



## Appendix B Conditions of Approval VTTM 1930319303

### 1 RANCH PLAN REGULATION COMPLIANCE MATRIX VTTM 19303 (Custom)

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

a. Prior to Recordation:

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

b. Prior to Approval of Site Development Permit

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

c. Prior to Issuance of Grading Permits

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

d. Prior to Precise Fuel Modification Plans:

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

e. Prior to Issuance of Building Permit:

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

617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

f. Prior to Combustible Construction:

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

g. During Construction:

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

h. Prior to Certificates of Occupancy:

529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements

531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements

539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) – Compliance with Water Quality Management Plan (WQMP)

560: EIR 589 Standard Condition 4.8-4 (N09) – Multi-Family Residential Development

563: EIR 589 Standard Condition 4.8-7 (N12) – Transportation Corridor Notification

565 & 566: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping

568 & 569: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping

618: Ranch Plan Fire Prot. Program Cond. 3.f. - Fuel Modification Zones

i. Prior to Release of Grading Bond:

572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage

575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

## **2 WATER QUALITY MANAGEMENT PLAN VTTM 19303**

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.

## **3 BEST MANAGEMENT PRACTICES VTTM 19303 (Custom)**

Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.

## **4 COMPLIANCE WITH THE NPDES IMPLEMENTATION VTTM 19303 PROGRAM**

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

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

## **5 INDEMNIFICATION VTTM 19303 (Custom)**

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

## **6 BUYER NOTIFICATION MAP VTTM 19303 (Custom)**

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

---

7                                    **MANEUVERABILITY EASEMENT**                                    **VTTM 19303 (Custom)**  
Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Manager, Land Development. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.

---