



Attachment B
Conditions of Approval
 VTTM18119

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- 1** **VTTM18119**
BASIC/ZONING REGULATIONS
- This approval constitutes approval of the proposed project only to the extent that the related Planning Application PA180034 is approved and in effect prior to the recordation of this map or issuance of any permits in reliance upon this map. With that approval in place and in effect, the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.
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- 2** **VTTM18119**
BASIC/TIME LIMIT
- This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.
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- 3** **VTTM18119**
BASIC/PRECISE PLAN
- Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
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- 4** **VTTM18119**
BASIC/COMPLIANCE
- Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.
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- 5** **VTTM18119**
INDEMNIFICATION
- Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.
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- 6** **VTTM18119**
BASIC/APPEAL EXACTIONS
- Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.
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- 7** **VTTM18119**
WATER QUALITY MANAGEMENT PLAN

Prior to the recordation of a final map or issuance of any grading or building permits, whichever occurs first, 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.

8 COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM VTTM18119

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.

9 STORMWATER POLLUTION PREVENTION PLAN VTTM18119

Prior to the recordation of a final map or issuance of any grading or building permits, whichever occurs first, the applicant shall demonstrate compliance with 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, Permit Intake. 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

10	EROSION AND SEDIMENT CONTROL PLAN	VTTM18119
<p>Prior to the recordation of a final map or issuance of any grading or building permits, whichever occurs first, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.</p>		
11	ROAD FEE PROGRAM / FEE PROGRAM	VTTM18119
<p>Prior to the recordation of a final map, the face of the map shall contain a note stating:</p> <p>"Prior to the issuance of building permits, the applicant shall pay applicable fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Permit Services.</p> <ul style="list-style-type: none"> • Foothill/Eastern Transportation Corridor, Zone B 		
12	MITIGATION MEASURES	VTTM18119 (Custom Per Addendum)
<p>The subdivider is advised that all Mitigation Measures identified in FEIR No. 635 are applicable to the site/property or the development activities involved remain applicable to VTTM18119.</p>		
13	HAZARDS AND HAZARDOUS MATERIALS	VTTM18119 (Custom Per Addendum)
<p>Prior to issuance of certificates of occupancy, fire hydrants capable of flow in amounts approved by the OCFA will be in place and operational to meet fire flow requirements.</p>		
14	HYDROLOGY AND WATER QUALITY	VTTM18119 (Custom Per Addendum)
<p>Prior to the recordation of a final tract map or prior to the issuance of any grading permits for the land use plan, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Building and Safety:</p> <ol style="list-style-type: none"> a. A drainage study of the roadway alignment or subdivision including diversions, offsite areas that drain onto and/or through the affected area(s), 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 tract map grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. 		
15	AIR QUALITY	VTTM18119 (Custom Per Addendum)
<p>Prior to the issuance of any grading or building permits, whichever occurs first, the Applicant shall demonstrate to the Manager, Permit Services that construction documents require the construction contractors comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, in</p>		

order to minimize short term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects and is included in Appendix B

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GEOTECHNICAL REPORT**VTTM18119**

Prior to the issuance of any grading or building permits, whichever occurs first, the applicant shall submit a geotechnical report to the Manager, Permit Services, for approval. The report shall include the information and be in the form as required by the Grading Code and Grading Manual

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LANDSCAPE PLAN**VTTM18119 (Custom)**

Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Building and Safety in consultation with the Manager, OC Planning. The plan shall be certified by a professional appropriately licensed in the State of California, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building & Safety.