



ITEM #2

SUBDIVISION COMMITTEE PRELIMINARY REPORT

DATE: December 6, 2023

T0: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: Revision 1 to "A" Vesting Tentative Tract Map 17933 for Planning Area 3, Subarea

3.3, The Ranch Plan Planned Community

PROPOSAL: Rancho Mission Viejo requests approval of a revision to "A" Vesting Tentative Tract

> Map 17933 (VTTM 17933) to allow for minor reconfiguration and expansion of the existing tract layout with no impact to traffic circulation. The proposed reconfiguration includes an increase in numbered lots from 25 to 31, and an increase in lettered lots from 17 to 22. The proposed revision will result in a decrease of 2.2 acres of developable residential land and an increase of 2.97 acres of open space/slopes as a result of grading revisions and the expansion of the eastern tract

boundary.

ZONING: Ranch Plan Planned Community

GENERAL

PLAN:

6 "Urban Activity Center"

LOCATION: The project site is located north of Cow Camp Road, east of Coyotes, in southeastern

unincorporated Orange County, in the 5th Supervisorial District.

OWNER

RMV PA3 Development, LLC ('RMV')

/SUBDIVIDER:

APPLICANT: Rancho Mission Viejo

Jay Bullock, Vice President, Planning and Entitlement

STAFF CONTACT:

Robert Zegarra, Contract Planner, Land Development Division

Phone: (714) 667-8893 FAX: (714) 667-7560

Email: robert.zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

- 1. Receive staff report and public testimony as appropriate;
- 2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Revision 1 to Vesting Tentative Tract Map (VTTM) 17933, 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 Revision 1 to VTTM17933. 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, 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 Revision 1 to VTTM17933.
 - 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 Revision 1 to VTTM17933, subject to the attached Findings and Conditions of Approval.

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

BACKGROUND AND EXISTING CONDITIONS:

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

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

the applicant's plan to develop Planning Area 3 in smaller phases. Administrative revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067) which included revisions to the acreage and boundary of Subarea 3.3. Vesting Tentative Tract Map 17933 was approved on November 16, 2022, for the development of Subarea Plan 3.3. Improvement plans (i.e., Grading Plan, Street Improvement Plans, Drainage Plans, etc.) for the subject site are currently in various stages of plan check. VTTM 17933 is currently being graded under issued permit GRD22-0016

Proposed Project

Rancho Mission Viejo requests approval of a revision to "A" Vesting Tentative Tract Map 17933 (VTTM 17933) to allow for the minor reconfiguration and expansion of the previously approved tract layout. The proposed reconfiguration includes an increase in numbered lots from 25 to 31 and an increase in lettered lots from 17 to 22. The proposed revision will result in a decrease of 2.2 acres of developable residential land and an increase of 2.97 acres of open space/slopes as a result of grading revisions and the expansion of the eastern tract boundary.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Vacant land, Future Subarea
 3.4 development
- East: Vacant land, Future Subarea
 3.6 development
- South: Vacant land, Future Subarea
 3.14 development
- West: Vacant land, Subarea 3.2b development

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

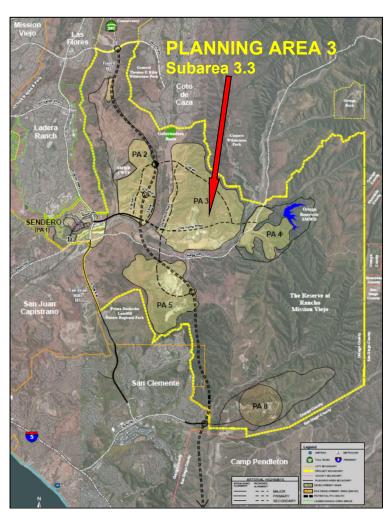


Exhibit 1 - General Vicinity Map

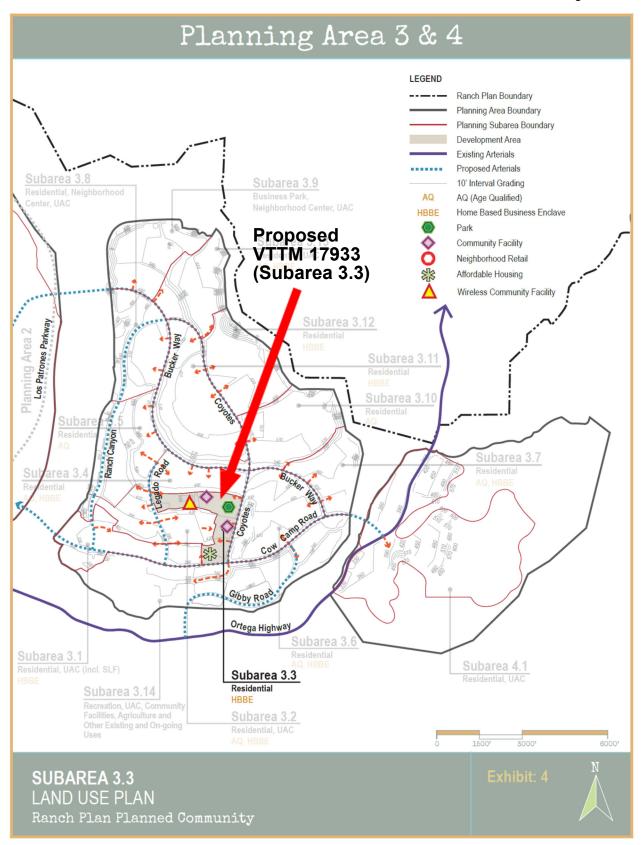


Exhibit 2 – Land Use Map for Subarea 3.3

DISCUSSION/ANALYSIS:

Revisions to existing Tentative Tract Map

On November 16, 2022, the Subdivision Committee approved "A" Vesting Tentative Tract Map 17933, which subdivided 81.46 acres into 25 numbered lots for: residential development; a private park; a community park; a future school site and community monument signage; and 17 lettered lots for open space and graded/landscaped slopes. The tract map included potions of the rights-of-way of five future public streets: Legado Road, Lamkin Lane, Pablo Way, Saddle Way, and Coyotes. The applicant has now requested Revision 1 to Vesting Tentative Tract Map 17933 for a minor reconfiguration and expansion of the existing tract layout with no impact to traffic circulation. The reconfiguration includes an increase in numbered lots from 25 to 31 and an increase in lettered lots from 17 to 22. The proposed revision will result in a decrease of 2.2 acres of developable residential land and an increase of 2.97 acres of open space/slopes as a result of grading revisions and the expansion of the eastern tract boundary. The proposed revision will have no impact on the maximum 450 dwelling units allowed for this tentative tract map under Subarea Plan 3.3 (PA22-0067). The actual number of dwelling units for Subarea Plan 3.3 shall be reviewed and verified at the time of subsequent Builder "B" Tentative Tract Map and Site Development Permit submittals.

The requested revision is necessary to allow for the reconfiguration of several lettered and numbered lots within VTTM 17933 for consistency with intended future development plans within PA 3.3. The reconfiguration also addresses grading changes resulting from modifications to building pads. The proposed reconfiguration will include the addition of several new lots. A total of 6 numbered lots and 5 lettered lots will be added to VTTM 17933, resulting in a final count of 31 numbered lots and 22 lettered lots. All lots have been renumbered and relettered in a logical sequence. The addition of numbered lots will allow flexibility for future neighborhood builder "B" tentative tract maps and additional monumentation signage. The addition of lettered lots allows for the creation of separate open space and slope lots. The following are the revisions proposed under VTTM 17933R1:

- 1. Numbered lots 23, 24, and 25 added north of Cow Camp Road, between Coyotes and Horton Way, for future residential uses
- 2. Numbered lots 29, 30, and 31 added at the corner of Cow Camp Road and Horton Way and the intersection of Cow Camp Road and Coyotes for future monumentation signage
- 3. Lettered lots Q, R, S, T, and U added around lots 22 25 as part of revised grading
- 4. Lettered Lot V added along the east side of Coyotes as part of revised grading
- 5. Minor grading revisions near lots 1, 8, 12, 13, 14, 15, and 25
- 6. Minor lot line revisions for lots 15 and 19
- 7. Coyotes street sections A-A, B-B, and C-C revised to account for the addition of Lot V
- 8. Revised Lettered and Numbered Lot Summary tables
- 9. Revised Land Use Summary Table

As is evident from the proposed plans for VTTM 17933R1, the reconfiguration of numbered and lettered lots and the addition of 6 numbered lots and 5 lettered lots will not modify the previously approved development layout or traffic circulation. The proposed revision will result in a decrease of 2.2 acres of developable residential land, an increase of 2.97 acres of open space/slopes, and will have no impact on the maximum 450 dwelling units allowed for this tentative tract map. Therefore, the proposed VTTM 17563R1 is consistent with previous approvals and will not result in additional development.

Clarifications to Original Conditions of Approval, Vesting Tentative Tract Map 17933

Due to the lot reconfigurations proposed in Revision 1, lot references in the original Condition of Approval 7 are no longer accurate. The following table includes the original Conditions of Approval (COA) and an updated version of the COA with changes to lot references shown in bold font. No changes have been made to the requirements of the original Conditions of Approval.

COA No.	Original Condition of Approval under VTTM 17933	Updated Condition of Approval for VTTM 17933R1
7	Prior to recordation of the final tract map, a note shall be provided on the map indicating Lot 19 shall be developed exclusively for use as a recreation area, Lot 20 shall be developed exclusively as a community park, Lot 21 shall be developed exclusively as a school site, and Lots 23 through 25 shall be developed exclusively for use as locations for monument signage as depicted on VTTM 17933, and that none of these lots shall be developed as residential lots or for any other use, subject to the satisfaction of the Manager, Land Development.	Prior to recordation of the final tract map, a note shall be provided on the map indicating Lot 19 shall be developed exclusively for use as a recreation area, Lot 20 shall be developed exclusively as a community park, Lot 21 shall be developed exclusively as a school site, and Lots 26 through 31 shall be developed exclusively for use as locations for monument signage as depicted on VTTM 17933R1, and that none of these lots shall be developed as residential lots or for any other use, subject to the satisfaction of the Manager, Land Development.

Consistency Analysis:

Proposed Revision 1 to "A" VTTM 17933 is consistent with:

- a. State Subdivision Map Act, the County of Orange Subdivision Code and the County of Orange Subdivision 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 2020 Zoning Code Section 7-9-47 (PC "Planned Community" Combining District") as regulated by the Ranch Plan Planned Community Program Text, statistical summary and development maps.
- d. Area Plans: The proposed map is consistent with the approved PA3 Master Area Plan, Subarea Plan 3.3 and PA3 Master Area and Subarea Plan Amendments (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 February 25, 2015.
- f. Alternative Development Standards: All previously approved Alternative Development Standards that will be incorporated into the development are listed on the cover page of proposed Revision 1 to VTTM 17933.

g. Planning Areas 3 and 4 Regulation Compliance Matrix: The proposed map is in compliance with all applicable regulation, provisions, conditions and mitigation measures listed in the Planning Areas 3 and 4 Regulation Compliance Matrix (Addendum 3.1 to Final EIR Nos. 584 and 589, Appendix A).

Estimated Earthwork

The proposed tract map indicates estimated grading quantities of 2,060,617 cubic yards of cut, 1,992,620 cubic yards of fill, and 67,997 cubic yards of export. The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3), Subarea Plan 3.3, and Addendum 3.1) and related mass grading permit GRD22-0016. The proposed grading on this map has been addressed per CEQA documents, FEIR 589 and Addendum 3.1, which identified an estimated 85 million cubic yards of cut and fill within Planning Area 3. Grading quantities for all future tract maps within Planning Area 3 will continue to be monitored to ensure consistency with the estimated quantities noted in Addendum 3.1

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. A Master Plan of Drainage (MPD) consistent with the PA3 and 4 ROMP has been established for the project site (Subarea 3.3). VTTM 17933 R1 is consistent with this MPD, however no MPD fees are required.

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities There are no regional park dedication requirements applicable to the subject map.
- Master Plan of Regional Riding and Hiking Trails There are no riding and hiking trail requirements applicable to the subject map.
- Master Plan of Local Parks (Local Park Code) The proposed map is required to provide park land in accordance with Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan Planned Community originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, 3rd Amendment approved on November 20, 2019, and the 4th Amendment approved on December 6, 2023.
 - Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that 85 acres of creditable parkland are anticipated in Planning Areas 3 and 4. Specifically, for Subarea 3.3 the Ranch Plan LPIP indicates 5 acres of public parkland are required. VTTM 17933 has identified 6.06 acres for the development of a Community Park (Lot 20), which is 1.06 acres more than what is required by the Ranch Plan LPIP. Therefore, no additional public park land is required within VTTM 17933R1.
- Resources Element Open Space Component There are no open space dedication requirements applicable to the subject map.
- County Bikeway Plan There are no bikeways identified within the area of this map.

Public Services & Utilities

- Schools This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District ("District"). The District stated in their Preliminary Water Sewer Letter, dated October 28, 2022, that the District can and will provide water and sewage disposal service to this tract.
- Water Quality Control This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this development. This property is within the area covered by the Ranch Plan Fire Protection Program (RPFPP) and a project specific Fire Master Plan (SR# 542339) has been approved in compliance with all applicable regulations.
- County Service Area (CSA) This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

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

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 542339 approved on October 30, 2023. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 17933 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #19 of the title sheet VTTM 17933 R1, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the "Notes" portion of the cover page of VTTM 17933 R1. The following approved Ranch PC Alternative Development Standards (approved September 26, 2018) are proposed as part of VTTM 17933 R1:

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

RANCH PLAN COMPLIANCE MATRIX & CONDITIONS OF APPROVAL

Subsequent to the overall Ranch Plan approvals and settlement agreements, a program was developed to further assist in monitoring all applicable project conditions, mitigations, requirements and other provisions. These have been compiled into a single document, the Mitigation Regulation Compliance Matrix (compliance matrix), which identifies more than 600 required items for the Ranch Plan. Provisions applicable to The Planning Area 3 Master Area Plan and Subarea Plans have been separated and identified by permit type and/or milestone in the Mitigation Regulation Compliance Matrix (Appendix C). Staff has reviewed applicable compliance matrix items for VTTM 17933 R1 and finds the project has met its obligations for Tentative Tract Map approval. The list of applicable provisions is from the following sources:

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

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on November 21, 2023. Additionally, notices were posted at the project site, at the County Administration North (CAN) Building, at the Tustin Library and on the Orange County Public Works website as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e., Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed Revision 1 to "A" VTTM 17933.

CONCLUSION:

Based upon the review of the subject submittal, staff supports approval of the applicant's proposed Revision 1 to Vesting Tentative Tract Map 17933 pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO), Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

Bea Bea Jiméhez

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

Justin Kirk, Deputy Director
OC Public Works, OC Development Services

CERTIFICATION:

I hereby certify that Revision 1 to Tentative Tract Map 17933 was approved by the Orange County Subdivision Committee on December 6, 2023, per the findings in Appendix A and conditions in Appendix B.

Lily Sandberg, Deputy County Surveyor Subdivision Committee Chairperson

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant's Letter of Proposal
- 2. Proposed Vesting Tentative Tract Map and Approved Fire Master Plan
- 3. Approved Conceptual Fuel Modification Plan

APPEAL PROCEDURE:

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

APPENDIX A



Appendix A Findings TT17933R1

1 EIR AND ADDENDUM TT17933R1

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

- a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of VTTM17933R1, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;
- b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM17933R1. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
- c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

2 ENVIRONMENTAL MONITORING TT17933R1

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

3 GENERAL PLAN CONSISTENCY TT17933R1

That the proposed map is consistent with the Orange County General Plan.

4 DESIGN & IMPROVEMENT TT17933R1

That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.

5 **DEVELOPMENT TYPE TT17933R1**

That the proposed site is physically suitable for the proposed type of development.

6 DEVELOPMENT DENSITY TT17933R1

That the proposed site is physically suitable for the proposed density of development.

7 ENVIRONMENTAL DAMAGE TT17933R1

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.

8 PUBLIC HEALTH TT17933R1

That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.

9 PUBLIC EASEMENTS TT17933R1

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.

10 SUBDIVISION / ZONING CODE CONSISTENCY TT17933R1

That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

11 ZONING CONSISTENCY TT17933R1

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.

12 SEWER SYSTEM TT17933R1 (Custom)

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.

13 NATURAL HEATING AND COOLING TT17933R1

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).

14 FEE PROGRAMS TT17933R1

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

- A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.
- B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.
- C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.

- D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.
- E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.

15 EXPIRATION OF MAPS TT17933R1

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.

16 LOCAL PARK CODE TT17933R1 (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.

17 DEVELOPMENT AGREEMENT TT17933R1

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.

18 APPEAL OF EXACTIONS TT17933R1

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 TT17933R1

RANCH PLAN REGULATION COMPLIANCE MATRIX TT17933R1

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:

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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)
524. EIN 505 Standard Condition 4.5-1 (D01a) – Drainage Study
528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
529: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements
532: EIR 589 Standard Condition 4.5-4 (D04b) - Master Plan of Drainage
533: EIR 589 Standard Condition 4.5-5 (D06b) - Subordination of Easements
534: EIR 589 Standard Condition 4.5-5 (D06b) - SMWD Easements
535: EIR 589 Standard Condition 4.5-6 (D07b) – Regional Facility Improvements 536: EIR 589 Standard Condition 4.5-7 (D10) – Runoff Management Plan
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 – Capitarian 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
527 & 527.1: EIR 599 Standard Condition 4.5-2 (D02a) – Drainage Stary
528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
548: EIR 589 Standard Condition 4.6-6 (T07) - Sight Distance
555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 - Fugitive Dust
556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 - Emission Control
557: EIR 589 Standard Condition 4.8-1 (N10) - Hours of Construction
558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) - Construction Noise
559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) - Sound Attenuation
562: EIR 589 Standard Condition 4.8-6 (N08) - Noise Generating Equipment (Non-Residential
567: EIR 589 Standard Condition 4.10-2 (LA02b) - Private Area Landscaping
571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance
589: EIR 589 Standard Condition 4.14-2 - Hazardous Materials
616: Ranch Plan Fire Prot. Program Cond. 3.d. - Precise Fuel Modification Plan
d. Prior to Precise Fuel Modification Plans:
138: EIR 589 Mitigation Measure 4.9-27 - Invasive Plants and Fuel Modification
e. Prior to Issuance of Building Permit:
111: EIR 589 Mitigation Measure 4.7-3 - Use of Light-Colored Roof Materials
140: EIR 589 Mitigation Measure 4.9-28 - Open Space habitat, light shields
206: EIR 589 Mitigation Measure 4.15-5 - Capistrano Unified School District fees
526: EIR 589 Standard Condition 4.4-5 - Compliance with Code
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
547: EIR 589 Standard Condition 4.6-5 (T05) - Major Thoroughfare & Bridge Fees
550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) - Internal Circulation
559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential
564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) - Public Area Landscaping
570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
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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

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.

WATER QUALITY MANAGEMENT PLAN TT17933R1

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.

COMPLIANCE WITH THE NPDES IMPLEMENTATION TT17933R1 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
- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
- Demonstrate that the applicant has RECORDED one of the following:
- 1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association;
- 2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
- 3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (Appendix C Items 539, 539.1, 539.2)

INDEMNIFICATION TT17933R1

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.

BEST MANAGEMENT PRACTICES TT17933R1

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.

LOTS 19, 20, 21, AND 26 - 31 TT17933R1 (Custom)

Prior to recordation of the final tract map, a note shall be provided on the map indicating Lot 19 shall be developed exclusively for use as a recreation area, Lot 20 shall be developed exclusively as a community park, Lot 21 shall be developed exclusively as a school site, and Lots 26 through 31 shall be developed exclusively for use as locations for monument signage as depicted on VTTM 17933R1, and that none of these lots shall be developed as residential lots or for any other use, subject to the satisfaction of the Manager, Land Development.

APPENDIX C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. P	rior to I	Record	ation									
139	137-138 (EIR 589, MM 4.9-27)			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.	Public Works	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 RMV CC&R summary letter [Hyperlink #13] stating CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV	Each PA
524		EIR 589		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	County of Orange Director of- Planning &- Development Services,- Director, OC Public Works	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)	County of Orange Director of Planning & Development Services, Director, OC Public Works	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 retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)		See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	County of Orange Director of Planning & Development Services, Director, OC Public Works	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.):	(Condition 1902a) 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	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	Drainage Improvements (cont.):		Drainage Improvements (cont.):	Standard Condition In 23 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

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
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	Director of Planning & Development Services, Director, OC	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA
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	County of Orange Director of Planning & Development Services Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)	that any granted easements are subordinate to easements offered to County and provision of	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)	County of Orange Director of Planning & Development Services— Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)		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

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
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, modified)	County of Orange Director of Planning & Development Services Director, OC Public Works (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
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 Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA

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
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 Public Works	notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of	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
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	County of Orange Director of Planning & Development Services, Director, OC Public Works	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, Director, OC Public Works	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/in stallation of	If applicable, bonding may substitute for construction of each of the required 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
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
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 Public Works	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	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.):	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		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
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, 113h)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
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 / lenter 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)	County of Orange Director of	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)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Public Works and the Building Official	satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA

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559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard	See above	See above		Each PA
589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract a-subdivision-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)	County of Orange Director of Planning &- Development Services- Director, OC Public Works (OCFA)	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 County.	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 Mitigation Measure 4.15-5).	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.	Director, PDS Director, OC Public Works	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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b. P	rior to	Approv	al of Site	e Developm	ent Permit							
109		EIR 589	MM 4.7-3	Prior to approval of Master Area- Plan or Subarea- Plan 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. [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	Director, PDS Director, OC Planning	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level		Each PA
110	4.7-3)		(cont.)	Prior to approval of Master Area Plan or Subarea Plan Site Development Permit		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. [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]	Director, PDS Director, OC Planning	Issuance of Building Permit (Evidence of reflection of materials)		Each PA
	rior to I			ading Permi								
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision—Manager OC Planned Communities and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual (County Standard Condition C01).	County of Orange Director of Planning & Development Services, Director, OC Public Works	Submittal of satisfactory geotechnical report		Each PA

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522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading-Manager OC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589		Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	f the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	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	County of Orange Director of Planning & Development Services, Director, OC Public Works	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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

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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	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)	County of Orange Director of Planning & Development Services, Director, OC	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary.	See above	See above		Each PA
537		EIR 589	SC 4.5-8		Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval WO03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	Building Inspection— Manager, OC Inspection Division (Regional Water	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541				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-ofways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	Building Permits, Manager, Permit Services (Building Plan- Check), Building Official	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	County of Orange Director of Planning & Development Services, Director, OC Public Works	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 Public Works	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.):	 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	See above	Fugitive Dust		Fugitive Dust	c. Water excavated soil piles hourly or	See above	See above		Each
555.4		EIR 589	(cont.) SC 4.7-1 (cont.)	See above	(cont.): Fugitive Dust (cont.):		(cont.): Fugitive Dust (cont.):	cover with temporary coverings. d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under- carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	files. f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA

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556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO_X and ROC from heavy equipment.	County of Orange Director of Planning & Development Services, Director, OC Public Works	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2	See above	Construction		Construction	a. Turn equipment off when not in use for	See above	See above		Each
556.2		EIR 589	(cont.) SC 4.7-2 (cont.)	See above	Emissions: Construction Emissions (cont.):		Emissions: Construction Emissions (cont.):	more than five minutes. b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		PA Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange Director of Planning &- Development Services, Director, OC Public Works	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange Director of Planning & Development Services, Director, OC Public Works	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

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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 M10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Public Works and the Building Official	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		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		See above		Each PA

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562		EIR 589		Prior to the issuance of building or grading permits	Noise- Generating Equipment (Non- Residential Projects):		Noise- Generating Equipment (Non- Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	Manager, Permit Services (Building Plan- Check), Building Official	Approved acoustical analysis		Each PA
567		EIR 589		Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Approved detailed landscape plan for privately maintained common areas		Each PA

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571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	issuance of any	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)	HBP/Coastal and Historical Facilities OC Public Works	evidence that a County- certified archaeologist has been retained to observe grading and salvage, and to catalogue	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA
574		EIR 589	SC 4.11-2	issuance of any	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 pregrade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	HBP/Coastal and	evidence that a County- certified		Each PA

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	Director of Planning & Development Services Director, OC Public Works (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	1 /	Director, PDS Director, OC Public Works	Provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification		

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d. P	rior to I	Precise	Fuel Mo	odification P	lans							
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)		MM 4.9-27 (cont.)	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	Director, PDS- Director, OC Public Works (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	Each PA
e. P	rior to I	ssuand	ce of Bui	Iding Permi	t							
111	110 (MM 4.7-3)	EIR 589		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 Public Works	Issuance of Building Permit (Evidence of reflection of heat through	Sustainability Issue	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS Director, OC Public Works	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applica ble PA
206		EIR 589		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

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526		EIR 589		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 Public Works	design development compliance with the UBC and Municipal Code		Each PA
537		EIR 589		Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	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 Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval. WO03)	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 filling in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	issuance of any	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-ofways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan- Check), Building Official	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange Director of Planning & Development Services, Director, OC	Verification of payment of fees for the Major Thoroughfare and Bridge		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 accurs 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, Director, OC Public Works	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.):	Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550.4		EIR 589	(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)		Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	(cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Public Works and the Building Official	satisfactory acoustical analysis		Each PA

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559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
561		EIR 589		Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition NO2)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan- Check), Building Official	satisfactory		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA

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562		EIR 589		Prior to the issuance of building or grading permits	Noise- Generating Equipment (Non- Residential Projects):		Noise- Generating Equipment (Non- Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan- Check), Building Official	acoustical analysis		Each PA
564		EIR 589		Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC	Approved landscaping plan and irrigation plan		Each PA

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564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan-Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)	See above	See above		Each PA
570		EIR 589		issuance of building permits	Light and Glare:			Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	Manager of Building Permits, Manager, Permit Services (Building Plan- Check), Building Official	lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services Director, OC Public Works (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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617		Fire Prot. Prog.		Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber	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 Public Works	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA#3		PA2.3 Builer "B" Map COAs		Prior to the issuance of a building permit			BEST MANAGEMEN T 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.	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan- Check), Building Official			
COA#6		PA2.3 Builer "B" Map COAs		Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS Director, OC Public Works			

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f. Pr	ior to C	ombus		nstruction								
609				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 Public Works	-Site inspection		
g. D	uring C	onstru	ction				•		•			
	196 (EIR 589, MM 4.14-13)		MM 4.14-	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-furtheraction status is attained.	(Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
h. P	rior to I	ssuand	e of Cer	tificates of	Occupancy							
529		EIR 589	(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	(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	Verification of installation of drainage improvement		Each PA

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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the	County of Orange Manager of Building- Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and	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.):	o Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.	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)	County of Orange Manager of Building- Inspection- Services, Manager, OC Inspection Division	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	Services, Manager, OC Inspection	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	-	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)	Services &	Landscaping and irrigation plan certification from landscape architect		Each PA

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566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	County of Orange Manager, Construction and Manager, Building Inspection Services, Manager, OC Inspection Division	irrigation		Each PA
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 Public Works	Certification from landscape architect that landscaping and irrigation system in accordance with the		Each PA

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569		EIR 589	,	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 LAD2h)	County of Orange Manager, Building- Inspection- Services, Manager, OC Inspection Division	irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.		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.	Public Works	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		Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
i. Pr	ior to F	Release	of Grad	ling Bond								
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works	the archaeologist's follow-up		Each PA
573		EIR 589	(cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works	payment of curatorial fee if an applicable		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
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	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works	the paleontologist' s follow-up		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.):	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	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works	payment of curatorial fee if an applicable		Each PA

ATTACHMENT 1



July 24, 2023

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

SUBJECT:

Application for Revision 1 to "A" Vesting Tentative Tract Map 17933, Subarea 3.3 of Rancho Mission Viejo

PROPERTY OWNER:

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

PROJECT LOCATION:

The TT17933 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.3 in unincorporated Orange County, California.

PROJECT DESCRIPTION:

Rancho Mission Viejo requests Subdivision Committee approval of Revision 1 to "A" Vesting Tentative Tract Map 17933 within Rancho Mission Viejo (Ranch Plan) Planning Area 3 (Rienda), Subarea 3.3.

Proposed Revision 1 to VTTM 17933 includes adding additional numbered and lettered lots, including the following:

- Added lettered lot "V" and revised grading on the east side of Coyotes
- Added lettered lots "Q", "R", "S", "T", & "U" on slopes surrounding Lot 22
- Added numbered lots 23, 24, 25, for future residential
- Added numbered lots 29, 30, and 31 for monumentation
- Grading near lots 1, 8, 12, 13, 14, 15, and 25 were revised
- Lot lines revised next to lots 15, 19, and "H"
- ROW revised at the south end of "A" street
- Lettered Lot Summary revised

- Numbered Lot Summary revised
- Land Use Summary Revised
- Street Sections A-A, B-B, and C-C revised

TT17933 R1 STATISTICAL SUMMARY

Lot Number	Use	Acreage (Gross)
1-18	Residential	28.24
19	Private Park	0.55
20	Community Park	6.06
21	School Site	15.16
22-25	Residential	11.07
26-31	Entry Monuments	0.59
A-V	Open Space / Slopes	7.86
	Public Streets	12.94
	TOTAL	82.47

PREVIOUS PLANNING APPROVALS:

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

VTTM 17933 was approved by the Orange County Subdivision Committee on November 16, 2022. VTTM 17933 approved a subdivision of 81.46 acres into 25 numbered lots for residential development, a private park, a community park, a future school site, community monument signage, and 17 lettered lots for open space and graded/landscaped slopes. Of the 25 numbered lots, 19 were intended to be sold to merchant builders for the development of 450 dwelling units. The remaining 6 numbered lots have been designated for a private park (1 lot), a community park (1 lot), a future school site (1 lot), and community monument signate (3 lots).

PREVIOUS CEQA COMPLIANCE:

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

EXISTING LAND USE:

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

ZONING:

Project area is zoned as a Development Area by the Ranch Plan Planned Community (PC) and shall be processed per the implementation procedures detailed in the PC Text, Master Area Plan and Subarea Plans for Planning Area 3 (PA180030) including Subarea Plan 3.3. The proposed subdivision and eventual land uses are in compliance with the Residential Uses approved by the PA3.3 Subarea Plan.

CONSISTENCY ANALYSIS:

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

- a. General Plan The OC General Plan Land Use Element designates Subarea 3.3 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 3.3 (PA180030).
- e. CEQA The proposed VTTM is consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.
- f. Alternative Development Standards All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.
- g. Regulation Compliance Matrix Clearance of all applicable conditions of approval are to be confirmed per the Ranch Plan Regulation Compliance Matrix.

ADJACENT LAND USE:

Land uses immediately surrounding the project site include the following:

- West: Subareas 3.2a & 3.2b Future residential development
- North: Lamkin Lane and Subarea 3.4 Future residential development
- South: Cow Camp Road & Subarea 3.14 Future Recreation, Neighborhood Center, UAC, Community Facilities,, Agricultural and Other Existing and On-Going Uses
- East: Coyotes and Subarea 3.6 Future residential development

Estimated Earthwork:

The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3) and Subarea Plan 3.3). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. No Master Plan of Drainage (MPD) facilities have been identified or approved within the site and no MPD fees are required. The February 2022 Master Plan of Drainage prepared by Hunsaker & Associates addresses storm drainage for both TT17933 (Subarea 3.3) and TT17934 (Subarea 3.4).

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for this "A" VTTM will be satisfied at the "B" VTTM level per an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, and 3rd Amendment approved November 7, 2019. Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3&4 Master Area Plan PA180030, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.008 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. A CUSD public school facility is proposed as VTTM 17933 Lot 21.

- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Development Agreement The project site and the entire Ranch Plan community area is subject to the Rancho Mission Viejo Development Agreement approved by the County of Orange November 8, 2004, which ensures entitlement certainty, added public facility benefits, and phased development in concert with the provision of public services and facilities, thereby promoting the objectives of the General Plan Growth Management Element.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District.
 The district will provide a "will-serve" letter prior to subdivision approval indicating provision of water and sewage disposal service to this development.
- Water Quality Control This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety Existing and proposed fire protection services will be
 providing an adequate level of fire protection services to this development, per the
 TT17933 Fire Master Plan to be approved by OCFA prior to subdivision approval.
 Additionally, this property is within the area covered by the approved Ranch Plan Fire
 Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

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

DEVIATIONS FROM STANDARDS OF DESIGN:

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

ALTERNATIVE DEVELOPMENT STANDARDS:

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

REGULATION COMPLIANCE MATRIX ITEMS:

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

6-12.	Preliminary Geotechnical Report (EIR 589 Mitigation Measure 4.4-1)
36-49.	Consistency with PA3 Runoff Management Plan (EIR 589 Mitigation Measure 4.5-5)
222.	Compliance with Local Park Implementation Plan (PC Text General Regulation 18)
602-605.	Sprinklers Required (Ranch Plan Fire Protection Program Condition 1)
606.	"A" Tentative Tract Fire Master Plan (Ranch Plan Fire Protection Program Condition 2.a)
612.	"A" Tentative Tract Fire Protection Program (Ranch Plan Fire Protection Program Cond. 2.g)
615.	Conceptual Fuel Mod Plan (Ranch Plan Fire Protection Program Condition 3.c)

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

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

Upon review of this application our hope is that staff supports OC Subdivision Committee approval of Revision 1 to Vesting Tentative Tract Map 17933. Please contact me with any questions, or if you or your staff need any further information.

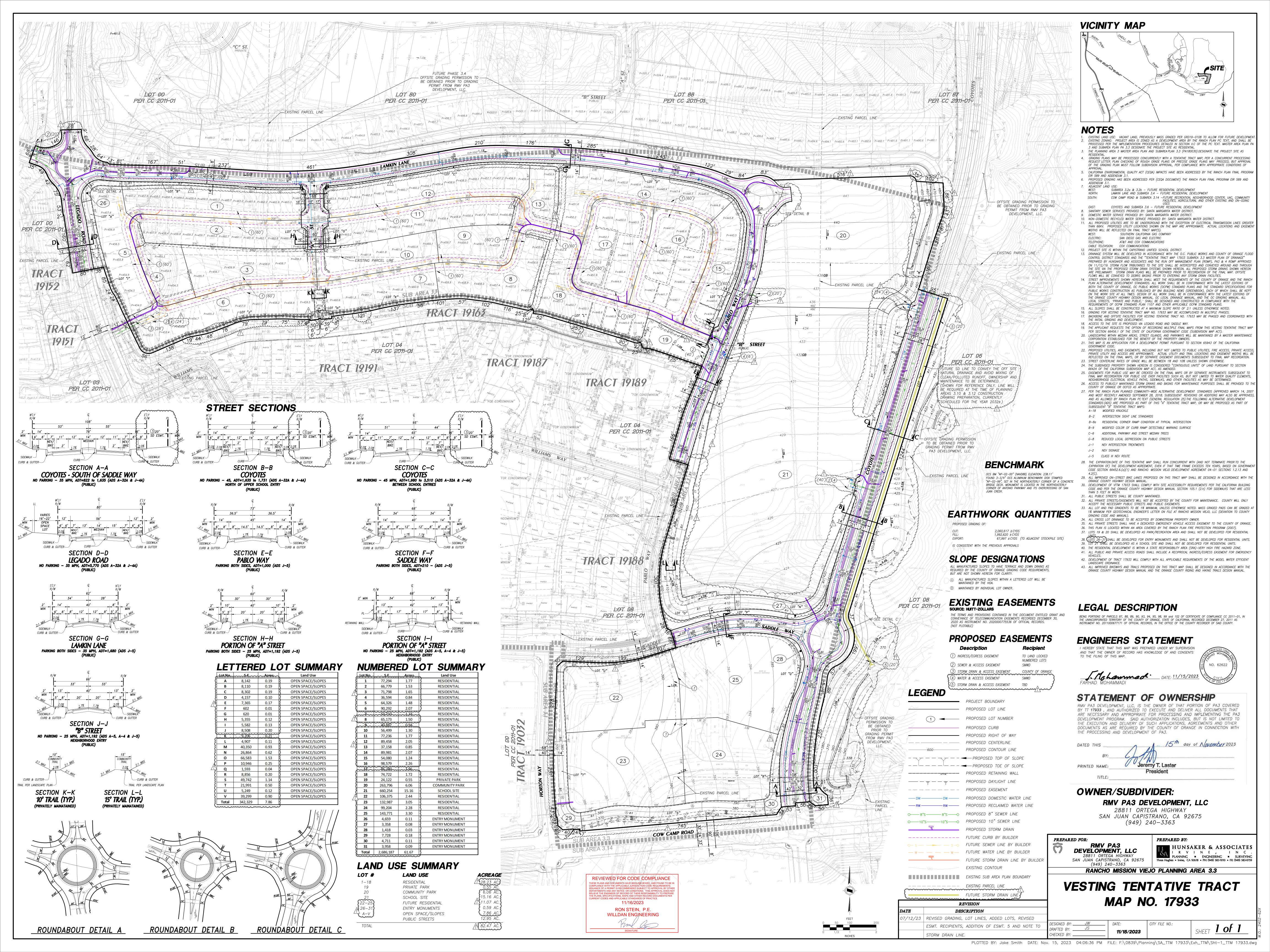
Sincerely,

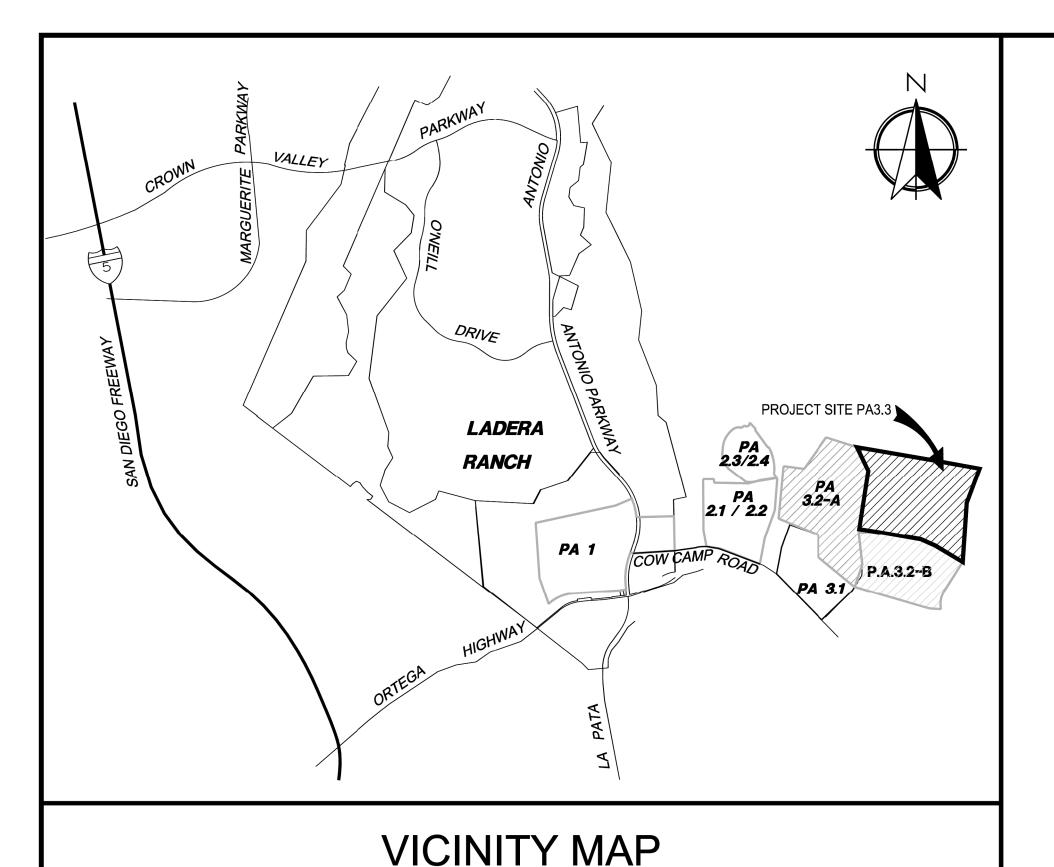
Jay Bullock

Vice President, Planning and Entitlement

Rancho Mission Viejo

ATTACHMENT 2





ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN

O MANUAL O ELECTRIC

STAKEHOLDERS

BUILDING DEPARTMENT: COUNTY OF ORANGE

PLANNING DEPARTMENT: COUNTY OF ORANGE

PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE

WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

O FIRE STROBE ACCESS PRODUCTS, INC.

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

THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.

THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.

THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.

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

IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER.

4. 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

6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

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

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.

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

O CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)

PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.

Reviewed by Planning & Development hese plans shall not be held to permit or approve the Fire Master Plan 10/30/2023 ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORIT inspections: (714) 573-6150

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS PROJECT LOCATION: RANCHO MISSION VIEJO PLANNING AREA 3.3 BACKBONE ROADS, BEGINNING WITH BACKBONE ROAD

TRACT NUMBER: TENTATIVE TRACT NUMBER 17933

O EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

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

O GROUP A4*

O GROUP F1

O GROUP H4*

O GROUP I4*

O GROUP R2.2 O GROUP S2#

O GROUP A5*

O GROUP F2

O GROUP H5*

O GROUP M

O GROUP R3

O GROUP U

NUMBER OF UNITS OR HOMES IN DEVELOPMENT NO PROPOSED UNITS AS PART OF THIS REVIEW

COUNTY OF ORANGE FROM THIS "BACKBONE FIRE MASTER PLAN" APPROVAL.

SPECIAL CONDITIONS FIRE HAZARD SEVERITY ZONE

O STATE LICENSED FACILITY O PENDING

STATE RESPONSE AREA O COMPLETE SR:

O LOCAL RESPONSE AREA

NO PROPOSED UNITS AS PART OF THIS REVIEW

NO PROPOSED UNITS AS PART OF THIS REVIEW **BUILDING HEIGHT**

O METHANE MITIGATION

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

O GROUP A2*

O GROUP B

* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED # GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN

O GROUP A3*

O GROUP E*

O GROUP H3*

O GROUP R2.1

O GROUP S1#

○ GROUP H2* O GROUP I2* O GROUP R2* O GROUP R3.1 O GROUP R4*

SUBMITTAL

O GROUP A1*

TYPE OF CONSTRUCTION O TYPE IIA O TYPE IIB

O TYPE IIIA O TYPE IIIB O TYPE IV O TYPE VA O TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

ACCESSORY OCCUPANCIES (CBC 508.2) (ACCESSORY OCCUPANCY < 10% OF STORY)

O INCIDENTAL USES (CBC 509) O NONSEPARATED OCCUPANCIES (CBC 508.3)

O SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS O HIGH RISE (CBC 403)

O ATRIUM (CBC 404) O OPEN PARKING GARAGE (CBC 406.5) O GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS

O HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

O TENANT IMPROVEMENT

O NFPA 13 O NFPA 13D O NFPA 13R

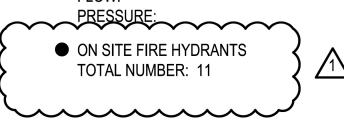
O FIRE PUMP O STANDPIPES

O TENANT IMPROVEMENT

O VOICE EVACUATION FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): WATER AVAILIBILITY

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



EMERGENCY RESPONDER RADIO COVERAGR (BDA)

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

OCFA STANDARD FIRE MASTER PLAN NOTES

SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.

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 4.PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT

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

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.

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

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.

12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION

15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09 WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY

16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE

18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS. HORNS. OR STROBES.

20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.

21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON

PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE

7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR

13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE 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.

17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS. HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES.

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.

EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

2019 CALIFORNIA FIRE CODE

APPLICABLE CODES

O 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

LOCALLY ADOPTED ORDINANCES: RANCH PLAN FIRE PROTECTION PROGRAM

 CONDITIONS OF APPROVAL: 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.

O ARCHITECTURAL PLAN

O HIGH PILED COMBUSTIBLE STORAGE

CHEMICAL USE AND/OR STORAGE

O FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)

BATTERY/ENERGY STORAGE SYSTEM

O UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS

SPRINKLER SYSTEM

STANDPIPE SYSTEM

O FIRE PUMP

O HOOD AND DUCT EXTINGUISHING SYSTEM

ALARM SYSTEM

PLANNING APPLICATION SR: 535062

METHANE MITIGATION SR:

● FUEL MODIFICATION PLAN SR: CONCEPTUAL FUEL MODIFICATION PLAN SR# 299187 & REVISION SR542338

ORIGINAL PLAN SR: 299188 COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

THIS FIRE MASTER PLAN HAS BEEN REVISED PER THE UPDATED TENTATIVE TRACT MAP. ONE (1) ADDITIONAL FIRE HYDRANT HAS BEEN ADDED TO THE NORTH EAST CORNER AT THE INTERSECTION OF LAMKIN LANE AND PABLO WAY TO PROVIDE WATER AVAILABILITY FOR THE FUTURE PARK SITE AT LOT 20.

PROJECT DIRECTORY

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

PROPERTY OWNER/HOA BUSINESS NAME: RMV PA3 DEVELOPMENT, LLC CONTACT NAME: ADDRESS: 28811 ORTEGA HIGHWAY CITY: SAN JUAN CAPISTRANO STATE: CA ZIP: 92675

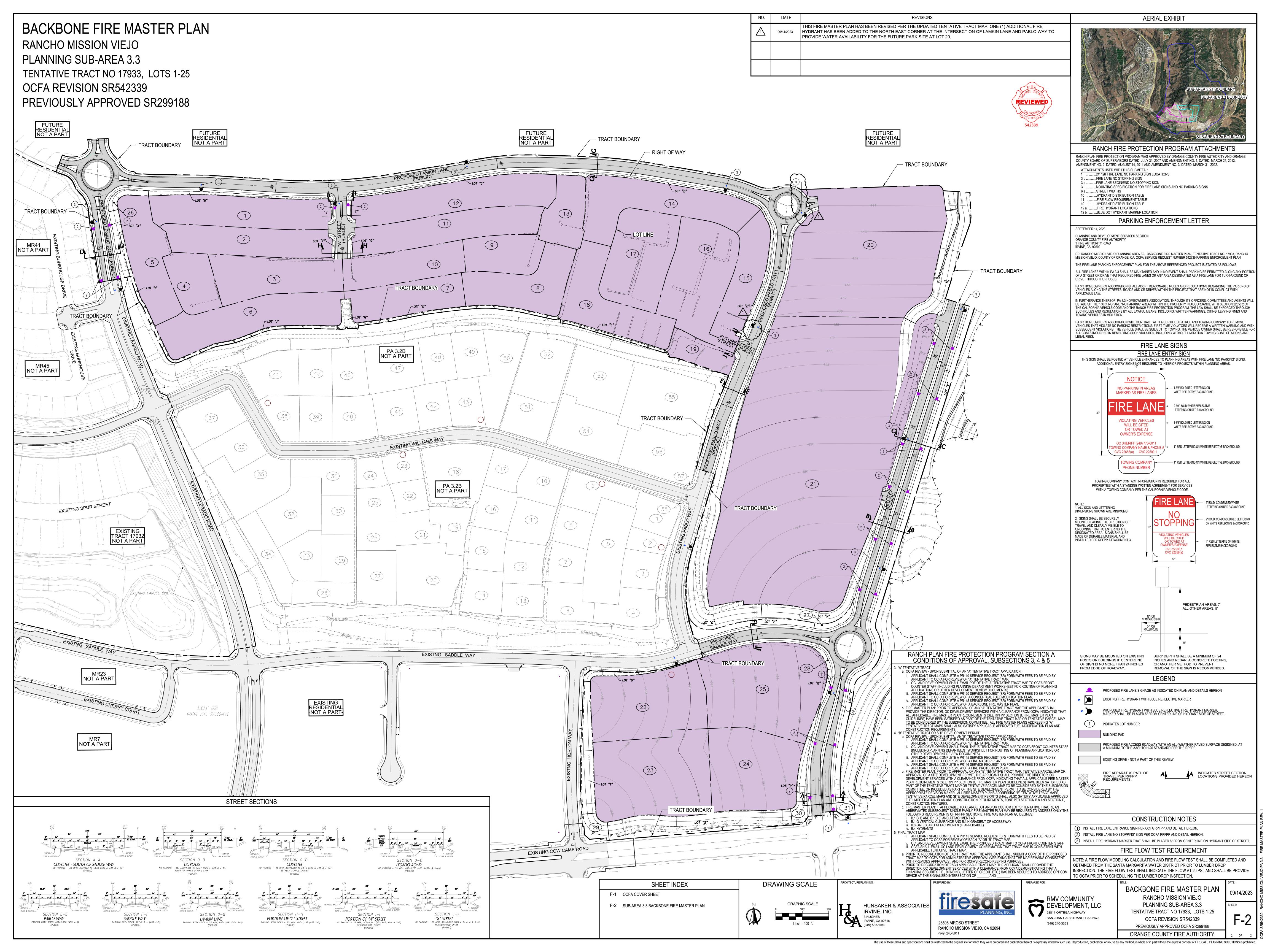
BUSINESS NAME: CONTACT NAME:

PHONE: (949) 240-3363

ADDRESS:

SHEET

SERVICE REQUEST NUMBER



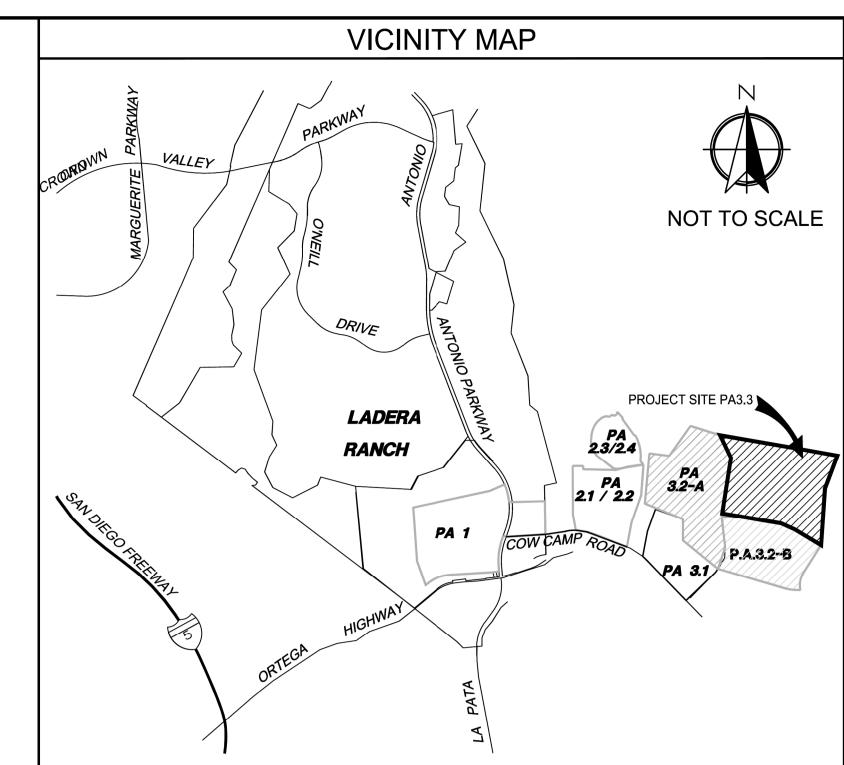
ATTACHMENT 3

RANCHO MISSION VIEJO RIENDA - PLANNING SUB-AREA 3.3 CONCEPTUAL FUEL MODIFICATION PLAN

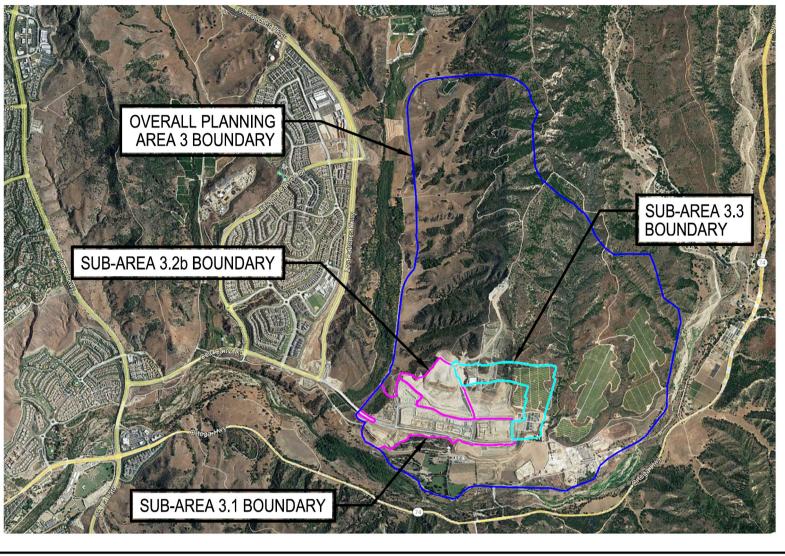
VESTING TENTATIVE TRACT MAP 17933 - LOTS 1 THROUGH 25 OCFA REVISION SR542338

PREVIOUSLY APPROVED SR299187





AERIAL EXHIBIT



SYMBOL LEGEND

- Indicates Fuel Modification walk in access point for maintenance of the temporary fuel modification areas for the development site and future sub-areas. (a 5' non-combustible gate will only be provide where necessary). 500' maximum distance between access points along the temporary fuel modification. With continued grading operations along the northern and eastern edge of the proposed Sub-area 3.3 development for future sub-area, access can be archived utilizing grading operation access paths, and temporary fuel modification can be maintained as part of the grading operations and vegetation clearance from grades areas.
- Note: The permanent access points for maintenance and emergency access into the landscaped slopes shall be provided on the Rienda 3.3 Precise Fuel Modification Plan review for the Interior Slopes and Streetscapes.

 TEMPORARY IDENTIFICATION MARKER FOR TEMPORARY FUEL MOD. AREA
 4' MIN. High above grade 2" Dia. PVC. pipe or similar to be utilized, no concrete footing below grade shall be necessary.
- RADIANT HEAT/EMBER MITIGATION ZONE:
 Indicates construction requirements per Section B.7.Building Construction Features and Screening Forms Attachments 15a and 15c for
- the "Radiant Heat/Ember Mitigation Zone" of the Ranch Plan Fire Protection Program Amendment 2 dated August 14, 2014.
- Temporary Fuel Modification to be provided for Sub-Areas 3.3 along the future Sub-Area 3.4 to the north, Sub-Area 3.6 to the east and 3.14 to the south as indicated on this plan, any vegetation within the graded areas shall be maintained at 2' in height on a year round basis, and cut down to 4" in height twice per calendar year, once by May 15 and once August 15 of each year. Any hydroseed mix utilized for temporary erosion control shall be provided with a temporary irrigation system for the duration of the hydroseed erosion control measures. The hydroseed mix and location shall be reviewed and approved as part of an Precise Fuel Modification Plan. Natural vegetation beyond the graded areas shall be thinned a minimum of 50% and meet the Attachment 16 spacing requirements provided on Sheet 2. The Temporary Fuel Modification shall be maintained by Rancho Mission Viejo.

INTERIOR PLANTING FOR SLOPES AND STREETSCAPES

NOTE: THE LANDSCAPE PLANTING 100' FROM ALL STRUCTURES WITHIN THE INTERIOR PLANTING ON SLOPES AND STREETSCAPES INDICATED ON THIS PLAN SHALL COMPLY WITH THE "HORIZONTAL SPACING AND VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION AND MAINTENANCE IN ALL FUEL MODIFICATION ZONES" ATTACHMENT 16 PROVIDED ON SHEET 2, AS REVIEWED AND APPROVED WITHIN THIS CONCEPTUAL FUEL MODIFICATION PLAN. WHILE THE PLANT SPACING REQUIREMENTS ARE ADHERED TO, DUE TO THE LIMITED NUMBER OF ACCEPTABLE PLANTS THAT MEET BOTH OCFA FUEL MODIFICATION REQUIREMENTS AND THE DESIGNED AESTHETIC AND BUDGETARY NEEDS TO THE COMMUNITY RMV AS THE MASTER DEVELOPER AND ANY FUTURE REVISION BY THE HOA ARE NOT BOUND SPECIFICALLY TO THE APPROVED FUEL MODIFICATION PLANT SPECIES. ALTERNATIVE PLANT SPECIES MAY BE PERMITTED ON A CASE BY CASE BASIS THROUGH A REVIEW THROUGH, AND WITH APPROVAL BY, THE OCFA.

HOMEOWNER MAINTAINED DOWN-SLOPE INTERIOR LANDSCAPED AREA:
Indicates the approximate location of the rear-yard down-slope fence and Interior Landscaped Areas that are to be designed and instably the Builder, but irrigated and maintained by the Private Homeowner. The landscaped areas are required to be be maintained as originally installed. This requirement is included as part of the recorded CC&Rs for Rienda.

As noted by Rancho Mission Viejo, all structures within the Planning Area 3.3 shall meet all potions of the California Building Code Chapter 7A or the California Residential Code Section R337.

Note: Interior areas of each Tract shall be provided with and meet the Interior Planting and Slope Streetscapes requirements provided hereon for the streetscapes, pocket parks and any landscaped areas.

SHEET INDEX

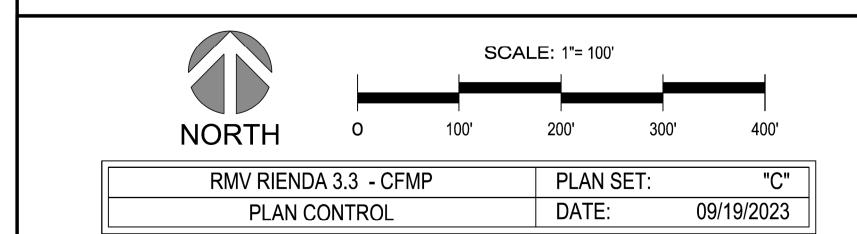
SHEET NO. DESCRIPTION

FUEL MODIFICATION LAYOUT

2 RANCH PLAN FIRE PROTECTION PROGRAM FUEL MODIFICATION NOTES

OCFA APPROVAL

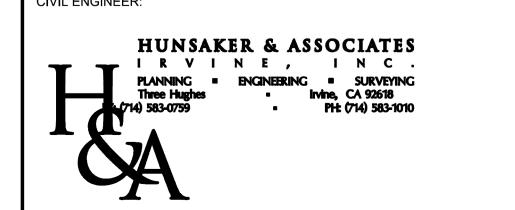
Revised from SR 299187



NO. DATE

O9/19/2023 THIS CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO MATCH THE CURRENT VTTM INCLUDING LOT LINE AND STREET ADJUSTMENTS WHERE INDICATED ON THIS PLAN.







RANCHO MISSION VIEJO RIENDA - PLANNING SUB AREA 3.3

CONCEPTUAL FUEL MODIFICATION PLAN

FUEL MODIFICATION LAYOUT

NG TENTATIVE TRACT MAP 17933 - LOTS 1 THROUGH 25 - UNINCORPORATED ORANGE COLUMN

VESTING TENTATIVE TRACT MAP 17933 - LOTS 1 THROUGH 25 - UNINCORPORATED ORANGE COUNTY OCFA REVISION SR542338 - PREVIOUSLY APPROVED SR299187

ORANGE COUNTY FIRE AUTHORITY

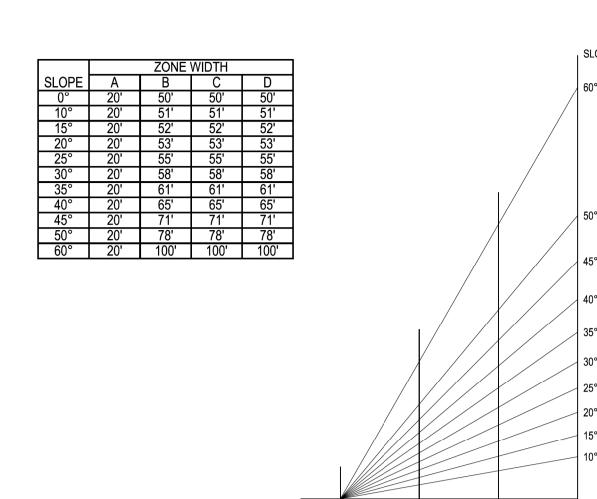
IDENTIFICATION MARKER DETAIL ACCOMMODATE INCLINE MEASUREMENTS IN ACCORDANCE WITH ATTACHMENT 3) RANCH PLAN FIRE PROTECTION PROGRAM Attachment 16 HORIZONTAL SPACING AND VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION AND MAINTENANCE IN ALL FUEL MODIFICATION ZONES Horizontal Spacing Vegetation Less than 2 Feet in Height: No horizontal spacing or vertical separation is required in all zones. Ground cover in Zone B should cover the entire ground between groups of shrubs,trees or grasses. Ground cover shall not exceed 2 feet in height. Shrubs and Trees 2 Feet in Height or Greater: Shrub and Tree Group Size:

All Shrubs and Trees can be in groups of 3 specimens or less. No horizontal spacing is required inside the group. Shrub / Tree-form Shrub Group Spacing:

Groups of shrubs shall be spaced by the greater of the following two measurements: A distance of 15 feet minimum (or) 3 times the height of the tallest specimen in any of the groups. No vegetation over 2 feet in height is allowed within 15 feet from the edge of tree canopy(s). Tree Group Spacing:
 Groups of Trees shall be spaced by a distance of 30 feet minimum regardless of height. Shrubs and Trees Less than 10 Feet in Height: • When the fuel modification zone is within 30 feet of the structure, a vertical separation of 2 feet minimum is required from the vegetation below. (Not required if shrubs are further than 30 feet from structure). Shrubs and Trees 10 Feet in Height or Greater: A vertical separation of 4 feet minimum is required to be maintained from the vegetation below. Trees only: All vegetation located underneath trees, shall be a maximum of 2 feet in height. TEMPORARY ACCESS POINT Indicates Fuel Modification walk in access point for maintenance of the temporary fuel modification areas for the development site and future sub-areas. (a 5' non-combustible gate will only be provide where necessary). 500' maximum distance between access points along the temporary fuel modification. With continued grading operations along the northern and eastern edge of the proposed Sub-area 3.3 development for future sub-area, access can be archived utilizing grading operation access paths, and temporary fuel modification can be maintained as part of the grading operations and vegetation clearance Note: The permanent access points for maintenance and emergency access into the landscaped slopes shall be provided on the Rienda 3.3 Precise Fuel Modification Plan review for the Interior Slopes and Streetscapes. TEMPORARY IDENTIFICATION MARKER FOR TEMPORARY FUEL MOD. AREA MIN. High above grade 2" Dia. PVC. pipe or similar to be utilized, no concrete footing below grade shall be necessary. RADIANT HEAT/EMBER MITIGATION ZONE: Indicates construction requirements per Section B.7.Building Construction Features and Screening Forms Attachments 15a and 15c for the "Radiant Heat/Ember Mitigation Zone" of the Ranch Plan Fire Protection Program Amendment 2 dated August 14, 2014. 170' TEMPORARY FUEL MODIFICATION AREA: Temporary Fuel Modification to be provided for Sub-Areas 3.3 along the future Sub-Area 3.4 to the north, Sub-Area 3.6 to the east and 3.14 to the south as indicated on this plan, any vegetation within the graded areas shall be maintained at 2' in height on a year round basis, and cut down to 4" in height twice per calendar year, once by May 15 and once August 15 of each year. Any hydroseed mix utilized for temporary erosion control shall be provided with a temporary irrigation system for the duration of the hydroseed erosion control measures. The hydroseed mix and location shall be reviewed and approved as part of an Precise Fuel Modification Plan. Natural vegetation beyond the graded areas shall be thinned a minimum of 50% and meet the Attachment 16 spacing requirements provided on Sheet 2. The Temporary Fuel Modification shall be maintained by Rancho Mission Viejo. INTERIOR PLANTING FOR SLOPES AND STREETSCAPES NOTE: THE LANDSCAPE PLANTING 100' FROM ALL STRUCTURES WITHIN THE INTERIOR PLANTING ON SLOPES AND STREETSCAPES INDICATED ON THIS PLAN SHALL COMPLY WITH THE "HORIZONTAL SPACING AND VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION AND MAINTENANCE IN ALL FUEL MODIFICATION ZONES" ATTACHMENT 16 PROVIDED ON SHEET 2, AS REVIEWED AND APPROVED WITHIN THIS CONCEPTUAL FUEL MODIFICATION PLAN. WHILE THE PLANT SPACING REQUIREMENTS ARE ADHERED TO, DUE TO THE LIMITED NUMBER OF ACCEPTABLE PLANTS THAT MEET BOTH OCFA FUEL MODIFICATION REQUIREMENTS AND THE DESIGNED AESTHETIC AND BUDGETARY NEEDS TO THE COMMUNITY RMV AS THE MASTER DEVELOPER AND ANY FUTURE REVISION BY THE HOA ARE NOT BOUND SPECIFICALLY TO THE APPROVED FUEL MODIFICATION PLANT SPECIES. ALTERNATIVE PLANT SPECIES MAY BE PERMITTED ON A CASE BY CASE BASIS THROUGH A REVIEW THROUGH, AND WITH APPROVAL BY, THE OCFA. HOMEOWNER MAINTAINED DOWN-SLOPE INTERIOR LANDSCAPED AREA: As noted by Rancho Mission Viejo, all structures within the Planning Area 3.3 shall meet requirements provided hereon for the streetscapes, pocket parks and any landscaped areas.

INCLINE MEASUREMENT E. Tract-wide Plan and Section Template Location Map and/or Planting Plans could voluntarily be provided to satisfy the

INCLINE MEASUREMENT FOR SELECTED SLOPES (SEE ATTACHMENT 4)



ATTACHMENT 4

ZONE MARKER DETAILS

(MARKER DISTANCE SHALL BE INCREASED ON SLOPES TO

1 POST CAP

(5) FINISH GRADE

15 FEET MIN. OR

3 TIMES THE TALLEST IN ANY OF THE

GROUPS

SHRUB AND TREE FORM SHRUB HORIZONTAL GROUPING AND SPACING (WHEN >2 FEET IN HEIGHT) AS MEASURED FROM THE EDGE OF THE GROUP

(or 30' for trees)

NOT TO SCALE

SYMBOL LEGEND

2 2" X 3" ZONE INDICATOR

3) 1-1/2" DIA. GALVANIZED POST

4 CONCRETE FOOTING 2500 PSI

6 COMPACTED SUBGRADE

RPFPP SECTION C.2.E & C.10

timing requirements of Section C.3.D. When proposed fuel modification zones are not immediately adjacent to the nearest private property containing habitable structures on the perimeter of the development, landscaping occurring between the perimeter fuel modification zones and the private property containing habitable structures is subject to Section C.8. Additionally, landscaping occurring within the first 100 feet of Rancho MMC common area or slope adjacent to habitable structures throughout the interior is subject to Section C.8 10. Annual Inspection and Maintenance: Ranch Plan master maintenance corporation (Rancho MMC) is responsible for annual

inspections and all maintenance of Zones A through C, as well as all Section C.8 defined areas and requirements, per CC&Rs recorded against all property within master maintenance corporation ownership, requiring specifically budgeted funds sufficient to meet the ongoing maintenance obligations.

These areas are to be annually inspected and maintained by the Ranch Plan master maintenance corporation (Rancho MMC) in perpetuity, including maintenance of:

A.Plant types. B. Vertical and horizontal grouping and spacing.

C.Replanting per the accepted design plans to maintain the original design and replacement of dead or dying vegetation with approved materials.

D. Removal of undesirable species from RPFPP Attachment 17.

E. Irrigation systems. F. Section C.4-7 requirements for fuel modification zones and Section C.8 requirements for Interior Common Area and

This generally includes a minimum of two growth reduction maintenance activities each year (spring and fall). Ongoing maintenance shall be conducted regardless of the date of inspections. Subject to an annual inspection conducted by a representative of the Fire Chief in order to assure that the Fuel

Modification Zone continues to be maintained in compliance with the applicable fuel modification requirements. Subject to a reasonable fee, to be established by the Fire Chief from time to time that may be charged to the master maintenance corporation subject to the fuel modification requirements to offset the costs of the annual inspection.

Approved and accepted plans for Section C.4-7 and C.3.D are to be used for the inspection and retained by the master maintenance corporation (Rancho MMC) as a record in perpetuity in case inspections by Rancho MMC or OCFA determine that these landscaped areas shall be returned to their original design. It is the responsibility of the master maintenance corporation (Rancho MMC) to forward copies of all approved landscape plans to the currently contracted

maintenance company and property management company, and any newly contracted property management company

RPFPP SECTION C FUEL MODIFICATION GUIDELINES

8. Interior Common Area and Slopes - Landscaping occurring within the first 100 feet of Rancho MMC common area or slope adjacent to habitable structures are subject to Section C.3.D and the following requirements to ensure structures are reasonably protected from flying embers that may be initiated by a wildland fire.

A.Not a part of fuel modification, and planting could also be per the Community Plant Palette in effect at the time of providing the Section C.8 plans in accordance with Section C.3.D. B. 100% irrigated and planted.

C.No installation of and complete removal of undesirable plant species from RPFPP Attachment 17, including Cedar species, Acacia Species other than Desert Carpet, and White Sage.

D.Industry standard spacing allowed for orchards is required including areas outside of the 100 feet as described in Section C.8, if the vegetative under story is maintained such that it does not create a fuel ladder or create the potential for ground fires, and subject to control of grasses, invasive shrubs and removal of non-viable groves (see Design Template F / Attachment 39).

E. Existing eucalyptus windrows adjoining or within development, existing and new orchards (citrus and avocado), and other large trees may be retained, if the vegetative under story is maintained such that it does not create a fuel ladder or create the potential for ground fires. Trees shall be limbed up to two and one-half times the height of the understory and dead and dying is removed from the tree. If a tree is ever determined by the Land owner, OCFA Inspector, or any qualified professional to be diseased, the tree shall be removed within 30 days from the determination. Eucalyptus trees that are removed can be replaced with another Eucalyptus specimen (1 to 1 replacement only, no additional trees can be installed). Refer to Attachment 43 for maintenance requirements.

F. Prior to precise fuel modification plan approval within each "A" Tentative (master) Tract Map, a location map shall indicate the RPFPP Design Templates A through G.

G.Prior to County of Orange approval of applicable Landscape Plans, the planting plans for Section C.8 areas shall be provided to OCFA. Written acceptance of Section C.8 planting plans by OCFA results through stamping "Reviewed" on each planting plan sheet, acknowledging that RMV may pursue County of Orange approval of the landscape plans. RMV shall scan the planting plan sheets stamped "Reviewed" and provide PDF copies to both OCFA and the master maintenance corporation (Rancho MMC). Only the planting plan sheets within the plan set shall be provided. Once per Planning Area RMV shall provide OCFA with the appropriate page(s) of the Ranch Plan Covenants, Codes and Restrictions (CC&Rs) only to verify Section C fuel modification maintenance language is present.

H. Acacia Desert Carpet shall be installed by Rancho Mission Viejo as the Master Developer only and may be used in the furthest ½ of the Interior Common Areas and Slopes from the structure, and no closer than 25 feet from the edge of the Interior Common Area and Slopes nearest the structure. The plants may be planted with a minimum spacing at 12-foot on-center maximum spacing in meandering zones not to exceed a mature width of 24 feet and mature height of 24 inches. Acacia Desert Carpet shall be maintained a minimum of 25 feet from the curb face. Acacia Desert Carpet is not permitted within landscaped slopes installed by a merchant builder. At the time of Precise Fuel Modification Plan review for the Interior Common Areas and Slopes, the mature spacing shall be accounted for.

CONCEPTUAL FUEL MODIFICATION: Prior to any "A" Vesting Tentative Tract Map approval, the applicant shall provide the Director, OC Development Services with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan (per RPFPP Section C.2, and Attachments 18 through 43). Notes shall be added to the "A" Vesting Tentative Tract Map indicating the applicable type of Fuel Modification Zones and/or Interior Landscaped Area requirements (for both the HOA or private homeowner areas) per the approved Conceptual Fuel Modification Plan.

UNDESIRABLE AND INVASIVE PLANT SPECIES RANCH PLAN FIRE PROTECTION PROGRAM Attachment 17

CERTAIN PLANTS ARE CONSIDERED TO BE UNDESIRABLE AND INVASIVE DUE TO THEIR PHYSICAL OR CHEMICAL CHARACTERISTICS. PHYSICAL PROPERTIES THAT WOULD CONTRIBUTE TO HIGH FLAMMABILITY INCLUDE LARGE AMOUNTS OF DEAD MATERIAL RETAINED WITHIN THE PLANT, ROUGH OR PEELING BARK, AND THE PRODUCTION OF COPIOUS AMOUNTS OF LITTER. CHEMICAL PROPERTIES INCLUDE THE PRESENCE OF VOLATILE SUBSTANCES SUCH AS OILS, RESINS, WAX, AND PITCH. CERTAIN NATIVE PLANTS ARE NOTORIOUS FOR CONTAINING THESE VOLATILE SUBSTANCES.

PLANTS WITH THESE CHARACTERISTICS SHALL NOT BE PLANTED IN ANY FUEL MODIFICATION ZONES OR ANYWHERE WITHIN THE AREA COVERED BY ALTERNATE METHODS & MATERIALS AGREEMENTS (SEE SECTION 4). SHOULD THESE SPECIES ALREADY EXIST WITHIN THESE AREAS, THEY SHALL BE REMOVED BECAUSE OF THEIR INVASIVENESS OR POTENTIAL THREAT THEY POSE TO

ADENOSTOMA FASCICULATUM

WILD TURNIP, YELLOW MUSTARD RED SHANKS ANTHEMIX COTULA MAYWEED ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH BLACK MUSTARD BRASSICA NIGRA BRASSICA RAPA CHAMISE NOARY CRESS, PERENNIAL PEPPERGRASS CARDARIA DRABA WILD ARTICHOKE **CIRSIUM VULGARE** CONYZA CANADENSIS HORSEWEED **CORTADERIA SELLOANA** PAMPAS GRASS CYNARA CARDUNCULUS ARTICHOKE THISTLE **ERIOGONUM FASCICULATUM** COMMON BUCKWHEAT HETEROTHACA GRANDIFLORA TELEGRAPH PLANT PRICKLY LETTUCE LACTUCA SERRIOLA INDIAN TOBACCO NICOTIANA BIGELEVIL TREE TOBACCO NICOTIANA GLAUCA SALSOLA AUSTRALIS RUSSIAN THISTLE/TUMBLEWEED **BLACK SAGE** SALVIA MELLIFERA

MILK THISTLE

CASTOR BEAN PLANT

BURNING NEEDLE

SILYBUM MARIANUM RICINUS COMMUNIS **URTICA URENS**

PAMPAS GRASS **EUCALYPTUS** EUCALYPTUS SP. ARECACEAE (ALL PALM SP)

ADDITIONAL NOTE FOR RANCH PLAN COMMUNITIES INTERIOR LANDSCAPING: ALL NEW LANDSCAPING PLANS PROPOSED WITHIN THE RANCH PLAN PLANNED COMMUNITY (DEVELOPMENT AREAS AND FUEL MODIFICATION ZONES) SHALL BE DEVOID OF EUCALYPTUS, JUNIPER, CEDAR, CYPRESS, ACACIA (ACACIA REDOLENS - DESERT CARPET IS ALLOWED TO BE INSTALLED BY THE MASTER DEVELOPER ONLY AND IS NOT PERMITTED WITHIN MERCHANT BUILDER SLOPES), PINE TREES, ARTEMISIA CALIFORNIA - CALIFORNIA SAGEBRUSH, ADENOSTOMA FASCICULATUM - CHAMISE, ERIOGONUM FASCICULATUM - CALIFORNIA BUCKWHEAT. SALVIA MELLIFERA - BLACK SAGE AND SALVIA APIANA - WHITE SAGE (SALVIA LEUCANTHA - MEXICAN BUSH SAGE IS ALLOWED WITHIN THE DEVELOPMENT AREAS OUTSIDE THE FUEL MODIFICATION ZONES, WHILE SALVIA GREGGI SPECIES - AUTUMN SAGE IS ALLOWED WITHIN THE DEVELOPMENT AREAS AND THE FUEL MODIFICATION ZONES). ALL PALM TREES SHALL BE RESTRICTED THROUGHOUT THE ENTIRE RANCH PLAN PLANNED COMMUNITY, EXCEPT A LIMITED USE OF

PALMS IS ACCEPTABLE ON A CASE-BY-CASE BASIS WITHIN THE IMMEDIATE VICINITY COMMUNITY RECREATION CENTER POOLS. THIS

LANDSCAPE PALETTE RESTRICTION HAS SHALL BEEN RECORDED AS PART OF ALL APPLICABLE CC&R DOCUMENTS AND APPLIES TO

Indicates the approximate location of the rear-yard down-slope fence and Interior Landscaped Areas that are to be designed and installed by the Builder, but irrigated and maintained by the Private Homeowner. The landscaped areas are required to be be maintained as originally installed. This requirement is included as part of the recorded CC&Rs for Rienda.

all potions of the California Building Code Chapter 7A or the California Residential Code Section R337. Note: Interior areas of each Tract shall be provided with and meet the Interior Planting and Slope Streetscape

RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675

NO. DATE

PLAN SET:

09/19/2023

DATE:

RMV RIENDA 3.3 - CFMF

PLAN CONTROL

REVISIONS

THIS CONCEPTUAL FUEL MODIFICATION PLAN HAS BEEN REVISED TO MATCH THE CURRENT VTTM INCLUDING LOT LINE

IND STREET ADJUSTMENTS WHERE INDICATED ON THIS PLAN.



CIVIL ENGINEER:



RANCHO MISSION VIEJO RIENDA - PLANNING SUB AREA 3.3 CONCEPTUAL FUEL MODIFICATION PLAN FUEL MODIFICATION NOTES

VESTING TENTATIVE TRACT MAP 17933 - LOTS 1 THROUGH 25 - UNINCORPORATED ORANGE COUNTY OCFA REVISION SR542338 - PREVIOUSLY APPROVED SR299187 ORANGE COUNTY FIRE AUTHORITY