



---

## ITEM #1

### OC DEVELOPMENT SERVICES REPORT

**DATE:** October 17, 2024

**TO:** Orange County Zoning Administrator

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

**SUBJECT:** Planning Application PA24-0125 for a Site Development Permit to establish a Project Specific Alternative Site Development Standard.

**PROPOSAL:** The applicants, Rancho Mission Viejo and Trumark Homes, request approval of a Site Development Permit to establish a Project-Specific Alternative Site Development Standard for "B" Vesting Tentative Tract Map (VTTM) 19302 to allow Conventional Single-Family homes to have a project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the development standard.

**ZONING:** Ranch Plan Planned Community (PC) – Subarea 3.3 Conventional Single-Family Detached Dwellings (PC Section III.A.1)

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

**LOCATION:** The project site is located in southeastern unincorporated Orange County, in Subarea 3.3 of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District. The project site encompasses all of Lots 1, 2, 11, 12, and 13 of "A" Tract Map 17933 and is located at the southeast corner of the intersection of Lampkin Lane and Legado Road

**APPLICANT:** Rancho Mission Viejo - Jay Bullock, Vice President, Planning and Entitlement  
Trumark Homes – Jessica Whaley, Project Manager

**STAFF CONTACT:** Paul Gutierrez, Development Services Manager, Land Development Division  
Phone: (714) 667-1602  
Email: [Paul.Gutierrez@ocpw.ocgov.com](mailto:Paul.Gutierrez@ocpw.ocgov.com)

**OC Development Services/Land Development Division Report – October 17, 2024**

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 2 of 9

**RECOMMENDED ACTION(S):**

Land Development recommends that the OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA24-0125, 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 PA24-0125. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
  - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA24-0125.
  - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- 3) Approve Planning Application PA24-0125, subject to the attached Findings and Conditions of Approval.

**BACKGROUND AND EXISTING CONDITIONS:**

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

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

## OC Development Services/Land Development Division Report – October 17, 2024

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 3 of 9

Vesting Tentative Tract Map 17933 (VTTM 17933) was approved by the Orange County Subdivision Committee on November 16, 2022, and Revision 1 to VTTM 17933 was approved by the Orange County Subdivision Committee on December 6, 2023. Final Tract Map 17933 was approved by the Board of Supervisors on June 25, 2024, and recorded on July 9, 2024. Subarea 3.3 is currently being rough graded under issued permit GRD22-0136 and supporting infrastructure is currently in various stages of construction. VTTM

### Proposed Project

The applicants, Rancho Mission Viejo and Trumark Homes, request approval of a Site Development Permit to establish a Project-Specific Alternative Site Development Standard for “B” Vesting Tentative Tract Map (VTTM) 19302 to allow Conventional Single-Family homes to have a project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the development standard. The inclusion of Project Specific Alternative Site Development Standard requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per the Ranch Plan Planned Community Program Text and the County of Orange Zoning Code.

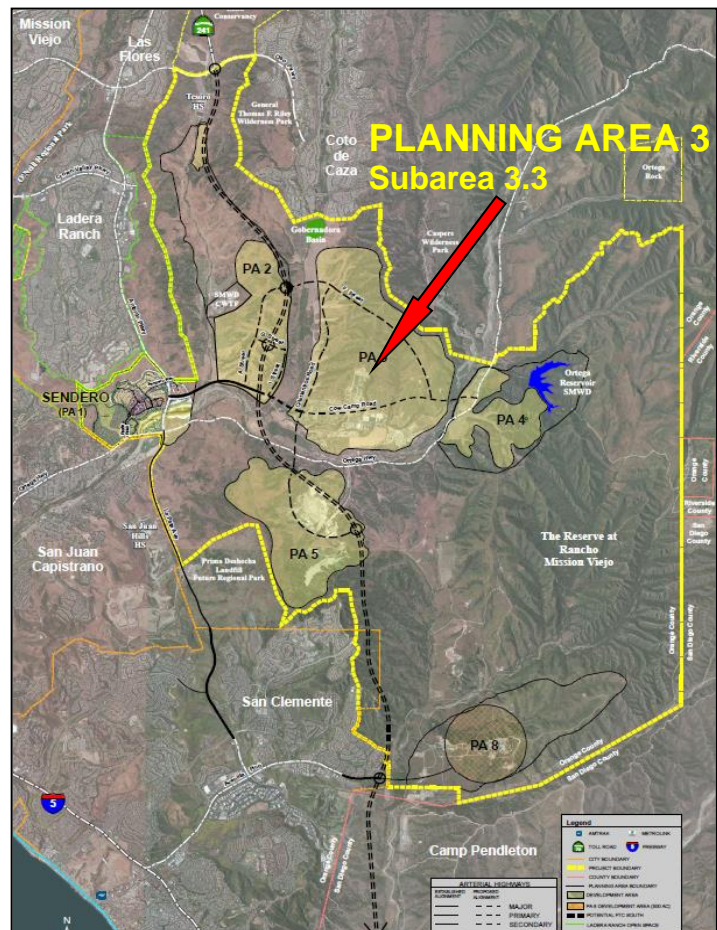
This application is being processed concurrently with “B” Vesting Tentative Tract Map 19302, a proposal to subdivide 7.99 gross acres into 69 legal lots: 64 numbered lots for conventional single-family detached dwellings and 5 lettered lots for landscaping, open space and a private court. Further discussion is provided in the Discussion/Analysis section.

### **SURROUNDING LAND USE:**

Land uses immediately surrounding the project site include the following:

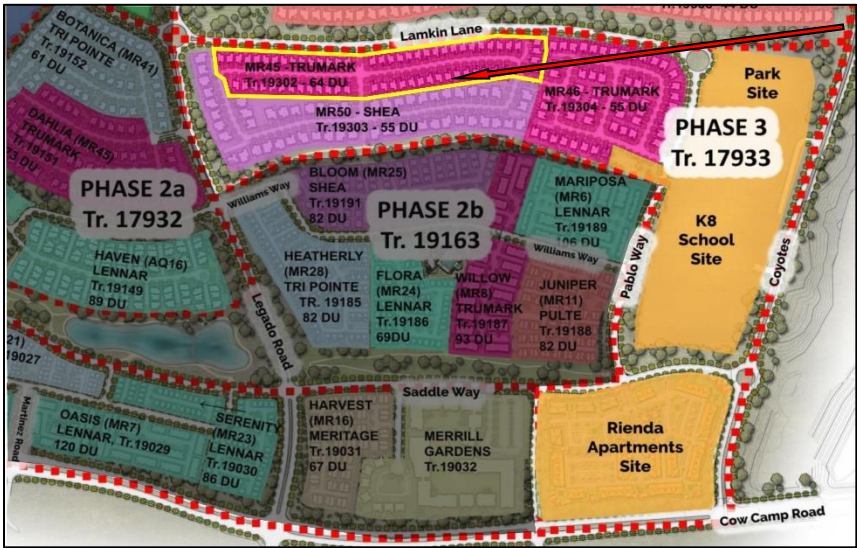
- North: Lamkin Lane, future Subarea 3.4 development,
- East: Future single-family residential development (VTTM 19304)
- South: Future single-family residential development (VTTM 19303)
- West: Legado Road, Subarea 3,2a

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the Subarea 3.3 Builder Map, Exhibit 2.



OC Development Services/Land Development Division Report – October 17, 2024

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3



Proposed  
PA24-0125

Exhibit 2 – Subarea 3.3 Builder Map

DISCUSSION/ANALYSIS:

General Description

The project proposes to establish a Project-Specific Alternative Site Development Standard (PSASDS) for “B” Vesting Tentative Tract Map (VTTM) 19302 to allow for the development of Conventional Single-Family homes with a project net density that exceeds the permitted net density of less than 9 DU/Acre. The proposed project net density of 11.2 DU/Acre would allow for the development of 64 Conventional Single-Family Detached Dwellings on a 7.99 gross acre site. Approximately 2.28 acres of the project site would be dedicated for public and private right-of-way, leaving 5.71 net acres of development area.

Proposed “B” VTTM 19302 has been designed to create individual conventional single-family detached residential lots fronting a two-way, double loaded public street (Solace Street) that bifurcates the tract. The proposed residential lots range in size from 3,496 SF to 4,725 SF, with an average lot size of 3,840 SF. The individual lots would be developed with 3 and 4-bedroom homes ranging in size from 2,460 SF to 2,842 SF, with attached 2-car garages. A site development plan for the proposed plotting for all of “B” VTTM 19302 has been provided as Attachment #2. The site development plan indicates that the proposed VTTM would comply with all development standards, except for the net density standard.

Site Development Standards

With the exception of the proposed Project Specific Alternative Site Development Standard, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. The following table is a comparison of the proposed project with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Conventional Single-Family Detached Dwellings” (PC Section III.A.1.d.). The proposed Project-Specific Alternative Site Development Standard is identified in the table below with an asterisk and further discussed in the section following the table.

Table 1



**OC Development Services/Land Development Division Report – October 17, 2024**

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 5 of 9

**Project Comparison with the Conventional Single-Family Dwellings  
Site Development Standards**

<b>PC Text Standard</b>	<b>Required/Permitted</b>	<b>Proposed</b>
1) Minimum Building Site Area	3,000 SF	Complies: Minimum 3,496 SF lots proposed
2) Net Density	Less than 9.0 dwelling units per net acre	<b>11.2 dwelling units per net acre*</b>
3) Minimum Building Site Width	No minimum	Complies: Minimum 45' lot width proposed
4) Maximum Building Height	35' maximum (+ architectural features)	Complies. 35' maximum height proposed
6) Minimum Building Setback Requirements	a) Front: 5' minimum from P/L abutting a street b) Side: 10' minimum one side, or 10' aggregate c) Side abutting street: 5' d) Rear: 10' minimum from P/L. If rear setback is adjacent to alley then 3' minimum to P/L or 14' to centerline e) Patios: 3' (5' adjacent to street) f) Projections: 4' into any required setback, or 1' from P/L	Complies. a) Minimum 5' from P/L abutting street proposed b) Minimum 5' side yard setbacks provided for each lot (10' min aggregate) c) Minimum 5' proposed for all applicable lots d) Minimum 10.1' from rear P/L proposed e) Minimum 10' from rear P/L proposed f) Maximum 4' into any setback.
9) Off-Street Parking	2 car covered, min. 18'x18', per unit.  0.2 guest spaces per unit	Complies: Attached 2-car garage (20'x20') with minimum 18' long driveway provided for each lot 40 on-street spaces provided (13 spaces required)
10) Garage and Carport Placement	7' or less, or 18' or greater from back of sidewalk, or from back of curb if no sidewalk	Complies: Minimum 18' from back of sidewalk

**\* A Project Specific Alternative Site Development Standard is being requested by the applicant.**

**OC Development Services/Land Development Division Report – October 17, 2024**

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 6 of 9

Project Specific Alternative Site Development Standard (PSASDS)

The current proposal includes a request for a Project Specific Alternative Site Development Standard (PSASDS). The PSASDS would allow an increased project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the standard. The proposed PSASDS for an increased project net density would be applicable to all of proposed “B” VTTM 19302. The inclusion of the PSASDS requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the following findings listed in bold as part of its approval of a Site Development Permit:

**1) General Plan: The use or project proposed is consistent with the General Plan.**

The proposed project is consistent with the General Plan which calls for this area to be developed as residential.

**2) Ranch Plan PC text and Zoning Code: The use, activity or improvements proposed by the application are consistent with the provisions of the Ranch Plan PC Text and provisions of the Zoning Code.**

The applicant is requesting a Project Specific Alternative Site Development Standard. The PSASDS would allow Conventional Single-Family homes to have a project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the requirement. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-126.1. If this PSASDS is approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and Zoning Code.

**3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.**

The request is in compliance with CEQA as explained on Page 8 of this report under “CEQA Compliance.”

**4) Compatibility: The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other condition or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.**

The proposed project is part of a master planned community and will be surrounded by residential uses with similar project site designs. Significant noise, traffic or any other situations that are objectionable, detrimental or incompatible will not be generated by this project. Except for the requested PSASDS, the project will comply with all other applicable development standards from the Ranch Plan PC Text and the Zoning Code.

**OC Development Services/Land Development Division Report – October 17, 2024**

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 7 of 9

The PSASDS to allow for an increased project net density would be applicable to all of proposed “B” VTTM 19302. The proposed net density of 11.2 DU/acre exceeds the maximum permitted net density (less than 9 DU/acre) by approximately 2.2 DU/acre, or approximately 24.4%. As a result, the PSASDS would allow for the development of 64 Conventional Single-Family homes where 51 homes would typically be permitted. Although the permitted net density is exceeded, the proposed lot configuration for “B” VTTM 19302 provides for adequate unit plotting in compliance with all applicable setback and parking requirements as indicated in Attachment #2. Furthermore, the proposed tract design and lot configuration will not create any adverse traffic impacts as the proposed two-way, double loaded public street (Solace Street) will provide 40 on-street parking spaces available for guests, exceeding the minimum requirement of 13 spaces, without impeding traffic flow or driveways.

**5) General Welfare: The application will not result in conditions or circumstances contrary to the public health, safety and general welfare.**

The proposed site development permit will not result in conditions or circumstances contrary to public health, safety and general welfare.

Per Ranch Plan PC Text §II.C.4.c, if a Site Development Permit proposes to modify site development standards, the following finding shall be made in addition to the findings above:

**6) Equivalent or better project: The alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.**

The requested PSASDS to allow for a project net density of 11.2 DU/acre will result in an equivalent project as the PSASDS will not result in any adverse impacts. Although the increased project net density will result in 13 additional units being developed within “B” VTTM 19302, all 64 proposed lots will either meet or exceed all other applicable development standards.

Per the Ranch PC Text development standards, a project proposing detached single-family development with a net density of 9 DU/acre or more would typically be subject to the “Planned Concept Detached Dwellings” development standards. The project was examined to see what changes would be required to comply with all applicable development standards for “Planned Concept Detached Dwellings” (PC Section III.A.2.d.). While it appears “B” VTTM 19302 could provide enough area to meet all applicable site development standards, the reconfiguration would result in narrower side yard setbacks to accommodate the required project open space areas. An exhibit illustrating the reconfiguration for Planned Concept development has been provided as Attachment #3. The reconfiguration would also result in several units having reduced private open space areas. The following table highlights the reduced private open space per unit. A total of 4,850 SF of open space would be reallocated from private yards to project open space in the form of pocket parks.

## OC Development Services/Land Development Division Report – October 17, 2024

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 8 of 9

### PRIVATE OPEN SPACE COMPARISON

LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA S.F.	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA S.F.	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA S.F.	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA S.F.
1	1,032	912		17	715	727	-12	33	780	790	-10	49	1,438	1,439	-1
2	1,020	1,044	-16	18	770	762	-12	34	794	740	-12	50	1,491	1,490	-5
3	1,111	1,118	-7	19	717	729	-12	35	788	801	-13	51	1,391	1,416	-25
4	1,039	1,055	-16	20	799	823	-24	36	817	842	-25	52	1,279	1,103	176
5	1,142	1,144	-2	21	770	782	-12	37	733	755	-22	53	1,220	1,230	-10
6	1,104	1,110	-6	22	717	729	-12	38	801	846	-45	54	1,137	1,155	-18
7	1,141	1,141	0	23	799	823	-24	39	764	801	-37	55	899	959	-60
8	1,127	1,127	0	24	775	790	-15	40	710	749	-39	56	1,012	1,023	-11
9	1,101	1,102	-1	25	813	844	-31	41	812	846	-34	57	967	967	0
10	1,160	1,161	-1	26	722	734	-12	42	784	789	-5	58	954	955	-1
11	1,069	1,070	-1	27	778	782	-14	43	733	1,352	-619	59	1,028	1,028	0
12	1,073	1,073	0	28	710	1,329	-619	44	764	1,437	-673	60	986	986	0
13	921	921	0	29	725	1,580	-855	45	696	1,096	-400	61	1,069	1,079	-10
14	783	783	0	30	831	857	-26	46	644	933	-289	62	1,028	1,050	-22
15	1,342	1,366	-24	31	798	814	-16	47	770	1,380	-610	63	997	1,007	-10
16	1,245	1,402	-247	32	731	741	-10	48	1,300	1,602	-303	64	1,023	1,023	0
														60,258	
														65,108	
														-4,850	

Although proposed “B” VTTM 19302 could accommodate the planned concept project with the same number of units (64), the project could potentially appear denser than the proposed conventional single-family project as a result of the reduced side yard setbacks. The 4,850 SF of open space reallocated from private yards to pocket parks could also be potentially underutilized due to their locations on street corners. Allowing “B” VTTM 19302 to be developed as a conventional single-family development with a PSASDS would be more compatible with the adjacent conventional single-family communities approved in VTTM 19303 and VTTM 19304.

Staff supports the request for the Project Specific Alternative Site Development Standards based on the analysis provided above. With the approval of the Project Specific Alternative Site Development Standards, the project will result in an equivalent project with no adverse impacts to the public and the surrounding community.

### Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 543986 approved on April 22, 2024 for “B” VTTM19302. This Fire Master Plan reflects the VTTM design incorporating the proposed PSASDS for a project net density of 11.2 DU/acre allowing 64 conventional single-family homes. 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 19302 in compliance with associated fire safety and fire protection requirements.

### **REFERRAL FOR COMMENT:**

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, Inspection Services, Building & Safety, 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.

### **CEQA COMPLIANCE:**

This 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 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



**OC Development Services/Land Development Division Report – October 17, 2024**

PA24-0125 – Trumark Homes MR45 – Ranch Plan PC PA3.3

Page 9 of 9

environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed site development permit PA24-0125.

**CONCLUSION:**

Upon review of the subject submittal, staff has determined that the proposed Site Development Permit to establish a Project Specific Alternative Site Development Standard for “B” Vesting Tentative Tract Map (VTTM) 19302, consists of principal permitted uses under the Ranch Plan PC Program Text “Conventional Single-Family Detached Dwellings” (PC Text Section III.A.1.d.). With the exception of the proposed Project Specific Alternative Site Development Standard, this proposal is in compliance with Ranch Plan PC Program Text and is compatible with the surrounding development. The request to allow Conventional Single-Family homes to have a project net density of 11.2 DU/Acre where a net density of less than 9 DU/Acre is the requirement may be allowed as a Project Specific Alternative Site Development Standard subject to approval of the Zoning Administrator in a public hearing per the Ranch Plan PC Text Section II.C.4.b., Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of Planning Application PA24-0125 for a Site Development Permit including a Project Specific Alternative Site Development Standard, subject to the attached Findings and Conditions of Approval.

Submitted by:

Signed by:  
  
D12A51419D0148B...  
Paul Gutierrez, Administrative Manager  
OC Development Services, Land Development

Concurred by,

DocuSigned by:  
  
9EEAFDF5701643D...  
Bea Bea Jiménez, Division Manager  
OC Development Services, Land Development

**APPENDICES:**

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix - Site Development Permit Items

**ATTACHMENTS:**

- 1. Applicant's Letter of Project Proposal
- 2. Site Development Plan – VTTM 19302
- 3. Planned Concept Study Exhibit – VTTM 19302
- 4. Approved Fire Master Plan

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Deputy Director on this application to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at the County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

# **APPENDIX A**



## Appendix A Findings PA24-0125

1	<b>EIR AND ADDENDUM</b>	<b>PA24-0125</b>
<p>That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval:</p> <p>a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA60032, 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;</p> <p>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 PA24-0125. 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.</p> <p>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.</p>		
2	<b>ENVIRONMENTAL MONITORING</b>	<b>PA24-0125</b>
<p>That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).</p>		
3	<b>GENERAL PLAN</b>	<b>PA24-0125</b>
<p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p>		
4	<b>ZONING</b>	<b>PA24-0125</b>
<p>That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.</p>		
5	<b>COMPATIBILITY</b>	<b>PA24-0125</b>
<p>That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.</p>		
6	<b>GENERAL WELFARE</b>	<b>PA24-0125</b>
<p>That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.</p>		
7	<b>PUBLIC FACILITIES</b>	<b>PA24-0125</b>
<p>That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).</p>		
8	<b>NUMBER OF DWELLING UNITS</b>	<b>PA24-0125</b>
<p>That the number of dwelling units permitted by this use permit is compatible with existing and planned infrastructure facilities.</p>		
9	<b>PARKING AND CIRCULATION</b>	<b>PA24-0125</b>
<p>That the access, parking and circulation facilities will not result in excess traffic safety hazards.</p>		
10	<b>SEWER SYSTEM</b>	<b>PA24-0125 (Custom)</b>
<p>That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.</p>		
11	<b>ALTERNATIVE DEVELOPMENT STANDARD</b>	<b>PA24-0125 (Custom)</b>
<p>That the alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community</p>		

# **APPENDIX B**





## Appendix B Conditions of Approval PA24-0125

### 1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA24-0125 (Custom)

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

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

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

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

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

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

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

#### d. Prior to Combustible Construction:

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

#### e. During Construction:

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

#### f. Prior to Certificates of Occupancy:

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

#### g. Prior to Release of Grading Bond:

- 572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
- 575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

### 2 BASIC/ZONING REGULATIONS PA24-0125

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

---

**3 BASIC/TIME LIMIT PA24-0125**

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

---

**4 BASIC/PRECISE PLAN PA24-0125**

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

---

**5 BASIC/COMPLIANCE PA24-0125**

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

---

**6 INDEMNIFICATION PA24-0125**

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

---

**7 BASIC/APEAL EXACTIONS PA24-0125**

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

---

**8 PRIVATE LANDSCAPING PA24-0125**

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State's Model Water Efficient Landscape Ordinance (MWEL0 - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).

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

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

---

**9 WATER QUALITY MANAGEMENT PLAN PA24-0125**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

---

**10 COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM PA24-0125**

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 Homeowners Association;
    2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
    3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.
-

11

**EROSION AND SEDIMENT CONTROL PLAN      PA24-0125**

Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

12

**BEST MANAGEMENT PRACTICES      PA24-0125**

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.

# **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
c. Prior to Issuance of Grading Permits												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

\* In Coordination with Manager, Land Development

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
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the <del>Manager of Subdivision and Grading</del> <b>Manager OC Planned Communities</b> shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of grading plan		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory of drainage study		Each PA
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)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

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
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory drainage plans		Each PA
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. (County Standard Condition D02b)	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"><li>• Discuss regional water quality and/or watershed programs (if available for the project);</li><li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li><li>• Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)</li></ul>	See above	See above		Each PA

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
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)	<del>County of Orange Manager of Building Permits,</del> <b>Manager, OC Inspection Division</b> (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	<del>County of Orange Manager of Building Permits,</del> <b>Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA



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
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approved grading plans verifying adequate sight distance		Each PA
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:	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Verification of compliance with Rule 403 and Rule 402		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
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO <sub>x</sub> and ROC from heavy equipment.	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA

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
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	<del>County of Orange Director of Planning &amp; Development Services and County of Orange Manager of Building Permits Services,</del> <b>Director, OC Planning and Manager, Permit Services (Building Plan Check)</b>	Submittal of satisfactory acoustical analysis	<b>Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.</b>	Each PA

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
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Approved detailed landscape plan for privately maintained common areas		Each PA
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	<del>County of Orange Manager, Harbors, Beaches &amp; Parks, HBP/Coastal and Historical Facilities</del> <b>OC Public Works/OC Planning*</b>	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

\* In Coordination with Manager, Land Development

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
574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	<del>County of Orange Manager, Harbors, Beaches &amp; Parks, HBP/Coastal and Historical Facilities</del> — <b>OC Public Works/OC Planning*</b>	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	<del>County of Orange Director of Planning &amp; Development Services</del> — <b>Director, OC Planning (OCFA)</b>	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, PDS Subdivision and Infrastructure <del>Manager</del> <b>OC Planned Communities</b> , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	<del>Director, PDS, Manager, PDS Subdivision and Infrastructure</del> — <b>Director, OC Planning</b>	Provide the Manager, PDS Subdivision and Infrastructure <del>Manager</del> <b>OC Planned Communities</b> with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

\* In Coordination with Manager, Land Development



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
COA# 2		PA2.3 Builer "B" Map COAs		Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	<del>County of Orange Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>			Each PA
COA# 2 (cont.)		PA2.2 Builer "B" Map COAs		See above	WQMP			<p>This WQMP shall include the following:</p> <ul style="list-style-type: none"><li>- Detailed site and project description</li><li>- Potential stormwater pollutants</li><li>- Post-development drainage characteristics</li><li>- Low Impact Development (LID) BMP selection and analysis</li><li>- Structural and Non-Structural source control BMPs</li><li>- Site design and drainage plan (BMP Exhibit)</li><li>- GIS coordinates for all LID and Treatment Control BMPs</li><li>- Operation and Maintenance (O&amp;M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs</li></ul> <p>The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.</p>	<del>County of Orange Manager, Building Inspection Services,</del> <b>Manager, OC Inspection Division</b>			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
d. Prior to Precise Fuel Modification Plans												
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of <a href="#">Precise Fuel Modification Plans</a>	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	<del>Director, PDS</del> <b>Director, OC Planning</b> (OCFA)	Verification of authorized plant materials	<a href="#">Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list.</a>	Each PA
e. Prior to Issuance of Building Permit												
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	<del>Director, PDS</del> <b>Director, OC Planning</b>	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	<del>Director, PDS</del> <b>Director, OC Planning</b>	Preparation of a lighting plan	<a href="#">Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas</a>	Each Applicable PA
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide



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
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Verification of design development compliance with the UBC and Municipal Code requirements		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 Standard Condition WQ01)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"><li>• Discuss regional water quality and/or watershed programs (if available for the project);</li><li>• Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;</li><li>• Include the applicable Routine Source Control BMPs as defined in the DAMP.</li></ul> (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA

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
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)	<del>County of Orange Manager of Building Permits,</del> <b>Manager, OC Inspection Division</b> (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	<del>County of Orange Manager of Building Permits,</del> <b>Manager, Permit Services</b> (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		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
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	<del>County of Orange Director of Planning &amp; Development Services,</del>	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning</b>	Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	<del>County of Orange Director of Planning &amp; Development Services and County of Orange Manager of Building Permits Services,</del> <b>Director, OC Planning and Manager, Permit Services (Building Plan Check)</b>	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	<del>County of Orange Director of Planning &amp; Development Services in consultation with Manager, HBP,</del> <b>Director, OC Planning</b>	Approved landscaping plan and irrigation plan		Each PA

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
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	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	<del>County of Orange Manager of Building Permits,</del> <b>Manager, Permit Services (Building Plan Check)</b>	Approved lighting study/plan	<b>Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.</b>	Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	<del>County of Orange Director of Planning &amp; Development Services,</del> <b>Director, OC Planning (OCFA)</b>	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	<del>Director, PDS,</del> <b>Director, OC Planning</b>	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		

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
COA# 3		PA3.3 Builer "B" Map COAs	Cond. #3	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.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA# 6		PA3.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			



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
f. Prior to Combustible Construction												
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: <ul style="list-style-type: none"><li>• Emergency access</li><li>• Water Supply</li></ul>	<del>Director, PDS,</del> <b>Director, OC Planning</b>	Site inspection		
g. During Construction												
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	<del>Director, PDS,</del> <b>Director, OC Planning</b> (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
h. Prior to Issuance of Certificates of Occupancy												
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	<del>County of Orange Manager of Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of construction of drainage improvement		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	<del>County of Orange Manager of Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of installation 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
539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: <ul style="list-style-type: none"><li>• Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications;</li><li>• Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP;</li><li>• Submit for review and approval an Operations and Maintenance (O&amp;M) Plan for all structural BMPs for attachment to the WQMP;</li></ul>	<del>County of Orange Manager of Building Inspection,</del> <b>Manager, OC Inspection Division</b>	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"><li>• Demonstrate that copies of the project's approved WQMP (with attached O&amp;M Plan) are available for each of the incoming occupants;</li><li>• Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&amp;M Plan; and (County Standard Condition WQ03)</li></ul>	See above	See above		Each PA
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"><li>• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&amp;R's (that must include the approved WQMP and O&amp;M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&amp;M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&amp;M) Plan. (County Standard Condition WQ03)</li></ul>	See above	See above		Each PA

\* In Coordination with Manager, Land Development



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

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

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

\* In Coordination with Manager, Land Development

# **ATTACHMENT 1**



July 8, 2024, Updated August 2, 2024, updated August 21, 2024; Updated August 29, 2024

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

**SUBJECT:**

Planning Application for a Site Specific Alternative Development Standard PA24-0125 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.3 for the Trumark Homes MR-45 project (VTTM19302)

Dear Ms. Jiménez,

**PROPOSAL:**

Rancho Mission Viejo and Trumark Homes request approval of a Site Specific Alternative Development Standard PA24-0125 to allow **VTTM19302** to have a project net density of 11.2 DU/Acre where 9 or less DU/Acre is typically allowed. "B" Vesting Tentative Tract Map TT19302 and associated builder permits are being processed concurrently. **VTTM includes 7.99 gross developable acres (5.71 net acres) with 64 dwelling units proposed (8.0 du/gross acre and 11.2 du/net acre)**

**ZONING:**

Ranch Plan Planned Community (PC) – Subarea Plan 3.3 Conventional Single Family (PC Text Section III.A.1)

**LOCATION:**

The Trumark Homes MR-45 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.3 and Vesting Tentative Tract Map 19733, Lots 1, 2, 11, 12, and 13 in unincorporated Orange County, California.

**LANDOWNER/SUBDIVIDER:**

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

**SURROUNDING LAND USE:**

Land uses immediately surrounding the project site include the following:

- Westerly: Subarea 3.3 – Future Residential (Shea MR50 VTTM19303)
- Southerly: Subarea 3.3 – Future Residential (Shea MR50 VTTM19303)
- Easterly: Subarea 3.3 – Future Residential (Trumark MR46 VTTM19304)
- Northerly: Subarea 3.4 – Future Residential (Pulte AQ42 VTTM19309)

### **BACKGROUND AND EXISTING CONDITIONS:**

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

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on October 27, 2022 including Subarea Plan 3.3 (PA22-0067). VTTM 17933 for Subarea Plan 3.3 and VTTM 17934 for Subarea Plan 3.4 were approved by the OC Subdivision Committee on December 6, 2023. Grading for Subareas 3.3 and 3.4 are currently in progress under GRD22-0136 and GRD23-0059.

### **PROPOSED PROJECT:**

The applicant, RMV (along with and on behalf of the eventual owner Trumark Homes), requests approval of a site specific alternative development standard to allow a density of 11.09 Du/Acre for a conventional single family product whereas the Ranch Plan Planned Community Text allows densities of 9 Du/Acre or less. Besides the density, the proposed project meets all other site development standards required of a conventional single-family product.

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

The applicant understands that copies of the site development permit submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority. The applicant also understands that if no hearing is required (i.e., OC staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text), then no public notice of a Zoning Administrator hearing is required.

### **CONSISTENCY ANALYSIS:**

PA24-0125 Trumark Homes MR-45 is consistent with the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

- a. General Plan – The OC General Plan Land Use Element designates Subarea 3.2b of Ranch Plan as “1B, Suburban Residential (0.5 to 18 du/ac)”, per GPA 01-01. The proposed SDP is consistent with the 1B “Suburban Residential designation.
- b. Zoning – The proposed SDP 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) except for density, which is the basis of the request for the Site-Specific Alternative Development Standard.
- c. Area Plans – The proposed SDP is consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.3 (PA180030 and PA22-0067) – see table below.
- d. CEQA – The proposed SDP 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.

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

**SITE DEVELOPMENT STANDARDS:**

The following matrix is a summary of the proposed project's compliance with the Site Development Standards contained in the Ranch Plan Planned Community Program Text Section III.A.1 (Conventional Single-Family Dwellings), which are the Site Development Standards applicable for the proposal.

PA24-0125 VTTM19302 MR45 Trumark Homes	Conventional Single-Family Dwellings III.A.1.d. Site Development Standards	Compliance
1) Minimum Site Area	3,000 square feet	Complies. All lots over 3,000 square feet
2) Net Density	Less than 9.0 dwelling units per net acre	11.2 dwelling units per net acre*
3) Building Site Width	No minimum	-
4) Building Setbacks	Front: 5-feet Side: 10-feet for one side or 10-feet aggregate. 5-feet minimum if side abuts a street Rear: 10-feet	Complies
5) Garage and Carport Placement	7-feet or less, or 18-feet or greater from back of sidewalk, or from back of curb if no sidewalk	Complies
6) Driveway Maneuvering Area	30-feet unobstructed area (measured from garage door)	Complies
7) Off-street parking	2 car covered, minimum 18x18	Complies

\*Site Specific Alternative Development Standard being requested to allow density of 11.09 dwelling units per net acre for Conventional Single Family Product

**Site Specific Alternative Development Standard**

The project is seeking to allow a net project density of 11.09 acres per unit for conventional single-family dwellings whereas the Ranch Plan Planned Community Text requires less than 9.0 units per net acres. Per Ranch Plan Planned Community Text Section II.C.4.b, the Zoning Administrator, in a public meeting, may approve a site-specific alternative development standard subject to the following findings.

- 1) **General Plan:** *The use or project proposed is consistent with the General Plan.*

The proposed project is consistent with the General Plan which calls for this area to be developed as residential.

- 2) **Ranch Plan PC Text and Zoning Code:** *The use, activity, or improvement(s) proposed by the application is (are) consistent with the provisions of this Ranch Plan PC Text and provisions of the Zoning Code.*

The proposed project is consistent with the use, activity, and improvements within the provisions of the Ranch Plan PC Text and the provisions of the Zoning Code. Each lot and model type within the project meets all site development standards such as lot size, setbacks, height, off-street parking, and driveway lengths for a conventional single-family project. The product functions and is characteristically similar to the surrounding conventional single-family products. Due to the efficiency in grading and flat area, there's no excess land area that would typically be used to create a lower density (below 9 units per net acre). Additional information will be described below under number 6 which discuss how this product type creates an equivalent or better project overall.

- 3) **CEQA:** *The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.*

The project is consistent with Ranch Plan EIR589, which allows for the development of residential projects.

- 4) **Compatibility:** *The location, size, design and operating characteristics of the proposed use will not create a significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.*

The proposed project is part of a master planned community and will be surrounded by residential uses with similar project site designs. Significant noise, traffic or other situations that are objectionable, detrimental, or incompatible will not be generated by this project. Except for the requested site specific alternative development standard, the project will comply with all other applicable development standards from the Ranch Plan PC Text and Zoning Code such as lot size, setbacks, height, off-street parking, and driveway lengths.

- 5) **General Welfare:** *The application will not result in conditions or circumstances contrary to the public health, safety, and general welfare.*

The proposed conventional single-family project will not impose on, nor result in conditions or circumstances contrary to the public health, safety, and general welfare. The project will look and function just like the surrounding single family products and will have all of the same characteristics including lot size, setbacks, heights, and off-street parking standards.

- 6) **Equivalent or better project:** *The alternative development standard(s) will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.*

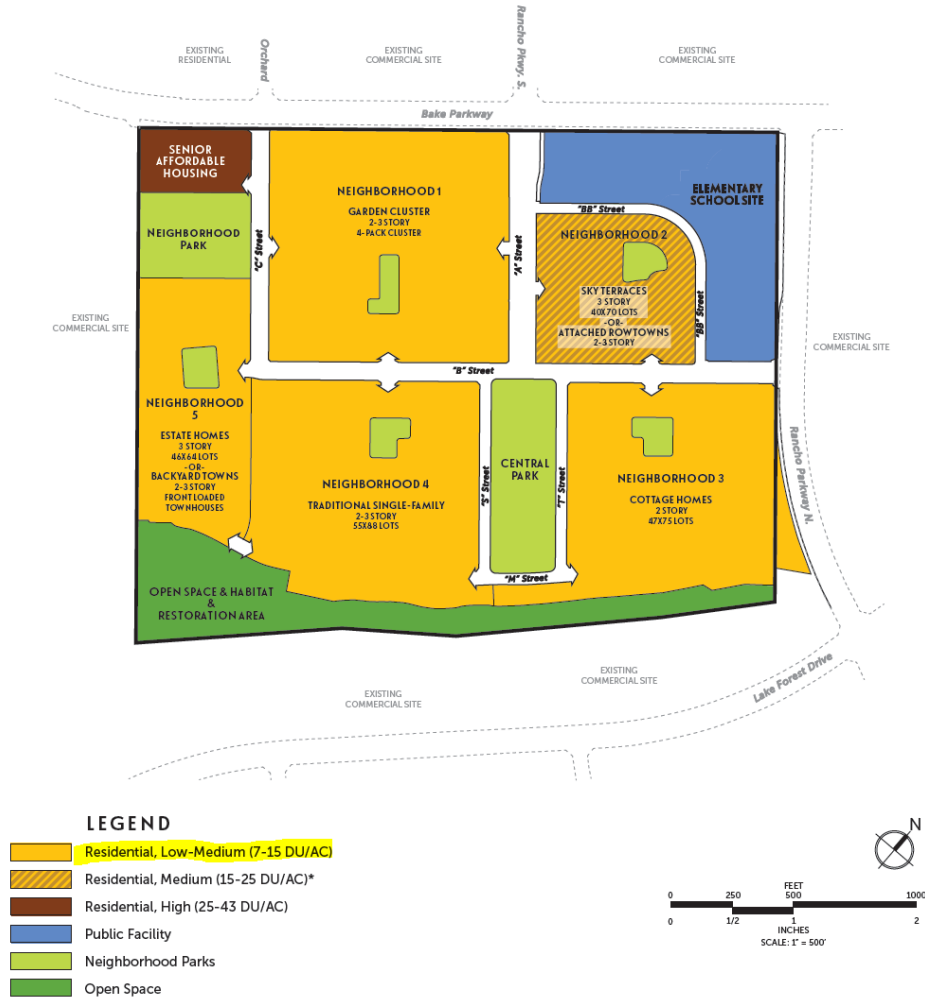
By allowing the site specific alternative development standard of 11.09 units per net acre, a better product would be created for the community. When the Ranch Plan PC



Text was approved in 2004, the density levels included for different product types reflected the market at the time. However, since then, the market and housing crisis has drastically changed what is being built in today's environment. It is now typical in Southern California to see conventional single-family product types on smaller lots with higher density. VTTM19302 will still maintain the look, feel, and character of a traditional single-family community, while providing more options for homeowners to own and maintain their lot at a more attainable price point.

VTTM19302, as a conventional single-family product, will provide more homes on smaller lots when compared to other conventional single-family products in the area. This, in turn, due to smaller lots, will have a direct impact on lowering the price point and making them more attainable (price per land square footage). If the project was done as a planned concept product, a sub-association would have to be created to maintain the project's open space, which then adds an additional monthly fee for all residents. Therefore, providing more homes on smaller lots, without having an additional sub association, provides for a product at a lower price point when compared to other conventional single-family projects on larger lots.

An example of this can be seen in the Nakase Property Area Plan approved by the City of Lake Forest, which is a Toll Brothers project in the Foothill Ranch area of the city. Within the area plan, a range of residential types are allowed to promote diversity in product types while maintaining a single-family community, along with a higher density senior affordable housing community on the edge of the project. Within the 4 neighborhoods that feature low medium density single-family homes, the area plan allows a range of 7-15 dwelling units per net acre. The range allows for single-family homes, meeting all development standards for setbacks, height, and lot size, while allowing higher density than what is seen in the Ranch Plan Planned Community Text.



Source: Page 17 of Nakase Area Plan

In comparing the single-family neighborhoods within the Nakase project with VTTM19302 MR45, the VTTM19302 MR45 product type and density fits closely with the Neighborhood Three (Cottage Homes) product type. Although, it would also fit very similarly with the Neighborhood Four (Traditional Single-family) product type. Both product types along with a comparison to VTTM19302 MR45 are provided below.

Development Standard	Neighborhood 3 – Cottage Homes	Neighborhood 4 – Traditional Single-Family	MR45 Trumark VTTM19302
Lot Criteria	47x75	55x80	Roughly between 45x85 and 46x78

Minimum Lot Area	3525 square feet	4400 square feet	3000 square feet per PC text but MR45 ranges from 3496 to 4725
Lot Coverage	70%	70%	None
Minimum Driveway Length	18	18	18
Parking	2 car garage with .2 guest per dwelling	2 car garage with .2 guest per dwelling	2 car garage with .2 guest per dwelling
Minimum Front Setback	8	8	5
Minimum Side Setback	5	5	10-feet one side or aggregate 10-feet for both sides
Minimum Rear Setback	5/15**	5/15**	10

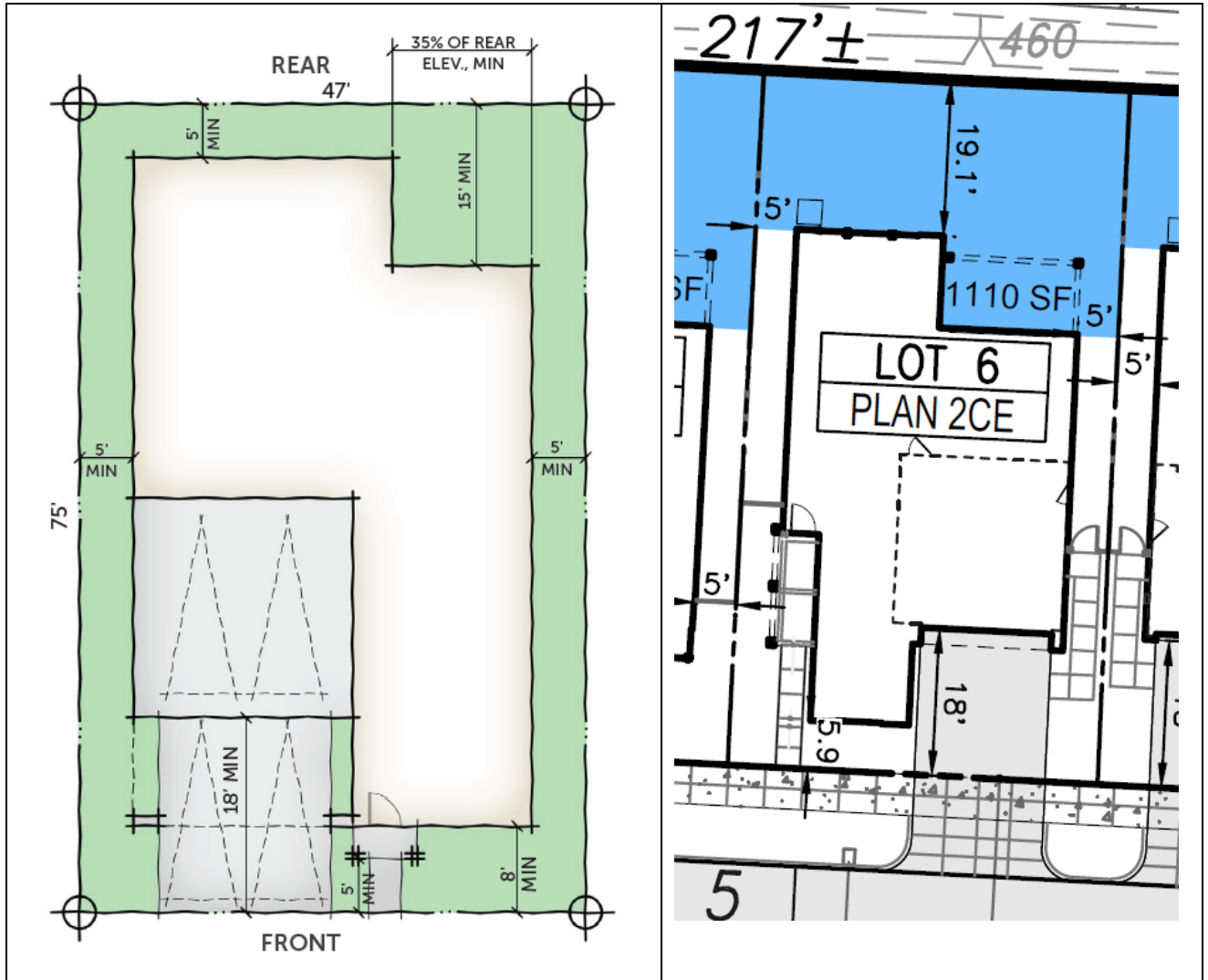
\*\*Requires minimum of 35% of rear elevation at 15-foot setback, otherwise 5-foot required

\*\*\* Development standards for Nakase Area Plan taken from pages 179-181 of Area Plan

Based on the table above, its clear that the [VTTM19302](#) MR45 Trumark product type falls within the same development standard range of both Neighborhood 3 and Neighborhood 4 of the Nakase Area Plan (both of which are considered single family products).

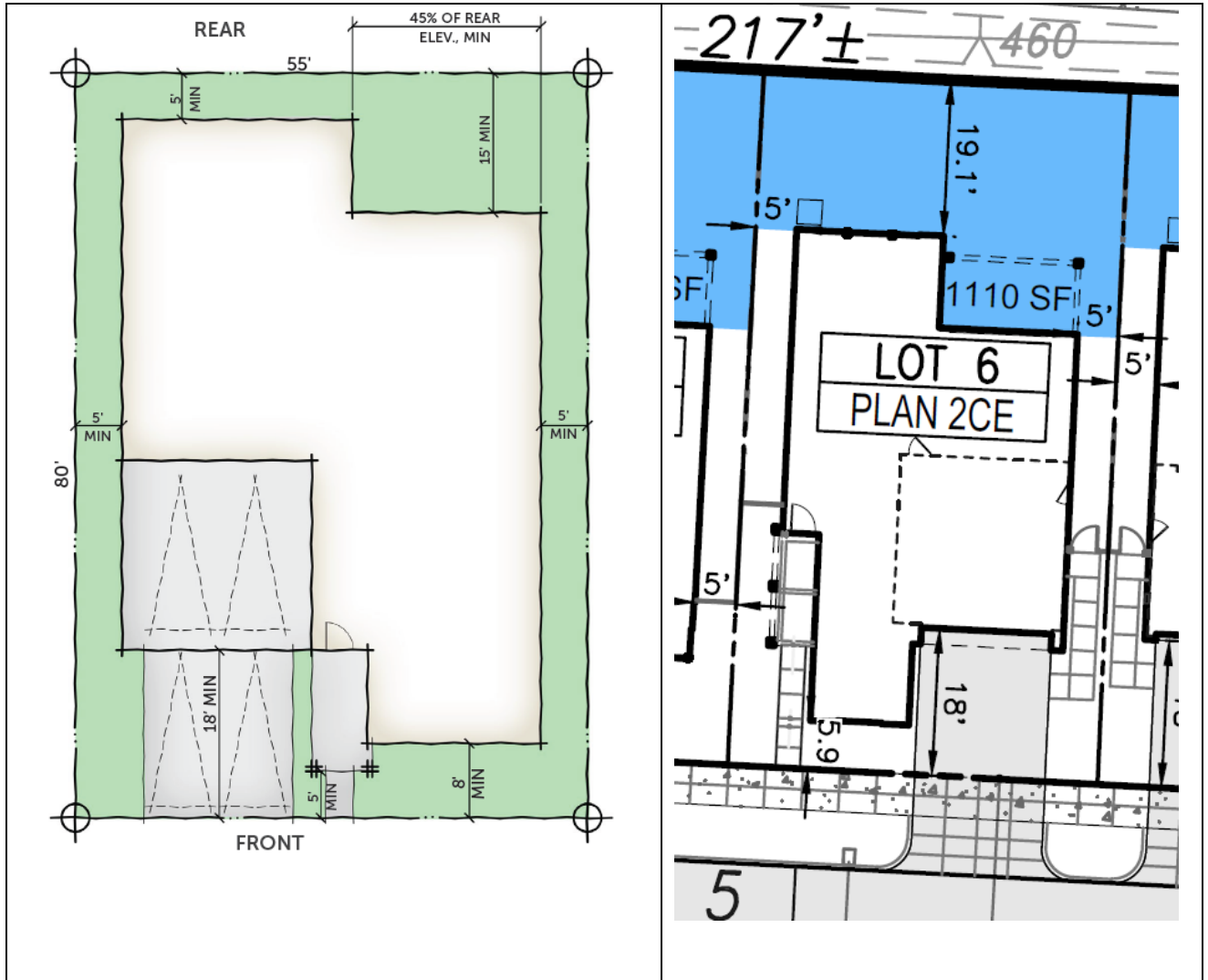
Below, is a comparison of the general site plan layout of Neighborhood 3 compared to [VTTM19302](#) MR45. Both product types are nearly identical with only minor differences. [VTTM19302](#) MR45 has a larger private open space (rear yard) compared to Neighborhood 3 but sides, driveway, garage, and roughly the front setback are all the same.

Neighborhood 3	<a href="#">VTTM19302</a> MR45
----------------	--------------------------------



Similar to the above, below is a comparison between the Neighborhood 4 product site layout compared to VTTM19302 MR45. As seen below, both product types are nearly identical in layout with VTTM19302 MR45 having a larger rear private open space area.

Neighborhood 4	VTTM19302 MR45
----------------	----------------



Open Space – As part of the Nakase Area Plan, public open space is distributed through each of the neighborhoods. Similarly, Subarea 3.3 of the Ranch Plan includes a public park as part of Tract 17933. For private open space, as seen in the tables about, the [VTM19302 MR45](#) product is nearly identical with both the Neighborhood 3 and 4 products while containing a slightly larger rear private useable area.

Furthermore, by leaving the proposed project as a conventional single-family product with an 11.09 dwelling unit per net acre density, it is considerably better than trying to convert the project into a planned concept product. The project was examined to see what changes would need to occur to make the project a planned concept product. While there is room meet all of the site development standards, odd shape lots are created to provide for project open space while reducing the private yards for each unit. Homeowners and the community would greatly benefit in keeping the project as a conventional single-family product in that they would receive larger private yards ([see exhibit showing difference between conventional single family layout and planned concept layout](#)), ability to own property as a single-family unit (instead of a condominium

product) and maintain the similar surrounding look and feel of a conventional single-family neighborhood similar to other market products seen around Southern California.

Upon review of this application, our hope is that staff supports Zoning Administrator approval of a site specific alternative development standard to allow for a conventional single-family product in VTTM19302 to have a density of 11.09 units per net acre.

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

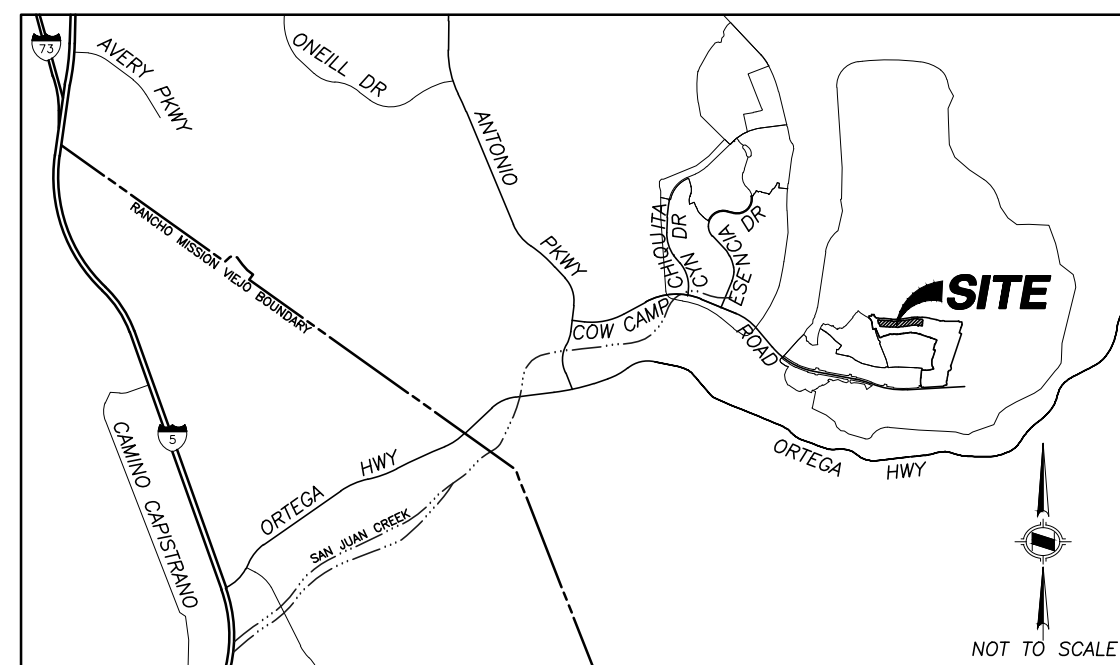
Sincerely,

Richard Vuong  
Project Director, Planning and Entitlement  
Rancho Mission Viejo

# **ATTACHMENT 2**

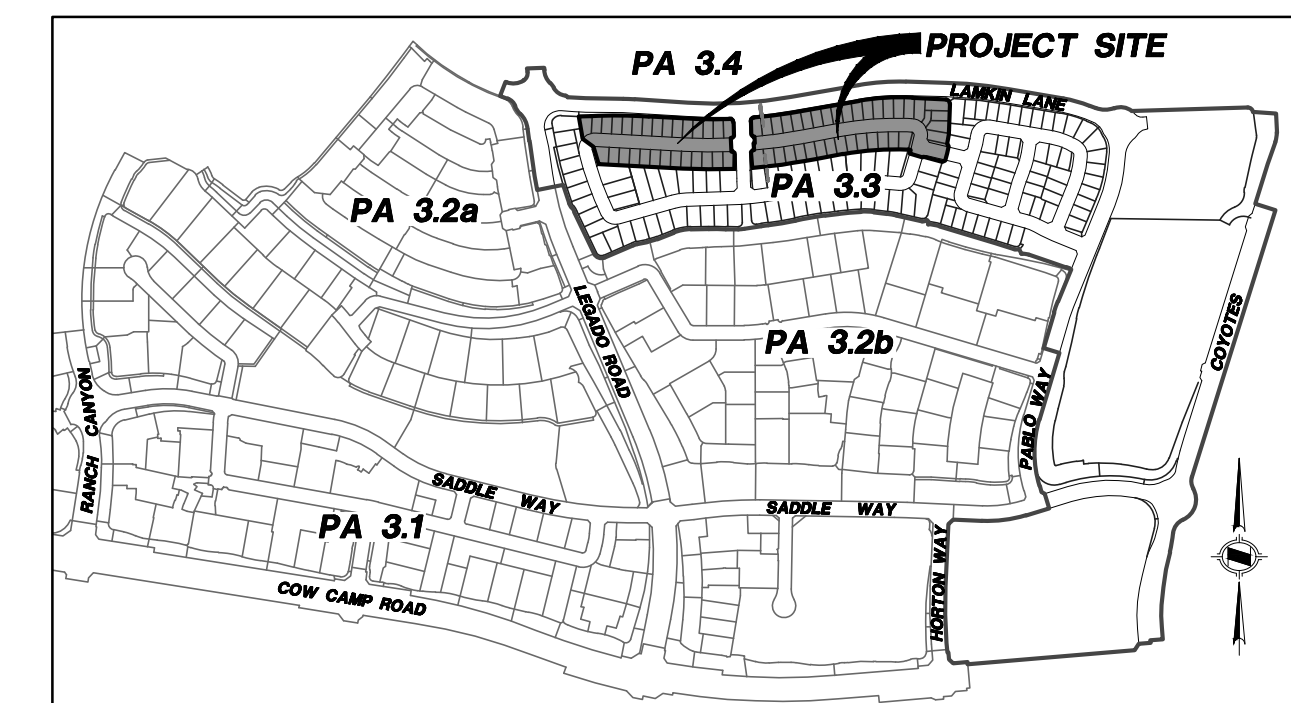


## VICINITY MAP

SITE DEVELOPMENT PLAN - VTTM 19302  
SAPPHIRE MR45

## LEGAL DESCRIPTION

LOTS 1, 2, 11, 12, 13, & LOTS F & G IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17933

LOCATION MAP  
NOT TO SCALE

## LEGEND

	PROJECT BOUNDARY		PROPOSED RETAINING WALL		PROPOSED FIRE HYDRANT
	PROPOSED LOT LINE		MASS GRADED CONTOUR		STREETS, ALLEYS, DRIVEWAYS, AND COURTS
	PROPOSED CONTOUR LINE		SUB AREA PLAN BOUNDARY		HOA MAINTAINED SLOPES
	RIGHT OF WAY		STORM DRAIN		HOMEOWNER OWNED AND MAINTAINED SLOPES
	TOP OF SLOPE		WATER		CORNER CONDITION
	TOE OF SLOPE		SEWER		PRIVATE YARD SPACE (MINIMUM 3:1 RATIO)
	DAYLIGHT LINE		LOT NUMBER		
	PROPOSED EASEMENT		PLAN TYPE		

## NOTES

- EXISTING LAND USE: VACANT LAND. PREVIOUSLY MASS GRADED PER GR022-0016 & ROUGH GRADED PER GR022-0136 TO ALLOW FOR FUTURE DEVELOPMENT.
- PROPOSED LAND USE: RESIDENTIAL - 64 DWELLING UNITS.
- EXISTING ZONING: VTTM 19302 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3.3, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.3 (PA22-0067) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
- ADJACENT LAND USE ZONING:

NORTH PUBLIC STREET/FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
SOUTH PUBLIC STREET/FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
EAST PUBLIC STREET/FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
WEST FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 60KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE: AT&T AND COX COMMUNICATIONS
- CABLE TELEVISION: COX COMMUNICATIONS
- PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
- ACCESS TO THE SITE IS PROPOSED VIA LAMKIN LANE. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
- PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED OCTOBER 5, 2023; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS "A" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS:

A-1	36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
A-4	NEIGHBORHOOD ENTRIES
A-5	RESIDENTIAL PARKWAYS
A-11	CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
A-18	MODIFIED KNUCKLE
A-20	ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
B-2	INTERSECTION SIGHT LINE STANDARDS
B-8	CORNER RAMP CONDITION TYPICAL INTERSECTION
B-9	MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
G-30	PRIVATE ALLEY DRIVE ALLOWING EMERGENCY VEHICLE ACCESS
G-7	REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
G-8	REDUCED LOCAL DEPRESSION ON PUBLIC STREET
G-9	ROLLED CURB ON PRIVATE STREETS
G-10	GRADED INLETS CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS
G-11	REDUCED LOCAL DEPRESSION WITH ROLLED CURB ON PRIVATE STREETS
J-5	CLASS III NEW ROUTE
- ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19302.
- PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" TTM WQMP FOR PLANNING AREA 3.3 SUBAREA 3.3-3.4 (WQ23-0018) CONSISTENT WITH WATERSHED'S DECEMBER 17, 2019 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WQMP FOR THE RANCH PLAN PLANNED COMMUNITY.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE COUNTY OF ORANGE ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCCA REQUIREMENTS.
- CONSTRUCTION DOCUMENTS AND OTHER DATA MUST BE SUBMITTED ALONG WITH A PERMIT APPLICATION TO CONSTRUCT.
- CONSTRUCTION DOCUMENTS AND OTHER DATA MUST BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODE AS AMENDED BY THE COUNTY OF ORANGE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AT THE TIME OF SUBMITTAL.

## EASEMENT NOTES

- INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19302 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19302.

## BENCHMARK

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

PA24-0125

OWNER:  
**RMV PA3 DEVELOPMENT, LLC**  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92694  
(949) 240-3363  
ATTN: JAY BULLOCK

APPLICANT:  
**LIVETRU**  
TRUMARK HOMES  
450 NEWPORT CENTER DRIVE, SUITE 300  
NEWPORT BEACH, CA 92660  
PH: (949) 999-9800

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING, ENGINEERING, SURVEYING  
Three Hagsley • Irvine, CA 92618 • PH: (949) 553-5110 • FX: (949) 553-0799

COUNTY OF ORANGE

**SITE DEVELOPMENT PLAN - VTTM 19302**  
**RANCH PLAN - PLANNING SUBAREA 3.3**  
**RMV PA3 DEVELOPMENT - MR45**  
**SOUTHEAST SIDE OF LECADO ROAD & LAMKIN LANE**

DESIGNED BY: DATE: CITY FILE NO.: SHEET **SDP-1**  
DRAFTED BY: 8/1/2024  
CHECKED BY:

PLOTTED BY: Katherine Chickering DATE: Aug. 01, 2024 02:56:33 PM FILE: F:\0839\Engineering\SA\_PA3.3\SA\_MR45\Exp\_SitePlan\SITE\_PLAN\_SHT.1.dwg



## PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE FINISH LEVEL OF THE ELEVATION, AND THE FOURTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (X00)	ELEVATION STYLE	DESIGNATION (00X)
1	1	RANCH MONTEREY	A
2	2	PRAIRIE	B
3	3	RANCH	C

ELEVATION LEVEL	DESIGNATION (00X)	REVERSE PLAN	DESIGNATION (000X)
STANDARD	-		R
ENHANCED	E		

PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTING

EXAMPLES:  
 PLAN 2, RANCH, STANDARD ELEVATION, STANDARD PLOTTING: **2C**  
 PLAN 2, RANCH, ENHANCED ELEVATION, STANDARD PLOTTING: **2CE**  
 PLAN 2, RANCH, STANDARD ELEVATION, REVERSE PLOTTING: **2CR**  
 PLAN 2, RANCH, ENHANCED ELEVATION, REVERSE PLOTTING: **2CER**

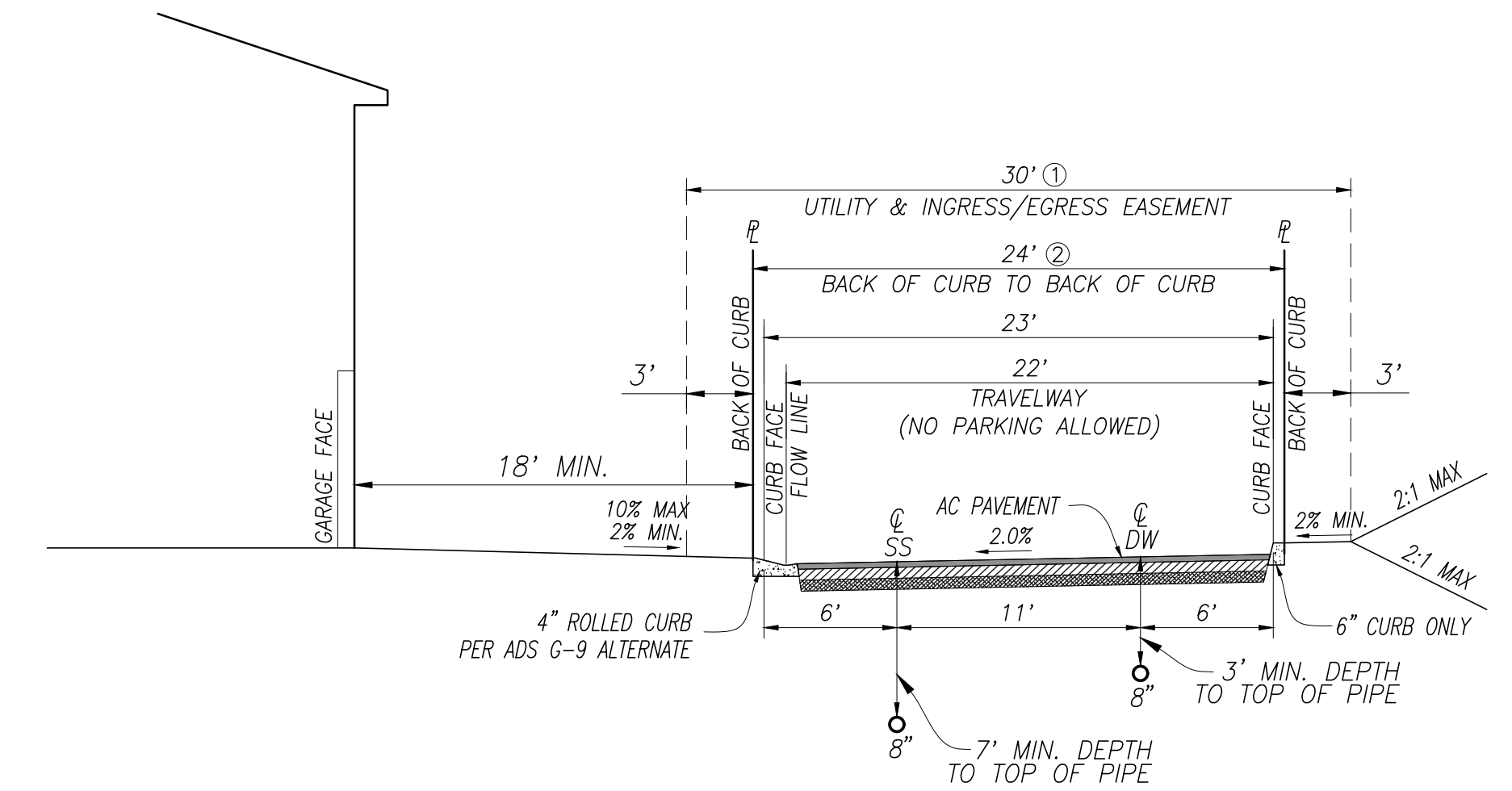
NOTE: 'E' DESIGNATION FOR 'ENHANCED ELEVATIONS' REPRESENTS A CHANGE OF EXTERIOR MATERIALS AND NOT A CHANGE IN FOOTPRINT OR SQUARE FOOTAGE.

UNIT SUMMARY
PLAN 1: 3 BEDROOMS   2.5 BATHS   OFFICE + LOFT   2 CAR GARAGE   2,480 SQ. FT.
PLAN 2: 4 BEDROOMS   3 BATHS   LOFT   2 CAR GARAGE   2,575 SQ. FT.
PLAN 3: 4 BEDROOMS   3 BATHS   BONUS   2 CAR GARAGE   2,824 SQ. FT.

LEVEL OF ENHANCEMENT	UNIT MIX
STANDARD ELEVATIONS = 34 UNITS = 53%	Plan 1 19 UNITS = 30%
ENHANCED ELEVATIONS = 30 UNITS = 47%	Plan 2 21 UNITS = 33%
ENHANCED ELEVATIONS @ INTERIOR LOTS = 11/29 = 38%	Plan 3 24 UNITS = 37%

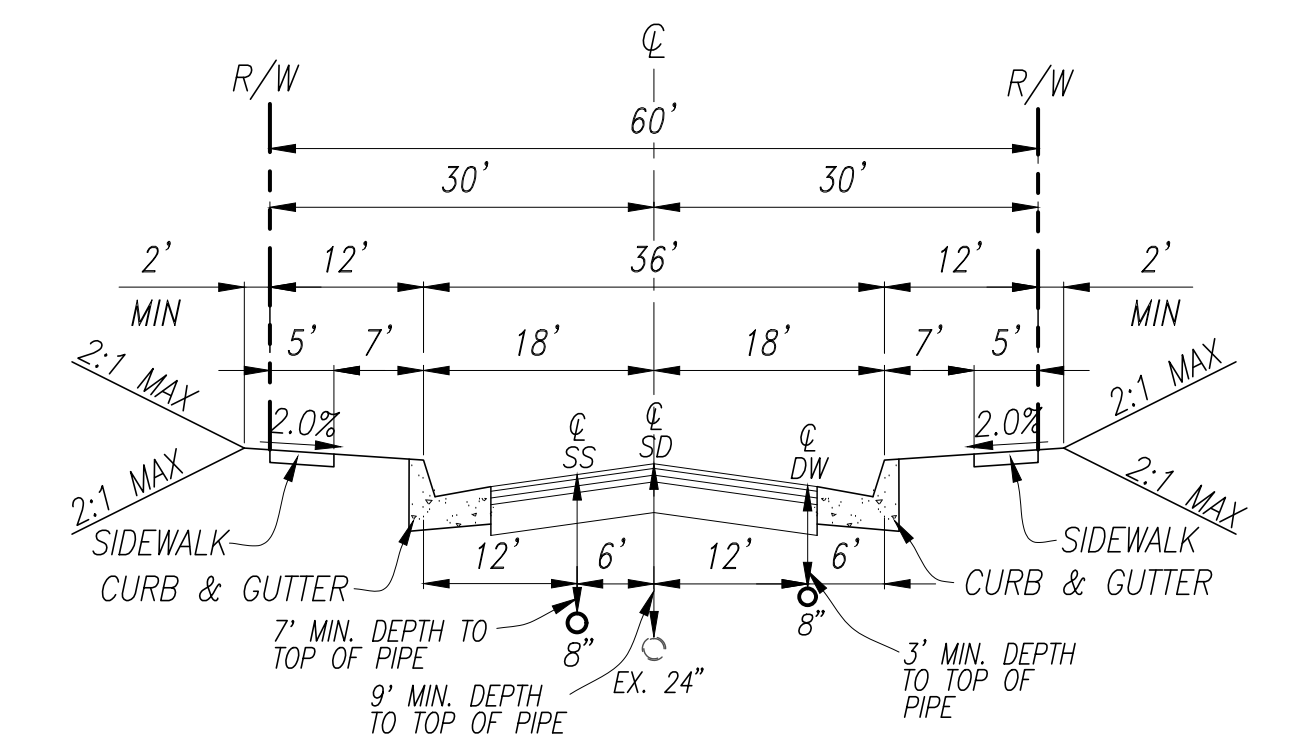
## PLAN TYPE & PRIVATE YARD SPACE SUMMARY

LOT NUMBER	PLAN TYPE	PRIVATE YARD SPACE (SF)	LOT NUMBER	PLAN TYPE	PRIVATE YARD SPACE (SF)
1	2BER	912	33	2A	750
2	3A	1044	34	3BER	746
3	1CER	1118	35	2C	801
4	3B	1065	36	1BR	842
5	1AER	1144	37	3A	755
6	2CE	1110	38	1CR	846
7	1BR	1141	39	2AE	801
8	2A	1127	40	3C	749
9	3CER	1102	41	1AER	846
10	2BE	1161	42	2B	789
11	3AR	1070	43	3CE	1382
12	1BE	1073	44	3AER	1437
13	2AR	921	45	1BR	1088
14	1A	783	46	2AR	933
15	3BER	1366	47	3CE	1380
16	1CER	1492	48	3AR	1502
17	3AR	727	49	2BER	1439
18	2CE	782	50	1CR	1496
19	3ER	729	51	2AR	1416
20	1AE	823	52	3EE	1103
21	2CR	782	53	2CR	1230
22	3BE	729	54	1BE	1155
23	1AR	823	55	3CER	989
24	2B	730	56	1A	1023
25	1CR	844	57	2CER	987
26	3AE	734	58	3B	955
27	2BR	792	59	2AER	1028
28	3CE	1329	60	3C	966
29	3AER	1580	61	1BR	1079
30	1CR	857	62	2C	1050
31	2B	814	63	3BER	1007
32	3CER	741	64	1AE	1023
TOTAL PRIVATE YARD SPACE (SF)		65108			



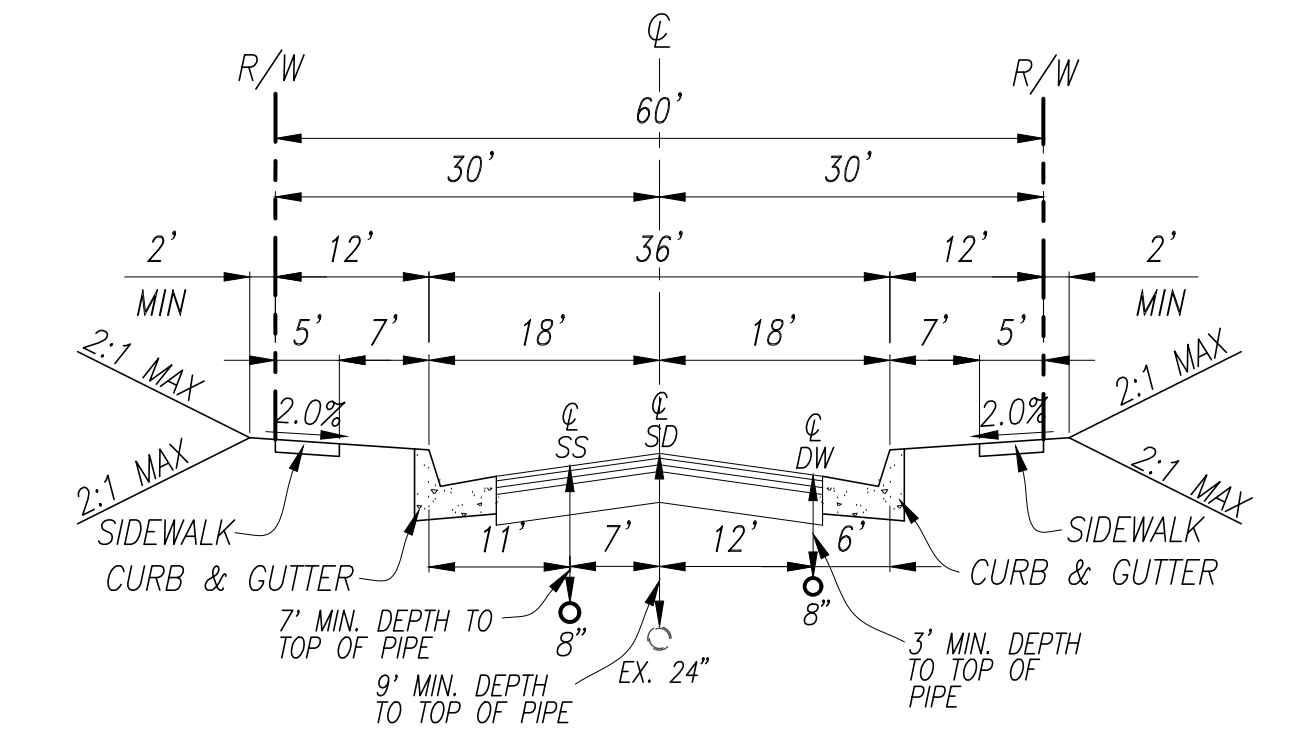
TYPICAL 24' PRIVATE COURT

LOT A  
(ADS G-3A, G-9)  
NOT TO SCALE  
(PRIVATE)



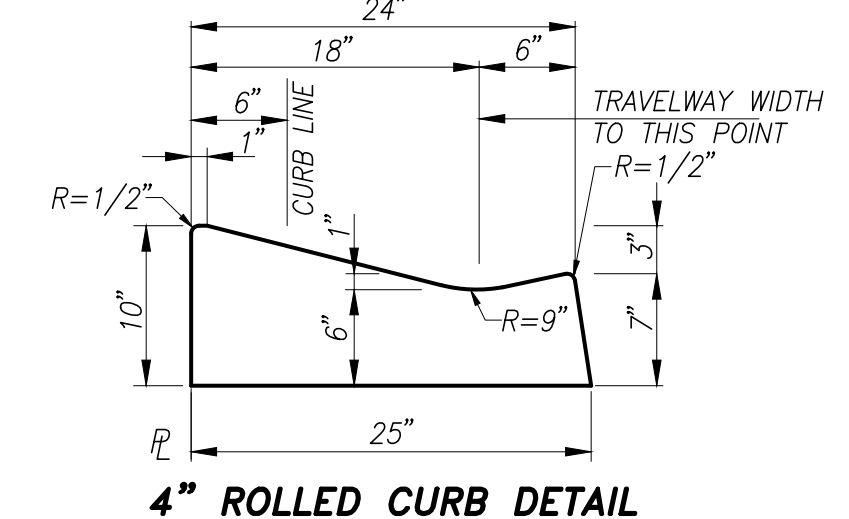
SECTION A-A

SOLACE DRIVE (EAST OF COPPER ROAD & SOUTH OF STEADFAST WAY)  
PARKING BOTH SIDES - 25 MPH (ADS A-1)  
(PUBLIC)



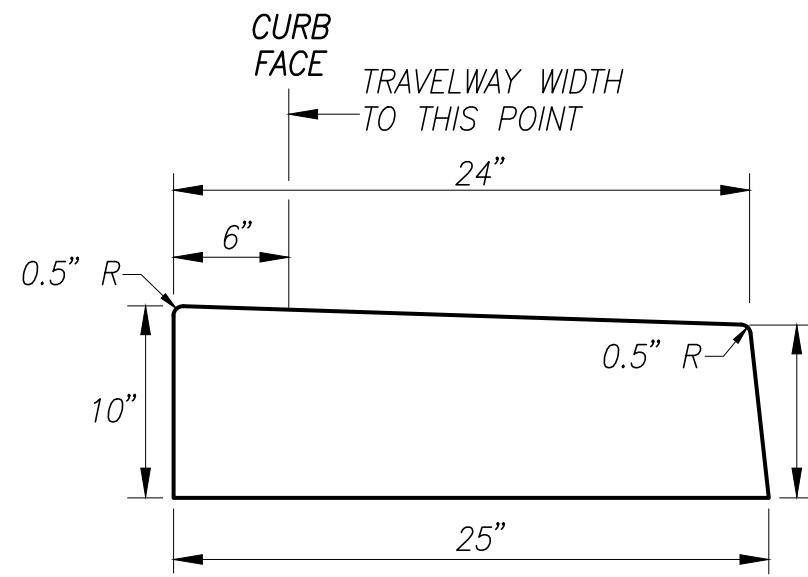
SECTION B-B

SOLACE DRIVE (WEST OF COPPER ROAD) STEADFAST WAY  
PARKING BOTH SIDES - 25 MPH (ADS A-1)  
(PUBLIC)



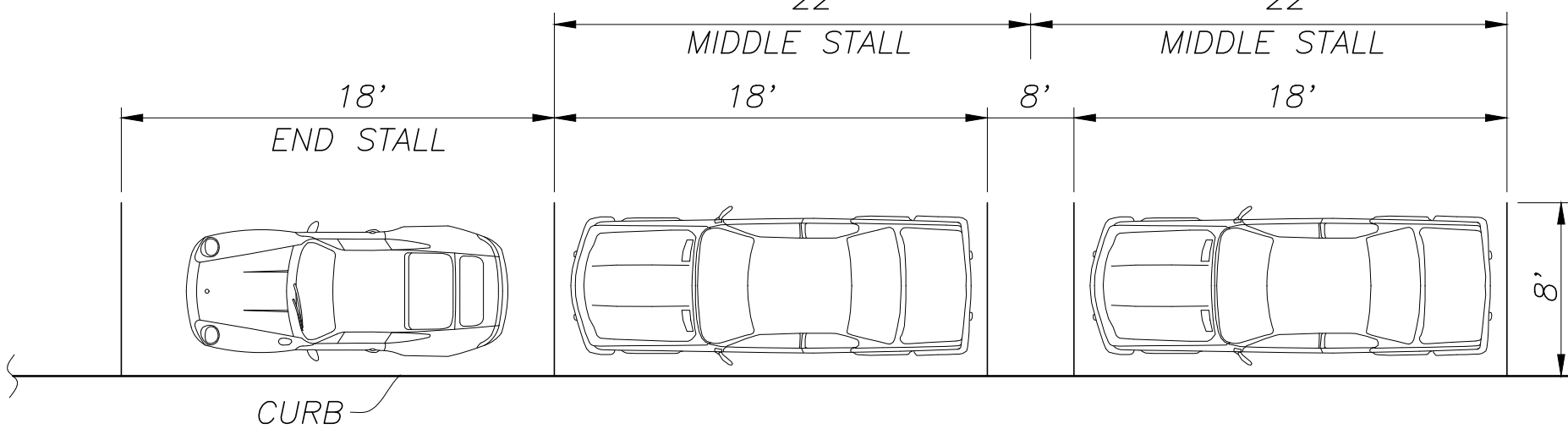
4" ROLLED CURB DETAIL

ADS G-9 ALTERNATE  
N.T.S.



0" CURB DETAIL

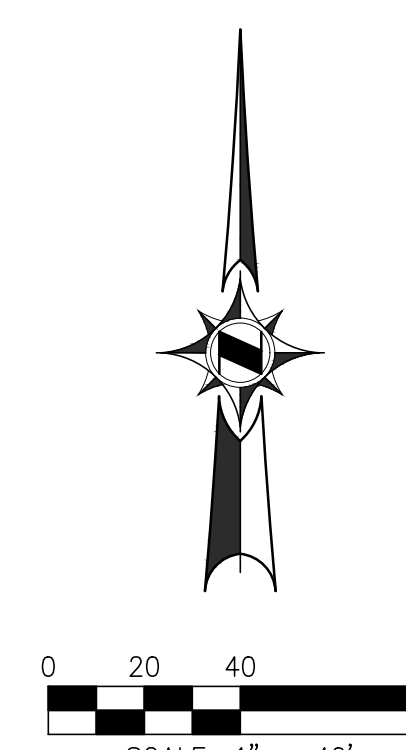
ADS A-36a  
N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3  
(a)(4). STALL LINES WILL BE MARKED AS SHOWN.

## ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.



<b>OWNER:</b> <b>RMV PA3 DEVELOPMENT, LLC</b> 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92694 (949) 240-3363 ATTN: JAY BULLOCK		<b>APPLICANT:</b> <b>LIVETRU</b> TRUMARK HOMES 450 NEWPORT CENTER DRIVE, SUITE 300 NEWPORT BEACH, CA 92660 PH: (949) 999-9800		<b>PREPARED BY:</b> <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hedges • Irvine, CA 92618 • PH: (949) 253-5010 • FX: (949) 253-0799	
<b>COUNTY OF ORANGE</b>					
<b>SITE DEVELOPMENT PLAN - VTTM 19302</b> <b>RANCH PLAN - PLANNING SUBAREA 3.3</b> <b>RMV PA3 DEVELOPMENT - MR45</b> <b>SOUTHWEST SIDE OF LEGADO ROAD &amp; LAMKIN LANE</b>					
<b>DESIGNED BY:</b> DATE: 8/1/2024		<b>CITY FILE NO.:</b> --		<b>SHEET</b> <b>SDP-2</b>	
PLOTTED BY: Katherine Chickering DATE: Aug. 01, 2024 02:55:32 PM FILE: F:\0839\Engineering\SA_PA3.3\SA_MR45\Exp_SitePlan\SITE_PLAN_SHT.2.dwg					

PA24-0125

PLANNING AREA MR45 - THE RANCH (PA3.3)



# **ATTACHMENT 3**





PRIVATE OPEN SPACE COMPARISON

LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA(S.F.)	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA(S.F.)	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA(S.F.)	LOT NUMBER	PLANNED CONCEPT OPEN SPACE(S.F.)	EXISTING SITE PLAN OPEN SPACE(S.F.)	DELTA(S.F.)
1	1,032	912	120	17	715	727	-12	33	780	790	-10	49	1,438	1,439	-1
2	1,028	1,044	-16	18	770	782	-12	34	734	746	-12	50	1,491	1,496	-5
3	1,111	1,118	-7	19	717	729	-12	35	788	801	-13	51	1,391	1,416	-25
4	1,039	1,055	-16	20	799	823	-24	36	817	842	-25	52	1,279	1,103	176
5	1,142	1,144	-2	21	770	782	-12	37	733	755	-22	53	1,220	1,230	-10
6	1,104	1,110	-6	22	717	729	-12	38	801	846	-45	54	1,137	1,155	-18
7	1,141	1,141	0	23	799	823	-24	39	764	801	-37	55	899	959	-60
8	1,127	1,127	0	24	775	790	-15	40	710	749	-39	56	1,012	1,023	-11
9	1,101	1,102	-1	25	813	844	-31	41	812	846	-34	57	987	987	0
10	1,160	1,161	-1	26	722	734	-12	42	784	798	-14	58	954	955	-1
11	1,069	1,070	-1	27	778	792	-14	43	733	1,352	-619	59	1,028	1,028	0
12	1,073	1,073	0	28	710	1,329	-619	44	764	1,437	-673	60	996	996	0
13	921	921	0	29	725	1,580	-855	45	698	1,098	-400	61	1,069	1,079	-10
14	783	783	0	30	831	857	-26	46	644	933	-289	62	1,028	1,050	-22
15	1,342	1,366	-24	31	798	814	-16	47	770	1,380	-610	63	997	1,007	-10
16	1,245	1,492	-247	32	731	741	-10	48	1,399	1,502	-103	64	1,023	1,023	0
PLANNED CONCEPT OPEN SPACE TOTAL (S.F.)														60,258	
EXISTING SITE PLAN OPEN SPACE TOTAL (S.F.)														65,108	
DELTA(S.F.)														-4,850	

SITE SUMMARY

GROSS SITE AREA: 8.13 AC  
STREETS/ROWS AREA: 2.38 AC  
NET SITE AREA: 5.75 AC  
(NET AREA = GROSS SITE AREA - STREET/ROW AREA)

LEGEND

- BOUNDARY LINE
- RETAINING WALL
- PROVIDED USABLE PROJECT OPEN SPACE
  - \* OPEN SPACE REDUCTION TO 5% ALLOWED WHEN PROJECT PROVIDES 500 SF OF PRIVATE OPEN SPACE PER HOME.
  - \* SIDEWALK & ADJACENT PARKWAYS CAN BE INCLUDED FOR UP TO 25% OF THE REQUIREMENT PER RANCH PLAN PC PROGRAM TEXT SECTION III.A.2.d.8.a.4
- NET SITE AREA: 5.75 AC  
TOTAL OPEN SPACE REQUIRED: 0.287 AC  
(NET SITE AREA X 0.5)  
TOTAL OPEN SPACE PROVIDED: 0.290 AC  
(5.05% OF NET SITE AREA)
- PRIVATE OPEN SPACE  
500 SF MINIMUM PER DU

MR 45  
TTM 19302  
PLANNED CONCEPT  
PREFERRED STUDY  
PA 3.3  
8/20/24

PREPARED BY:  
HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 383-9010 • FX: (949) 383-0779

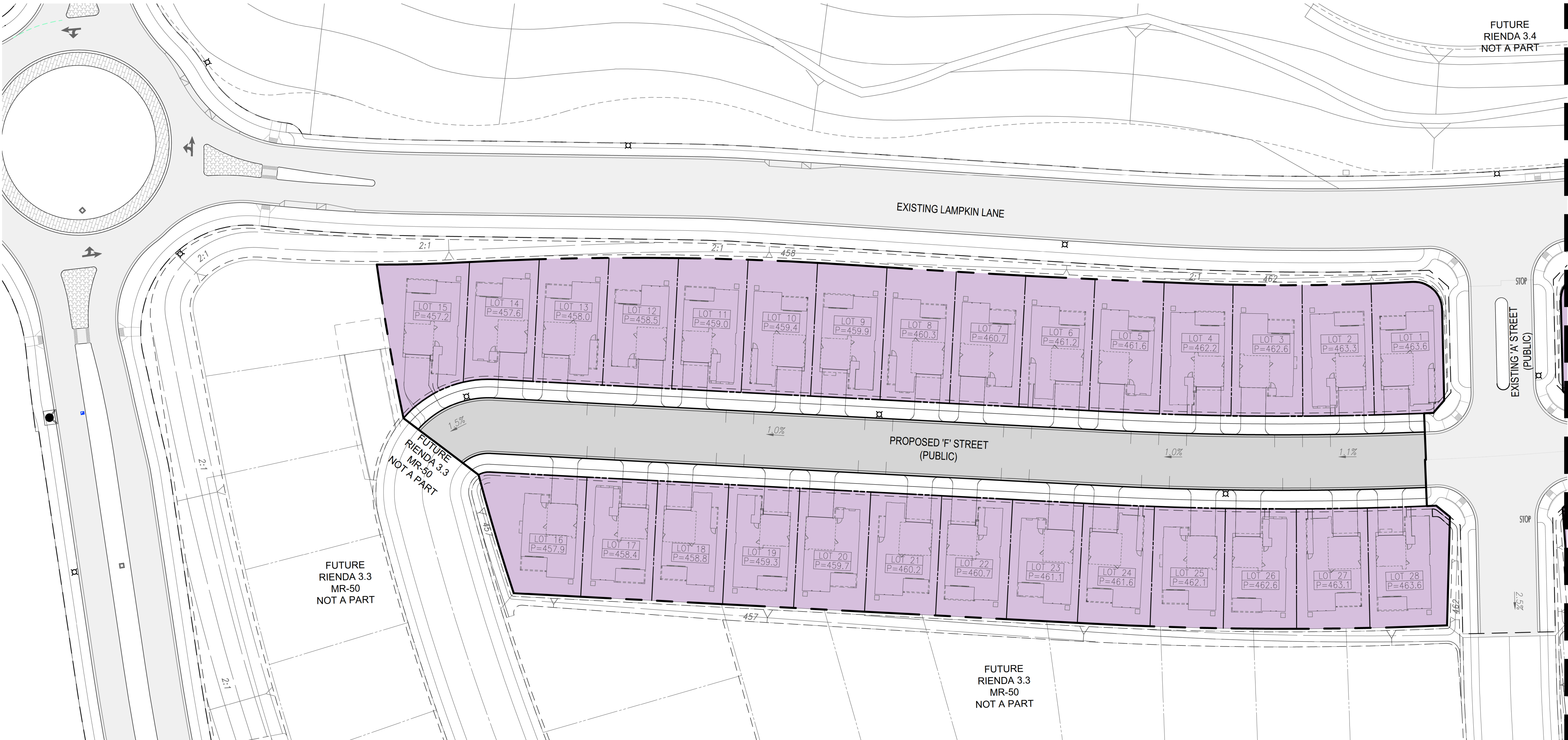


# **ATTACHMENT 4**

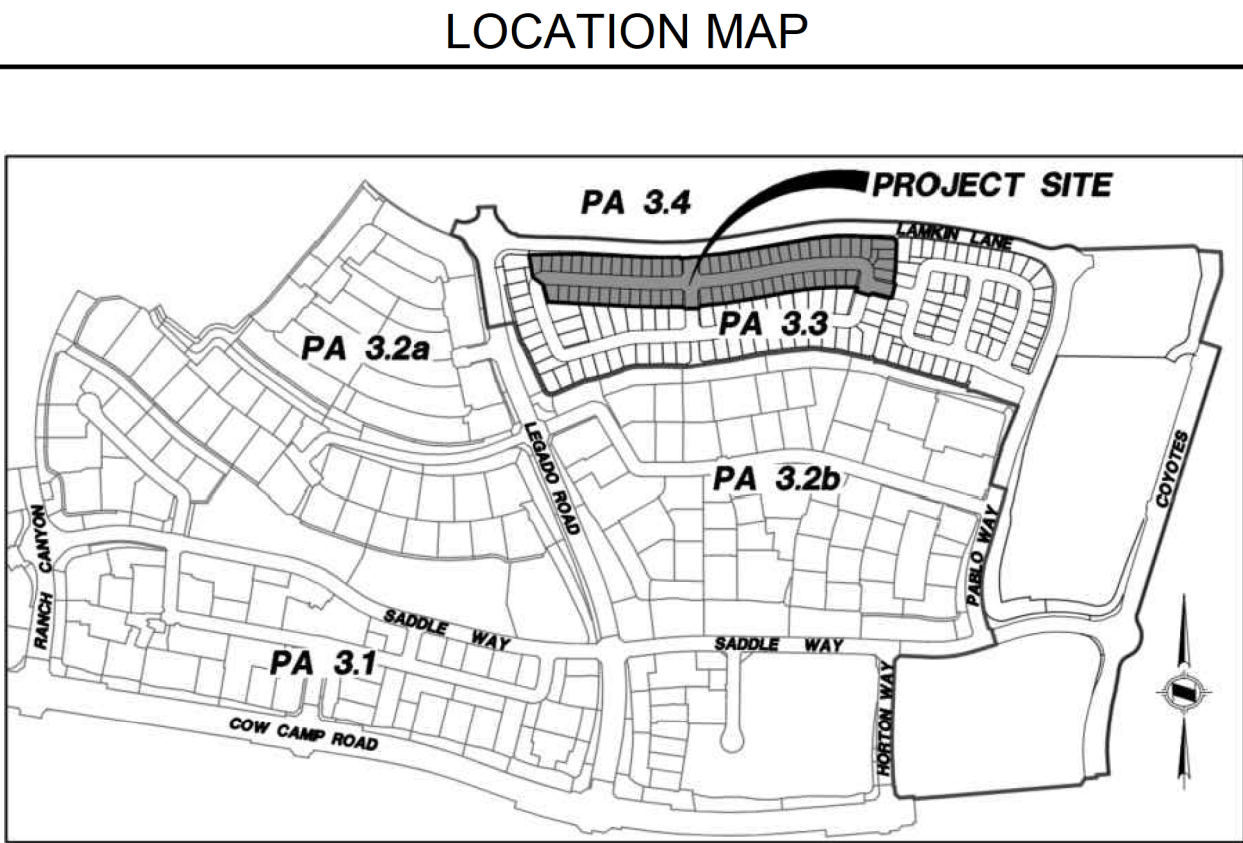
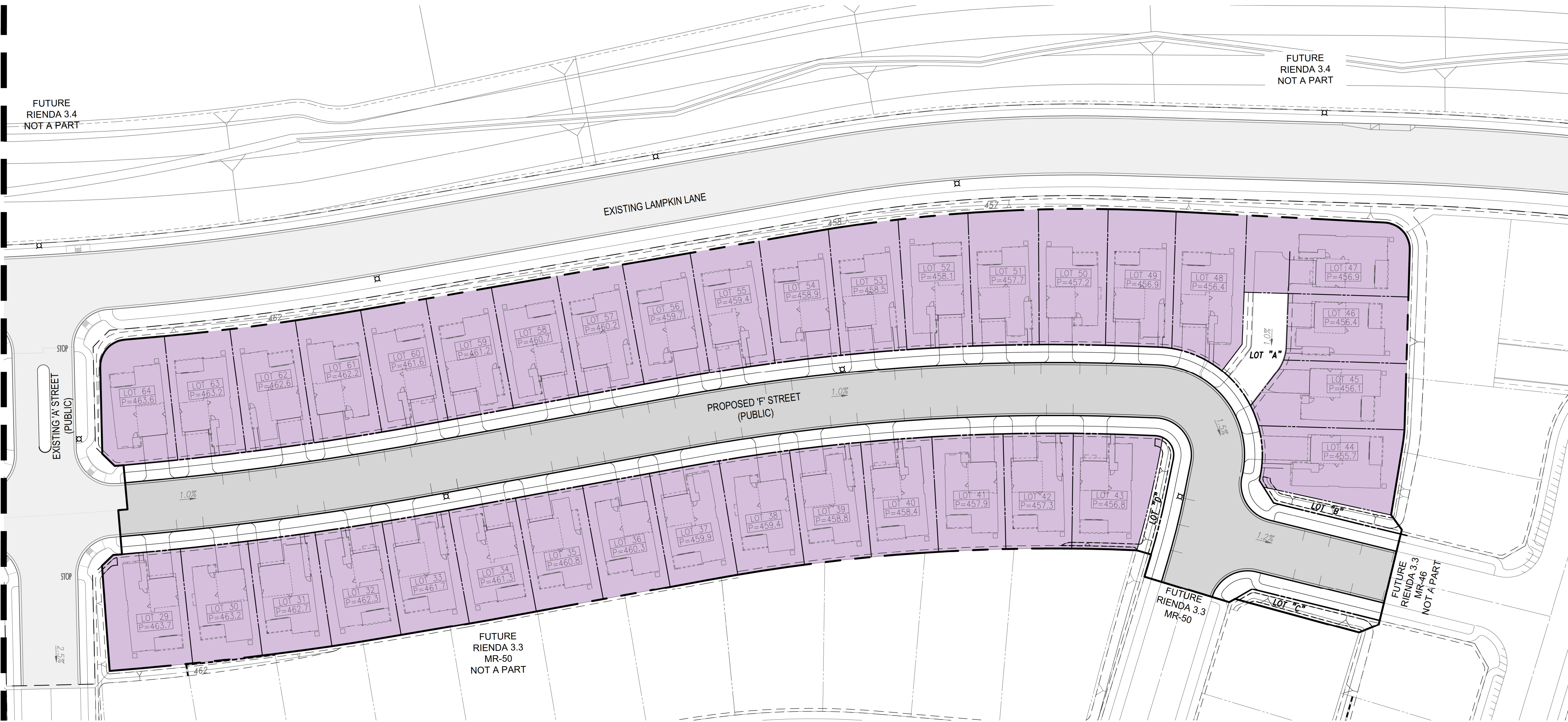


FIRE PROTECTION PLAN

RANCHO MISSION VIEJO - AREA 3.3  
RIENDA MR-45 VTTM 19302 , LOTS 1-64  
OCFA SR 543986



SEE ABOVE FOR CONTINUATION



CALIFORNIA RESIDENTIAL CODE SECTION R337 SCREENING FORM

Fire Protection Plan 2022 CBC Chapter 7A Screening Form

CBC Chapter 7A Code Section	Yes	No
703A.1 General	X	
703A.2 Qualifications by Testing	X	
703A.3 Approved Agency	X	
703A.4 Labeling	X	
703A.5 703A.5.1 & 703A.5.2 Weathering and surface treatment protection	X	
703A.5.2.1 Fire-retardant-treated wood	X	
703A.5.2.2 Fire-retardant-treated wood shingles and shakes	X	
703A.5.3 Surface treatment protection	X	
703A.6 Alternate for materials, design, tests, methods of construction	X	
703A.7 Standards of Quality	X	
704A & 704A.1 Ignition-Resistant Construction & General	X	
704A.2 Ignition-Resistant Material	X	
704A.3 Conditions of acceptance for ignition-resistant material	X	
704A.3.1 Fire testing of wood structural panels	X	
704A.4 Alternate methods for determining ignition-resistant material	X	
705A & 705A.1 Hooding & Roofing General	X	
705A.2 Roof Coverings	X	
705A.3 Roof Valleys	X	
705A.4 Roof Outlets	X	
705A.6 & 705A.1 Vents & Vents General	X	
705A.2 Vents Requirements	X	
705A.2.1 Off ridge and ridge vents	X	
707A.1 & 707A.2 E-Door Covering, Scope & General	X	
707A.3 Exterior Wall Coverings	X	
707A.3.1 Extent of Exterior Wall Coverings	X	
707A.4 & 707A.4.1 Exterior Wall Assemblies & Conditions of Acceptance	X	
707A.5 Open Roof Eaves	X	
707A.6 Enclosed Roof Eaves and Roof Eave Soffits	X	
707A.7 Exterior Porch Ceilings	X	
707A.8 Floor Projections	X	
707A.9 Underfloor Protection	X	
707A.10 Underside of Appendages	X	
707A.11 Conditions of acceptance when tested in accordance with ASTM E2367	X	
708A & 708A.1 Exterior Windows, Skylights and Doors & General	X	
708A.2 Exterior glazing	X	
708A.2.1 Exterior Windows, Skylights and exterior glazed door assembly requirements	X	
708A.2.2 Operable Skylights	X	
708A.2.3 Structural glass veneer	X	
708A.3 Exterior Doors	X	
708A.3.1 Exterior Door Glazing	X	
708A.4 Garage Door Perimeter Gap	X	
709A.1 & 709A.1.1 Decking, General & Flashing	X	
709A.2 Where required	X	
709A.3 Decking Surfaces	X	
709A.4 Requirements of type of ignition-resistant material in Section 709A.3, Item 1	X	
709A.4.1 Conditions of acceptance for ASTM E2367	X	
709A.4.2 Conditions of acceptance for ASTM E2728	X	
709A.5 Requirements for type of material in Section 709A.3, Item 7	X	
710A & 710A.1 Accessory Buildings and Miscellaneous Structures & General	X	
710A.2 Applicability	X	
710A.3 Where required	X	
710A.3.1 Structures and Accessory Buildings within 3 feet	X	
710A.3.2 Accessory Buildings greater than 120 sq. ft., located 3 feet or more but less than 50 feet	X	
710A.3.3 Accessory Buildings 101 sq. ft. or less, located 3 feet or more but less than 50 feet	X	
710A.3.4 Miscellaneous Structures located 3 feet or more but less than 50 feet	X	
710A.4 Roof Construction	X	

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

Name of Community: RMV RIENDA - SUB AREA 3.3 - MR45

List the final tract and lot numbers on the lines below that this form is associated to:  
VTTM 19302 - LOTS 1 THROUGH 64

David Otis David Otis as Agent of TRUMARK - 949-240-5911, April 2, 2023

OCFA APPROVAL

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development  
Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: 543986

Fee Codes: PR146

Plan Type: Fire Protection Plan

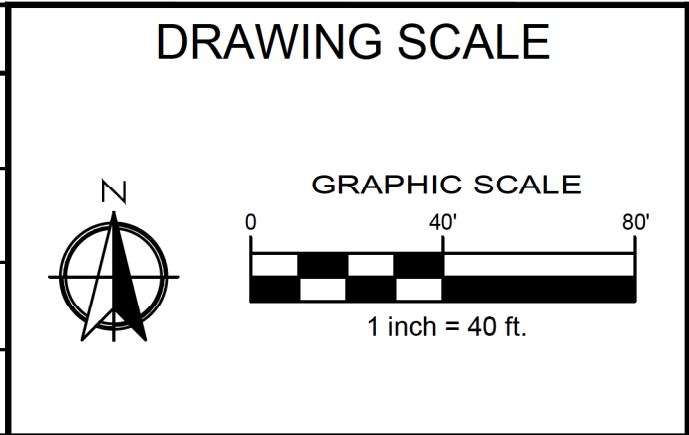
By: shawnfraley

Date: 04/22/2024

ONLY STAMPED SHEETS REVIEWED BY  
ORANGE COUNTY FIRE AUTHORITY  
Call at least 72 hours in advance to schedule  
inspections: (714) 573-6150

Notes:

NO.	DATE	REVISIONS
1		
2		
3		



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

ARCHITECT:  
**firesafe** PLANNING, INC.  
28506 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
(949) 999-9800

PREPARED BY:  
**LIVETRU** TRUMARK HOMES  
450 NEWPORT CENTER DRIVE, STE. 300  
IRVINE, CA 92660  
(949) 999-9800

PREPARED FOR:  
**RMV PA3** DEVELOPMENT, LLC  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92675  
(949) 240-3363

TITLE:  
**FIRE PROTECTION PLAN**  
RANCHO MISSION VIEJO  
RIENDA PA3.3 - MR45 - VTTM 19302  
OCFA SR 543986

DATE:  
**04/02/2024**

SHEET:  
**F-1**

ORANGE COUNTY FIRE AUTHORITY

1 OF 1