS NAME: PILLAR PROPERTIES
CONTACT NAME: ATLEE ENGLISH
ADDRESS: 1938 FAIRVIEW AVENUE EAST, SUITE 300
CITY: SEATTLE STATE: WA ZIP: 98102
PHONE: 206-676-5600

CIVIL ENGINEER
BUSINESS NAME: HUNSAKER & ASSOCIATES, INC.
CONTACT NAME: DAVID FRANCKE
ADDRESS: 3 HUGHES
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: (949) 583-1010

| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 06/23/2022 | THIS FIRE MASTER PLAN HAS BEEN REVISED TO REFLECT THE CURRENT BUILDING 3 FLOOR PLAN WHERE CLOUDED TO INDICATE THE SOLID ROOFS, NEW ENTRY AND WALKWAY ALONG THE EASTERN SIDE OF BUILDING 3 AND REMOVAL OF THE ELEVATOR AT THE NORTHEASTERN CORNER OF BUILDING 3. PROVIDED BUILDING 3 BUILDING INFORMATION ON THE COVER SHEET. BUILDING DATA TABLE HAS BEEN PROVIDED ON SHEET F-2 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

DESIGNED: DAVID OATIS
DRAWN: FPS
CHECKED: FPS
DATE: 06/23/2022
SCALE: SPECIFIED ON SHEET

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
firesafe ::PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911
REVISED 6/2/2020 JAH

MERRILL GARDENS AT RIENDA PA3.1

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

**SDP PERMIT# PA20-0056**

SERVICE REQUEST NUMBER
300314

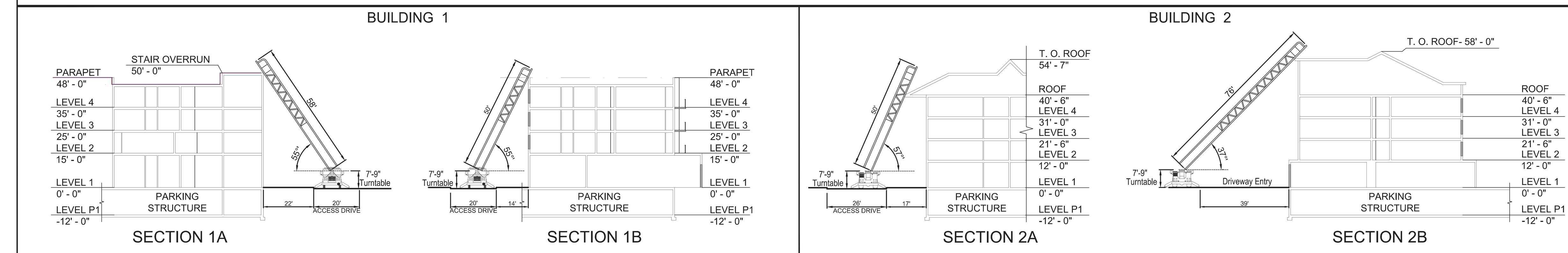
SHEET
F-1
OF 2

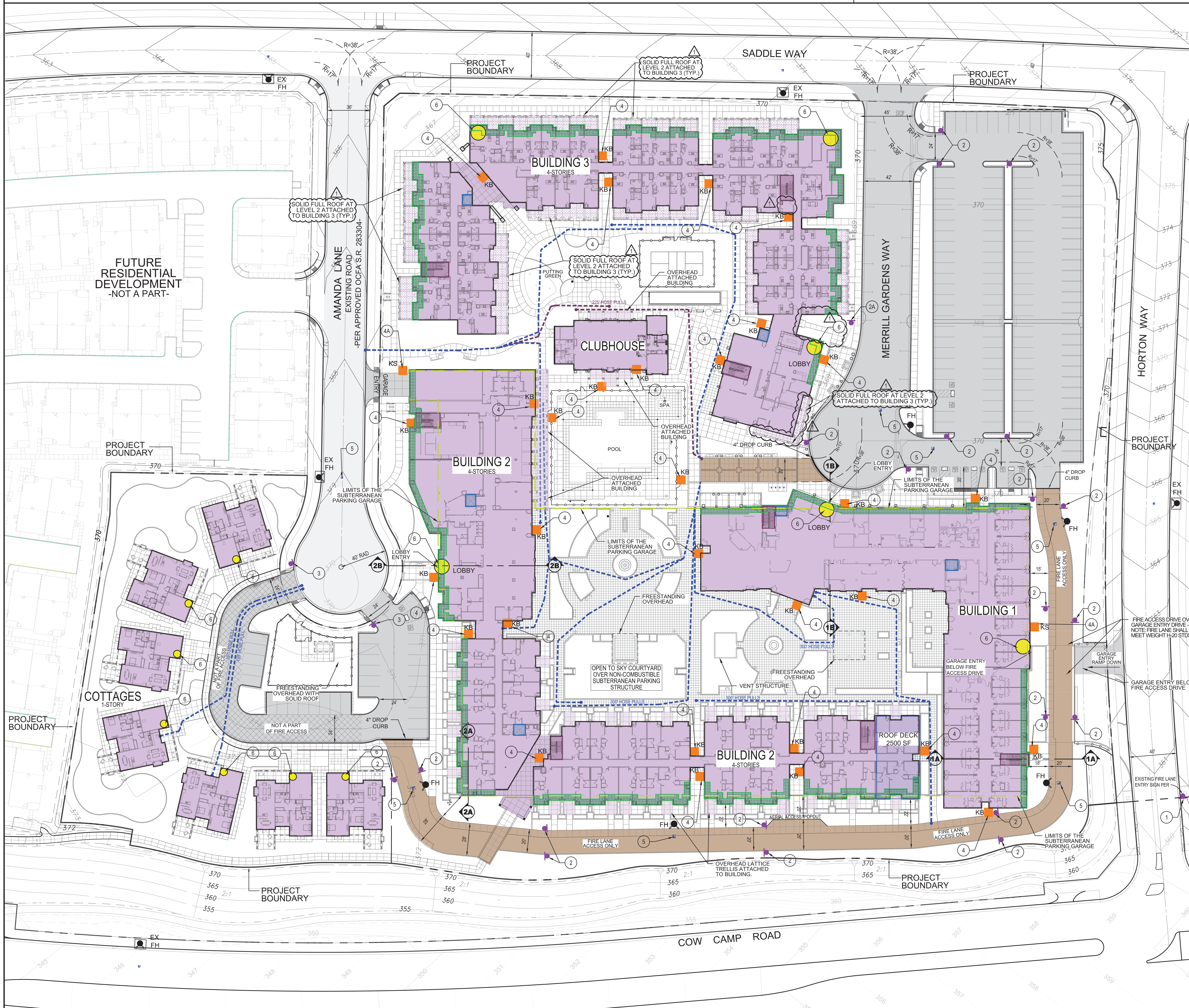
# MERRILL GARDENS
## FIRE MASTER PLAN
## VESTING TENTATIVE TRACT MAP 19032
### OCFA REVISION SERVICE REQUEST NUMBER 300314
PREVIOUSLY APPROVED S.R. NO. 286422

SCALE: 1"=30'

BUILDING / AERIAL LADDER ACCESS SECTIONS

SCALE: 1"=30'



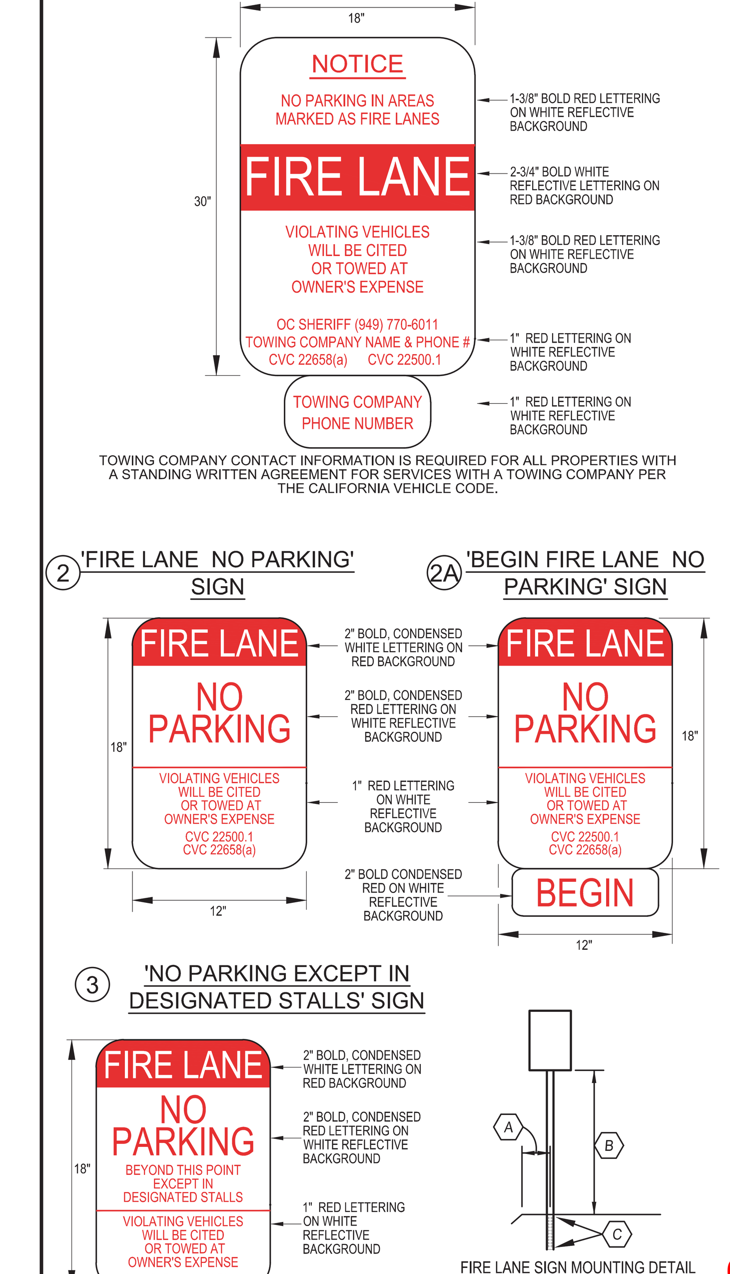

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

## FIRE LANE SIGN DETAILS

NOTE:
1. ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.
2. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3i.

(1) FIRE LANE ENTRY SIGN

THIS SIGN SHALL BE POSTED AT VEHICLE ENTRANCES TO PLANNING AREAS WITH FIRE LANE "NO PARKING" SIGNS. ADDITIONAL ENTRY SIGNS NOT REQUIRED TO INTERIOR PROJECTS WITHIN PLANNING AREAS.




(A) DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
(B) HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0", AND 5'-0" IN ALL OTHER AREAS.
(C) BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED. FOOTINGS FOR SIGNS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE LOCAL JURISDICTION'S REQUIREMENTS.

SDP PERMIT# PA20-0056

## BUILDING DATA TABLE

**NUMBER OF STORIES**

| | |
|---|---|
| BUILDING 1: | 4 |
| BUILDING 2: | 4 |
| BUILDING 3: | 4 |
| SUBTERRANEAN PARKING GARAGE: | 1 |
| COTTAGES | 1 |
| CLUBHOUSE | 1 |

**BUILDING HEIGHT**

| | |
|---|---|
| BUILDING 1: | 48'-0" TO TOP OF PARAPET |
| BUILDING 2: | 40'-6" TO ROOF EAVE |
| BUILDING 3: | 40'-6" TO ROOF EAVE |

**OCCUPANCY TYPE (CHECK ALL THAT APPLY)**

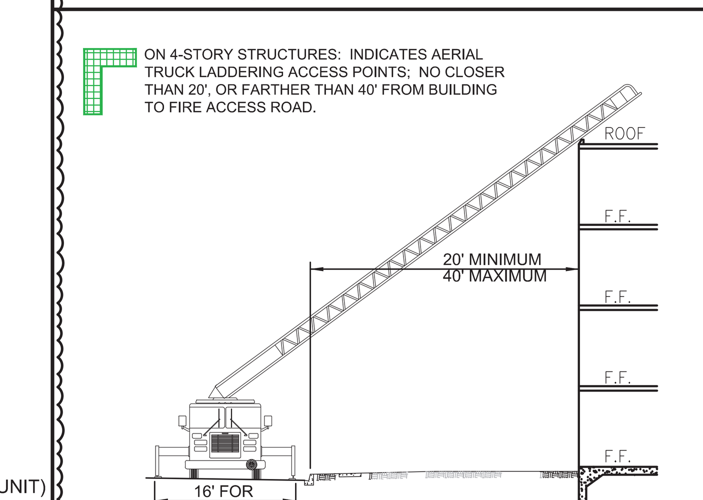
| | |
|---|---|
| BUILDING 1 (EAST BUILDING): | GROUP R2.1, A2, A3, B |
| BUILDING 2 (WEST BUILDING): | GROUP R2, A2, A3, B |
| BUILDING 3 (NORTH BUILDING): | GROUP R2, B, A3 |
| SUBTERRANEAN PARKING GARAGE: | GROUP S2 |
| COTTAGES | GROUP R3 |
| CLUBHOUSE | GROUP A2, B |

**TYPE OF CONSTRUCTION**

| | | |
|---|---|---|
| BUILDING 1: | TYPE I-B | (122,000 SQ.FT.) |
| BUILDING 2: | TYPE III-A | (170,000 SQ.FT.) |
| BUILDING 3: | TYPE III-A | (153,651 SQ.FT. |
| SUBTERRANEAN PARKING GARAGE: | TYPE I-A | (132,000 SQ.FT.) |
| COTTAGES | TYPE V-B | (2,150 SQ.FT. LARGEST UNIT) |
| CLUBHOUSE | TYPE V-A | (4,948 SQ.FT.) |

## TYPICAL AERIAL LADDER DETAIL

ON 4-STORY STRUCTURES: INDICATES AERIAL TRUCK LADDERING ACCESS POINTS; NO CLOSER THAN 20', OR FARTHER THAN 40' FROM BUILDING TO FIRE ACCESS ROAD.




## COMBUSTIBLE CONSTRUCTION LETTER

JUNE 23, 2022

ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92602-0125

SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: MERRILL GARDENS AT RANCHO MISSION VIEJO FIRE MASTER PLAN - OCFA S.R. 300314 - RANCHO MISSION VIEJO, COUNTY OF ORANGE

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINES PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIREFIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

## CONSTRUCTION NOTES

1. EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY PER PREVIOUSLY APPROVED OCFA S.R. 287367 AND DETAIL HEREON.
2. INSTALL FIRE LANE SIGN PER DETAIL HEREON.
2A. INSTALL "BEGIN" FIRE LANE SIGN PER DETAIL HEREON.
3. INSTALL 'NO PARKING BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS' SIGN PER DETAIL HEREON.
4. INSTALL SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS PER OCFA GUIDELINE B-09.
4A. INSTALL SUB-KEYED KNOX KEY SWITCH PER OCFA GUIDELINE B-09.
5. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
6. INSTALL BUILDING ADDRESS SIGN WITH MINIMUM 6" FONT ON MULTIFAMILY BUILDINGS AND 4" MINIMUM ON COTTAGE RESIDENCES - APPROXIMATE LOCATIONS SHOWN; SEE ARCHITECT PLAN FOR FINAL LOCATIONS.

## PARKING ENFORCEMENT LETTER

JUNE 23, 2022

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA. 92602

RE: MERRILL GARDENS AT RANCHO MISSION VIEJO FIRE MASTER PLAN, TENTATIVE TRACT NO. XX, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 300314 PARKING ENFORCEMENT PLAN

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

ALL FIRE LANES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.

PROJECT HOMEOWNER'S ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, PROJECT HOMEOWNER'S ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22658.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCH FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WITHIN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.

PROJECT HOMEOWNER'S ASSOCIATION WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

## RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013; Amendment No. 2, dated: August 14, 2014 and Amendment No. 3, dated March 31, 2022

Attachments used with this submittal:
1 ............24' / 28' Fire Lane No Parking Sign Locations
2 ...........Temporary Fire Access
3 a ............Fire Lane Entrance Sign
3 b ............Fire Lane No Parking Sign
3 c ............Fire Lane Begin/End No Parking Sign
3 i ............Mounting Specification for Fire Lane Signs and No Parking Signs
4 a ............Single-Family Residence Hose Pull
4b .............300' Hose Pull to Front Door
4 c ............R-1 Multi-Family Residence 300' Hose Pull
4 d ............R-1 Multi-Family Residence 300' Hose Pull
5 a ............Engineered Alternate Roadway Access Requirement
6 a ............Street Widths
7 ............"S" Curves
10 ............Hydrant Distribution Table
11 ............Fire Flow Requirement Table
12 a ...........Fire Hydrant Locations
12 b ...........Blue Dot Hydrant Marker Location
15 c ...........CRC Radiant Heat Zone Screening Form

## LEGEND

- EXISTING FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- PROPOSED FIRE ACCESS ONLY ROAD WITH AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- INDICATES STRUCTURES REQUIRED TO MEET THE 2019 CALIFORNIA BUILDING CODE CHAPTER 7A AND/OR CALIFORNIA RESIDENTIAL CODE SECTION R337
- INDICATES LOCATION OF 3RD FLOOR DECK
- EX FH — EXISTING FIRE HYDRANT WITH BLUE MARKER.
- FH — PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- R=38' R=17' 20' — INDICATES O.C.F.A REQUIRED TURNING RADII: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE
- STAIRS
- ELEVATOR
- 300' HOSE PULL DISTANCE - MAXIMUM
- 225' HOSE PULL DISTANCE - MAXIMUM - PER RPFPP REQUIREMENTS WITH ONE INCREASE IN AUTOMATIC FIRE SPRINKLER DENSITY
- KB / KS — INDICATES APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX (KB) WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR SUBKEYED KNOX KEY SWITCH (KS) WITH CLICK-2-ENTER OPENING DEVICE.
- 1A — 1A — INDICATES BUILDING AND AERIAL TRUCK SECTION LOCATION AND DIRECTION
- PROPOSED FIRE LANE SIGNAGE AS INDICATED ON PLAN AND DETAILS HEREON
- ON 4-STORY STRUCTURES: INDICATES AERIAL TRUCK LADDERING ACCESS POINTS; NO CLOSER THAN 20', OR FARTHER THAN 40' FROM BUILDING TO FIRE ACCESS ROAD.
- BUILDING ADDRESS LOCATIONS (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS) - MINIMUM FONT HEIGHTS: 4" AT COTTAGES / 6" AT BUILDINGS 1 & 2


OWNER:
PILLAR PROPERTIES
1938 FAIRVIEW AVENUE EAST
SUITE #300
SEATTLE, WA 98102

ARCHITECT / PLANNER:
URBAL ARCHITECTURE
URBAN | RURAL
1938 Fairview Avenue East suite 100
Seattle, WA 98102
info@urbalarchitecture.com
www.urbalarchitecture.com
T 206-257-0972

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES IRVINE, INC
3 HUGHES
IRVINE, CA 92618
(949) 583-1010

PREPARED FOR:
RMV COMMUNITY DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

PREPARED BY:
firesafe ::PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911


MERRILL GARDENS
AT RANCHO MISSION VIEJO
FIRE MASTER PLAN
OCFA REVISION S.R. NO. 300314
PREVIOUSLY APPROVED S.R. NO. 286422

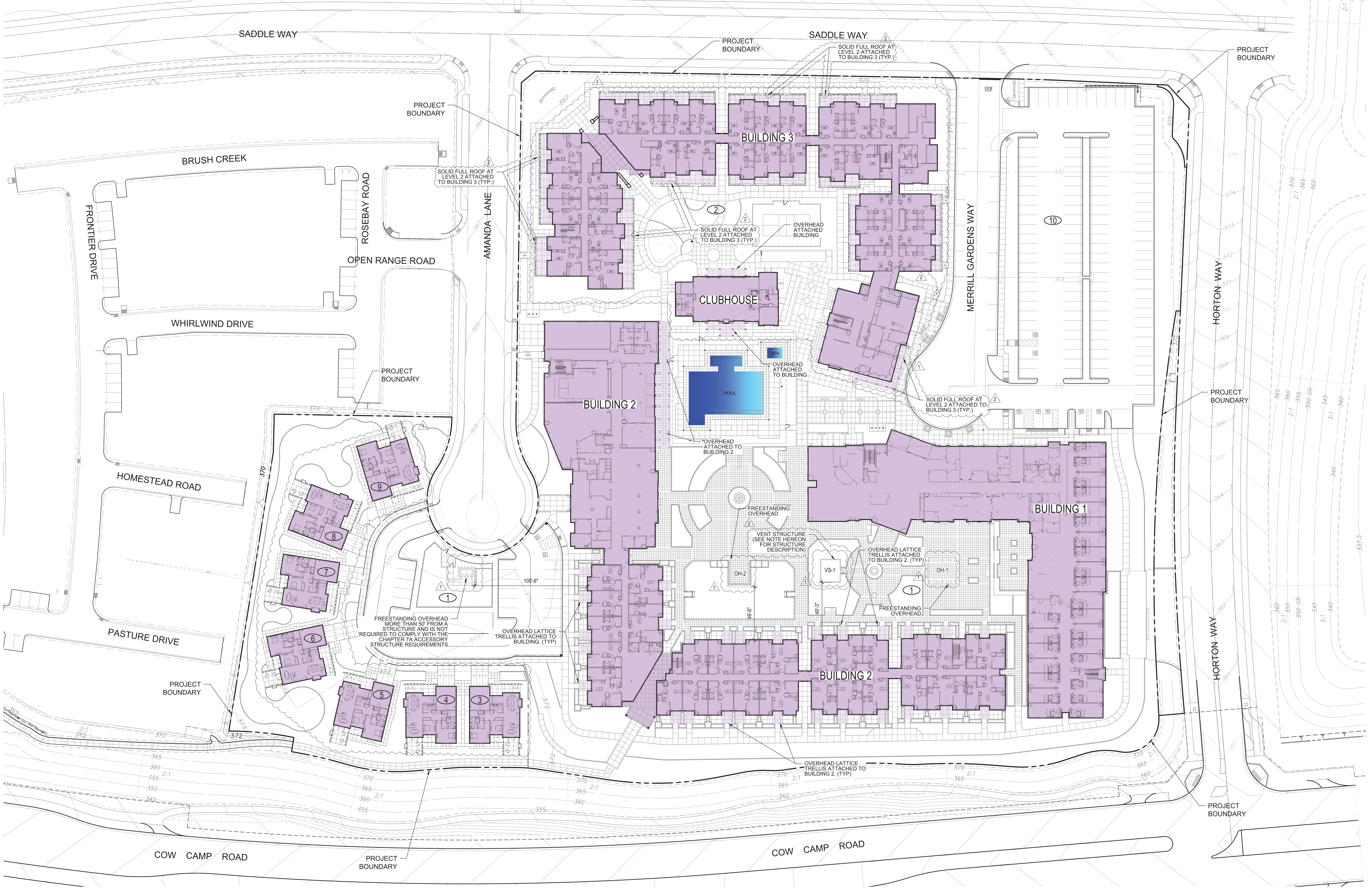
DATE: 06/23/2022

SHEET F-2 of 2

MERRILL GARDENS AT RANCHO MISSION VIEJO - FIRE MASTER PLAN REV 1 - SR 300314

# MERRILL GARDENS
# FIRE PROTECTION PLAN
## VESTING TENTATIVE TRACT MAP 19032
## OCFA REVISION S.R. 533765
## PREVIOUSLY APPROVED S.R. 291830, 295880 & 300313

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE




## Fire Protection Plan 2019 CBC Chapter 7A Screening Form Radiant Heat Zone

'Detial Legend' below is provided as an Alternative to the Chapter 7A Code Section requirements that each Detail is identified for. Either the Code Section or Detail requirement can met, not a combination of both. As the code cycle changes, the current adopted code section at the time of the permit application shall be complied with, pertaining to the code sections indicated on this Screening Form.

| Chapter 7A Code Section | Yes | No | OCFA has approved the following: |
|---|---|---|---|
| 703A.2 Qualifications by Testing | X | | |
| 703A.3 Approved Agency | X | | |
| 703A.4 Labeling | X | | |
| 703A.5 Weathering and surface treatment protection | X | | |
| 703A.5.2.1 Fire-retardant-treated wood | X | | |
| 703A.5.2.2 Fire-retardant-treated wood shingles and shakes | X | | |
| 703A5.3 Surface treatment protection | X | | |
| 703A.6 Alternate for materials, design, tests methods of contruction | X | | |
| 703A.7 Standards of Quality | X | | |
| 704A.2 Ignition-Resistant Material | X | | |
| 704A.3 Conditions of acceptance for ignition-resistant material tested in accordance with ASTM E84 or UL 723 | X | | |
| 704A.4 Alternate methods for determining ignition-resistant material | X | | |
| 705A.1 Roofing General | X | | |
| 705A.2 Roof Coverings | X | | |
| 705A.3 Roof Valleys | X | | |
| 705A.4 Roof Gutters | X | | |
| 706A.1 Vents General | X | | |
| 706A.2 Vents Requirements | X | | |
| 706A.3 Ventilation opening on the underside of eaves and cornices | X | | |
| 707A.2 Exterior Covering General | X | | |
| 707A.3 Exterior Walls | X | | |
| 707A.3.1 Conditions of acceptance when tested in accordance with ASTM E2707 | X | | |
| 707A.3.2 Extent of Exterior Wall Covering | X | | |
| 707A.4 Open Roof Eaves | X | | |
| 707A.5 Enclosed Roof Eaves and Roof Eave Soffits | X | | |
| 707A.6 Exterior Porch Ceilings | X | | |
| 707A.7 Floor Projections | X | | |
| 707A.8 Underfloor Protection | X | | |
| 707A.9 Underside of Appendages | X | | |
| 707A.10 Conditions of acceptance when tested in accordance with ASTM E2957 | X | | |
| 708A.2.1 Exterior Windows, Skylights and Doors General | X | | |
| 708A.2. Exterior glazing | X | | |
| 708A.2.1 Exterior Windows, Skylights and exterior glazed door assembly requirements | X | | |
| 708A.2.2 Operable Skylights | X | | |
| 708A.2.3 Structural glass veneer | X | | |
| 708A.3 Exterior Doors | X | | |
| 708A.3.1 Exterior Door Glazing | X | | |
| 708A.4 Garage Door Perimeter Gap | X | | |
| 709A.2 Decking Where required | X | | |
| 709A.3 Decking Surfaces | X | | |
| 709A.4 Requirements of type of ignition-resistant material in Section 709A.3, Item 1 | X | | |
| 709A.4.1 Conditions of acceptance for ASTM E2632 | X | | |
| 709A.4.2 Conditions of acceptance for ASTM E2726 | X | | |
| 709A.5 Requirements for type of material in Section 709A.3, Item 7 | X | | |
| 710A.1 Accessory Structures General | X | | |
| 710A.2 Accessory Structures Applicability | X | | |
| 710A.3 Accessory Structures Where required | X | | |
| 710A.3.1 Accessory Building Requirements | X | | |
| 710A.3.2 Attached miscellaneous structure requirements | X | | |
| 710A.3.3 Detached miscellaneous structure | X | | |

If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community: MERRILL GARDENS

VTTM 19032: LOT 1, BUILDINGS 1, 2 & 3, CLUBHOUSE, OVERHEADS OH-1, & OH-2, VS-1

David Oatis, as agent for PILLAR PROPERTIES , 949-240-5911, June 23, 2022

## Fire Protection Plan 2019 CRC Section R337 Screening Form Radiant Heat Zone

'Detial Legend' below is provided as an Alternative to the Chapter 7A Code Section requirements that each Detail is identified for. Either the Code Section or Detail requirement can met, not a combination of both. As the code cycle changes, the current adopted code section at the time of the permit application shall be complied with, pertaining to the code sections indicated on this Screening Form.

| Section R337 Code Section | Yes | No | OCFA has approved the following: |
|---|---|---|---|
| R337.3.2 Qualifications by Testing | X | | |
| R337.3.3 Approved Agency | X | | |
| R337.3.4 Labeling | X | | |
| R337.3.5 Weathering and surface treatment protection | X | | |
| R337.3.5.2.1 Fire-retardant-treated wood | X | | |
| R337.3.5.2.2 Fire-retardant-treated wood shingles and shakes | X | | |
| R337.3.5.2.3 Surface treatment protection | X | | |
| R337.3.6 Alternate for materials, design, tests methods of contruction | X | | |
| R337.3.7 Standards of Quality | X | | |
| R337.4.2 Ignition-Resistant Material | X | | |
| R337.4.3 Conditions of acceptance for ignition-resistant material tested in accordance with ASTM E84 or UL 723 | X | | |
| R337.4.4 Alternate methods for determining ignition-resistant material | X | | |
| R337.5.1 Roofing General | X | | |
| R337.5.2 Roof Coverings | X | | |
| R337.5.3 Roof Valleys | X | | |
| R337.5.4 Roof Gutters | X | | |
| R337.6.1 Vents General | X | | |
| R337.6.2 Vents Requirements | X | | |
| R337.6.3 Ventilation opening on the underside of eaves and cornices | X | | |
| R337.7.2 Exterior Covering General | X | | |
| R337.7.3 Exterior Walls | X | | |
| R337.7.3.1 Conditions of acceptance when tested in accordance with ASTM E2707 | X | | |
| R337.7.3.2 Extent of Exterior Wall Covering | X | | |
| R337.7.4 Open Roof Eaves | X | | |
| R337.7.5 Enclosed Roof Eaves and Roof Eave Soffits | X | | |
| R337.7.6 Exterior Porch Ceilings | X | | |
| R337.7.7 Floor Projections | X | | |
| R337.7.8 Underfloor Protection | X | | |
| R337.7.9 Underside of Appendages | X | | |
| R337.7.10 Conditions of acceptance when tested in accordance with ASTM E2957 | X | | |
| R337.8.1 Exterior Windows, Skylights and Doors General | X | | |
| R337.8.2. Exterior glazing | X | | |
| R337.8.2.1 Exterior Windows, Skylights and exterior glazed door assembly requirements | X | | |
| R337.8.2.2 Operable Skylights | X | | |
| R337.8.2.3 Structural glass veneer | X | | |
| R337.8.3 Exterior Doors | X | | |
| R337.8.3.1 Exterior Door Glazing | X | | |
| R337.8.4 Garage Door Perimeter Gap | X | | |
| R337.9.2 Decking Where required | X | | |
| R337.9.3 Decking Surfaces | X | | |
| R337.9.4 Requirements of type of ignition-resistant material in Section R337.9.3, Item 1 | X | | |
| R337.9.4.1 Conditions of acceptance for ASTM E2632 | X | | |
| R337.9.4.2 Conditions of acceptance for ASTM E2726 | X | | |
| R337.9.5 Requirements for type of material in Section R337.9.3, Item 7 | X | | |
| R337.10.1 Accessory Structures General | X | | |
| R337.10.2 Accessory Structures Applicability | X | | |
| R337.10.3 Accessory Structures Where required | X | | |
| R337.10.3.1 Accessory Building Requirements | X | | |
| R337.10.3.2 Attached miscellaneous structure requirements | X | | |
| R337.10.3.3 Detached miscellaneous structure | X | | |

If separate buildings within the same Tract have different responses above, then you must submit additional Screening Form(s) for each portion of the development that has different designs.

Name of Community: MERRILL GARDENS

VTTM 19032: LOTS 3-9

David Oatis, as agent for PILLAR PROPERTIES , 949-240-5911, June 23, 2022

## SYMBOL LEGEND

(1) LOT NUMBERS

## ABBREVIATION LEGEND

OH-# OVERHEAD STRUCTURE
VS-# VENT STRUCTURE (2)

## (2) ADDITIONAL NOTES

**VENT STRUCTURE:** IS COMPRISED OF A SOLID ROOF WITH THE UNDERSIDE VERTICALLY SEPARATED FROM THE EXTERIOR WALLS TO ALLOW FOR VENTILATION OF THE MECHANICAL SUBTERRANEAN PARKING GARAGE EXHAUST. THE WESTERN EXTERIOR WALL, AND PORTION OF THE SOUTHERN AND NORTHERN EXTERIOR WALLS ARE COMPRISED OF SLATS/LOUVERS FOR MECHANICAL SUBTERRANEAN PARKING GARAGE EXHAUST VENTILATION.

## OCFA APPROVAL

SDP PERMIT# PA20-0056

SCALE: 1" = 30'-0"
0 30' 60' 90' 120'
NORTH

| MERRILI GARDENS - FIRE PROTECTION PLAN | PLAN SET: "F" |
|---|---|
| PLAN CONTROL | DATE: 06/23/2022 |

| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 08-17-2021 | THIS FIRE PROTECTION PLAN HAS BEEN REVISED TO REFLECT THE UPDATED SITE PLAN TO INCLUDE BUILDING 3, AS WELL AS ADJUSTMENTS TO THE OVERHEAD STRUCTURES WITHIN THE INTERIOR COURTYARD AREAS WHERE INDICATED. |
| 2 | 05-10-2022 | THIS FIRE PROTECTION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT BUILDING 3 FLOOR PLAN WHERE CLOUDED TO INDICATE THE SOLID ROOF AT LEVEL 2 AND NEW ENTRY AND WALKWAY ALONG THE EASTERN SIDE OF BUILDING 3. THE VENT STRUCTURE FOR THE SUBTERRANEAN PARKING GARAGE MECHANICAL EXHAUST HAS BEEN INCLUDED WITHIN THE SCREENING FORM AND IDENTIFIED TO MEET CHAPTER 7A REQUIREMENTS. A DESCRIPTION OF THE VENT STRUCTURE HAS BEEN PROVIDED FOR REFERENCE AND JUSTIFICATION AS AN ACCESSORY STRUCTURE |
| 3 | 06-23-2022 | THIS FIRE PROTECTION PLAN HAS BEEN REVISED TO REFLECT THE CURRENT BACKGROUND FOR THE ENTIRE SITE TO MATCH THE COUNTY SDP SUBMITTAL |

PREPARED FOR:
RMV COMMUNITY DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

OWNER
PILLAR PROPERTIES
1938 FAIRVIEW AVENUE EAST SUITE 300
SEATTLE , WA 98102

LANDSCAPE ARCHITECT:
LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Deere Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES IRVINE, INC
3 HUGHES
IRVINE, CA 92618
(949) 583-1010

ARCHITECTURE / PLANNER
URBAL ARCHITECTURE
URBAN|RURAL
1938 Fairview Avenue East suite 100
Seattle, WA 98102
info@urbalarchitecture.com
www.urbalarchitecture.com
T 206-257-0972

PREPARED BY:
firesafe ::PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

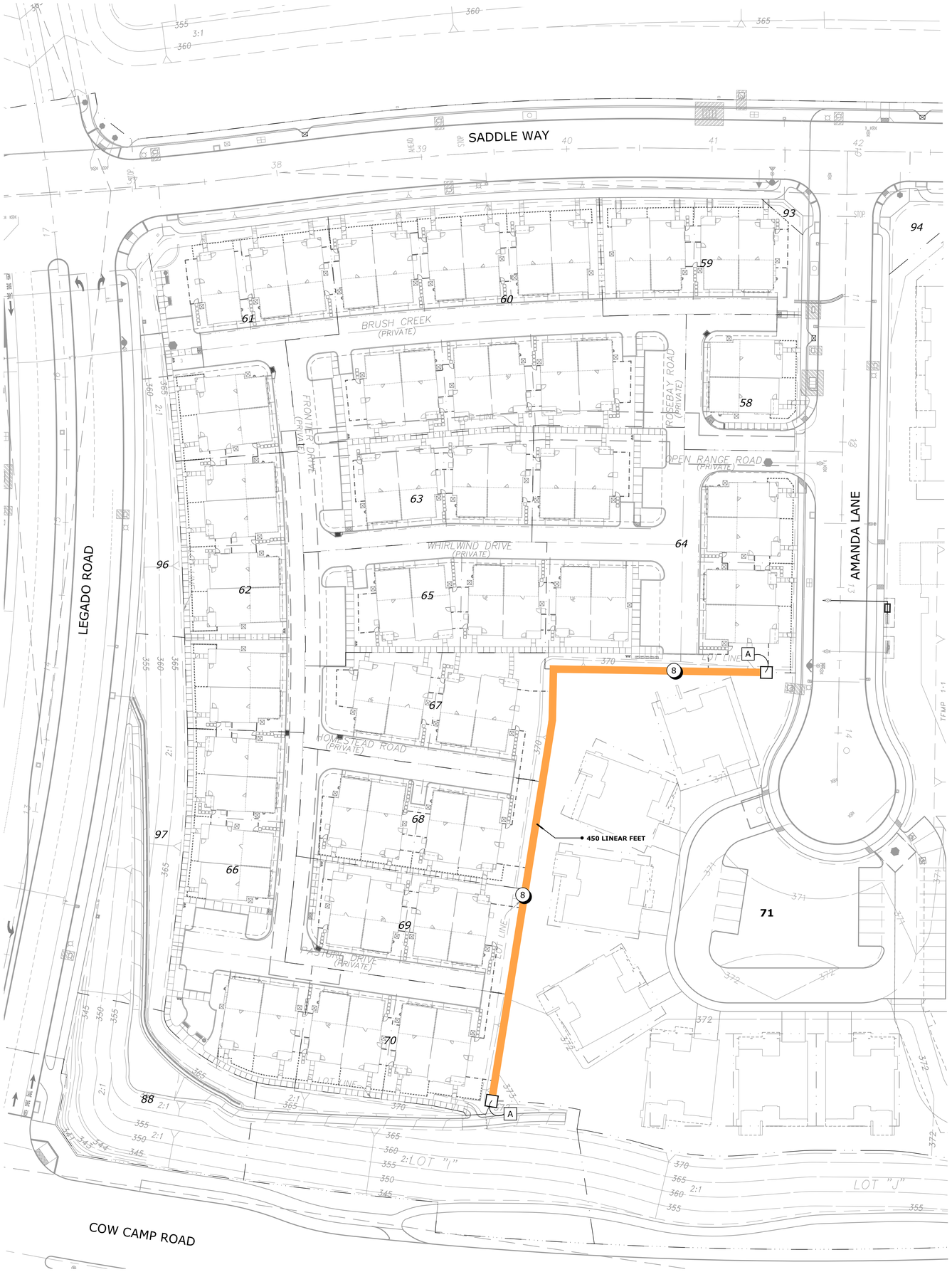
MERRILL GARDENS
FIRE PROTECTION PLAN LAYOUT
VESTING TENTATIVE TRACT MAP - 19032
OCFA REVISION S.R. 533765
PREVIOUSLY APPROVED S.R. 291830, 295880 & 300313
ORANGE COUNTY FIRE AUTHORITY

SHEET
FPP-1
OF 1

Building&Safety: OCPWGutierrezP 12/21/2020

Permits: BNR20-0391

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or state law.
Fred Tonnessen
BUILDING OFFICIAL

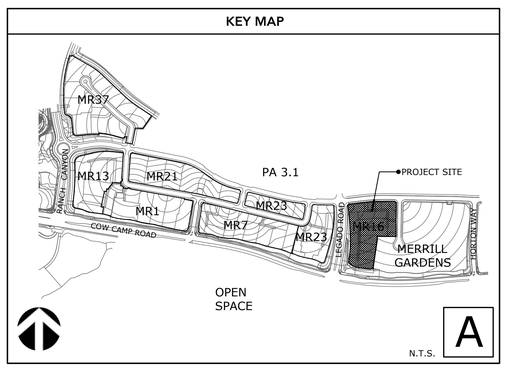



REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

## MASTER INSTALLED FENCE & WALL LEGEND

| SYMBOL | DESCRIPTION / MATERIAL | LANDSCAPE REFERENCE | STRUCTURAL ENGINEER FLOATING MASTER DETAIL REFERENCES |
|---|---|---|---|
| 1 | Tubular Metal Fence on Precision Block Slough Wall | NOT A PART | ~~Detail (a), Sheet FW-4~~ ~~Detail (11), Sheet S-2~~ |
| 2 | T.S. Fence Down Slope with Top of Slope Exposed Concrete Grade Beam | NOT A PART | Detail (c & d), Sheet FW-4 Details (12a, 12b, 13a, 13b, 14, 15), Sheet S-2 |
| 3 | T.S. Fence Parallel to Slope with Grade Beam | NOT A PART | ~~Detail (b), Sheet FW-4~~ Details (12a, 12b, 13a, 13b, 14, 15), Sheet S-2 |
| 4 | Retaining Wall per Civil Engineer's plans | NOT A PART | Detail (c, d, e, f, n) Sheet FW-5 ~~Detail (6 & 8), Sheet S-1~~ |
| 5 | Utility Pad Precision Block Wall (Retaining) | NOT A PART | ~~Detail (b), Sheet FW-5~~ ~~Detail (4), Sheet S-1~~ |
| 6 | ~~Temporary Construction Fencing~~ | NOT A PART | ~~Detail (g), Sheet FW-4~~ ~~Not applicable~~ |
| 7 | ~~MSE Wall (Per Civil Plans)~~ | NOT A PART | ~~Civil Eng.'s Plans~~ ~~Per Civil Eng.'s Plans~~ |
| 8 | High Precision Block Wall | Detail (h), Sheet FW-5 | Detail (3), Sheet S-1 |
| A | High Precision Block Pilaster | Detail (a), Sheet FW-5 | Detail (5), Sheet S-1<br>Detail (18), Sheet S-2 |
| | | | Refer to GMU Structural Floating Master Plans for all Structural Details |
| **BUILDER INSTALLED LEGEND** | | | |
| B | Temporary Access Gate (All temporary gates are installed by the Builder) | NOT A PART | Builder's Landscape Plans Per Builder's Structural Floating Master Details. ~~Note: Construction gates are to be~~ constructed and meet all County of Orange Requirements |

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
12/16/2020
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE




COUNTY REVISIONS
#

CLIENT REVISIONS

# Rancho Mission Viejo Planning Area 3.1
## Fence and Wall Plans

Rancho Mission Viejo, CA
Tract # 17931
Rancho Mission Viejo Company
28811 Ortega Highway, SJC 92693
Contact: Jennifer Taylor
(949) 240-3363

**SDP PERMIT# PA20-0056**

**MR16**
BNR20-0391

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

FENCE AND WALL PLAN

PROJECT MANAGER
*Mike Sweeney*
DRAWN
*Lindsey Givens*
DATE
*xx-xx-xxxx*

0 15 30 60
SCALE: 1" = 30'

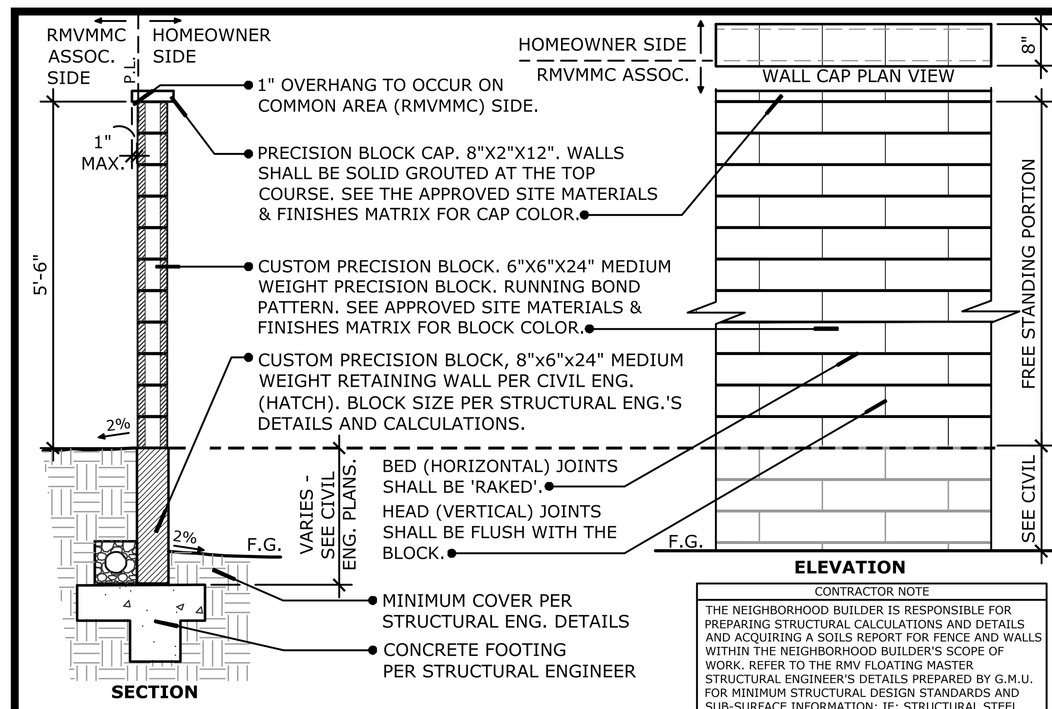
SHEET
**FW-3 | 5**

RMV Planning Area 3.1 - Fence and Wall Plans

Building&Safety: OCPWGutierrezP 12/21/2020

Permits: BNR20-0391

County of Orange - OC Public Works
OC Development Services
APPROVED
This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.
Hadi Tabatabaee
BUILDING OFFICIAL

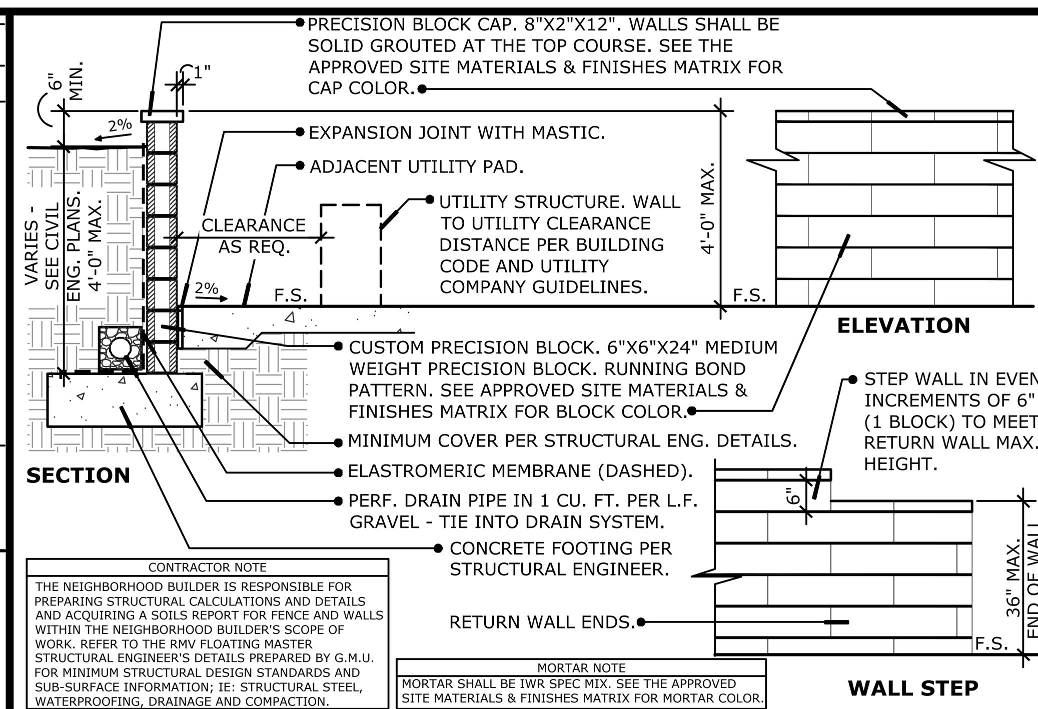



CONTRACTOR NOTE
THE NEIGHBORHOOD BUILDER IS RESPONSIBLE FOR PREPARING STRUCTURAL CALCULATIONS AND DETAILS AND ACQUIRING A SOILS REPORT FOR FENCE AND WALLS WITHIN THE NEIGHBORHOOD BUILDER'S SCOPE OF WORK. REFER TO THE RMV FLOATING MASTER STRUCTURAL ENGINEER'S DETAILS PREPARED BY G.M.U. FOR MINIMUM STRUCTURAL DESIGN STANDARDS AND SUB-SURFACE INFORMATION; IE: STRUCTURAL STEEL, WATERPROOFING, DRAINAGE AND COMPACTION.

MORTAR NOTE
MORTAR SHALL BE IWR SPEC MIX. SEE THE APPROVED SITE MATERIALS & FINISHES MATRIX FOR MORTAR COLOR.

## c HIGH PRECISION BLOCK WALL (RETAINING)

SCALE: 1/2"=1'-0" (24)

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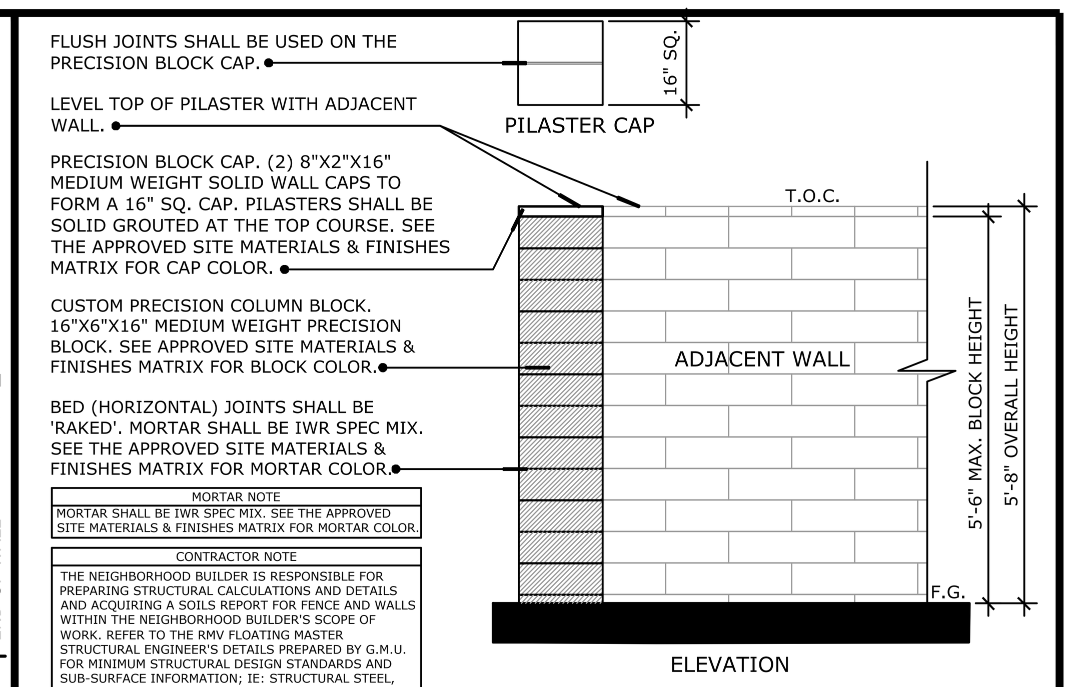
## b UTILITY PAD PRECISION BLOCK WALL (RETAINING)

SCALE: 1/2"=1'-0" (24)

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## a HIGH PRECISION BLOCK PILASTER

SCALE: 1/2"=1'-0" (24)

REVIEWED FOR CODE COMPLIANCE
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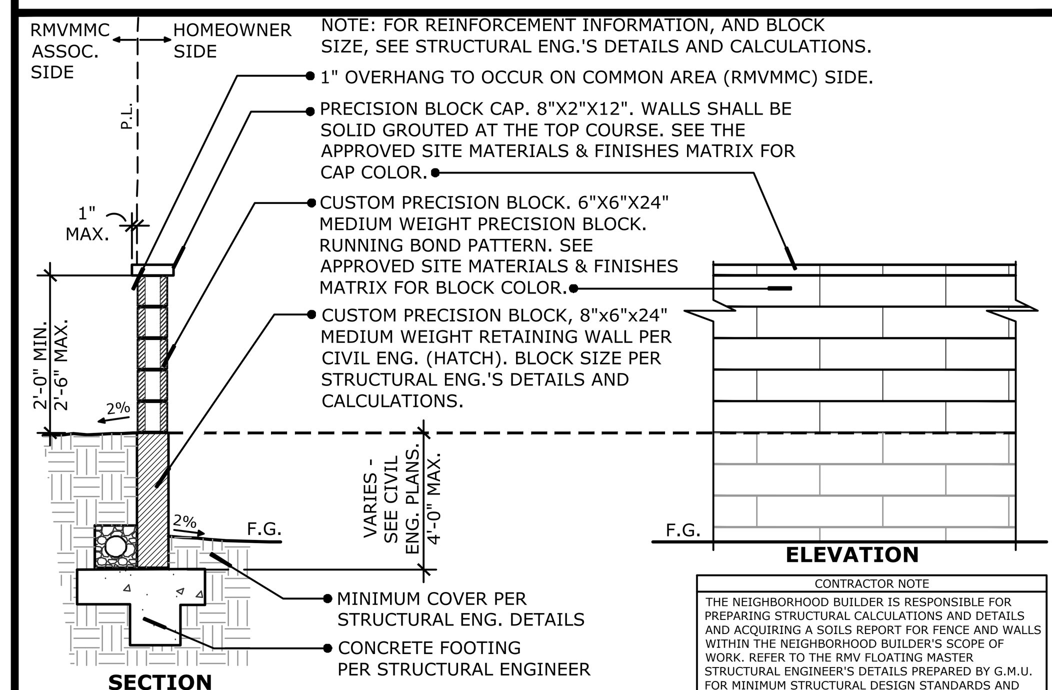
12/16/2020
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

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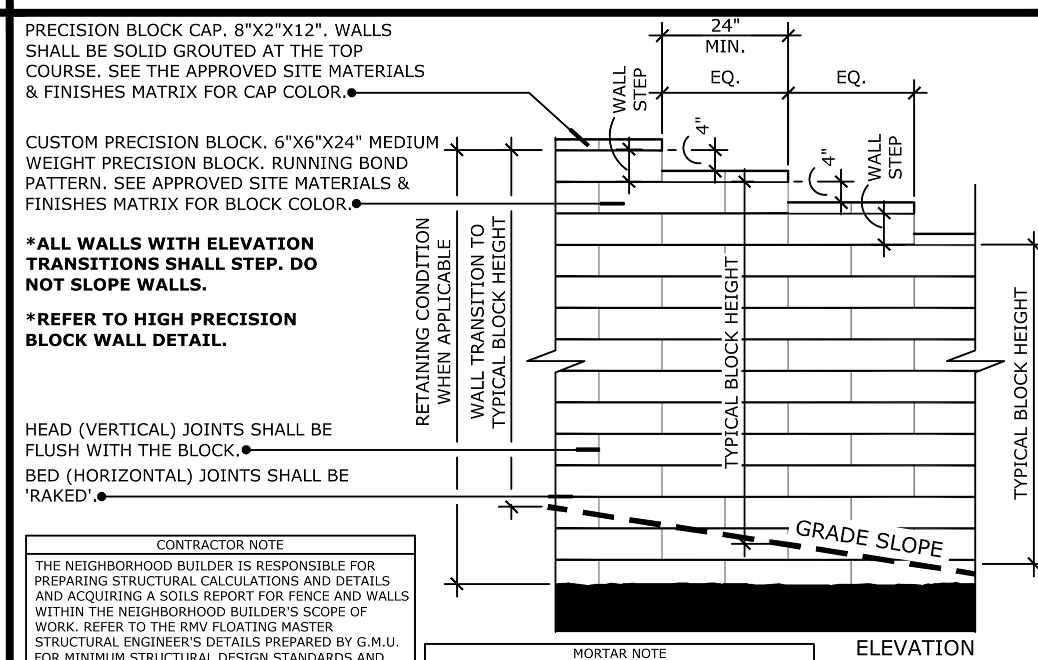
## g LOW PRECISION BLOCK WALL (RETAINING)

SCALE: 1/2"=1'-0" (24)

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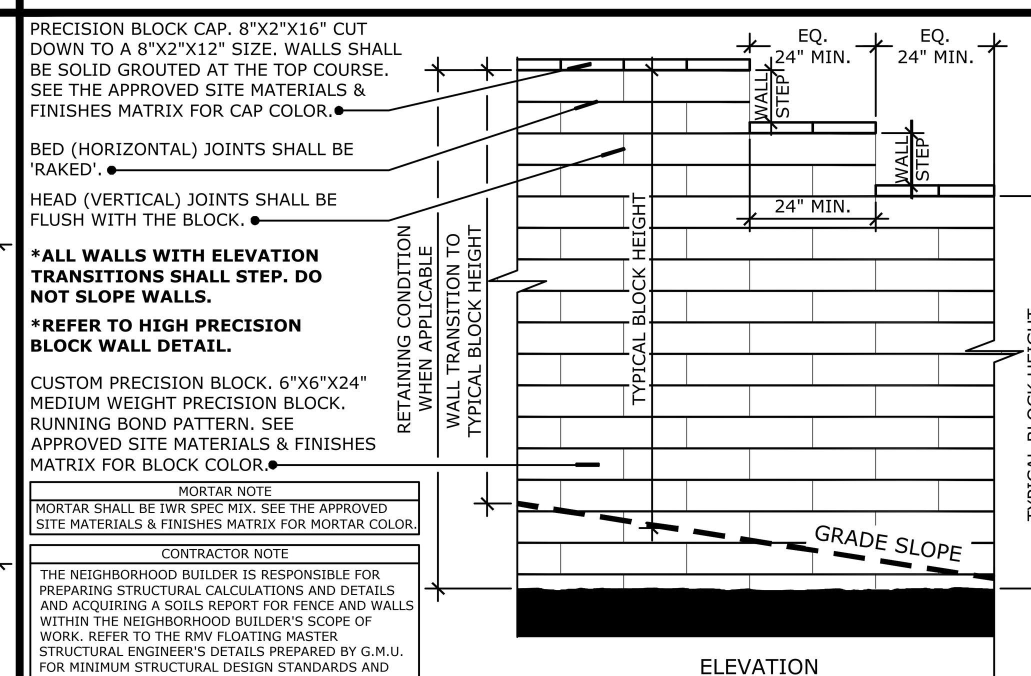
## f HIGH PRECISION BLOCK WALL (SINGLE COURSE STEP)

SCALE: 1/2"=1'-0" (24)

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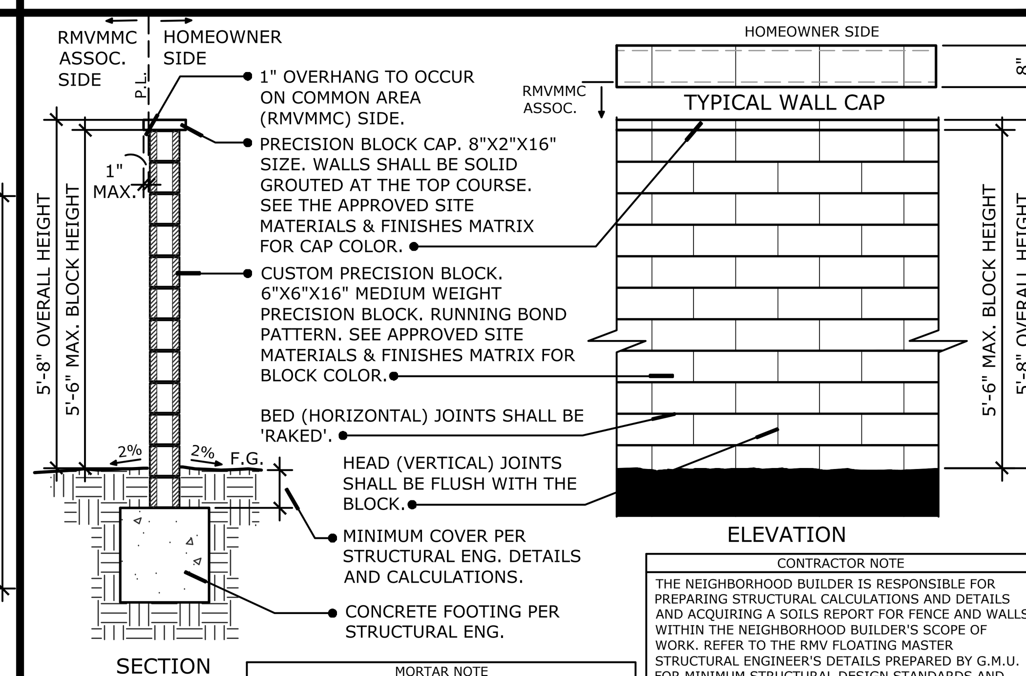
## e HIGH PRECISION BLOCK WALL (MULTIPLE COURSE STEP)

SCALE: 1/2"=1'-0" (24)

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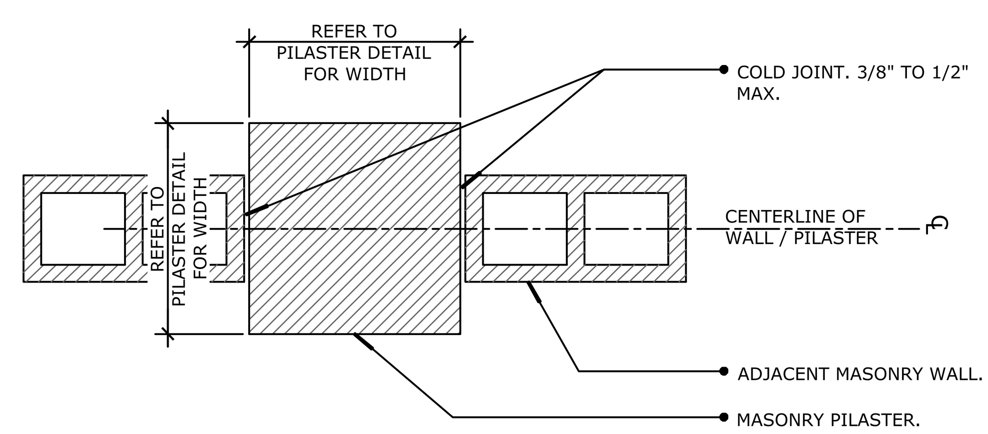
## d HIGH PRECISION BLOCK WALL AT RADIUS

SCALE: 1/2"=1'-0" (24)

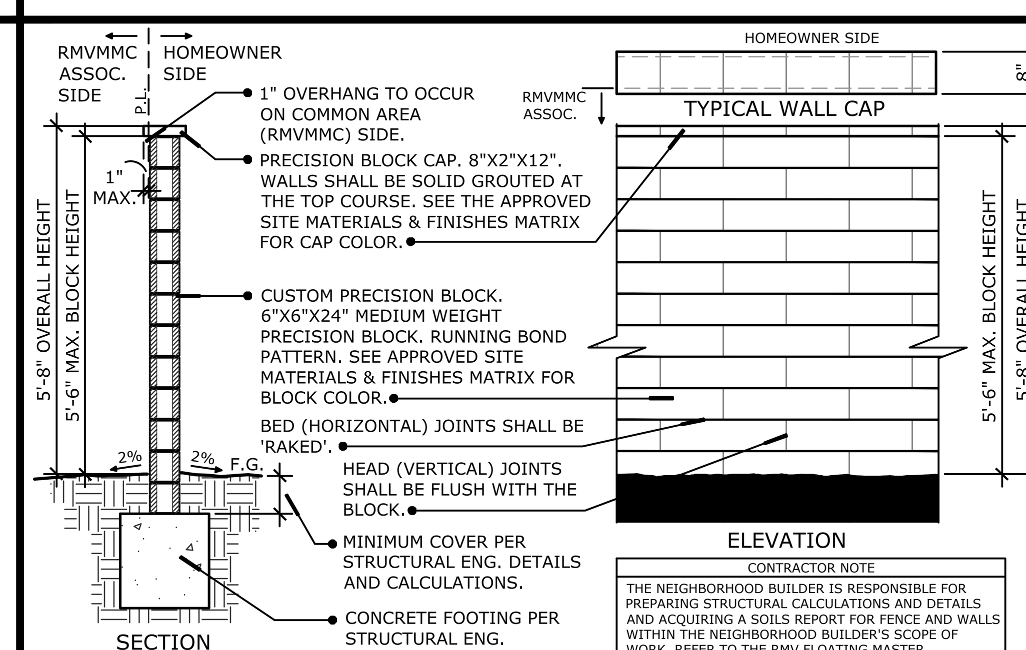
## k

## j




## i WALL TO PILASTER CONNECTION

SCALE: 1-1/2"=1'-0" (FCTR9)
Wall_PilasterConnection(9).dwg

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## h HIGH PRECISION BLOCK WALL

SCALE: 1/2"=1'-0" (24)

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## m

## l

LICENSED LANDSCAPE ARCHITECT MICHAEL J. SWEENEY LIC. NO. 2144 STATE OF CALIFORNIA
SIGNATURE
RENEWAL DATE
DATE

COUNTY REVISIONS
#

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08/04/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

CLIENT REVISIONS

# Rancho Mission Viejo Planning Area 3.1
Fence and Wall Plans

Rancho Mission Viejo, CA
Tract # 17931

Rancho Mission Viejo Company
28811 Ortega Highway, SJC 92693
Contact: Jennifer Taylor
(949) 240-3363

**SDP PERMIT# PA20-0056**

MR16
BNR20-0391

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www.landconcern.com

FENCE AND WALL DETAILS

PROJECT MANAGER
Mike Sweeney

DRAWN
Lindsey Glvens

DATE
10/29/2020

SHEET
FW-5 | 5

# ATTACHMENT 3

# MEMORANDUM

Date: March 16, 2021

To: Jay Bullock, Vice President, Planning & Entitlement
Rancho Mission Viejo

From: Logan Aspeitia
Steven J Brown, PE

**Subject: Merrill Gardens Trip Generation Assessment**

*OC14-0290*

---

We completed a trip generation assessment of the Merrill Gardens project located in subarea 3.1 of the Rancho Mission Viejo (RMV or "Ranch Plan") community. The assessment analyzed Merrill Gardens' effect on the total trip generation of the community as an update to the 2019 Rancho Mission Viejo Planning Area 3-4 Transportation Study.

## PROJECT DESCRIPTION

The proposed Merrill Gardens project in Subarea 3.1 (PA20-0056) includes 425 senior living facility units. Merrill Gardens will provide residents with various on-site services and amenities such as a pool, clubhouse, meals, and medical care, including memory care. All of which will support the senior living residents but will be closed to public use. This version of the project replaces the assumption of 480 Senior Living Facility Units in the 2019 transportation study. However, as senior living facilities do not count against the approved dwelling unit allocation for RMV, we assumed this project **is additive to the totals analyzed in the 2019 transportation study**.

## TRIP GENERATION

We applied trip generation rates from *Trip Generation, 10th Edition* (Institute of Transportation Engineers [ITE], 2017) to estimate the number of trips associated with the project (**Table 1)**. Specifically, we used rates for a Continuing Care Retirement Community (CCRC) (ITE Code 255) which matches the nature of the proposed project.. **Appendix A** discusses the CCRC trip generation information presented in the ITE Trip Generation Manual, 10th edition.

Merrill Gardens is expected to generate 1,063 daily trips, including approximately 64 trips (42 inbound/22 outbound) during the AM peak hour and approximately 85 trips (34 inbound/51

outbound) during the PM peak hour (Table 1). Many of these trips will stay within the RMV community, except for employees commuting to/from the facility. We estimate that the external trip generation would be 90% of the above during the peak hour and 50% over the course of the day.

**Table 1: Merrill Gardens Trip Generation**

| Proposed Use | ITE Land Use | Quantity | Units | AM Peak | | PM Peak | | Daily Total | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Trip Rate | In/Out % | Trip Rate | In/Out % | | In | Out | Total | In | Out | Total |
| **Proposed Merrill Gardens Total Trips** | | | | | | | | | | | | | | |
| **CCRC** | 255 | 425 | DU | 0.15 | 65/35 | 0.2 | 40/60 | 1,063 | 42 | 22 | 64 | 34 | 51 | 85 |
| | | | | | | | | | | | | | | |
| **Proposed Use** | **ITE Land Use** | **Quantity** | **Units** | **AM Peak Hour External Trip Rate** | | **PM Peak Hour External Trip Rate** | | **Daily External Rate** | **AM External Peak** | | | **PM External Peak** | | | **Daily External Trips** |
| | | | | | | | | | **In** | **Out** | **Total** | **In** | **Out** | **Total** | |
| **Proposed Merrill Gardens External Trips** | | | | | | | | | | | | | | | |
| **CCRC** | **255** | **425** | **Units** | **0.9** | | **0.9** | | **0.5** | **38** | **20** | **58** | **31** | **46** | **77** | **532** |

*Notes:*

1. DUs = Dwelling Units
2. *Source: Trip Generation Manual 10th Edition (Institute of Transportation Engineers, 2017)*

## RMV TOTAL TRIPS

With the assumption that Merrill Gardens is additive to the total dwelling units in RMV, it will naturally cause the total trips to increase.

**Table 2** serves as an update to Table A-9 from the 2019 Study. It gives trip generation estimates for each land use located in PA3-4 and provides the ITE rates applied to determine each land use's trip generation estimates. Trip generation rates from *Trip Generation, 10th Edition* (Institute of Transportation Engineers [ITE], 2017) were used only to estimate Merrill Gardens' trips.

**Table 3** serves as an update to Table 1 from the 2019 Study. It compares the most recent RMV community's **total** (internal and external) trip generation estimates to a 2015 trip generation for the RMV community in the Planning Area 3-4 Area Plan Traffic Analysis (Stantec Consulting, February 2015). While the 2021 estimates for RMV have increased from the previous 2019 study, the trip generation for RMV is still less than previous estimates presented in the 2015 study. The 2021 trip generation estimates approximately 18,544 fewer daily trips than the 2015 study, including 693 fewer trips during the AM peak hour and 1,889 fewer trips during the PM peak hour.

**Table 4** serves as an update to Table 2 from the 2019 Study. It demonstrates a comparison between the most recent **external** trip estimates for the entire RMV community and the original Ranch Plan EIR estimates. It presents details about each planning area's trip generation and gives information regarding the estimated internal and external trips for the updated RMV community and the RMV community analyzed in the original EIR**.** With the addition of Merrill Gardens, the external trip generation for RVM is still fewer than estimates presented in the Ranch Plan EIR. The 2021 trip generation estimates are approximately 15,021 fewer external daily trips than the Ranch Plan EIR, including 1,460 fewer external trips during the AM peak hour and 1,853 less external trips during the PM peak hour.

# Table 2 (Table A-9. PA3-4 in 2019 Study) Land Use and Trip Generation Summary

| LU TYPE | AMOUNT | UNITS | AM PEAK HOUR | | | | PM PEAK HOUR | | | | ADT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | % ADT | In | Out | Total | %ADT | |
| **SF Detached** | 2046 | DU | 389 | 1146 | 1535 | 7.90% | 1289 | 757 | 2046 | 10.50% | 19478 |
| **SF Attached** | 1514 | DU | 121 | 545 | 666 | 7.60% | 530 | 257 | 787 | 8.90% | 8796 |
| **AQ Housing** | 2905 | DU | 232 | 407 | 639 | 6.00% | 465 | 320 | 785 | 7.30% | 10690 |
| **Apartments** | 1035 | DU | 104 | 424 | 528 | 7.70% | 414 | 228 | 642 | 9.30% | 6883 |
| **Merrill Gardens** | 425 | DU | 42 | 22 | 64 | 6.00% | 34 | 51 | 85 | 8.00% | 1063 |
| **Commercial** | 325 | TSF | 195 | 117 | 312 | 2.20% | 579 | 627 | 1206 | 8.70% | 13878 |
| **Business Parl** | 950 | TSF | 1131 | 200 | 1331 | 11.30% | 314 | 884 | 1198 | 10.10% | 11818 |
| **Light Industrial** | 1085 | TSF | 879 | 119 | 998 | 13.20% | 130 | 922 | 1052 | 13.90% | 7562 |
| **Warehouse** | 1040 | TSF | 250 | 62 | 312 | 8.40% | 83 | 250 | 333 | 9.00% | 3702 |
| **Schools** | 2600 | Students | 650 | 520 | 1170 | 34.90% | 182 | 208 | 390 | 11.60% | 3354 |
| **TOTAL TRIPENDS** | 7925 DU | | 3993 | 3562 | 7555 | 8.70% | 4020 | 4504 | 8524 | 9.80% | 87224 |
| **Residential Tripends** | | | 888 | 2544 | 3432 | 7.30% | 2732 | 1613 | 4345 | 9.30% | 46910 |
| **Non-residential Tripends** | | | 3105 | 1018 | 4123 | 10.20% | 1288 | 2891 | 4179 | 10.40% | 40314 |

**TRIIP GENERATION RATES**

| LU TYPE | SOURCE | UNITS | AM PEAK HOUR | | | | PM PEAK HOUR | | | | ADT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | | In | Out | Total | | |
| **SF Detached** | ITE 210 | DU | 0.19 | 0.56 | 0.75 | | 0.63 | 0.37 | 1 | | 9.52 |
| **SF Attached** | ITE 230 | DU | 0.08 | 0.36 | 0.44 | | 0.35 | 0.17 | 0.52 | | 5.81 |
| **AQ Housing** | ITE 251 | DU | 0.08 | 0.14 | 0.22 | | 0.16 | 0.11 | 0.27 | | 3.68 |
| **Apartments** | ITE 220 | DU | 0.1 | 0.41 | 0.51 | | 0.4 | 0.22 | 0.62 | | 6.65 |
| **Merrill Gardens** | ITE 255 | DU | 0.098 | 0.053 | 0.15 | | 0.08 | 0.12 | 0.2 | | 2.5 |
| **Commercial** | ITE 820 | TSF | 0.6 | 0.36 | 0.96 | | 1.78 | 1.93 | 3.71 | | 42.7 |
| **Business Parl** | ITE 770 | TSF | 1.19 | 0.21 | 1.4 | | 0.33 | 0.93 | 1.26 | | 12.44 |
| **Light Industrial** | ITE 110 | TSF | 0.81 | 0.11 | 0.92 | | 0.12 | 0.85 | 0.97 | | 6.97 |
| **Warehouse** | ITE 150 | TSF | 0.24 | 0.06 | 0.3 | | 0.08 | 0.24 | 0.32 | | 3.56 |
| **Schools** | ITE 520 | Students | 0.25 | 0.2 | 0.45 | | 0.07 | 0.08 | 0.15 | | 1.29 |

Notes:

1. The Highlighted Cells have been Updated from the 2019 Study
2. DUs = Dwelling Units
3. Source: *Trip Generation Manual 10th Edition (Institute of Transportation Engineers, 2017)*
4. Source: *Trip Generation Manual 9th Edition (Institute of Transportation Engineers, 2012)*

## Table 3 (*Table 1 from 2019 Study* ). Total Trip Generation

| PA | SOURCE | DU's | TSF | AM PEAK HOUR | | | PM PEAK HOUR | | | ADT |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | In | Out | Total | |
| PA1 | **Previous (2015)** | 1287 | 135 | 383 | 591 | 974 | 931 | 708 | 1639 | 16420 |
| | **Updated (2019)** | 1247 | 124 | 305 | 519 | 824 | 711 | 575 | 1286 | 13997 |
| | *Difference* | -40 | -11 | -78 | -72 | -150 | -220 | -133 | -353 | -2423 |
| PA2 | **Previous (2015)** | 2700 | 525 | 991 | 1478 | 2469 | 2162 | 1745 | 3907 | 42953 |
| | **Updated (2019)** | 2758 | 540 | 1072 | 1491 | 2563 | 1774 | 1495 | 3269 | 33343 |
| | *Difference* | 58 | 15 | 81 | 13 | 94 | -388 | -250 | -638 | -9610 |
| PA3-4 | **Previous (2015)** | 7500 | 3400 | 4166 | 4026 | 8192 | 4634 | 4788 | 9422 | 93735 |
| | **Previous (2019)** | 7500 | 3400 | 3951 | 3540 | 7491 | 3986 | 4453 | 8439 | 86161 |
| | **Updated (2021)** | 7925 | 3400 | 3,993 | 3,562 | 7,555 | 4,020 | 4,504 | 8,524 | 87,224 |
| | *Difference (2015 to 2021)* | 425 | 0 | -173 | -464 | -637 | -614 | -284 | -898 | -6511 |
| Total (PA1-4) | **Previous (2015)** | 11487 | 4060 | 5540 | 6095 | 11635 | 7727 | 7241 | 14968 | 153108 |
| | **Previous (2019)** | 11505 | 4064 | 5328 | 5550 | 10878 | 6471 | 6523 | 12994 | 133501 |
| | **Updated (2021)** | 11930 | 4064 | 5370 | 5572 | 10942 | 6505 | 6574 | 13079 | 134564 |
| | *Difference (2015 to 2021)* | 443 | 4 | -170 | -523 | -693 | -1222 | -667 | -1889 | -18544 |

Notes:

1. The Highlighted Cells have been Updated from the 2019 Study
2. DUs = Dwelling Units
3. The Non-residential Element of Merrill Gardens is strictly a Support Function for those Residents, and therefore, is not included in the Tabulation of Total Square Footage (TSF) for PA3-4
4. Source: *Trip Generation Manual 10th Edition (Institute of Transportation Engineers, 2017)*
5. Source: *Trip Generation Manual 9th Edition (Institute of Transportation Engineers, 2012)*

## Table 4 (Table 2 from 2019 Study). External Trip Generation

| AREA | TRIP TYPE | AM PEAK HOUR | | | | PM PEAK HOUR | | | | ADT |
|---|---|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | % ADT | In | Out | Total | % ADT | |
| **PA1** | Total | 305 | 519 | 824 | 5.90% | 711 | 575 | 1286 | 9.20% | 13997 |
| **PA2** | Total | 1072 | 1491 | 2563 | 7.70% | 1774 | 1495 | 3269 | 9.80% | 33343 |
| **PA3-4 (Updated 2021)** | Total | 3993 | 3562 | 7555 | 8.70% | 4020 | 4504 | 8524 | 9.80% | 87224 |
| **PA1-4 Totals (Updated 2021)** | Total | 5370 | 5572 | 10942 | 8.10% | 6505 | 6574 | 13079 | 9.70% | 134564 |
| **EIR TOTALS** | Total | 5819 | 6648 | 12467 | 7.80% | 8065 | 7593 | 15658 | 9.80% | 159879 |
| **PA1-4 Internal/External (Updated 2021)** | Intrnal (2019) | 2371 | 2371 | 4743 | 7.30% | 3164 | 3164 | 6328 | 9.80% | 64881 |
| | Internal (2021) | 2375 | 2373 | 4749 | 7.30% | 3167 | 3169 | 6337 | 9.80% | 65413 |
| | External (2019) | 2957 | 3179 | 6135 | 8.90% | 3307 | 3359 | 6666 | 9.70% | 68620 |
| | **External (2021)** | **2995** | **3199** | **6193** | **8.90%** | **3338** | **3405** | **6743** | **9.70%** | **69152** |
| | Total (2021) | 5370 | 5572 | 10942 | 8.10% | 6505 | 6574 | 13079 | 9.70% | 134564 |
| **Percent Internal Tripends** | | 44.2 | 42.6 | 43.4 | | 48.7 | 48.2 | 48.5 | | 48.6 |
| **EIR EXTERNAL (PA1-5)** | **External** | **3412** | **4241** | **7653** | **9.10%** | **4534** | **4062** | **8596** | **10.20%** | **84173** |
| **Diference (EIR to 2021)** | **External** | **-417** | **-1042** | **-1460** | | **-1196** | **-657** | **-1853** | | **-15021** |

Notes:

1. The Highlighted Cells have been Updated from the 2019 Study
2. Source: *Trip Generation Manual 10th Edition (Institute of Transportation Engineers, 2017)*
3. Source: *Trip Generation Manual 9th Edition (Institute of Transportation Engineers, 2012)*

## Conclusion

This assessment serves as an update to the 2019 Rancho Mission Viejo Planning Area 3-4 Transportation Study. Merrill Gardens will construct 425 senior living facility units which have been assumed to be additive to the RMV community dwelling unit totals, since senior living facilities do not count against the approved dwelling unit allocation for the community. The assessment concludes that while the addition of Merrill Gardens will increase the overall trip generation for the RMV community, the estimated external trips are still substantially lower than the estimates in the 2015 study and original Ranch Plan EIR.