



ITEM #1

SUBDIVISION COMMITTEE PRELIMINARY REPORT

DATE: October 1, 2025

TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: "A" Vesting Tentative Tract Map 19349 for Planning Area 3, Subarea 3.14, The Ranch Plan Planned Community

PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19349 (VTM 19349) to subdivide 120.73 acres into 51 total lots: 20 numbered lots for Urban Activity Center development, a maintenance area, and monument signage; and 31 lettered lots for open space/slopes. The map comprises the eastern portion of Subarea 3.14 in Planning Area 3 of the Ranch Plan Planned Community.

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 1B "Suburban Residential

LOCATION: The project site is located south of Cow Camp Road, east of Coyotes, in southeastern unincorporated Orange County, in the 5th Supervisorial District.

OWNER /SUBDIVIDER: RMV PA3 Development, LLC ("RMV")

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

STAFF CONTACT: Robert Zegarra, Contract Planner, Land Development Division
Phone: (714) 667-8893 FAX: (714) 667-7560
Email: robert.zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

1. Receive staff report and public testimony as appropriate;
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 19349, 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 VTTM19349. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for VTTM19349.
 - 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 VTTM19349, subject to the attached Findings and Conditions of Approval.

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

BACKGROUND AND EXISTING CONDITIONS:

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

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

the applicant's plan to develop Planning Area 3 in smaller phases. Administrative revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067), October 2024 (PA24-0104) and most recently in May 2025 (MB24-0070). The eastern portion of Subarea 3.14 is currently being mass graded per grading permit GRD24-0149. The applicant has submitted VTTM 19349 which is the next level of entitlement for the development of Subarea 3.14.

Proposed Project

Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 19349 (VTTM 19349) to subdivide 120.73 acres into 20 numbered lots and 31 lettered lots. The numbered lots are proposed for Urban Activity Center development, a maintenance area and monument signage. The lettered lots are proposed for open space/slope lots. Of the 20 numbered lots, 14 are intended to be developed with Urban Activity Center Uses and the 6 remaining numbered lots have been designated for a maintenance area (1 lot) and community monument signage (5 lots).

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Vacant land, Future Cow Camp Road, Future Subarea 3.6 and 3.7 development
- East: Open Space, San Juan Creek
- South: San Juan Creek
- West: Tract 19227

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

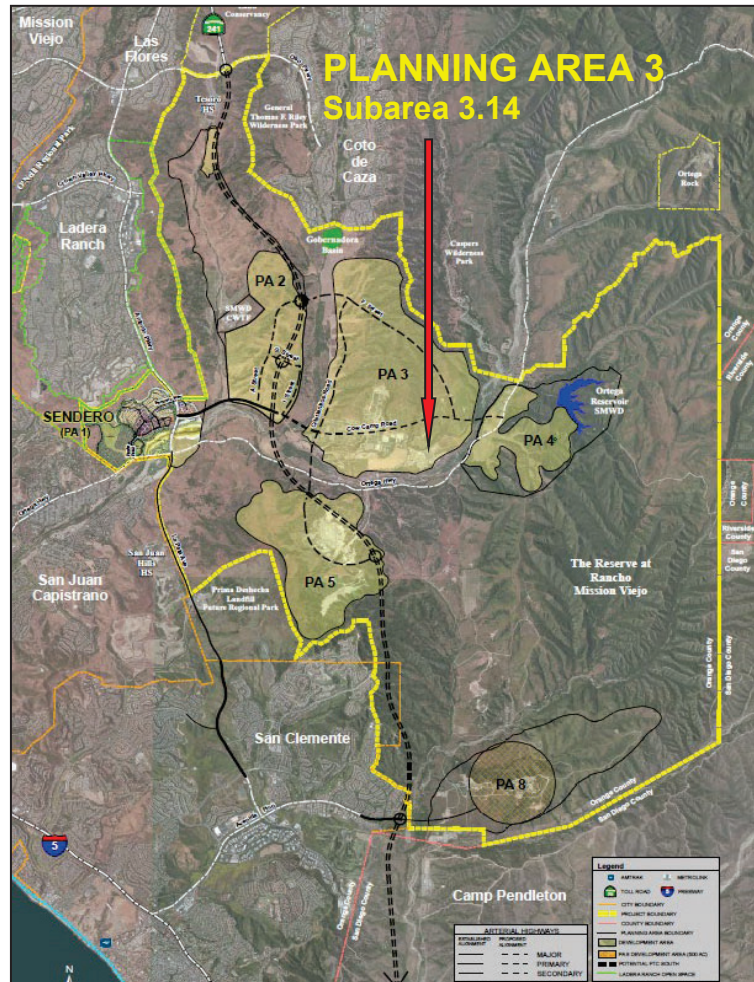


Exhibit 1 - General Vicinity Map



DISCUSSION/ANALYSIS:

Subarea Plan 3.14

Consistent with the Subarea 3.14 Plan, VTTM 19349 proposes the development of Urban Activity Center (UAC) uses east of Gobernadora Canyon along the south side of Cow Camp Road. The approved Subarea 3.14 Plan identifies 329 gross acres for development with a maximum of 220 multiple-family residential dwelling units, 535,000 square feet of Urban Activity Center uses, and up to 20 acres of public parkland. The Subarea 3.14 boundary depicted in Exhibit 2 (Page 4) is shown on the plans for VTTM 19349 and is consistent the subarea plan. More specifically, VTTM 19349 constitutes the eastern portion of Subarea 3.14. Future “B” tentative tract map and site development permit submittals within VTTM 19349 shall be in conformance with the maximum development permitted within Subarea 3.14. It is noted that Tract 19227 was recorded on February 13, 2025 for the westerly portion of Subarea 3.14 and is currently being rough graded with supporting infrastructure under construction. The combined development of both Tract 19227 and VTTM 19349 shall be in conformance with the maximum development permitted within Subarea 3.14.

General Description

VTTM 19349 proposes 20 numbered lots and 31 lettered lots with access to the tract to be provided by future Gibby Road, future Cow Camp Road and future Chava Way. Internal tract access will be provided by a subsystem of public and private residential level streets. The tract map includes 14 Urban Activity Center lots (2-8, 10, 13-17, 20) located throughout the tract with frontage along Cow Camp Road, 5 community monument signage lots (1, 11, 12, 18, 19) at the intersections along Cow Camp Road, and a maintenance area lot (9) along the southern boundary near San Juan Creek. The following table provides a statistical breakdown of uses proposed within VTTM 19349:

TT19349 STATISTICAL SUMMARY

Lot No.	Use	Acreage (gross)
2-8, 10, 13-17, 20	Urban Activity Center (UAC)	68.51
1, 11, 12, 18, 19	Entry Monuments	0.27
9	Maintenance Area	6.31
A-EE	Open Space/Slopes	36.92
	Public Street – Gibby Road	4.94
	Public Street – Chava Way	3.78
	TOTAL	120.73

Consistency Analysis:

Proposed “A” VTTM 19349 is consistent with:

- State Subdivision Map Act, the County of Orange Subdivision Code and the County of Orange Subdivision Manual
- General Plan, Land Use Element: 1B Suburban Residential. The proposed map is consistent with the 1B Suburban residential land use designations

- c. Zoning: Planned Community. The proposed map is in conformance with the County of Orange 2020 Zoning Code Section 7-9-47 (PC “Planned Community” Combining District) as regulated by the Ranch Plan Planned Community Program Text, statistical summary and development maps.
- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.14 and the PA3 Master Area and Subarea Plan Amendments (MB24-0070).
- e. CEQA: The proposed map is consistent with Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved February 25, 2015.
- f. Alternative Development Standards: All previously approved Alternative Development Standards that will be incorporated into the development are listed on the cover page of proposed VTTM 19349.
- g. Planning Areas 3 and 4 Regulation Compliance Matrix: The proposed map is in compliance with all applicable regulations, provisions, conditions and mitigation measures listed in the Planning Areas 3 and 4 Regulation Compliance Matrix (Addendum 3.1 to Final EIR Nos. 584 and 589, Appendix A).

Estimated Earthwork

The proposed tract map indicates estimated grading quantities of 400,000 cubic yards of cut, 2,200,000 cubic yards of fill, and 1,800,00 cubic yards of import. The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3), Subarea Plan 3.14, and Addendum 3.1). The proposed grading on this map has been addressed per CEQA documents, FEIR 589 and Addendum 3.1, which identified an estimated 85 million cubic yards of cut and fill within Planning Area 3. Grading quantities for all future tract maps within Planning Area 3 will continue to be monitored to ensure consistency with the estimated quantities noted in Addendum 3.1.

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan (ROMP) Area. A Master Plan of Drainage (MPD) consistent with the latest version of the PA3 and 4 ROMP has been established for the project site (Subarea 3.14). VTTM 19349 is consistent with this MPD, however no MPD fees are required.

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements applicable to the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements applicable to the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is subject to Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan Planned Community originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, 3rd Amendment approved on November 20, 2019, 4th Amendment

approved December 6, 2023 and the 5th Amendment approved on September 17, 2025.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94 acres (70.5 public, 23.5 private), based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that up to 109 acres of creditable parkland are anticipated in Planning Area 3. Specifically for Subarea 3.14, the Ranch Plan LPIP indicates up to 20 acres of public parkland may be developed. Although VTTM 179349 has not identified any specific lots for the development of public park land, the Ranch Plan PC Text Section D.1.a.2)w) indicates public parks are a permitted use in the UAC land use designation. Additionally, the current Ranch Plan LPIP indicates 70.686 acres of public park land have already been recorded in the Ranch Plan, which exceeds the Ranch Plan LPIPs requirement of a minimum 70.5 acres of public park land. Therefore, there are no required parkland dedication for VTTM19349.

- Resources Element, Open Space Component - There are no open space dedication requirements applicable to the subject map.
- County Bikeway Plan - The map includes a proposed easement (3) along the south side of Cow Camp Road for a Class 1 Bikeway known as the San Juan Creek Bikeway. The location of the easement is consistent with the Rancho Mission Viejo Master Trail and Bikeways Implementation Plan (September 11, 2011).

Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926 or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs – The map area is included within the Ranch Plan Planned Community Development Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District (“District”). The District stated in their Preliminary Water Sewer Letter, dated August 14, 2025, that the District can and will provide water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety - This property is within the area covered by the Ranch Plan Fire Protection Program (RPFPP). As required by the RPFPP, Conceptual Fuel Modification Plan SR# 25000279 and Backbone Fire Master Plan SR# 25004219 were approved by OCFA on February 6, 2025 and August 20, 2025, respectfully, for VTTM 19349.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

- Scenic Highway Corridors – There are no Scenic Highways applicable to this map. However, the project is adjacent to and proposes to take access from future Cow Camp Road, which is classified as a Landscape Corridor on the Master Plan of Scenic Highways. Development along Cow Camp

Road shall be consistent with the scenic highway designation.

- Access/Highways/Streets/Roads - Access to the site is provided from future Cow Camp Road, future Gibby and future Chava Way. Internal tract access will be provided by a subsystem of residential level streets, composed of both public and private streets.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Conceptual Fuel Modification Plan SR# 25000279 and Backbone Fire Master Plan SR# 25004219, approved on February 6, 2025 and August 20, 2025, respectfully. OCFA has reviewed the proposed project and concurs with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 19349 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #19 of the title sheet VTTM 19349, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

Non-Residential Lots

Condition of Approval #7 has been included to ensure that: Lots 1, 11, 12, 18, and 19 are developed exclusively as locations for monument signage and Lot 9 as a maintenance area as depicted on VTTM 19349. None of these lots shall be developed as residential or for any other uses and a note shall be provided on the final map(s) indicating as such.

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the “Notes” portion of the cover page of VTTM 19349. The following approved Ranch PC Alternative Development Standards (approved May 22, 2024) are proposed as part of VTTM 19349:

- B-6 Roundabouts
- C-6 Additional Parkway And Street Median Trees
- G-8 Reduced Local Depression On Public Streets
- G-12 Modified Curb Ramp (Type 5)

RANCH PLAN COMPLIANCE MATRIX & CONDITIONS OF APPROVAL

Subsequent to the overall Ranch Plan approvals and settlement agreements, a program was developed to further assist in monitoring all applicable project conditions, mitigations, requirements and other provisions. These have been compiled into a single document, the Mitigation Regulation Compliance

Matrix (Compliance Matrix), which identifies more than 600 required items for the Ranch Plan. Provisions applicable to The Planning Area 3 Master Area Plan and Subarea Plans have been separated and identified by permit type and/or milestone in the Mitigation Regulation Compliance Matrix as Appendix C. Staff has reviewed applicable Compliance Matrix items for VTTM 19349 and finds the project has met its obligations for Tentative Tract Map approval. The list of applicable provisions is from the following sources:

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

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on September 5, 2025. Additionally, notices were posted at the project site, at the County Administration North (CAN) Building, on the Orange County Public Works website, and in the local newspaper “OC Reporter” as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e., Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed “A” VTTM 19349.

CONCLUSION:

Based upon the review of the subject submittal, staff supports approval of the applicant’s proposed Vesting Tentative Tract Map 19349 pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO), Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

Signed by:



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Robert Zegarra, Contract Planner
Land Development, OC Development Services

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

CERTIFICATION:

I hereby certify that the Tentative Tract Map 19349 was approved by the Orange County Subdivision Committee on October 1, 2025, per the findings in Appendix A and the conditions in Appendix B.

Lily Sandberg, Deputy County Surveyor
Subdivision Committee Chairperson

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant's Letter of Proposal
- 2. Will Serve Letter
- 3. Project Plans
- 4. Conceptual Fuel Modification Plan and Backbone Fire Master Plan

APPEAL PROCEDURE:

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

APPENDIX A



Appendix A Findings TT19349

1	EIR AND ADDENDUM	TT19349
That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; and Addendum 3.1 (PA140072 - PA140081) approved on February 25, 2015 prior to project approval: a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of VTTM19349, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1; b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in VTTM19349. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required. c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.		
2	ENVIRONMENTAL MONITORING	TT19349
That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072 - PA140081).		
3	GENERAL PLAN CONSISTENCY	TT19349
That the proposed map is consistent with the Orange County General Plan.		
4	DESIGN & IMPROVEMENT	TT19349
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.		
5	DEVELOPMENT TYPE	TT19349
That the proposed site is physically suitable for the proposed type of development.		
6	DEVELOPMENT DENSITY	TT19349
That the proposed site is physically suitable for the proposed density of development.		
7	ENVIRONMENTAL DAMAGE	TT19349
That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.		
8	PUBLIC HEALTH	TT19349
That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.		
9	PUBLIC EASEMENTS	TT19349
That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.		
10	SUBDIVISION / ZONING CODE CONSISTENCY	TT19349
That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.		
11	ZONING CONSISTENCY	TT19349
That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.		
12	SEWER SYSTEM	TT19349 (Custom)
That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.		
13	NATURAL HEATING AND COOLING	TT19349
That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).		
14	FEE PROGRAMS	TT19349
That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County: A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services. B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service. C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.		

D. Relationship between need for facilities and type of project: Project is located in newly developing area which has inadequate fire protection, paramedic, library services, and sheriff substation and general County facilities.

E. Relationship between amount of fees and cost of the portion of the facilities attributable to the development: Fees represent project's pro rata share of the cost of the fire station, sheriff substation, library, and general County facilities.

15	EXPIRATION OF MAPS	TT19349
That because of participation in fee programs for off-site improvements, this project will qualify for consideration under Section 66452.6 of the Subdivision Map Act.		
16	LOCAL PARK CODE	TT19349 (Custom)
That the Local Park Code requirement can be met by an allocation of park lands credit from PM 07-01, the park implementation plan for the Ranch Plan Planned Community.		
17	DEVELOPMENT AGREEMENT	TT19349
That the Development Agreement contains provisions requiring developer participation in fee programs, facility construction and development phasing and is therefore in compliance with the adopted Growth Management Element in terms of public services and facilities being made available to accommodate development.		
18	APPEAL OF EXACTIONS	TT19349
That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.		

APPENDIX B



Appendix B Conditions of Approval TT19349

1 RANCH PLAN REGULATION COMPLIANCE MATRIX TT19349

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

a. Prior to Recordation:

139: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants CC&R Prohibition
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 532: EIR 589 Standard Condition 4.5-4 (D04b) – Master Plan of Drainage
 533: EIR 589 Standard Condition 4.5-5 (D06b) – Subordination of Easements
 534: EIR 589 Standard Condition 4.5-5 (D06b) – SMWD Easements
 535: EIR 589 Standard Condition 4.5-6 (D07b) – Regional Facility Improvements
 536: EIR 589 Standard Condition 4.5-7 (D10) – Runoff Management Plan
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 544: EIR 589 Standard Condition 4.6-2 (T01) – Vehicular Access Rights
 545: EIR 589 Standard Condition 4.6-3 (T02) – Private Street Improvements
 546: 546.1: 546.2 & 546.3: SC 4.6-4: (T04) – Street Improvements
 549: EIR 589 Standard Condition 4.6-7 (T08) – Traffic Signal Conduit
 550, 550.1, 550.2 & 550.3: EIR 589 Stand. Cond. 4.6-8 (T12) – Internal Circulation
 551: EIR 589 Standard Condition 4.6-9 (T13b) – Traffic Signal Maintenance Easement
 552: EIR 589 Standard Condition 4.6-10 (T14b) – Traffic Signal Installation
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 589.1: EIR 589 Standard Condition 4.15-1 – Water Improvement Plans
 597: EIR 589 Standard Condition 4.15-9 – Capistrano Unified School District fees
 619: Ranch Plan Fire Prot. Program Cond. 4 – OCFA Administrative Approval

b. Prior to Approval of Site Development Permit

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

c. Prior to Issuance of Grading Permits

521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report
 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map
 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
 525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance
 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust
 556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control
 557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction
 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
 571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 616: Ranch Plan Fire Prot. Program Cond. 3.d. – Precise Fuel Modification Plan

d. Prior to Precise Fuel Modification Plans:

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

e. Prior to Issuance of Building Permit:

111: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials
 140: EIR 589 Mitigation Measure 4.9-28 – Open Space habitat, light shields
 206: EIR 589 Mitigation Measure 4.15-5 – Capistrano Unified School District fees
 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 547: EIR 589 Standard Condition 4.6-5 (T05) – Major Thoroughfare & Bridge Fees
 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) – Internal Circulation
 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
 570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

Appendix B: Conditions of Approval - TT19349

f. Prior to Combustible Construction:

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

g. During Construction:

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

h. Prior to Certificates of Occupancy:

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

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

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

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

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

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

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

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

i. Prior to Release of Grading Bond:

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

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

2 BUYER NOTIFICATION MAP TT19349

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.

3 WATER QUALITY MANAGEMENT PLAN TT19349

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.

4 COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM TT19349

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

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

5 INDEMNIFICATION TT19349

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

6 BEST MANAGEMENT PRACTICES TT19349

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.

7	LOTS 1, 9, 11, 12, 18, 19	TT19349 (Custom)	
Prior to recordation of the final tract map, notes shall be provided on the final tract map indicating Lots 1, 11, 12, 18, and 19 are developed exclusively as locations for monument signage and Lot 9 as a maintenance area as depicted on VTTM 19349, and that none of these lots shall be developed for residential or for any other use, subject to the satisfaction of the Manager, Land Development.			

8	COW CAMP ROAD	TT19349 (Custom)	
Prior to the issuance of any rough grading permits for areas within the boundaries of VTTM 19349, VTTM19349 and VTTM 19384, the applicant shall submit revised improvement plans addressing the inconsistencies between the approved Cow Camp Road plans and the aforementioned VTTMs. The revised plans shall be approved prior to the issuance of rough grading plans for VTTM 19349, VTTM19349 and VTTM 19384 so as to avoid future development delays resulting from the inconsistencies and to facilitate the smooth and sequential processing of related plans. The revisions to Cow Camp Road shall be consistent with the development boundaries of VTTM 19349 , VTTM 19349 and VTTM 19384 or revisions to the VTTMs may be required prior to Final Map recordation.			

APPENDIX C

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PA 3 "A" MAP REQUIREMENTS SORTED BY MILESTONE

Item No.	Cross Reference	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Prior to Recordation												
139	137-138 (EIR) 589, MM 4.9-27)	EIR 589 MM 4.9-27 (cont.)		Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	Director, PDS Director, OC Public Works	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for entire Planned Community, upon providing RMV CC&R summary letter [Hyperlink #13] stating CC&Rs prohibiting the planting of plants on most current language prohibiting the planting of plants on most current California Invasive Plant Inventory. Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Solis (cont.):		Geology and Solis (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)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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

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529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.)		Drainage Improvements (cont.)	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange- Manager of- Inspection- Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	County of Orange- Director of- Planning &- Development- Services,- Director, OC Public Works	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA

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533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	County of Orange Director of Planning & Development Services— Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	County of Orange Director of Planning & Development Services— Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA

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535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a Subdivision Map	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility _____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b, modified)	County of Orange Director of Planning & Development Services— Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control Improvements		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services— Director, OC Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA

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538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange, Director of Planning & Development Services; Director, OC Public Works	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA

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545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	Private Street Improvements:		Private Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T02)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements (cont.);		Street Improvements (cont.);	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/in stallation of improvements	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.);		Street Improvements (cont.);	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.);		Street Improvements (cont.);	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA

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546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.)		Street Improvements (cont.)	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange, Director of Planning & Development Services,	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.)		Internal Circulation (cont.)	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.)		Internal Circulation (cont.)	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA

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550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of a Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange Manager of Inspection- Manager, OC Inspection Division	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	County of Orange Director of Planning & Development- Director, OC Public Works	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of ___ % of the cost of / enter into an agreement with the County of Orange, accompanied by financial security, for the cost of ___ % of a traffic signal at the intersection of ___ and ___ in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	County of Orange Director of Planning & Development- Director, OC Public Works	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA

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559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange, Director of Planning & Development Services and County of Orange Manager of Building Permits, Director, OC Public Works and the Building Official	Submittal of satisfactory acoustical analysis	Staff may determine if that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA

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589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract a- subdivision- maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	County of Orange- Director of Planning & Development- Services- Director, OC Public Works (OCFA)	Approved water improvement plans with subsequent construction of Improvement	Applicant must submit one of the following: (1) approved improvement plan consistent with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC- Wide
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	Director, PDS Director, OC Public Works	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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b. Prior to Approval of Site Development Permit												
109		EIR 589	MM 4.7-3	Prior to approval of Master Area Plan or Subarea Plan, Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	Director, PDS Director, OC Planning	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level)		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of Master Area Plan or Subarea Plan, Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	Director, PDS Director, OC Planning	Issuance of Building Permit (Evidence of reflection of materials)		Each PA
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 Manager of Subdivision- Manager, OC Planned Communities and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	County of Orange Director of Planning & Development Services Director, OC Public Works	Submittal of satisfactory geotechnical report		Each PA

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522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading Manager OC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	Approval of grading plan demonstrating 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 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)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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

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528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.);		Drainage Improvements (cont.);	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.);		Drainage Improvements (cont.);	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	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

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537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	- Discuss regional water quality and/or watershed programs (if available for the project); - Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; - Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA

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540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	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 BMP's 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)	County of Orange Manager of Building Permits Manager, Permit Services (Building Plan Check) Building Official	Submission of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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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)	County of Orange, Director of Planning & Development Services, Director, OC Public Works	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:	County of Orange, Director of Planning & Development Services, Director, OC Public Works	Verification of compliance with Rule 403 and Rule 402		Each PA
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	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

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555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.)		Fugitive Dust (cont.)	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.)		Fugitive Dust (cont.)	e. Wash mud-covered tires and undercarriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.)		Fugitive Dust (cont.)	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _x and ROC from heavy equipment.	County of Orange Director of Planning & Development Services, Director, OC Public Works	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (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
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange Director of Planning & Development Services, Director, OC Public Works	General note on approved grading plan		Each PA

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558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange- Director-of Planning & Development- Services- Director, OC Public Works	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA
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)	County of Orange- Director-of Planning & Development- Services-and- Manager-of Building-Permits- Services, Director, OC Public Works and the Building Official	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA

Item No.	Cross Reference	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
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange- Manager of Building Permits- Manager-Permit Services- (Building Plan-Check)- Building Official	Approved acoustical analysis		Each PA

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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)	County of Orange Director of Planning & Development Services Director, OC Public Works	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)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works	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 precise grading (GB) permit is in compliance with GA permit.	Each PA

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works	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)	County of Orange Director of Planning & Development Services — Director, OC Public Works (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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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 Manager OC Planned Communities , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	Director, PDS Director, OC Public Works	Provide the Manager, PDS-Subdivision and Infrastructure Manager OC Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

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d. Prior to Precise Fuel Modification Plans												
138	137 and 139 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	Director, PDS- Director, OC Public Works (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list.	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.	Director, PDS- Director, OC Public Works	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.	Director, PDS- Director, OC Public Works	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applicable PA

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206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC- Wide
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	County of Orange Director of Planning & Development Services, Director, OC Public Works	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)	County of Orange Director of Planning & Development Services, Director, OC Public Works	Submittal of satisfactory Water Quality Management Plan		Each PA

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.);		Water Quality Management Plan (cont.);	- Discuss regional water quality and/or watershed programs (if available for the project); - Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; - Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.);		Water Quality Management Plan (cont.);	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, 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)	County of Orange Manager of Building Inspection- Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMP's 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)	County of Orange Manager of Building Permits, Manager, Permit Services, (Building Plan-Check)- Building Official	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange Director of Planning & Development- Services, Director, OC Public Works	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development- Services, Director, OC Public Works	Submittal of satisfactory street improvement plans		Each PA

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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)	County of Orange Director of Planning & Development Services, Director, OC Public Works	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)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Public Works and the Building Official	Submittal of satisfactory acoustical analysis		Each PA

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

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check), Building Official	Approved acoustical analysis		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)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC Public Works	Approved landscaping plan and irrigation plan		Each PA

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

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617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS Director, OC Public Works	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
"B" Map COA		PA3 Builer "B" Map COAs		Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	County of Orange- Manager of- Building Permits- Manager- Permit Services- (Building Plan- Check)- Building Official			
"B" Map COA		PA3 Builer "B" Map COAs		Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS Director, OC Public Works			

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f. 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: • Emergency access • Water Supply	Director, PDS- Director, OC Public Works	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.	Director, PDS- Director, OC Public Works (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)	County of Orange Manager of Inspection- Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.);		Drainage Improvements (cont.);	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	County of Orange Manager of Inspection- Manager, OC Inspection Division	Verification of installation of drainage improvement		Each PA

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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: • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP;	County of Orange Manager of Building Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WQ03)	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.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03)	See above	See above		Each PA

**RANCH PLAN REGULATION
COMPLIANCE MATRIX GUIDANCE DOCUMENT**

**VTTM19349
Appendix C**

PA 3 "A" MAP REQUIREMENTS SORTED BY MILESTONE

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 FIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	County of Orange Manager of Building Inspection Services, Manager, OC Inspection Division	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIC 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)	County of Orange Manager of Building Inspection Services, Manager, OC Inspection Division	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)	County of Orange Director of Planning & Development Services & Manager HBP, Director, OC Public Works	Landscaping and irrigation plan certification from landscape architect		Each PA

**RANCH PLAN REGULATION
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Appendix C**

PA 3 "A" MAP REQUIREMENTS SORTED BY MILESTONE

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

Item No.	Cross Reference	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)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works	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)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works	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

VTTM19349
Appendix C

RANCH PLAN REGULATION
COMPLIANCE MATRIX GUIDANCE DOCUMENT

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.);		Paleontology Resource Surveillance (cont.);	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities — OC Public Works	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)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities — OC Public Works	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

ATTACHMENT 1



January 15, 2025, Updated March 12, 2025, Updated June 25, 2025

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

SUBJECT:
Application for “A” Vesting Tentative Tract Map 19349, Subarea 3.14 East of Rancho Mission Viejo

Dear Ms. Jiménez,

PROPERTY OWNER:
The specific land ownership entity for the proposed project site is RMV PA3 Development LLC (referred to as Rancho Mission Viejo, or “RMV”).

PROJECT LOCATION:
The TT19349 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.14 in unincorporated Orange County, California.

PROJECT DESCRIPTION:
Rancho Mission Viejo requests Subdivision Committee approval of “A” Vesting Tentative Tract Map 19349 within Rancho Mission Viejo (Ranch Plan) Planning Area 3 (Rienda), Subarea 3.14.

Proposed VTTM 19349 includes 20 numbered lots, including:

- 19 Urban Activity Center Lots and Entry Monuments
- 1 Maintenance Area Lot
- 33 Open Space / Slope Lots

The proposed VTTM 19349 also includes 33 lettered lots for the purposes of access, landscape, open space, parks, and slopes.

The table on the following page provides a statistical breakdown of VTTM 19349 proposed uses.

TT17936 STATISTICAL SUMMARY		
Lot No.	Use	Acreage (gross)
2-8, 10, 13-17, 20	Urban Activity Center	68.97

1, 11, 12, 18, 19	Entry Monuments	0.54
9	Maintenance Area	6.15
A-GG	Open Space / Slopes	36.78
Gibby Road	Public Street	4.92
Chava Way	Public Street	3.91
	TOTAL	121.27

PREVIOUS PLANNING APPROVALS:

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

The proposed VTTM is consistent with previously approved Master Area Plan and Subarea Plans for Planning Area 3 approved on September 11, 2019 (PA180030) (amended October 27, 2022 under PA22-0067). The proposed grading permit applications for VTTM 19349 will be processed concurrently.

PREVIOUS CEQA COMPLIANCE:

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

EXISTING LAND USE:

Vacant land, partially previously mass graded (per GRD22-0016 and CEQA document PA180030) to allow for future development.

ZONING:

Project area is zoned as a Development Area by the Ranch Plan Planned Community (PC) and shall be processed per the implementation procedures detailed in the PC Text, Master Area Plan and Subarea Plans for Planning Area 3 (PA22-0067) including Subarea Plan 3.14. The proposed subdivision and eventual land uses are in compliance with the Urban Activity Center uses approved by the PA3.14 Subarea Plan.

CONSISTENCY ANALYSIS:

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

- a. General Plan – The OC General Plan Land Use Element designates Subarea 3.14 of Ranch Plan as “1B, Suburban Residential (0.5 to 18 du/ac)”, per GPA 01-01. The proposed VTTM is consistent with the 1B “Suburban Residential designation.

- b. Zoning – The proposed VTTM is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).
- c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.
- d. Area Plans – The proposed VTTM is consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.14 (PA22-0067).
- e. CEQA – The proposed VTTM is consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.
- f. Alternative Development Standards – All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval are to be confirmed per the Ranch Plan Regulation Compliance Matrix.

ADJACENT LAND USE:

Land uses immediately surrounding the project site include the following:

- West: Subarea 3.14 – Urban Activity Center (TR19227)
- North: Subarea 3.6 - Residential
- South: Subarea 3.14 – Basins
- East: Subarea 3.7 – Residential

ADDITIONAL GENERAL PROJECT DETAILS:Site Access:

General access to the tract is to be provided by Gibby Road, Coyotes, and [Chava Way](#).

Estimated Earthwork:

The estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA3) and Subarea Plan 3.14). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. No Master Plan of Drainage (MPD) facilities have been identified or approved within the site and no MPD fees are required. The [June 2025](#) Master Plan of Drainage prepared by Hunsaker & Associates and Huitt Zollars addresses storm drainage for VTTM19349.

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.

- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code). The Local Park Code requirement for this "A" VTTM will be satisfied at the "B" VTTM level per an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, and 3rd Amendment approved November 7, 2019. Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP (PM07-01) indicates that far more acres of total community-wide parkland will be implemented in Planning Area 3&4 than would be required per County standards, based on the 7,500 dwelling units entitled by the PA3&4 Master Area Plan PA180030, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres).
- Resources Element - Open Space Component - There are no open space dedication requirements of the subject map.
- OCTA Strategic Plan for Bikeways - There are no County-wide bikeways identified within the area of this map.

Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts. No school facilities are proposed within this project area.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Development Agreement - The project site and the entire Ranch Plan community area is subject to the Rancho Mission Viejo Development Agreement approved by the County of Orange November 8, 2004, which ensures entitlement certainty, added public facility benefits, and phased development in concert with the provision of public services and facilities, thereby promoting the objectives of the General Plan Growth Management Element.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District. The district will provide a "will-serve" letter prior to subdivision approval indicating provision of water and sewage disposal service to this development.
- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety - Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development, per the TT19349 Fire Master Plan to be approved by OCFA prior to subdivision approval. [Approved 5/20/25](#). Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

- Scenic Highway Corridors – Cow Camp Road is a scenic highway and is North of the VTTM.
- Access/Highways/Streets/Roads - Access to the site is proposed via Gibby Road, Coyotes, and Chava Way. Internal tract access will eventually be provided by internal streets.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Consistency with ROSA

As seen in the submitted flowline setback exhibit, the proposed tentative tract map will be clear of any impacts to the toad setback and adjacent slope areas within the toad setback. The exhibit clearly shows the 200-meter dimension from creek centerline, toad setback shaded in green, and slopes with in toad setback shaded in blue. VTTM19349 will be consistent with section 4.8 of the ROSA.

DEVIATIONS FROM STANDARDS OF DESIGN:

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

ALTERNATIVE DEVELOPMENT STANDARDS:

As indicated in the notes for TT19349, as allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards listed on the VTTM exhibit are intended to be incorporated into the development.

REGULATION COMPLIANCE MATRIX ITEMS:

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

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

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

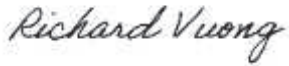
The applicant understands that the tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority.

The applicant further understands that the VTTM must be approved by the OC Subdivision Committee at a Public Meeting with a public notice mailed to all property owners of record within

300 feet of the subject, and posted at the site, at the Orange County Hall of Administration, and at 601 N. Ross Street, as required by established public meeting posting procedures.

Upon review of this application our hope is that staff supports OC Subdivision Committee approval of Vesting Tentative Tract Map 19349. Please contact me with any questions, or if you or your staff need any further information.

Sincerely,

A handwritten signature in cursive script that reads "Richard Vuong".

Richard Vuong
Project Director, Planning and Entitlement
Rancho Mission Viejo

ATTACHMENT 2

BOARD OF DIRECTORS

LAURA FREESE
MARGARET NOVAK
SAUNDRA F. JACOBS
BETTY H. OLSON, PH.D
FRANK URY

ROBERT S. GRANTHAM
GENERAL MANAGER



Santa Margarita Water District

August 14, 2025

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

Subject: **Preliminary Water and Sewer Letter for Rancho Mission Viejo, VTTM 19349, Rancho Mission Viejo, in Improvement District No. 5**

Greetings:

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

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

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

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

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

Sincerely,
SANTA MARGARITA WATER DISTRICT

Patricia A Butler
Chief Engineer

S:\ENGINEERING\PRELIMINARY WILL SERVE\2025\Will Serve VTTM 19349.doc

ATTACHMENT 3



EXISTING CURB & GUTTER	PROPOSED C&G	EXISTING STORM DRAIN	EXISTING SANITARY SINKER	EXISTING DOMESTIC WATER	EXISTING RECYCLED WATER	EXISTING IRRIGATION WATER	PROPOSED STORM DRAIN	PROPOSED SANITARY SINKER	PROPOSED DOMESTIC WATER	PROPOSED RECYCLED WATER	TOP OF SLOPE	TOE OF SLOPE	LOT NUMBERS	LOT LETTERS	PROPOSED STREET / ALLEY / SIDEWALK
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
			SS	SS				SS	DS	DS					

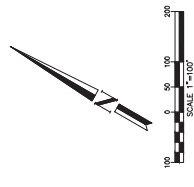
	RIGHT-OF-WAY (ROW)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	FLOW LINE
	PROPOSED CONTOUR ELEVATION
	EXISTING CONTOUR ELEVATION
	DATUM LINE
	SHEET FLOW & RATE
	MSE WALL
	SUB AREA PLAN BOUNDARY
	TODD SETBACK
	100-YR FLOOD PLAIN

EXISTING EASEMENTS

- | | |
|--|--|
| 20000001416 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 20000001416 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| 20000000347 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 20000000347 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| 20000003370 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 20000003370 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| 90-377391 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 90-377391 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| 91-701612 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 91-701612 0.0 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| 7625-PAGE 409 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | 7625-PAGE 409 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| BOOK PAGE 387 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) | BOOK PAGE 387 - SOME PUBLIC UTILITY EXEMPT (TO BE REMOVED) |
| RE 18207 BOOK 1012/PAGE 13-49 MM - PUBLIC STORM DRAIN (TO REMAIN IN PLACE) | RE 18207 BOOK 1012/PAGE 13-49 MM - PUBLIC STORM DRAIN (TO REMAIN IN PLACE) |
| RE 18207 BOOK 1012/PAGE 13-49 MM - DOMESTIC SEWER (TO REMAIN IN PLACE) | RE 18207 BOOK 1012/PAGE 13-49 MM - DOMESTIC SEWER (TO REMAIN IN PLACE) |

PROPOSED EASEMENTS

- | | DESCRIPTION | RECIPIENT |
|---|---------------------------------------|------------------|
| 1 | INGRESS EGRESS EASEMENT | LOTS 5-8, 10 |
| 3 | LOT FF & GG CLASS 1 BIKENWAY EASEMENT | COUNTY OF ORANGE |



[illegible]

**HUITT
ZOLLARS**
2603 Main Street, Suite 600
Irvine, California 92614-4250
949.988.5815
www.huittzollars.com

VESTING TENTATIVE TRACT MAP NO. 19349	RANCHO MISSION VIEJO PLANNING AREA 3 SUBAREA 3.14 EAST	RMV COMMUNITY DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN
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SR25000278	
HZ PROJECT NO.:	R314197.02
ISSUE DATE:	JUNE 23, 2025
DRAWN BY:	G.N.
REVIEWED BY:	S.M.
APPROVED BY:	V.I.

SHEET 3 OF 3

ATTACHMENT 4

- **ZONE A - NO NON-COMPETITIVE CONSTRUCTION**
Zone A is a no non-competitive construction zone. Zone A is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE B - 10% REMOVAL OF RIPARIAN SHRUBS**
Zone B is a 10% removal of riparian shrubs zone. Zone B is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE C - 20% REMOVAL OF RIPARIAN SHRUBS**
Zone C is a 20% removal of riparian shrubs zone. Zone C is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE D - 30% REMOVAL OF RIPARIAN SHRUBS**
Zone D is a 30% removal of riparian shrubs zone. Zone D is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE E - 40% REMOVAL OF RIPARIAN SHRUBS**
Zone E is a 40% removal of riparian shrubs zone. Zone E is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE F - 50% REMOVAL OF RIPARIAN SHRUBS**
Zone F is a 50% removal of riparian shrubs zone. Zone F is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE G - 60% REMOVAL OF RIPARIAN SHRUBS**
Zone G is a 60% removal of riparian shrubs zone. Zone G is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE H - 70% REMOVAL OF RIPARIAN SHRUBS**
Zone H is a 70% removal of riparian shrubs zone. Zone H is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE I - 80% REMOVAL OF RIPARIAN SHRUBS**
Zone I is an 80% removal of riparian shrubs zone. Zone I is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.
- **ZONE J - 90% REMOVAL OF RIPARIAN SHRUBS**
Zone J is a 90% removal of riparian shrubs zone. Zone J is defined by the Interstate I-90, the North River, and the Interstate Corporation of Property, owned with undivided estate.

[illegible]

INTERIOR PLANTING FOR SLOPES AND STREETSCAPES

NOTE: THE LANDSCAPE PLANTING IS NOT FROM ALL STRUCTURES WITHIN

SEPARATION REQUIREMENTS FOR INSTALLATION AND MAINTENANCE IN ALL FUEL MODIFICATION CASES. ATTACHMENT 16 (PROVIDED ON SHEET 2, AS REVISED AND APPROVED WITH THE CONCEPTUAL FUEL MODIFICATION PLAN) WHILE THE PLASMA COW REQUIREMENTS ARE ADHERED TO, DUE TO THE LIMITED INFORMATION AVAILABLE TO THE EPC, THE EPC HAS REQUESTED THAT THE MASTER ENGINEER DESIGNER DESIGN AND/OR REDESIGN THE PLASMA COWS TO BE USED IN THE MODIFICATION. ANY FUEL REVISION BY THE HSA ARE NOT BEING SPECIFICALLY TO THE APPROVED FUEL MODIFICATION PLAN. ALTERNATIVE PLANT SPECIES MAY BE PERMITTED ON A CASE BY CASE BASIS THROUGH A REVIEW THROUGH, AND WITH APPROVAL BY, THE EPCFA.

17) TEMPORARY FUEL MODIFICATION AREA:

North (last) in weight on the open A/B negotiation when the selected areas will be maintained in A/B for one year, and the out-draw, in weight, twice per calendar year, once by May 15 and once August 15 of each year. Any hydrocarbon will be used for temporary energy and location shall be provided with a temporary negotiation in the field prior to the final grid of the hydrocarbon control measures. The hydrocarbon risk and location shall be reviewed and approved as part of the Fuel Modification Plan. Natural vegetation beyond the selected areas shall be burned a minimum of 50% and will be the Addressed. To spending requirements provided on Sheet 1. The Temporary Fuel Modification shall be maintained in Ranchos on Web.



RANCHO MISSION VIEJO RIENDA - PLANNING SUB AREA 3.14 EAST
CONCEPTUAL FUEL MODIFICATION PLAN
FUEL MODIFICATION LAYOUT
VESTING TENTATIVE TRACT MAP 89349 - LOTS 1 THROUGH 20
MINICORPORATED ORANGE COUNTY
OCTA SERVICE REQUEST NO. 25XXXX

RMV COMMUNITY DEVELOPMENT, LLC
2001 I ORTEGA HIGHWAY
SAN JUAN CAPIS TRUNO, CA 95026

firesafe PLANNING, INC.
28508 AIROSO STREET
RANCHO MISSION VELD, CA 92054
(649) 240-5541

HUITT-ZOLLARS
INCUBATORS, INC.
24615 Main Street, Suite 400
Farmingdale, California 94024
Phone (415) 368-3875 Fax (415) 368-3833

MEMORANDUM

[illegible][illegible]

Diagram of a 12' x 36' fire lane sign. The sign is rectangular with a black border. The text on the sign is as follows:

NOTICE
 NO PARKING TRUCKS
 MARKED AS FIRE LANE
FIRE LANE
 VIOLATION OF THIS
 SIGN IS A VIOLATION
 OF THE CITY OF
 CHICAGO ORDINANCE
 CHICAGO FIRE DEPT. 20-011
 CHICAGO FIRE DEPT. 20-011
 CHICAGO FIRE DEPT. 20-011

Dimensions: 12' (width) x 36' (height). The sign is divided into two sections by a horizontal line. The top section contains the text "NOTICE NO PARKING TRUCKS MARKED AS FIRE LANE" and the bottom section contains the text "FIRE LANE". The sign is mounted on a post. The sign is 12' wide and 36' high. The sign is divided into two sections by a horizontal line. The top section contains the text "NOTICE NO PARKING TRUCKS MARKED AS FIRE LANE" and the bottom section contains the text "FIRE LANE". The sign is mounted on a post. The sign is 12' wide and 36' high.

[illegible]

FIRE FLOW TEST REQUIREMENT

NOTE: A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SAINT MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDED TO, AND REVIEWED BY, THE FIRE DEPARTMENT. THE FIRE FLOW TEST SHALL BE PROVIDED TO THE FIRE DEPARTMENT WITHIN 10 BUSINESS DAYS OF THE LUMBER DROP INSPECTION.

regression, journaling, or some up and coming technology. I'm not sure if I'll be able to do it, but I'll try.

[illegible]

ARPS ARPS ASSOCIATION OF REGISTERED PROFESSIONAL SURVEYORS	28100 ARDEN STREET SAN JOSE, CA 95134 (415) 285-5911	firesafe FOR FINANCIAL RISK	PREPARED BY:	20011 COTTAGE SAN JUAN CAPITAN (649) 245-3300	RMW CONSULTING DEVELOPMENT (649) 245-3300
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[illegible][illegible]

Architectural drawing of Section A of the 40' Public Room. The drawing shows a cross-section of the building with various dimensions and structural details. The main dimensions are 40' for the total width and 12' for the depth. The drawing includes a section line A-A, a section cut symbol, and a section cut label. The drawing also shows a section cut symbol and a section cut label. The drawing includes a section line A-A, a section cut symbol, and a section cut label. The drawing also shows a section cut symbol and a section cut label.

SHEET INDEX		DRAWING SCALE	
F-1	CITY COVER SHEET	 	
F-2	SUB-AREA 11 BACKSIDE OVERALL FIRE MASTER PLAN		
F-3	SUB-AREA 13.1 BACKSIDE FIREMASTER PLAN		
F-4	SUB-AREA 13.1 BACKSIDE FIREMASTER PLAN		

Technical drawing of a roof plan (Dachplan) for a building. The drawing shows a rectangular footprint with a gable end. The overall width is 20m. The gable width is 4m, and the gable height is 12m. The roof pitch is indicated as 1:1. The drawing is labeled 'Dachplan' and '1:100'.

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REVIEWS

