

## SUBDIVISION COMMITTEE REPORT

**DATE:** December 7, 2022

**TO:** Orange County Subdivision Committee

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

**SUBJECT:** “B” Vesting Tentative Tract Map 19187 within Planning Area 3, Subarea 3.2b, Ranch Plan Planned Community

**PROPOSAL:** The applicant, Rancho Mission Viejo (RMV) requests approval of “B” Vesting Tentative Tract Map 19187 (VTTM 19187) to subdivide a 5.93-acre site in Planning Area 3.2b of the Ranch Plan Planned Community into two numbered lots for 93 multi-family dwellings, landscaping, and private streets/alleys.

**ZONING:** Ranch Plan Planned Community

**GENERAL PLAN:** 6 “Urban Activity Center”

**LOCATION:** The project site is located in southeastern unincorporated Orange County, in Subarea 3.2b, Lots 10 through 17, 51, and 52 of “A” Tract Map 19163 in the Ranch Plan Planned Community. The project site is located east of Legado Road, west of Pablo Road, and north of Cow Camp Road, within the Fifth (5th) Supervisorial District.

**OWNER/  
SUBDIVIDER:** RMV PA3 Development, LLC (RMV)  
It is noted that the current landowner is RMV, but the transfer of ownership to Trumark Homes will begin upon recordation of the Final Tract Map.

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

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

**RECOMMENDED ACTION(S):**

Land Development recommends that the OC Subdivision Committee:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of VTTM 19187, 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 VTTM 19187. 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 VTTM 19187.
  - 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 Vesting Tentative Tract Map 19187, subject to the attached Findings and Conditions of Approval (Appendices A and B).

**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. Additional administrative revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067). VTTM 19163 was approved by the Orange County Subdivision Committee on February 16, 2022,

and revised VTTM 19163 was approved by the Deputy Director of OC Development Services on August 26, 2022. Final Tract Map 19163 was approved by the Board of Supervisors on November 8, 2022 and was recorded on November 21, 2022. Subarea 3.2b is currently being rough graded under issued permit GRD21-0159 and supporting infrastructure is currently under construction.

Proposed Project

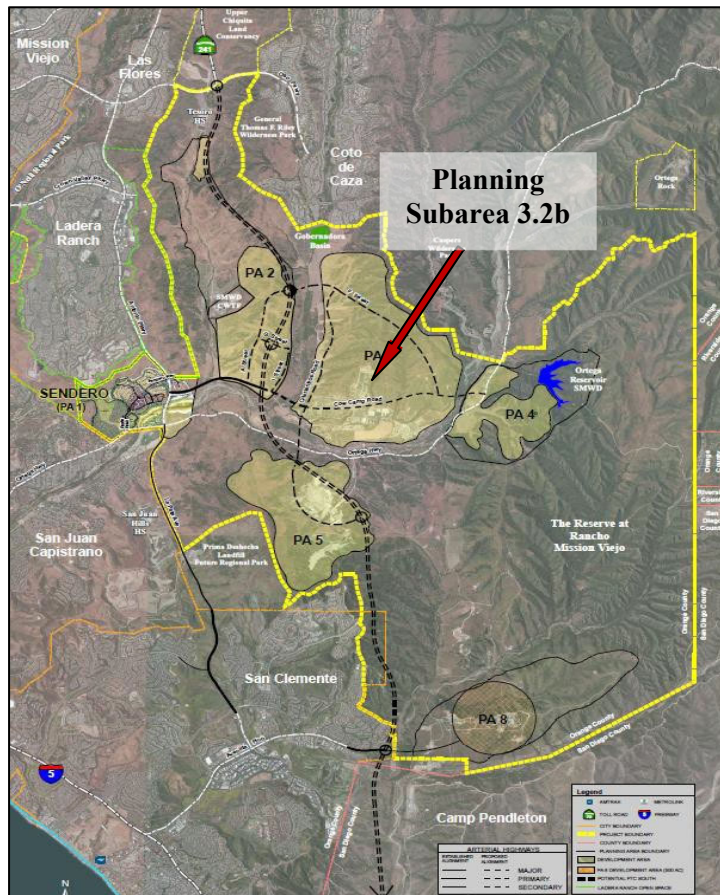
The applicant, Rancho Mission Viejo, requests approval of “B” Vesting Tentative Tract Map 19187 (VTTM 19187) to subdivide a 5.93-acre site in Planning Area 3.2b of the Ranch Plan Planned Community into two numbered lots for 93 multi-family dwellings, landscaping, and private streets/alleys. This VTTM is one of multiple “B” maps being proposed in Planning Area 3, Subarea 3.2b of the Ranch Plan. Final Map 19163 sets the boundaries of these “B” maps (Exhibit 2 page 4). Further discussion is provided in the Discussion/Analysis section.

**SURROUNDING LAND USE:**

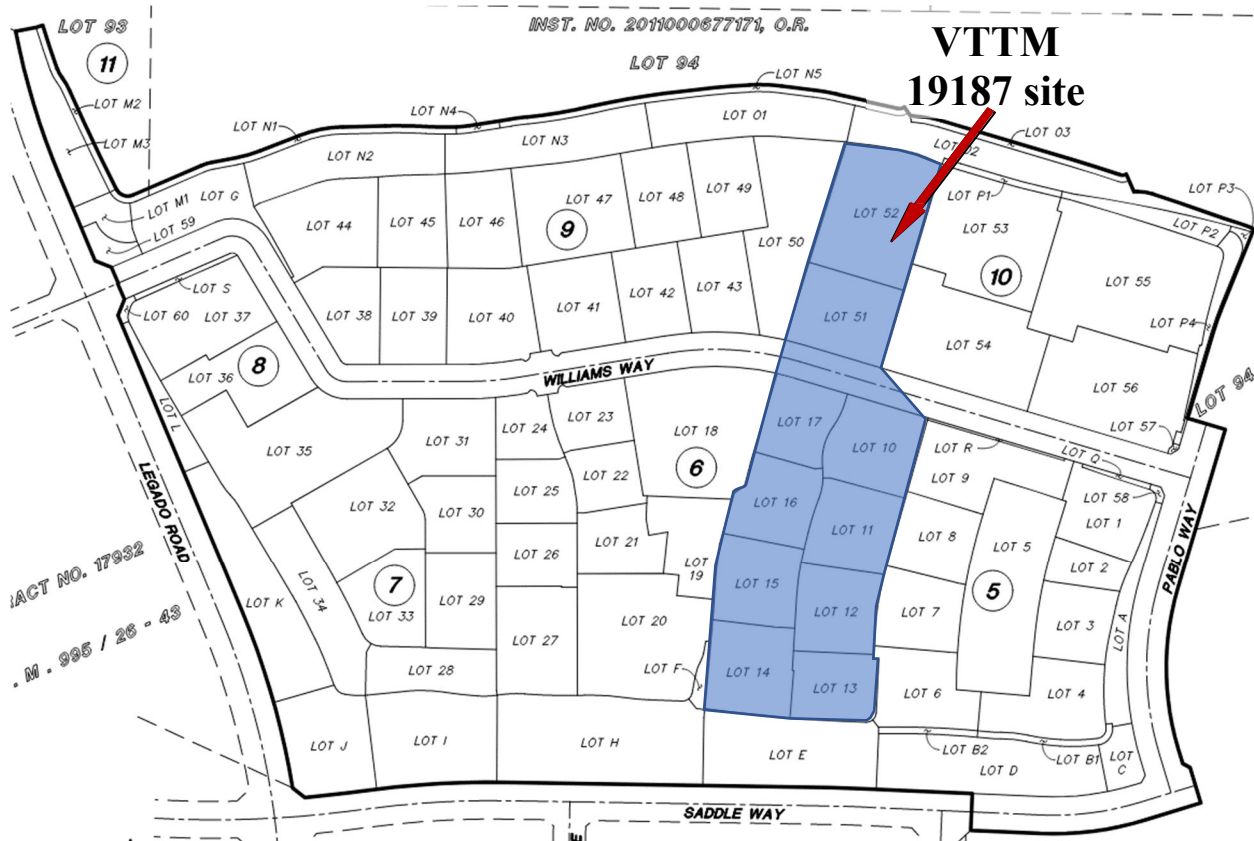
Land uses immediately surrounding the project site include the following:

- North: Proposed residential developments (Planning Subarea 3.3);
- South: Saddle Way, Future residential developments (Planning Subarea 3.1);
- East: Proposed residential development (VTTM19188 and VTTM 19189);
- West: Proposed recreation area and residential development (VTTM 19186 and VTTM19191).

Please refer to General Vicinity Map (below) and the Project Site Map (following page).



**Exhibit 1 - Vicinity Map**



**Exhibit 2 – Project Site Map**

**DISCUSSION/ANALYSIS:**

General Description

The proposed “B” VTTM 19187 is a subdivision of a 5.93-acre site within Planning Area 3.2b of the Ranch Plan Planned Community into two numbered lots for 93 multi-family dwellings, landscaping, and private streets, with access to the tract provided from Williams Way, a public street. Internal private streets and alleys provide access to the units within the tract. A reciprocal access agreement for the benefit of all lots in Tract 19187 will be recorded with the final tract map to ensure pedestrian and vehicular access is allowed across the entire project. Condition of Approval #8 has been included to require this easement be recorded with the final map of VTTM 19187.

Consistency Analysis:

Proposed “B” Vesting Tentative Tract Map 19187 is consistent with:

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

- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.2, and the PA3 & 4 Master Area and Subarea Plan revisions (PA22-0067)
- e. CEQA: The proposed map is consistent with Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved on February 25, 2015
- f. Alternative Development Standards: All previously approved Alternative Development Standards that are to be incorporated into the development of Subarea 3.2 are listed within the Note #30 on the cover page of proposed VTTM 19187
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix

#### Estimated Earthwork

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3), Subarea Plan 3.2b, Tract 19163, and related grading permit GRD21-0159. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

#### Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan (ROMP) Area. A Master Plan of Drainage (MPD) consistent with the PA3 and 4 ROMP has been established for the project site (Subarea 3.2b). VTTM 19187 is consistent with this MPD, however no MPD fees are required.

#### Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for the subject map VTTM 19187 is 0.558 net usable acres of park land based upon a proposal to build 93 dwelling units at a gross residential density of 15.68 du/ac (93 du x .006 ac/du). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2<sup>nd</sup> Amendment approved on July 16, 2014, and 3<sup>rd</sup> Amendment approved November 7, 2019.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion

of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3 & 4 Master Area Plan PA180030, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). Rancho Mission Viejo's recorded Final Tract Map 17932 for Subarea 3.2a includes an Irrevocable Offer of Dedication (IOD) of 10.52 acres for the development of public parkland (Lots 52-54 of Tract 17932), which exceeds the requirement for all of Subarea 3.2. Therefore, there is no additional public park land required within Tract 19163 and is consistent with the Ranch Plan LPIP.

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

#### Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs - This project area is included within the Owner's and County's Respective Obligations: Provision of Public Benefits section of the Ranch Plan Planned Community Development Agreement. This section phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The District stated in its "will-serve" letter, dated October 3, 2022, that it will be capable of providing water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety - Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this development. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program (RPFPP). A project-specific Fire Master Plan (SR#299520) has been approved for the Tract by the Orange County Fire Authority.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

#### Traffic/Circulation

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

- Access/Highways/Streets/Roads - Access to the site is via Williams Way, a public street. Internal circulation will be provided by internal private streets.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.
- To ensure that necessary ingress and egress easements are provided along the proposed motor courts/alleyways with the Final Map, Condition of Approval #7 requires the developer to demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the Final Map subject to the satisfaction of the Manager, Land Development. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.

#### Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 299520, approved on September 13, 2022. OCFA has reviewed the proposed project and concurs with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure the development of VTTM 19187 in compliance with associated fire safety and fire protection requirements.

#### Multiple Final Map Phasing

As indicated on the Map under Note #22 of the title sheet, the option of phasing multiple final maps has been requested as part of the approval of this Vesting Tentative Tract Map.

#### **DEVIATIONS FROM STANDARDS OF DESIGN:**

VTTM 19187 includes a deviation from County Standard Plan 120-2. The deviation will allow for 1” and 4” ribbon curbs on the high side curbs of local private streets where residential driveway access is required. Standard Plan 120-2 does not provide a ribbon curb for low volume private courts/alleys providing driveway access.

The applicant submitted a deviation request to OC Traffic and Development Support. The deviation request was approved by the County Engineer on November 15, 2022. The approved deviation request is included as Attachment 4. All other street and drainage improvements shown on the map will be constructed in accordance with County Standard Plans or approved Alternative Development Standards.

#### **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 under the “Notes” on VTTM 19187. The following approved Ranch PC Alternative Development Standards (approved September 26, 2018) are proposed as part of VTTM 19187:

- G-3a Private Alley Drive
- G-7 Reduced Local Depressions on Private Streets
- G-8 Reduced Local Depressions on Public Streets
- G-9 Rolled Curb on Private Streets
- G-10 Grated Inlets Catch Basins with Rolled Curb on Private Streets
- G-11 Reduced Local Depression with Rolled Curb on Private Streets
- J-5 Class III NEV Route

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

Copies of the Vesting Tentative Tract Map submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic & Development Support, Inspection Services, Operations and Maintenance 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 November 23, 2022. Additionally, notices were posted at the site, at the County Administration South (CAS) Building, at OC Parks/Old County Courthouse, and on the OC Public Works website 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 "B" VTTM 19187.

**CONCLUSION:**

Upon review of the subject submittal, staff supports approval of the applicant's proposed "B" Vesting Tentative Tract Map 19187 (VTTM 19187) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps) subject to the attached recommended Findings and Conditions of Approval.

Submitted by:

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

Concurred by,

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

COMSIG 1 11/23/2022 15:07:00



**CERTIFICATION:**

I hereby certify that the Tentative Tract Map 19187 was approved by the Orange County Subdivision Committee on December 7, 2022, per the findings in Appendix A and the conditions in Appendix B.

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Laree Alonso  
Subdivision Committee Chairperson

**APPENDICES:**

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

**ATTACHMENTS:**

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

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at 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

### VTTM 19187

1	<b>EIR AND ADDENDUM</b>	<b>VTTM 19187 (Custom)</b>
<p>That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; The addendums are approved for the proposed project based upon the following findings:</p> <p>a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker;</p> <p>b. The additions, clarifications and/or changes to the original document caused by the Addendums, do not raise new significant issues which were not addressed by the EIR and none of the conditions described in CEQA Guidelines Section 15162 applies; and</p> <p>c. The consideration of the EIR and approval of the Addendums for the proposed project reflect the independent judgment of the Lead Agency.</p>		
2	<b>ENVIRONMENTAL MONITORING</b>	<b>VTTM 19187 (Custom)</b>
<p>That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).</p>		
3	<b>GENERAL PLAN CONSISTENCY</b>	<b>VTTM 19187</b>
<p>That the proposed map is consistent with the Orange County General Plan.</p>		
4	<b>DESIGN &amp; IMPROVEMENT</b>	<b>VTTM 19187</b>
<p>That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.</p>		
5	<b>DEVELOPMENT TYPE</b>	<b>VTTM 19187</b>
<p>That the proposed site is physically suitable for the proposed type of development.</p>		
6	<b>DEVELOPMENT DENSITY</b>	<b>VTTM 19187</b>
<p>That the proposed site is physically suitable for the proposed density of development.</p>		
7	<b>ENVIRONMENTAL DAMAGE</b>	<b>VTTM 19187</b>
<p>That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.</p>		
8	<b>PUBLIC HEALTH</b>	<b>VTTM 19187</b>
<p>That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.</p>		
9	<b>PUBLIC EASEMENTS</b>	<b>VTTM 19187</b>
<p>That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.</p>		
10	<b>SUBDIVISION / ZONING CODE CONSISTENCY</b>	<b>VTTM 19187</b>
<p>That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.</p>		
11	<b>ZONING CONSISTENCY</b>	<b>VTTM 19187</b>
<p>That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.</p>		
12	<b>SEWER SYSTEM</b>	<b>VTTM 19187 (Custom)</b>
<p>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.</p>		
13	<b>NATURAL HEATING AND COOLING</b>	<b>VTTM 19187</b>
<p>That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).</p>		
14	<b>FEE PROGRAMS</b>	<b>VTTM 19187</b>
<p>That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County:</p> <p>A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.</p> <p>B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.</p> <p>C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.</p> <p>D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.</p> <p>E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.</p>		

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**EXPIRATION OF MAPS****VTTM 19187**

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

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**LOCAL PARK CODE****VTTM 19187 (Custom)**

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

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**DEVELOPMENT AGREEMENT****VTTM 19187**

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

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**APPEAL OF EXACTIONS****VTTM 19187**

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

# **APPENDIX B**



## Appendix B Conditions of Approval VTTM 19187

### 1 RANCH PLAN REGULATION COMPLIANCE MATRIX VTTM 19187 (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 Recordation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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**2 WATER QUALITY MANAGEMENT PLAN VTTM 19187**

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.

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**3 BEST MANAGEMENT PRACTICES VTTM 19187 (Custom)**

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.

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**4 COMPLIANCE WITH THE NPDES IMPLEMENTATION VTTM 19187 PROGRAM**

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

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

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**5 INDEMNIFICATION VTTM 19187 (Custom)**

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.

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**6 BUYER NOTIFICATION MAP VTTM 19187 (Custom)**

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

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7                            **MANEUVERABILITY EASEMENT**                            **VTTM 19187 (Custom)**

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

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8                            **RECIPROCAL INGRESS/EGRESS EASEMENT**                            **VTTM 19187 (Custom)**

Prior to recordation of the Final Map, the subdivider shall demonstrate that a reciprocal ingress/egress easement for pedestrian and vehicular access, for the benefit of all lots in Tract 19187, shall be recorded. The easement shall prohibit property owners from installing anything within the easement area that would interfere with the use or maintenance of the easement. The verbiage of the easement shall be subject to the satisfaction of the Manager, Land Development.



# **APPENDIX C**

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
<b>a. Prior to Recordation</b>												
139	137-138 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	<del>County of Orange</del> Director, PDS <b>Director, OC Planning</b>	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for entire Planned Community, upon providing <a href="#">RMV CC&amp;R summary letter [Hyperlink #13]</a> stating CC&Rs contain language prohibiting the planting of plants on most current <a href="#">California Invasive Plant Inventory (www.cal-ipc.org)</a> in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA
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)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory of drainage study		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
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retaining, 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)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	<del>County of Orange Manager of Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of construction of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA

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
533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	<del>County of Orange</del> <del>Director of</del> <del>Planning &amp;</del> <del>Development</del> <del>Services</del> <del>Director, OC</del> <del>Planning</del> (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	<del>County of Orange</del> <del>Director of</del> <del>Planning &amp;</del> <del>Development</del> <del>Services</del> <del>Director, OC</del> <del>Planning</del> (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a Subdivision Map	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility _____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b - modifications)	<del>County of Orange</del> <del>Director of</del> <del>Planning &amp;</del> <del>Development</del> <del>Services</del> <del>Director, OC</del> <del>Planning</del> (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following:	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li> </ul>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA

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545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	Private Street Improvements:		Private Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T04)	County of Orange Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements (cont.):		Street Improvements (cont.):	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	County of Orange Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/installation of improvements	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA

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
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development Services,	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
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of offer(s) of dedication for signal maintenance easement(s)		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
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of ___ % of the cost of / /enter into an agreement with the County of Orange, accompanied by financial security, for the cost of ___ % of) a traffic signal at the intersection of ___ and ___, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	<del>County of Orange</del> Director of Planning & Development Services and <del>County of Orange</del> Manager of Building Permits Services, <b>Director, OC Planning and Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA



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589.1		EIR 589	SC 4.15-1	Prior to recordation of <del>final tract a-subdivision</del> maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	<del>County of Orange Director of Planning &amp; Development Services</del> <b>Director, OC Planning (OCFA)</b>	Approved water improvement plans with subsequent construction of improvement	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see <u>Mitigation Measure 4.15.5</u> )	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC-Wide
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	<del>Director, PDS,</del> <b>Director, OC Planning</b>	Submit a copy of the proposed Tract map to OCFA for administrative approval		
COA #7		PA2.3 Builer "B" Map COAs	Cond. #7	Prior to recordation of the final tract map			MANEUVERABILITY EASEMENT	Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Planning Manager. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement	<del>Director, PDS,</del> <b>Director, OC Planning</b>	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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<b>b. Prior to Approval of Site Development Permit</b>												
109		EIR 589	MM 4.7-3	Prior to approval of <del>Master Area Plan or Subarea Plan</del> Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall...]</i>	<del>Director, PDS</del> <b>Director, OC Planning</b>	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level)		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of <del>Master Area Plan or Subarea Plan</del> Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. <i>[Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall...]</i>	<del>Director, PDS</del> <b>Director, OC Planning</b>	Issuance of Building Permit (Evidence of reflection of materials)		Each PA
<b>c. Prior to Issuance of Grading Permits</b>												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the <del>Manager of Subdivision</del> <b>Manager OC Planned Communities</b> and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and <del>Manual (County Standard Condition G01)</del>	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard <del>Condition G02)</del>	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA

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523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of grading plan		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory of drainage study		Each PA

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527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retaining, 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)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory drainage plans		Each PA

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530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. <i>(County Standard Condition D02b)</i>	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:	<del>County of Orange</del> Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li> </ul>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval WQ03)	See above	See above		Each PA

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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	<del>County of Orange Manager of Building Inspection</del> <b>Manager, OC Inspection Division</b> (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
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	<del>County of Orange Manager of Building Permits</del> <b>Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
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	<del>County of Orange Director of Planning &amp; Development Services</del> <b>Director, OC Planning</b>	Approved grading plans verifying adequate sight distance		Each PA

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555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of compliance with Rule 403 and Rule 402		Each PA
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and undercarriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO <sub>x</sub> and ROC from heavy equipment.	County of Orange Director of Planning & Development Services, 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.	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N94)	<del>County of Orange Director of Planning &amp; Development Services and County of Orange Manager of Building Permits Services,</del> <b>Director, OC Planning and Manager, Permit Services (Building Plan Check)</b>	Submittal of satisfactory acoustical analysis	<b>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.</b>	Each PA



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

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage.	<del>County of Orange Manager, Harbors, Beaches &amp; Parks-HBP/Coastal and Historical Facilities</del> <b>OC Public Works/OC Planning*</b>	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue 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 <del>Condition FPC11A</del> )	<del>County of Orange Director of Planning &amp; Development Services</del> <b>Director, OC Planning (OCFA)</b>	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the <del>Manager, PDS Subdivision and Infrastructure</del> <b>Manager OC Planned Communities</b> , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	<del>Director, PDS, Director, OC Planning</del>	Provide the <del>Manager, PDS Subdivision and Infrastructure</del> <b>Manager OC Planned Communities</b> with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

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

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<b>d. Prior to Precise Fuel Modification Plans</b>												
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of 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
<b>e. Prior to Issuance of Building Permit</b>												
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	Director, PDS-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	Streetslight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS-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 of Orange Director of Planning & Development Services, <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Discuss regional water quality and/or watershed programs (if available for the project);</li> <li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li> <li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li> </ul>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition	County of Orange Manager of Building Inspection— <b>Manager, OC Inspection Division</b> (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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

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

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564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan–Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan).	See above	See above		Each PA
570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	<del>County of Orange</del> Manager of Building Permits, <b>Manager, Permit Services (Building Plan Check)</b>	Approved lighting study/plan	<b>Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required</b>	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 FRC11A)	<del>County of Orange</del> Director of Planning & Development Services- <b>Director, OC Planning (OCFA)</b>	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	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA# 3		PA2.3 Builer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA# 6		PA2.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			

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<b>f. Prior to Combustible Construction</b>												
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, Director, OC Planning	Site inspection		
<b>g. During Construction</b>												
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	Director, PDS- 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
<b>h. Prior to Issuance of Certificates of Occupancy</b>												
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	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: <ul style="list-style-type: none"> <li>• 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;</li> <li>• Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP;</li> <li>• Submit for review and approval an Operations and Maintenance (O&amp;M) Plan for all structural BMPs for attachment to the WQMP.</li> </ul>	County of Orange Manager of Building Inspection, <b>Manager, OC Inspection Division</b>	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> <li>• Demonstrate that copies of the project's approved WQMP (with attached O&amp;M Plan) are available for each of the incoming occupants;</li> <li>• 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&amp;M Plan; and (County Standard Condition, WQ03)</li> </ul>	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.):	<ul style="list-style-type: none"> <li>• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&amp;R's (that must include the approved WQMP and O&amp;M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&amp;M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&amp;M) Plan. (County Standard Condition, WQ03)</li> </ul>	See above	See above		Each PA

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange - 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 LA02h)	County of Orange - Manager, Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

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

# **ATTACHMENT 1**



## RANCHO MISSION VIEJO

June 6, 2022, updated August 18, 2022 and October 7, 2022, updated October 19, 2022

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

**SUBJECT:**

Application for “B” Vesting Tentative Tract Maps 19187 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.2b for the Trumark Homes MR-8 project

Dear Ms. Jiménez,

**PROPOSAL:**

Rancho Mission Viejo requests Subdivision Committee approval of Vesting Tentative Tract Map 19187 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.2b for the Trumark Homes MR-8 project to allow 93 Multiple Family Dwellings on 2 numbered residential lots. Site Development Permit PA22-0101 is being processed concurrently.

**ZONING:**

Ranch Plan Planned Community (PC) – Subarea Plan 3.2b Multiple Family dwellings (PC Text Section III.A.3)

**LOCATION:**

The Trumark Homes MR-8 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.2b and Vesting Tentative Tract Map 19163, Lots 10 thru 17, 51 and 52 in unincorporated Orange County, California.

**LANDOWNER/SUBDIVIDER:**

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

**BACKGROUND AND EXISTING CONDITIONS:**

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



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

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on September 11, 2019, including Subarea Plan 3.2b (PA180030). Subarea Plan 3.2b has also been updated recently per PA22-0067. VTTM 19163 for Subarea Plan 3.2b was approved by the Subdivision Committee on February 16, 2022. Rough Grading Permit GRD21-0159 for Subarea 3.2b was approved in early May 2022.

### **PROPOSED PROJECT:**

The applicant, RMV(along with and on behalf of the eventual owner Trumark Homes), requests approval of Vesting Tentative Tract Map 19187 to allow 93 Multiple Family dwellings on 2 numbered residential lots within the proposed 5.96-acre project site. The project will also include street and infrastructure improvements, landscaping, and minor precise grading.

The two numbered lots are 185,722 square feet and 72,602 square feet. The site has a net residential acreage of 4.47 acres (excluding streets, motorcourts, alleys and HOA slopes) for a net residential density of 20.8 dwelling units per acre.

The project proposes a site design with motor court layout with dwellings having garages accessible via private motor courts that take access off public street Williams Way.

### **SURROUNDING LAND USE:**

Land uses immediately surrounding the project site include the following:

- Westerly: Subarea 3.2b – Future Residential and Recreational
- Southerly: Saddle Way and Future Residential
- Easterly: Subarea 3.2b – Future Residential
- Northerly: Subarea 3.3 – Future Residential

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

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

### **CONSISTENCY ANALYSIS:**

VTTM 19187 Homes MR-8 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 3.2b of Ranch Plan as “1B, Suburban Residential (0.5 to 18 du/ac)”, per GPA 01-01. The proposed VTTM is consistent with the 1B “Suburban Residential designation.
- b. Zoning – The proposed VTTM is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).

- c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.
- d. Area Plans – The proposed VTTM is consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.2b (PA180030 and PA22-0067).
- e. CEQA – The proposed VTTM is consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.
- f. Alternative Development Standards – All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

#### Estimated Earthwork

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3&4), Subarea Plan 3.2b, VTTM 19163, and approved Subarea 3.2b Rough Grading Permit GRD21-0159. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1 (PA140072-81) approved February 25, 2015.

#### Drainage:

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

#### Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for the subject map VTTM 19187 is 0.56 net usable acres of park land based upon a proposal to build 93 dwelling units at a gross residential density of 22.2 du/ac (93 du x .006 ac/du). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2<sup>nd</sup> Amendment approved on July 16, 2014, and 3<sup>rd</sup> Amendment approved November 7, 2019. Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3&4 Master Area Plan PA180030, per the parkland generation factor for each unit

(greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres).

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

#### Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts. No school facilities are proposed within Subarea 3.2b.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The District stated in their "will-serve" letter dated ###/###/2022, that the District will be capable of providing water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety - Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development, per the TT19187 Fire Master Plan approved by OCFA ###/###/2022. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

#### Traffic/Circulation

- Scenic Highway Corridors - There are no Scenic Highways applicable to this map
- Access/Highways/Streets/Roads - Access to the site is Williams Way. Internal tract access will be provided by internal private alleys and motor courts.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

#### Multiple Final Map Phasing

As indicated by Note 22 on this TT19187, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

#### **DEVIATIONS FROM STANDARDS OF DESIGN:**

The developer may request deviations from County standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation

request, the County-approved standard design criteria will prevail. No deviations are requested with this map.

**ALTERNATIVE DEVELOPMENT STANDARDS:**

As indicated by Note 30 on this 19187, as allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development.

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

Sincerely,

A handwritten signature in blue ink that reads "Jay Bullock" followed by a horizontal line.

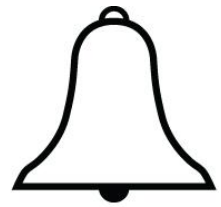
Jay Bullock  
Vice President, Planning and Entitlement  
Rancho Mission Viejo

# **ATTACHMENT 2**

BOARD OF DIRECTORS

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

DANIEL R. FERONS  
GENERAL MANAGER



# Santa Margarita Water District

October 3, 2022

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

Subject:            **Preliminary Water and Sewer Letter for Rancho Mission Viejo, VTTM 19187,  
Rancho Mission Viejo, in Improvement District No. 5**

Greetings:

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

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

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

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

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

Sincerely,  
SANTA MARGARITA WATER DISTRICT

*Patricia Butler*

Patricia A Butler  
Chief Engineer

S:\ENGINEERING\PRELIMINARY WILL SERVE\2022\Will Serve VTTM 19187.doc

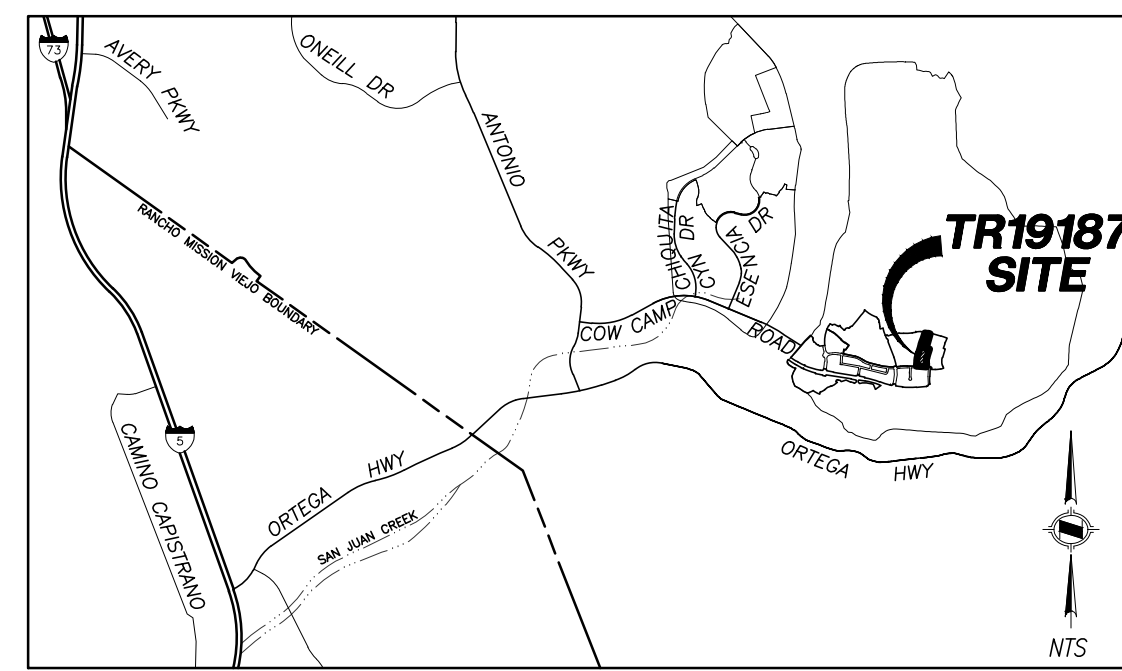
26111 Antonio Parkway, Rancho Santa Margarita, CA 92688

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

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

# **ATTACHMENT 3**

VICINITY MAP

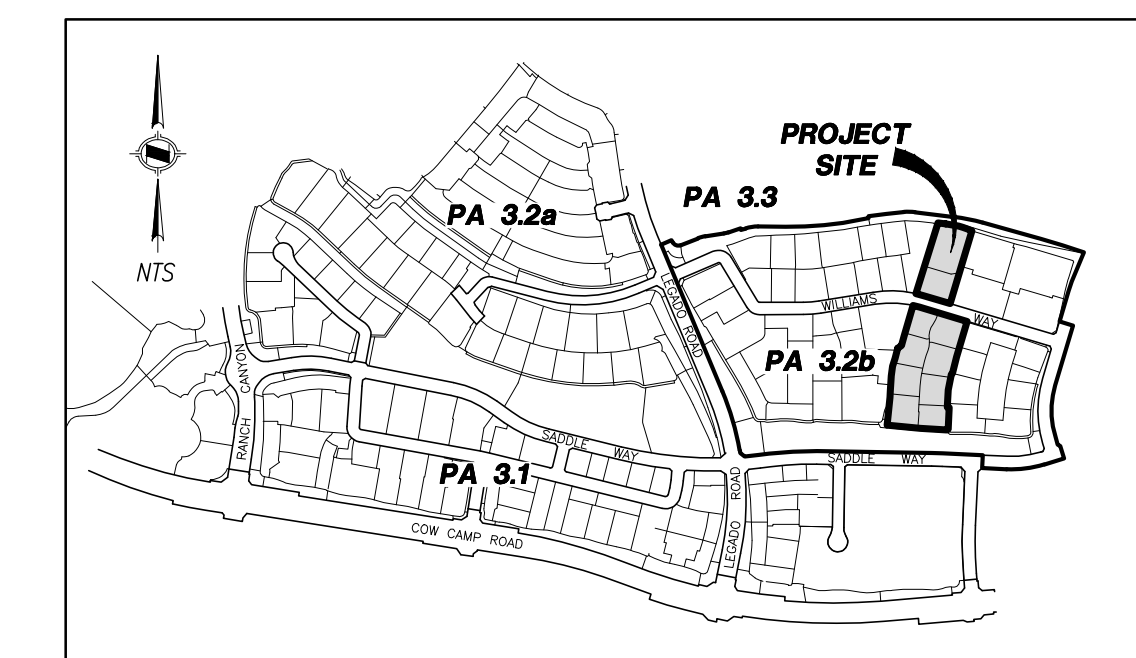


# VESTING TENTATIVE TRACT MAP 19187

## RIENDA MR8 FOR CONDOMINIUM PURPOSES LEGAL DESCRIPTION

LOTS 10 THROUGH 17, 51 AND 52 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 19163

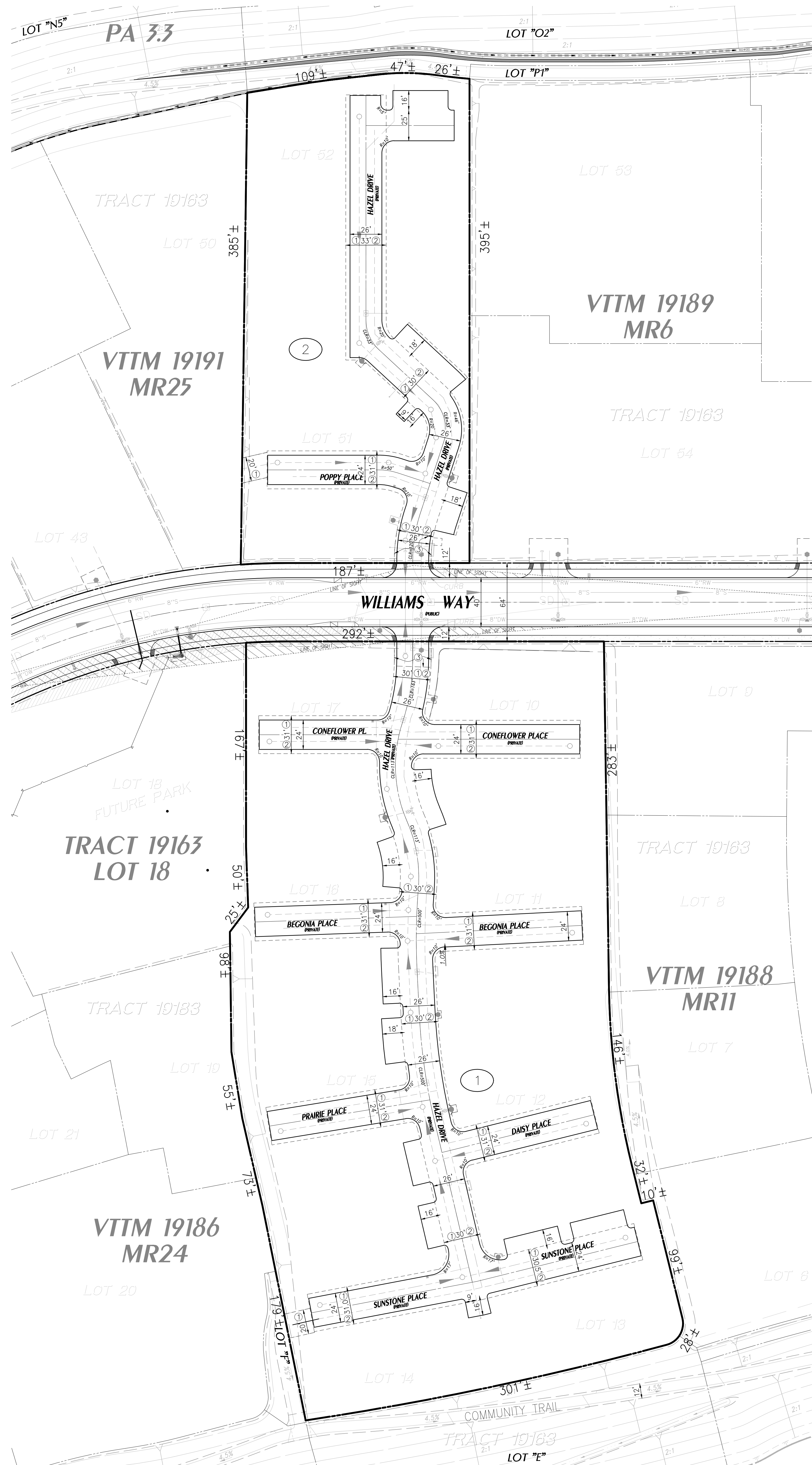
REVIEWED FOR CODE COMPLIANCE  
11/23/2022  
PEYKAN ABBASSI, P.E.  
CSG CONSULTANTS, INC.



LOCATION MAP  
NOT TO SCALE

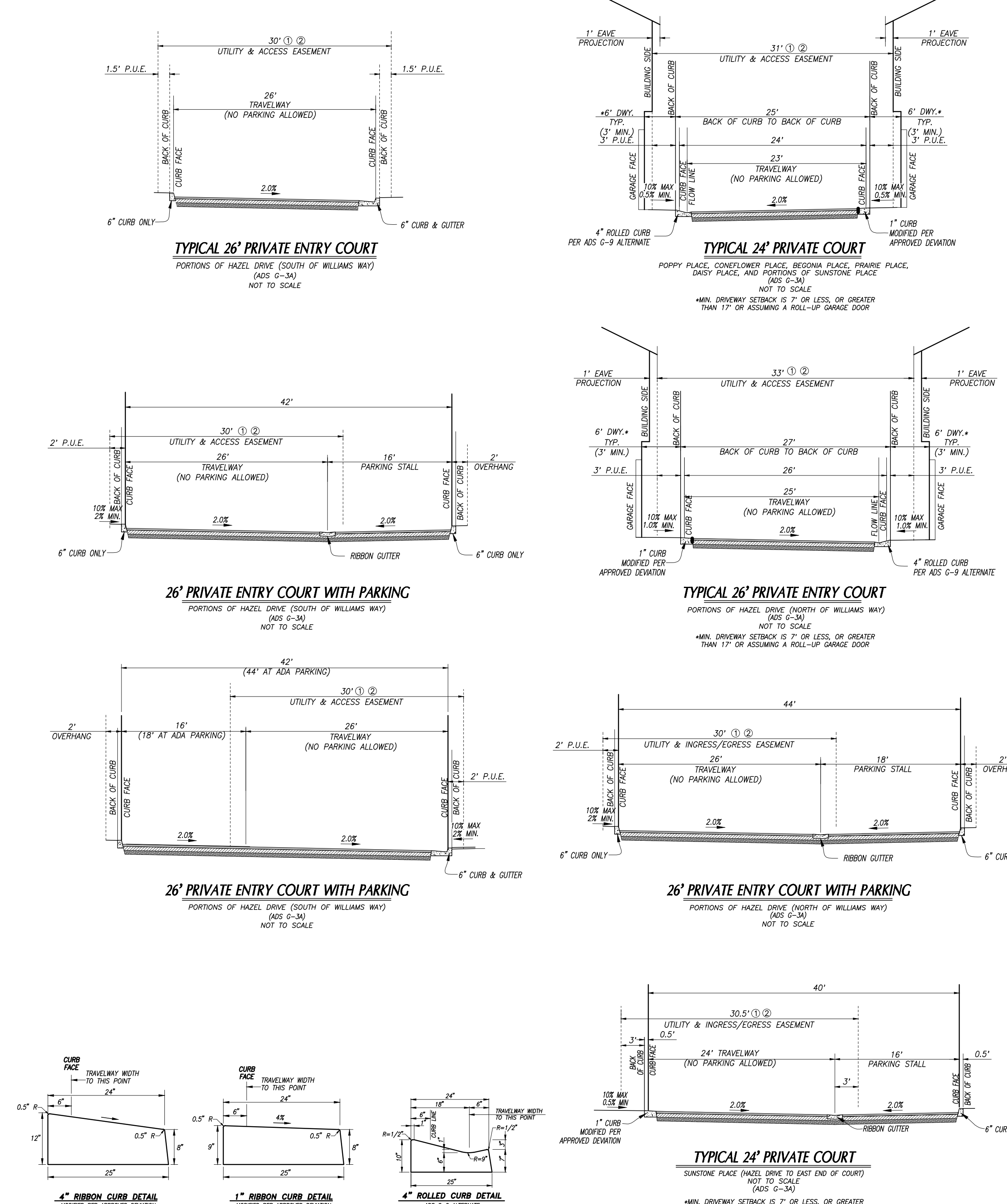
LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED PADLINE
- PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- MASS GRADED CONTOUR
- PAD ELEVATION
- FS/LP FINISH SURFACE / LOW POINT
- FS/HP FINISH SURFACE / HIGH POINT
- FS/OB FINISH SURFACE / GRADE BREAK
- STORM DRAIN
- DOMESTIC WATER
- RECLAIMED WATER
- SEWER
- PROPOSED FIRE HYDRANT



NOTES

- EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD19-0108 AND ROUGH GRADED PER GRD21-0159 TO ALLOW FOR FUTURE DEVELOPMENT.
- PROPOSED LAND USE: RESIDENTIAL - 9.5 DWELLING UNITS.
- EXISTING ZONING: VTTM 19187 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3. IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION 11.C OF THE PC TEXT.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.2B (PA18030) DESIGNATE THE PROJECT SITE AS MULTIPLE-FAMILY DWELLINGS - PER PC TEXT SECTION 11.A.3.5.
- GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL.
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1.
- ADJACENT LAND USE: ZONING: FUTURE RESIDENTIAL & RECREATIONAL (TR19163, LOT 18) SOUTHERLY: SADDLE WAY AND FUTURE RESIDENTIAL EASTERLY: SUBAREAS 3.2b RANCH PLAN PLANNED COMMUNITY FUTURE RESIDENTIAL NORTHERLY: SUBAREA 3.3 - RANCH PLAN PLANNED COMMUNITY FUTURE RESIDENTIAL
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- NON-INDUSTRIAL RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 60KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDEATION.
- STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
- THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
- EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDEATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
- ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCDC AS APPROPRIATE.
- PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY 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 AS PART OF THIS "B" TENTATIVE TRACT MAP:
  - G-3a PRIVATE ALLEY DRIVE ALLOWING EMERGENCY VEHICLE ACCESS
  - G-7 REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
  - G-9 REDUCED LOCAL DEPRESSION ON PUBLIC STREET
  - G-9 ROLLED CURBS ON PRIVATE STREETS
  - G-10 GRATED INLETS CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS
  - G-11 REDUCED LOCAL DEPRESSION WITH ROLLED CURB ON PRIVATE STREETS
  - J-5 CLASS III NEV ROUTE
- THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO) THE EXPIRATION OF THE DEVELOPMENT AGREEMENT, EVEN IF THAT THE FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6.(a)(1) AND RANCHO MISSION WEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS 1.2.1.3 AND 4.2(C).
- ALL IMPROVED ON-STREET BIKE LANES PROPOSED ON THIS TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE ORANGE COUNTY HIGHWAY DESIGN MANUAL.
- DESIGN OF VTTM 19187 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1 (2)(h) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
- ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
- ALL PRIVATE STREETS EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS.
- ALL LOT AND PAD GRADIENTS TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT 1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE AT RANCHO MISSION WEJO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL).
- ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER.
- ALL PRIVATE STREETS SHALL HAVE AN EMERGENCY VEHICLE ACCESS EASEMENT TO THE COUNTY OF ORANGE, DEDICATED AND ACCEPTED ON THE FINAL MAP.
- PER RANCH PLAN COMPLIANCE MATRIX ITEM 544, PRIOR TO THE RECORDEATION OF A SUBDIVISION MAP, THE SUBDIVIDER SHALL PLACE NOTES ON THE FINAL MAP WHICH RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO ALL ARTERIAL HIGHWAYS TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE, IN A MANNER MEETING THE APPROVAL OF THE MANAGER, SUBDIVISION AND GRADING.
- LOTS 1-2 TO BE FOR RESIDENTIAL CONDOMINIUM PURPOSES.
- THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION PROGRAM (2007).
- DEVELOPMENT OF TRACT NO. 19187 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- IN THE DESIGN OF THIS MAP, THE GUIDELINES AND REQUIREMENTS WITHIN THE CALIFORNIA SOLAR PERMITTING GUIDEBOOK ADOPTED BY THE STATE OF CALIFORNIA WERE CONSIDERED.
- THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 1" AND 4" RIBBON CURBS PER DEVIATION APPROVAL FOR STD. PLAN 100-2 ARE PROPOSED AS PART OF THIS "A" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS.



STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19187 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY FOR PROCESSING AND IMPLEMENTING THAT 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 30th DAY of November 22  
BY: [Signature]  
PRINTED NAME: Paul Johnson  
TITLE: Executive Vice President - Community Development

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.  
DATE: 11/21/22  
David L. Francke  
DFrancke@hunsaker.com

OWNER: **RMV PA3 DEVELOPMENT, LLC**  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92693  
(949) 240-3363 - JBULLOCK@RANCHOMV.COM  
ATTN: JAY BULLOCK

APPLICANT: **LIVETRU**  
450 Newport Center Dr., Ste 300  
Newport Beach, CA 92660  
(949) 999-8800  
PFA@LIVETRU.COM  
ATTN: PAUL FAYE

PREPARED BY: **HUNSAKER & ASSOCIATES**  
PLANNING • ENGINEERING • SURVEYING  
Three Hedges • Irvine, CA 92618  
PH: 949 583 9100 • FX: 949 583 9109  
KH@hunsaker.com

COUNTY OF ORANGE  
PERMIT TT 19187

PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE	COMMENTS
1 through 2	2	4.47	75.38 %	75.38 %	CONDOMINIUM	MULTI-FAMILY RESIDENTIAL
		1.46	24.62 %	24.62 %	PRIVATE STREETS	
		0.00	0.00 %	0.00 %	LANDSCAPE LOT	
TOTALS	2	5.93	100.00 %	100.00 %		
DEVELOPMENT AREA GROSS		5.93			ALL LOTS 1-2	15.68 DU/AC GROSS DENSITY (93-DU/5.93AC)

NUMBERED LOT AREA SUMMARY

LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES	BUILDING COVERAGE (MAX 60%)
1	185,722	4.26	35.4%
2	72,603	1.67	29.9%
TOTAL	258,324 S.F.	5.93 AC.	
AVERAGE		25,832 S.F.	

DATE	REVISION DESCRIPTION

DESIGNED BY: \_\_\_\_\_ DATE: 11/22/2022 CITY FILE NO: \_\_\_\_\_  
 DRAFTED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ SHEET **VTTM-1**

PLOTTED BY: Jake Smith DATE: Nov. 22, 2022 10:26:18 AM FILE: F:\0839\Engineering\SA\_PA3.2\SA\_MR8\Exh\_TTM\_VTTM\_MR8\_Sht01.dwg

**BENCHMARK**  
OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11'  
FOUND 3'-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99" SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.

EASEMENT NOTES

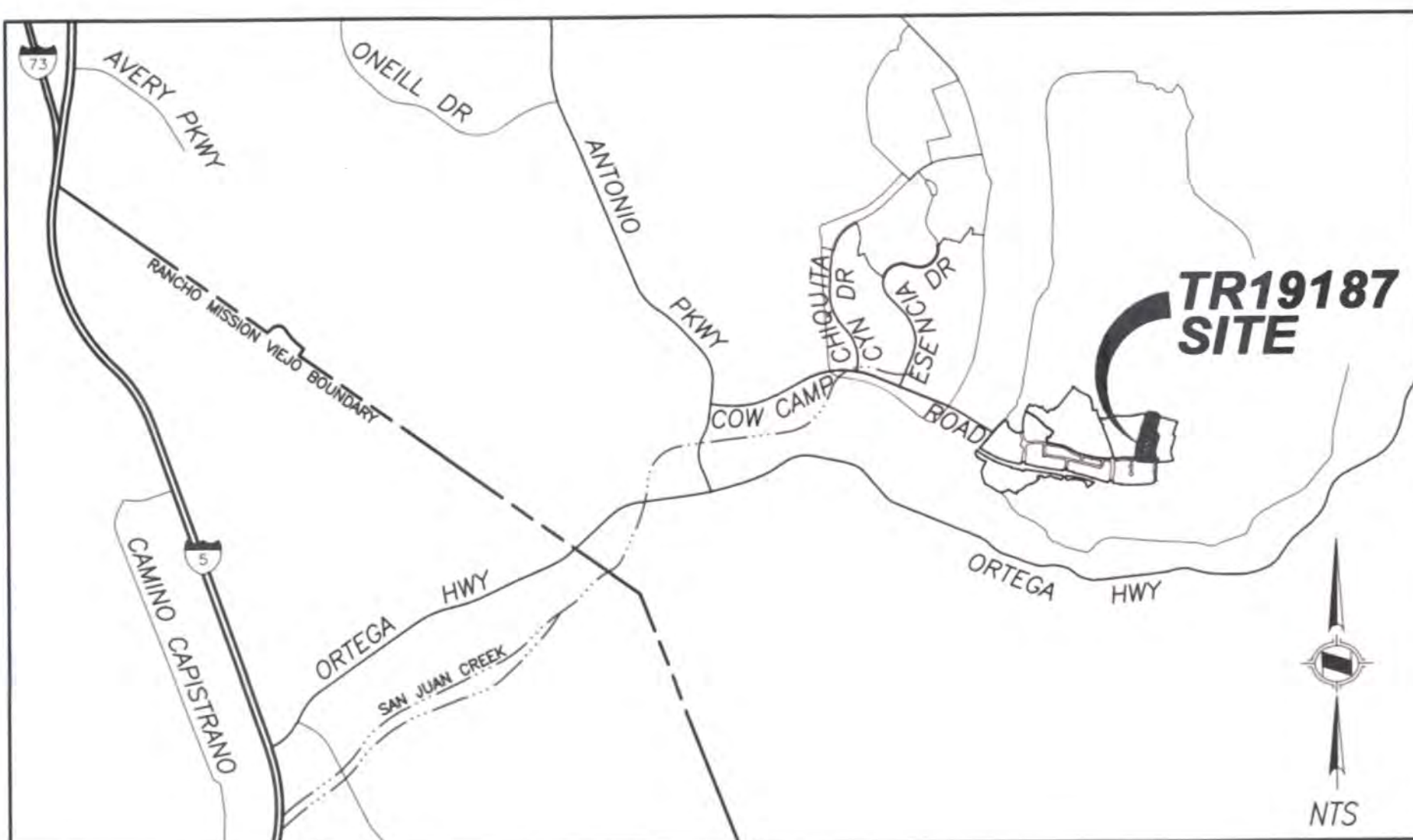
- INDICATES A PROPOSED EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES TO BE DEDICATED ON FINAL MAP 19187 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- INDICATES AN EXISTING EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED ON FINAL MAP 19163 TO THE SANTA MARGARITA WATER DISTRICT.



# ORANGE COUNTY FIRE AUTHORITY



## FIRE MASTER PLAN



VICINITY MAP

ORANGE COUNTY FIRE AUTHORITY  
 Reviewed by Planning & Development  
 Service Request Expires After 6 Months of Inactivity  
 Approval subject to field inspection and required test, notations herein, conditions in correspondence and performance with applicable regulations. The drawings of these plans shall not be held to permit or approve the violation of any law.  
 OCFA SR #: 299520  
 Fee Code: PR146  
 Plan Type: Fire Master  
 By: A. Cruzman  
 Emp #: 4372 Date: 1/13/2022  
 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY  
 Call at least 48 hours in advance to schedule inspections: (714) 573-6150  
 Notes:

OCFA STAMP

### PROJECT INFORMATION REFERENCES

PROJECT LOCATION: RANCHO MISSION VIEJO - RIENDA PA 3.2B  
 PARCEL MAP NUMBER:  
 TRACT NUMBER: VTTM 19187  
 LOT NUMBER:

### EMERGENCY ACCESS EASEMENTS

### DETAILED SCOPE OF WORK

RIENDA MR8 IS A NEW PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT WITHIN THE RANCHO MISSION VIEJO PLANNING AREA 3.2B COMMUNITY. THE PROJECT CONSISTS OF 93 UNITS WITHIN 20 MULTI-FAMILY BUILDINGS, AND ON GRADE PARKING.

### NUMBER OF UNITS OR HOMES IN DEVELOPMENT

93 UNITS WITHIN 20 BUILDINGS

### SPECIAL CONDITIONS

- FIRE HAZARD SEVERITY ZONE
- STATE LICENSED FACILITY
- AMM
- METHANE MITIGATION
- PENDING
- COMPLETE SR
- STATE RESPONSE AREA
- LOCAL RESPONSE AREA

### NUMBER OF STORIES

TWO (2) MAX

### BUILDING HEIGHT

APPROXIMATELY 23' MAX TO HIGHEST POINT OF THE PITCHED ROOF

### 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
- |  |                                  |                                  |  |                                  |
|--|----------------------------------|----------------------------------|--|----------------------------------|
| <input type="radio"/> GROUP A1*            | <input type="radio"/> GROUP A2*  | <input type="radio"/> GROUP A3*  | <input type="radio"/> GROUP A4*          | <input type="radio"/> GROUP A5*  |
| <input type="radio"/> GROUP B              | <input type="radio"/> GROUP E*   | <input type="radio"/> GROUP F1   | <input type="radio"/> GROUP F2           | <input type="radio"/> GROUP H1*  |
| <input type="radio"/> GROUP H2*            | <input type="radio"/> GROUP H3*  | <input type="radio"/> GROUP H4*  | <input type="radio"/> GROUP H5*          | <input type="radio"/> GROUP I1*  |
| <input type="radio"/> GROUP I2*            | <input type="radio"/> GROUP I4*  | <input type="radio"/> GROUP I*   | <input type="radio"/> GROUP M            | <input type="radio"/> GROUP R1*  |
| <input checked="" type="radio"/> GROUP R2* | <input type="radio"/> GROUP R2.1 | <input type="radio"/> GROUP R2.2 | <input type="radio"/> GROUP R3           | <input type="radio"/> GROUP R3.1 |
| <input type="radio"/> GROUP R4*            | <input type="radio"/> GROUP S1#  | <input type="radio"/> GROUP S2#  | <input checked="" type="radio"/> GROUP U |                                  |

### TYPE OF CONSTRUCTION

- TYPE IA
- TYPE IIA
- TYPE IIIA
- TYPE IV
- TYPE VA
- TYPE IB
- TYPE IIB
- TYPE IIIB
- 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): 1,500GPM DURATION: 2 HOUR

### WATER AVAILABILITY

\*PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN

FLOW:  
 PRESSURE:

- ON SITE FIRE HYDRANTS
- TOTAL NUMBER: 4 PUBLIC FIRE HYDRANTS

### EMERGENCY RESPONDER RADIO COVERAG (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 (SN 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 BDCERT@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 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 A.H.U., SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL A.H.U. 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 FIRE FIGHTING 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 2019 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

#### GATES

- MANUAL
- ELECTRIC

#### OCFA NOTES FOR ELECTRIC VEHICLE GATES

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

- 3M OPTICOM
- CLIC/CENTER\* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
- FIRE STROBE ACCESS PRODUCTS, INC.
- TOMAR

2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
3. A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
4. SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
5. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
6. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
7. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
8. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 3" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

#### STAKEHOLDERS

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

#### 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: 533767
- ORIGINAL PLAN SR: COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.
- FUEL MODIFICATION PLAN SR: CONCEPTUAL FUEL MOD FOR PA3.2B UNDER SR533760 FIRE PROTECTION PLAN UNDER SR299519

#### REVISION SCOPE OF WORK

#### PROJECT DIRECTORY

ARCHITECT/ENGINEER  
 BUSINESS NAME: HUNSAKER & ASSOCIATES, INC.  
 CONTACT NAME: KAYE CHICKERING  
 ADDRESS: 3 HUGHES  
 CITY: IRVINE STATE: CA ZIP: 92618  
 PHONE: 949.458.5435  
 EMAIL: KCHICKERING@HUNSAKER.COM

PROPERTY OWNER/HOA  
 BUSINESS NAME: TRUMARK  
 CONTACT NAME: PAUL FAYE & JESSICA WHALEY  
 ADDRESS: 450 NEWPORT CENTER DRIVE, SUITE 300  
 CITY: IRVINE STATE: CA ZIP: 92618  
 PHONE: (949) 959-9800  
 EMAIL: PFAYE@TRUMARKCO.COM & JWHALEY@TRUMARKCO.COM

TENANT  
 BUSINESS NAME:  
 CONTACT NAME:  
 ADDRESS:  
 CITY: STATE: ZIP:  
 PHONE:  
 EMAIL:

DESIGNED	CHECKED	DATE
7	6	
6	5	
5	4	
4	3	
3	2	
2	1	
1		

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

PLANS PREPARED BY:  
**firesale**  
 28466 ARDEN STREET  
 RANCHO MISSION VIEJO, CA 92654  
 (949) 440-9811

**RIENDA MR 8 - VTTM 19187**  
**AT RANCHO MISSION VIEJO PA 3.2b**  
**ORANGE COUNTY FIRE AUTHORITY**  
 COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER  
**299520**  
 SHEET

**F-1**  
 OF 3

# FIRE MASTER PLAN

## RANCHO MISSION VIEJO

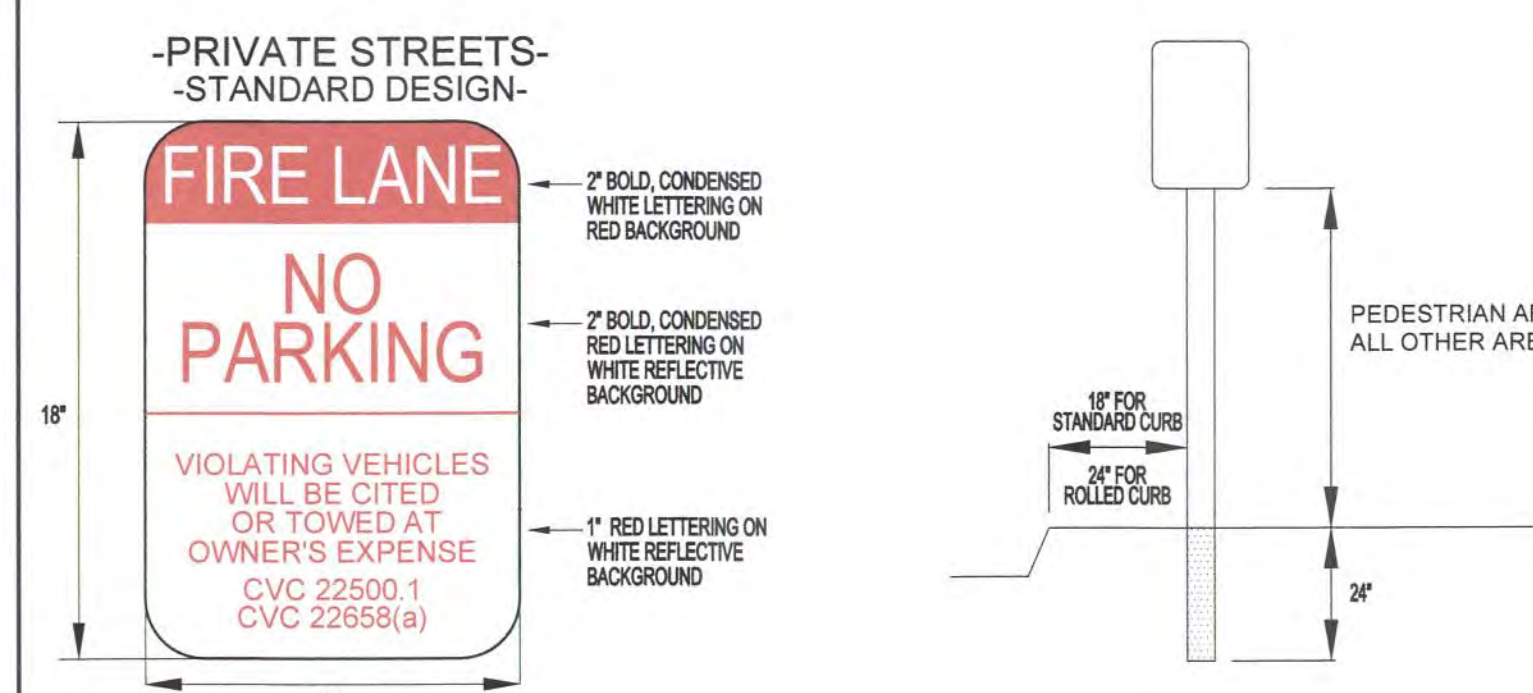
### RIENDA MR-8

### VTTM 19187

### OCFA SR299520



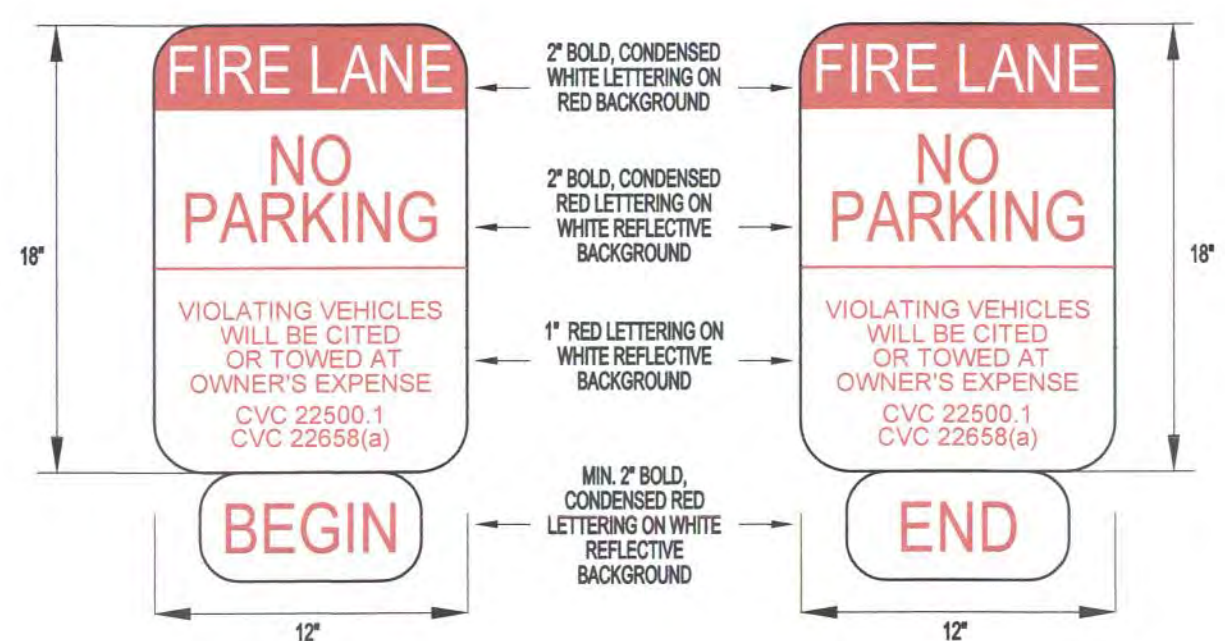
#### (5) (6) (7) FIRE LANE NO PARKING SIGN AND MOUNTING DETAIL



**(5) FIRE LANE - NO PARKING**  
SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.

SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.

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.



(6) 'BEGIN' FIRE LANE NO PARKING (7) 'END' FIRE LANE NO PARKING

#### FIRE ACCESS ROADWAY CERTIFICATION LETTER



PLANNING  
ENGINEERING  
SURVEYING  
GOVERNMENT RELATIONS

June 22, 2022

Mr. Andy Guzman  
Fire Protection Analyst  
ORANGE COUNTY FIRE AUTHORITY  
Planning & Development Services  
1 Fire Authority Road  
Irvine, CA 92602

Dear Mr. Guzman:

This letter is provided to certify that the fire access roadways, including any underground vaults, culverts and other features beneath fire access roadways for the Rienda Pk320 MRB project, Tract Map 19187, are designed to provide all-weather driving capabilities are designed, at a minimum, to the American Association of State Highway and Transportation Officials H-20 standard. The fire access roadways are also designed with a maximum grade of no greater than 10%.

Sincerely,  
HUNSAKER & ASSOCIATES IRVINE, INC.

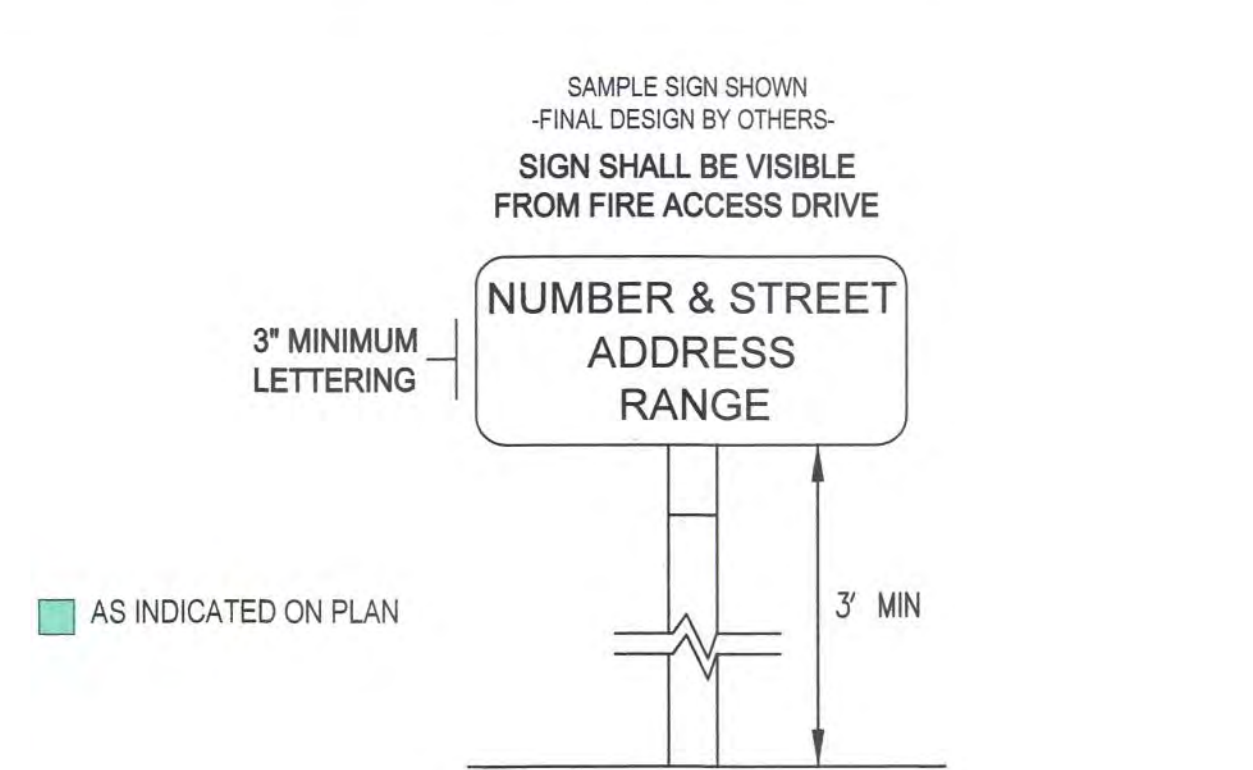
Gerardo D. Payre  
RCE 50392, Exp: 06/30/23

GP: hv  
W.O. 3593-85  
(909) 831-6888 (off-site only)

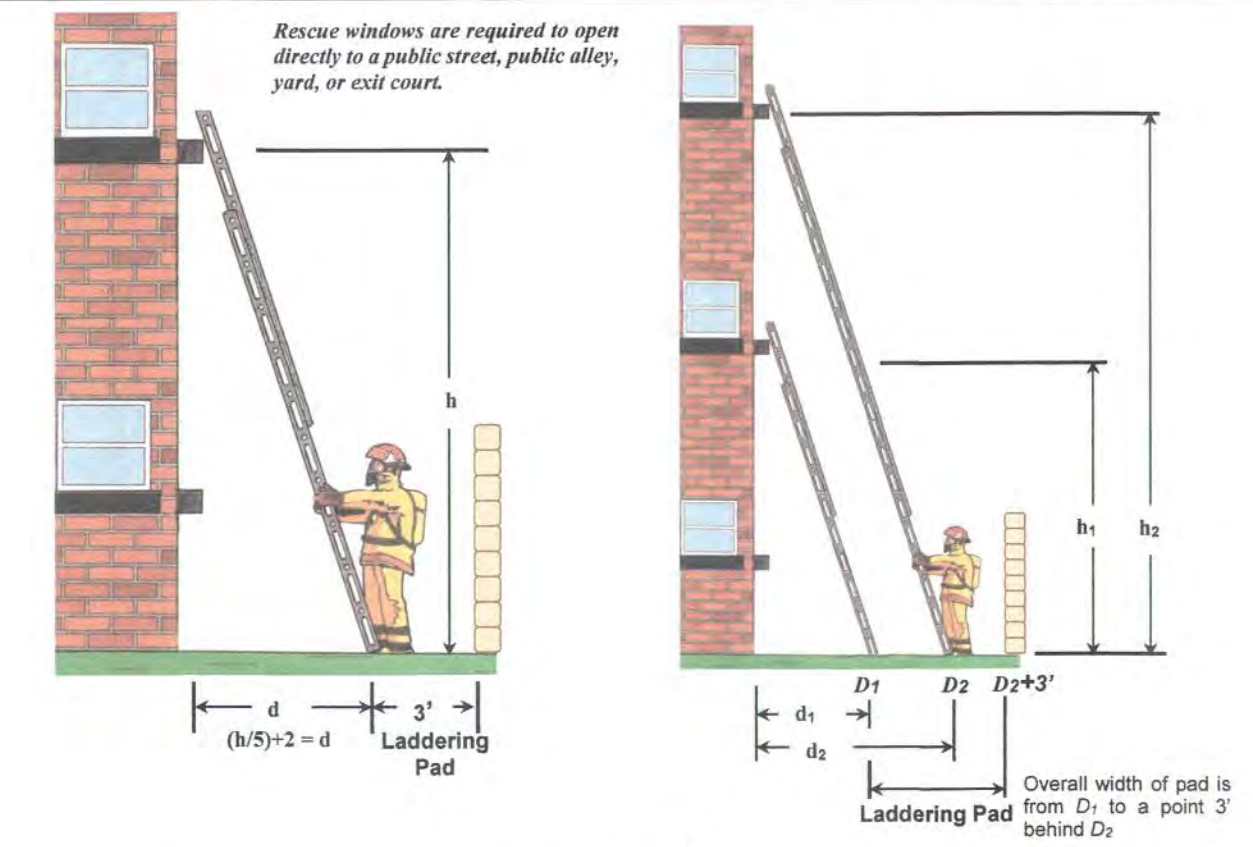
FOUNDING PARTNER:  
RICHARD HUNSAKER  
TOMAS INGANIGAN  
BRYAN MICHELLER  
DOUGLAS C. SYLVESTER

Three Hughes  
Wayne Calverley  
RISA 8-2003  
1960 580-0100 FAX  
1960 580-0759 FAX  
www.hunsaker.com

#### (3) WAYFINDING SIGNAGE DETAIL



#### LADDER PAD SETBACK AT RESCUE OPENINGS



- NOTES:
- WHERE REQUIRED, 2 AND 3 STORY BEDROOMS SHALL HAVE AN EMERGENCY ACCESS WINDOW. THE WINDOW SHALL BE 9" CLEAR OF TALL TREES OR TREES. SUBJECT TO FIELD VERIFICATION BY OCFA PRIOR TO OCCUPANCY. THE AREAS DIRECTLY BEHIND RESCUE WINDOWS ARE REQUIRED FOR ACCESS TO SECOND AND THIRD STORY RESCUE WINDOW CURBS FOR THE PROJECT SHALL SPECIFY THAT THESE AREAS SHALL REMAIN CLEAR OF VEGETATION THAT WOULD IMPIDE ACCESS TO LADDERING OF RESCUE WINDOWS AND THAT THE REQUIRED WALKWAY TO THESE AREAS SHALL REMAIN CLEAR OF ITEMS SUCH AS CONDENSERS AND OTHER MECHANICAL EQUIPMENT, STORAGE UNITS, FURNITURE, FENCES, LOCKED GATES AND OTHER PERMANENT OBSTRUCTIONS.
  - ALL TREES SHOWN HEREON DRAWN AT 75% OF MATURE GROWTH RATE.
  - ALL TREES TO BE MAINTAINED BY 10% TO PROVIDE ADEQUATE CLEARANCE FOR FIRE ACCESS TO WINDOWS AT ALL TIMES ON A YEAR ROUND BASIS.
  - ALL LADDER PAD SHALL REMAIN CLEAR OF VEGETATION THAT WOULD IMPIDE ACCESS TO OR LADDERING OF RESCUE WINDOWS AND THAT THE REQUIRED WALKWAY TO THESE AREAS SHALL REMAIN CLEAR OF ITEMS SUCH AS CONDENSERS AND OTHER MECHANICAL EQUIPMENT, STORAGE UNITS, FURNITURE, FENCES, LOCKED GATES, AND OTHER OBSTRUCTIONS.

#### PARKING ENFORCEMENT LETTER

AUGUST 23, 2022

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

RE: RIENDA Pk320 MR 8 FIRE MASTER PLAN, VESTING TENTATIVE TRACT NO. 19187, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA, OCFA SERVICE REQUEST NUMBER 299520 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 HOMEOWNERS 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 HOMEOWNERS ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22608.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCHO FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.

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

#### COMBUSTIBLE CONSTRUCTION LETTER

AUGUST 23, 2022

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

SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: RIENDA Pk320 MR 8 FIRE MASTER PLAN - OCFA S.R. 299520 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 FOR THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIRE FIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS. PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

#### RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

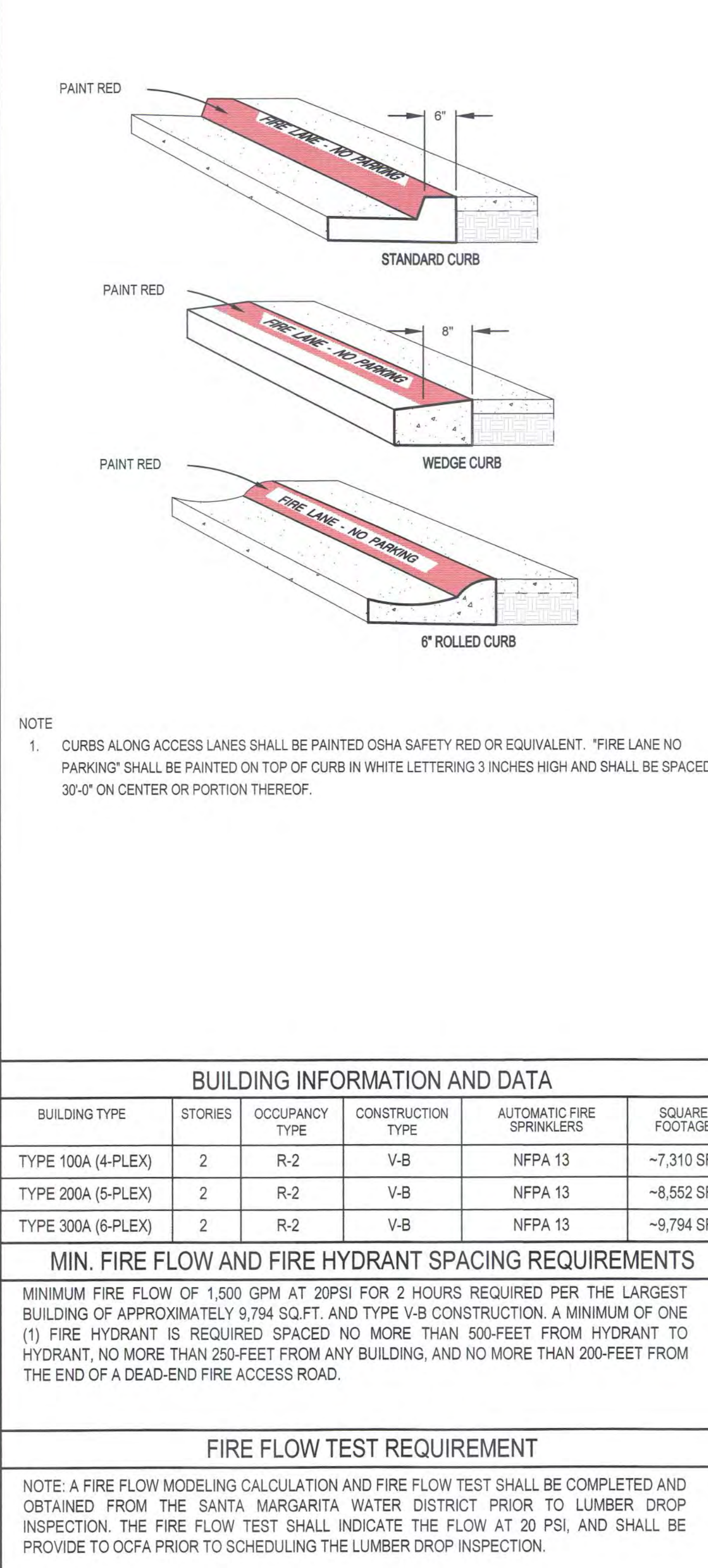
Ranch Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated July 31, 2007 and Amendment No. 1, dated March 25, 2013; Amendment No. 2, dated August 14, 2014; and Amendment No. 3 dated March 31, 2022.

- Attachments used with this submital:
1. 24" / 28" Fire Lane No Parking Sign Locations
  - 3 a. Fire Lane Entrance Sign
  - 3b. Fire Lane No Parking Sign
  - 3c. End / Begin Fire Lane Signs
  - 3 h. Wayfinding Signage for Paseo Addresses
  - 3 j. Red Curb
  - 4c. Multiple Family Residence House Pull
  - 4e. Ladder Pad Setback at Rescue Openings
  7. Street Widths
  7. S Curves
  10. Hydrant Distribution Table
  11. Fire Flow Requirement Table
  10. Hydrant Distribution Table
  - 12 a. Fire Hydrant Locations
  - 12 b. Blue Dot Hydrant Marker Location

#### FIRE LINE RED CURB DETAILS



#### (4) FIRE LINE RED CURB DETAILS



#### BUILDING INFORMATION AND DATA

BUILDING TYPE	STORIES	OCCUPANCY TYPE	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
TYPE 100A (4-PLEX)	2	R-2	V-B	NFPA 13	-7,310 SF
TYPE 200A (5-PLEX)	2	R-2	V-B	NFPA 13	-8,552 SF
TYPE 300A (6-PLEX)	2	R-2	V-B	NFPA 13	-9,794 SF

#### MIN. FIRE FLOW AND FIRE HYDRANT SPACING REQUIREMENTS

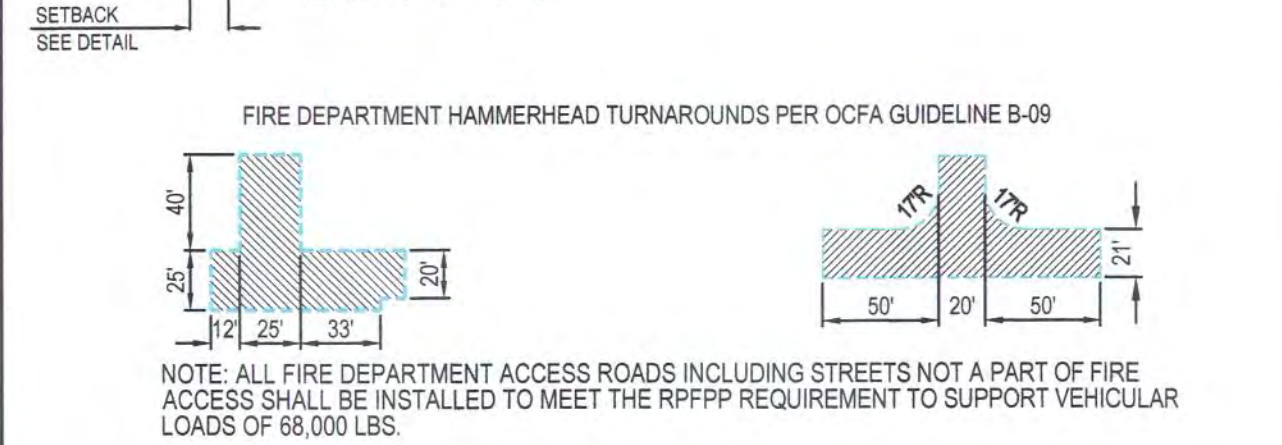
MINIMUM FIRE FLOW OF 1,500 GPM AT 20PSI FOR 2 HOURS REQUIRED PER THE LARGEST BUILDING OF APPROXIMATELY 9,794 SQ.FT. AND TYPE V-B CONSTRUCTION. A MINIMUM OF ONE (1) FIRE HYDRANT IS REQUIRED SPACED NO MORE THAN 500-FEET FROM HYDRANT TO HYDRANT, NO MORE THAN 250-FEET FROM ANY BUILDING, AND NO MORE THAN 200-FEET FROM THE END OF A DEAD-END FIRE ACCESS ROAD.

#### FIRE FLOW TEST REQUIREMENT

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

#### LEGEND

- FIRE LANE SIGNAGE PER CONSTRUCTION NOTES HEREON
- EXISTING FIRE HYDRANT WITH BLUE MARKER
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
- 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- 6" MIN. BUILDING ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- WAYFINDING ADDRESS LOCATIONS (FINAL LOCATIONS BY OTHERS)
- INDICATES BUILDING NUMBER
- 300' HOSE PULL DISTANCE MAXIMUM - FOR MULTI-FAMILY BUILDING
- PAINT CURB RED WITH NO PARKING FIRE LANE STENCIL AT 30' O.C. PER DETAILS HEREON AND OCFA GUIDELINE B-09
- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE DESIGNATED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- EXISTING FIRE ACCESS ROAD
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE DESIGNATED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- INDICATES PROPOSED STRUCTURES MEETING THE 2019 CALIFORNIA BUILDING CODE CHAPTER 7A
- INDICATES FIRE APPARATUS TURNING RADIUS:  
20' WIDE PATH WITH 17' INSIDE AND 33' OUTSIDE
- INDICATES GROUND LADDERING ACCESS POINT TO RESCUE LOCATIONS AT 2ND LEVEL. SEE OCFA LADDER PLACEMENT DETAIL ATTACHMENT 5 PROVIDED HEREON FOR SETBACKS AND NOTES.

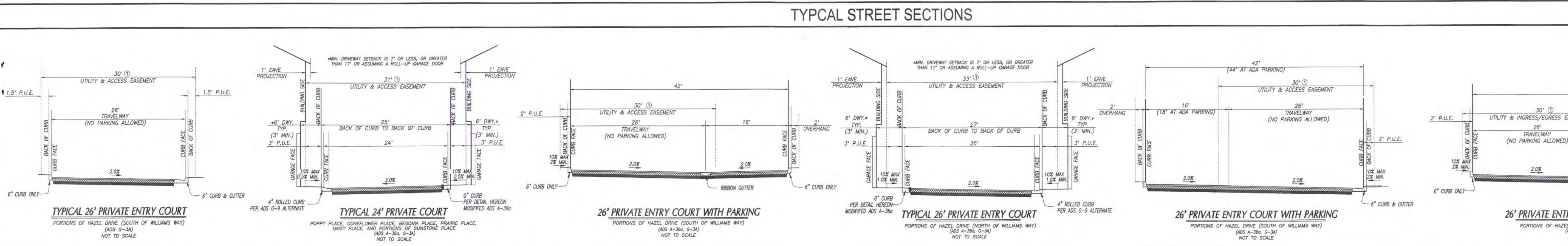


#### CONSTRUCTION NOTES

- EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY PER PREVIOUSLY APPROVED BACKBONE FIRE MASTER PLAN FOR RIENDA Pk31
- INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
- INSTALL WAYFINDING ADDRESS SIGN WITH 3" MINIMUM FONT PER DETAIL.
- APPROXIMATE LOCATIONS SHOWN, FINAL LOCATIONS BY OTHERS.
- INSTALL RED PAINTED CURBS PER DETAILS HEREON.
- INSTALL FIRE LANE - NO PARKING PER DETAILS HEREON AND THE RPPFP.
- INSTALL BEGIN FIRE LANE - NO PARKING PER DETAILS HEREON AND THE RPPFP.
- INSTALL END FIRE LANE - NO PARKING PER DETAILS HEREON AND THE RPPFP.

#### SHEET INDEX

- F-1 TITLE SHEET
- F-2 FIRE MASTER PLAN, NOTES AND DETAILS
- F-3 ARCHITECTURAL ELEVATION VIEWS



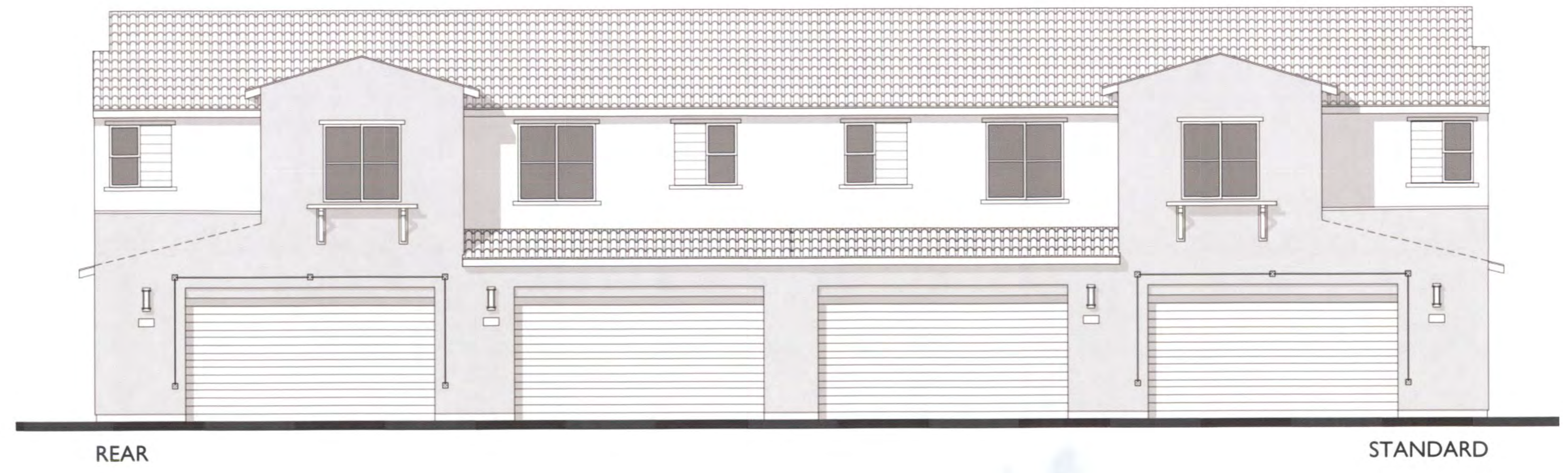
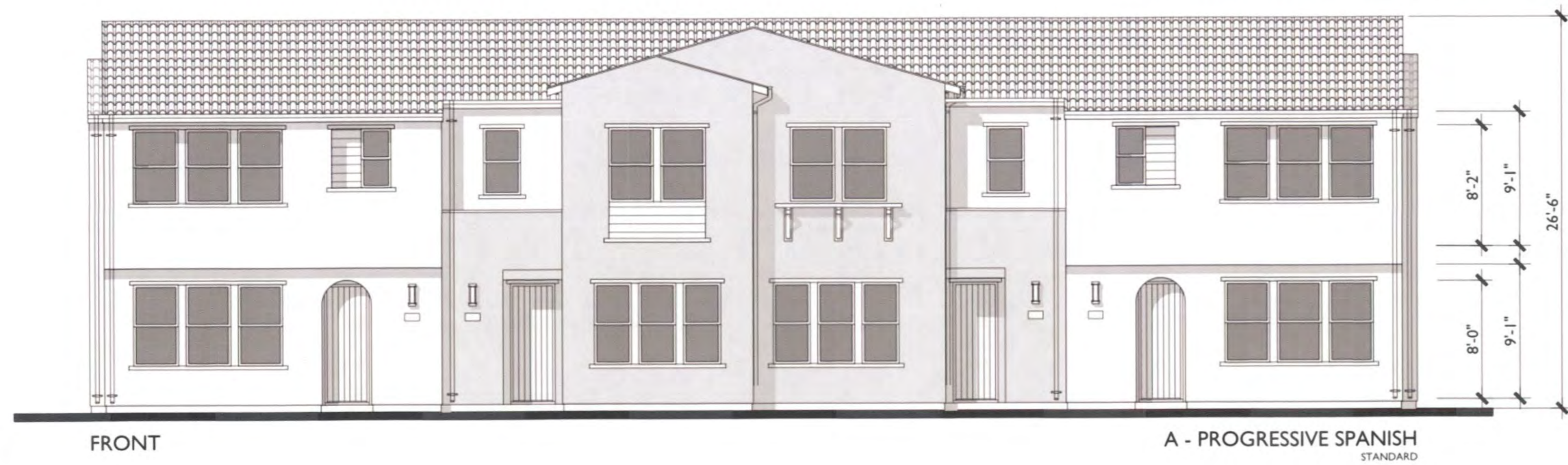
OCFA SR299520 - RANCHO MISSION VIEJO - FIRE MASTER PLAN

1

### A100A ELEVATION VIEWS

NOT TO SCALE

NOTE: THESE DETAILS PROVIDED FOR REFERENCE ONLY.



2

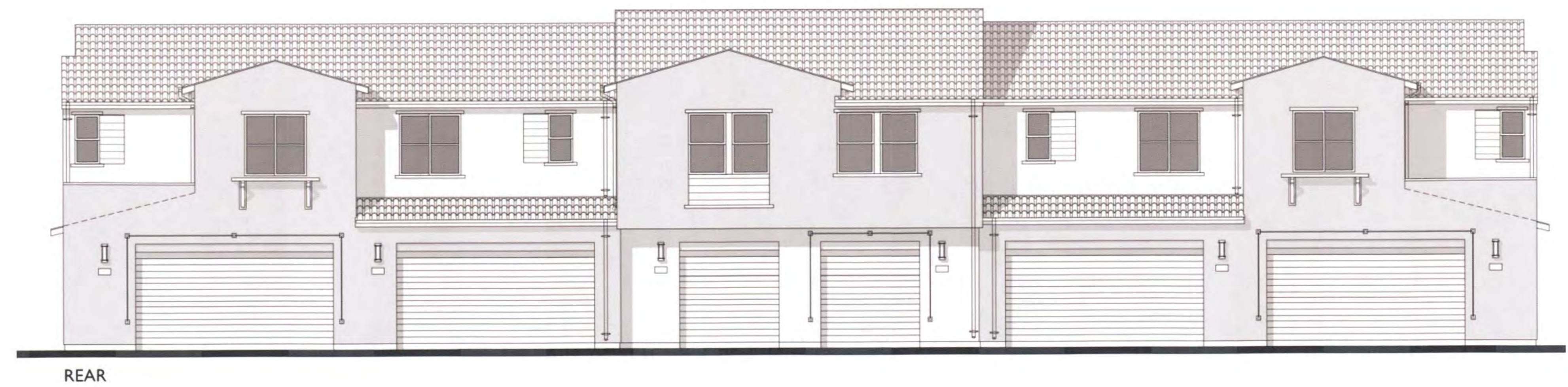
### A200A ELEVATION VIEWS

NOT TO SCALE



3

### A300A ELEVATION VIEWS



ARCHITECTURE/PLANNING  
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CIVIL ENGINEER  
**H & A**  
HUNSAKER & ASSOCIATES  
IRVINE, INC  
3 HUGHES  
IRVINE, CA 92618  
(949) 953-1010

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

PREPARED FOR:  
**TRUMARK**  
Dulwa House Group  
450 NEWPORT CENTER DR. STE. 300  
NEWPORT BEACH, CA 92660  
(949) 999-9808

TITLE:  
FIRE MASTER PLAN  
RANCHO MISSION VIEJO  
RIENDA MR-6  
VTM 19187 - SUB-AREA 3.2b  
OCFA SR299520

DATE:  
08/23/2022  
SHEET:  
**F-3**  
OF 3

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OCFA SR299520 - RANCHO MISSION VIEJO - FIRE MASTER PLAN

# **ATTACHMENT 4**

# DEVIATION REQUEST

FOR

**Rancho Mission Viejo**

**Tract 19187**

**October 21, 2022**

Prepared By:



10/21/22

David Francke  
Project Manager  
Hunsaker & Associates Irvine, Inc.  
RCE 49068, Exp. 9/30/24

Date

Recommended By:



11/15/22

Dennis Bilodeau, P.E., T.E.  
Manager, Traffic & Development Support  
OC Public Works

Date

Approved By:



11/15/22

Kevin Onuma, P.E.  
County Engineer  
OC Public Works

Date

The deviation from Standard Plans 120-2 to allow for 1" and 4" ribbon curbs.

## **1. Ribbon curb**

### *Existing Condition:*

Standard Plans 120-2 does not provide a ribbon curb for low volume private courts/alleys providing driveway access.

### *Proposed Work and Nonstandard features:*

These curbs will be installed at high side curbs of local private streets within the residential tract where residential driveway access is required.

### *Accidents:*

Does not apply

### *Design year traffic volumes:*

Traffic volumes on local residential streets within the tract range for 300-2,100 ADT.

### *Description of additional work to enhance safety:*

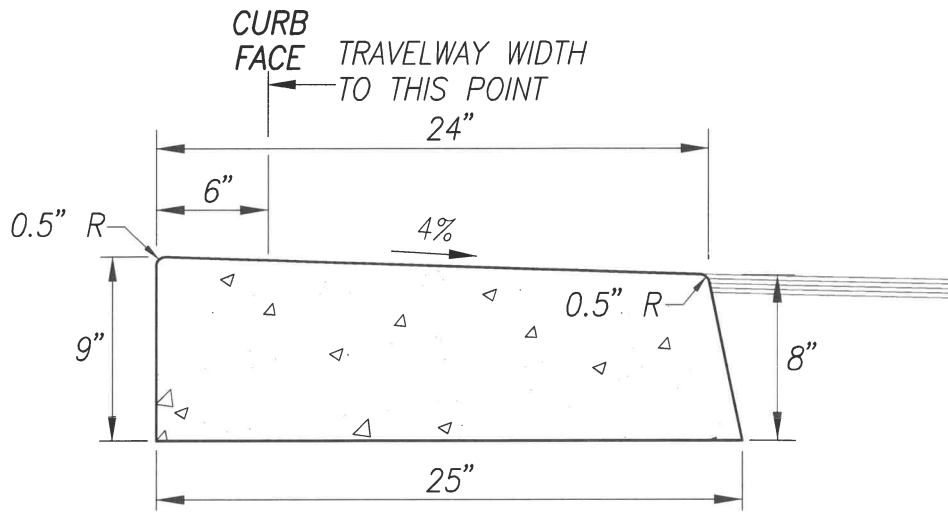
1. The proposed ribbon curb design has 4% (1 inch at 24 inches) and 17% slope (4 inches at 24" inches) respectively to drain flows from high side curb to the low side curb.
2. Compliance with Water Quality Mitigation Measures of EIR 589 (certified by the Board of Supervisors on November 8, 2004).
3. Equivalent access for fire and emergency vehicles.
4. Equivalent or better ease of circulation and traffic safety.
5. A semi-rural village ambiance.
6. Equivalent on-going maintenance cost.

### *Reasons for requesting exception:*

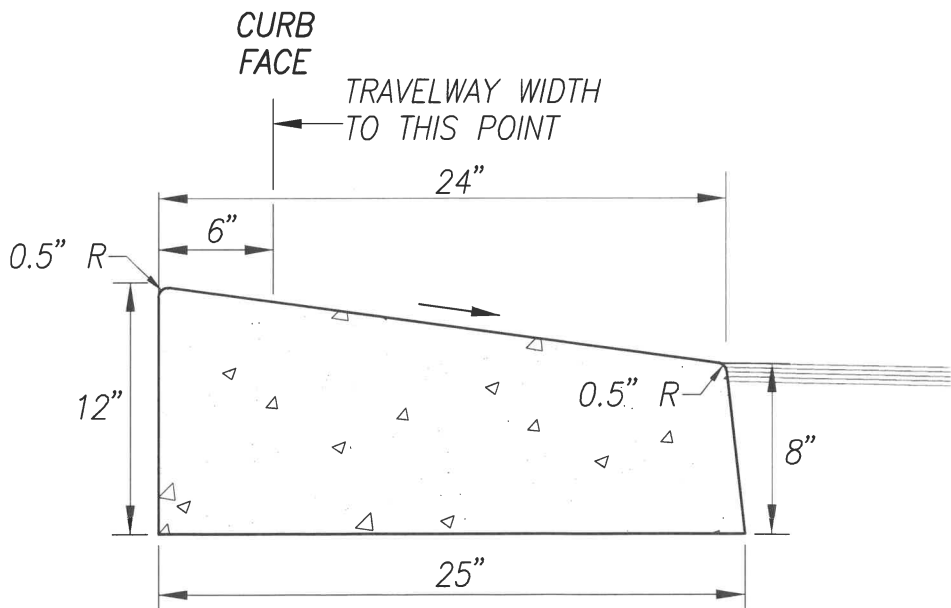
These curb design is modifying the currently approved ADS A-36a but modifying the slope across the curb in order to improve grading between the paseos, as needed.

The proposed curbs have the following Performance Criteria:

1. Allowed on Local Residential Streets only.
2. Parkways to be maintained by Master Maintenance Corporation, not the County of Orange.
3. Storm drainage shall be addressed to the satisfaction of the Director, RDMD (or designee) per approved drainage improvement plans and an approved Water Quality Management Plan.



**1" RIBBON CURB**  
N.T.S.



**4" RIBBON CURB**  
N.T.S.