
ITEM #2**SUBDIVISION COMMITTEE FINAL REPORT**

DATE: September 17, 2025

TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

SUBJECT: "A" Vesting Tentative Tract Map 17936 for Planning Area 3, Subarea 3.6, The Ranch Plan Planned Community

PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17936 (VTM 17936) to subdivide 172.33 acres into 193 total lots: 139 numbered lots for residential development, private parks, a future church site, a vehicular access lot, and monument signage; 54 lettered lots for vehicular access, open space/slopes and landscape lots. The map comprises the area identified as Subarea 3.6 in Planning Area 3 of the Ranch Plan Planned Community.

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 1B "Suburban Residential, 6 "Urban Activity Center"

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

OWNER /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) 17936, 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 VTTM 17936. 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 VTTM 17936.
 - 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 VTTM 17936, 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). Subarea 3.6 is currently being mass graded per grading permit GRD24-0116. The applicant has submitted VTTM 17936 which is the next level of entitlement for the development of Subarea 3.6.

Proposed Project

Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17936 (VTTM 17936) to subdivide 172.33 acres into 139 numbered lots and 54 lettered lots. The numbered lots are proposed for residential development, private parks, a future church site, a vehicular access lot and monument signage. The lettered lots are proposed for vehicular access, open space/slopes and landscape lots. Of the 139 numbered lots, 126 are intended to be sold to merchant builders for the development of 1,135 dwelling units. The 13 remaining numbered lots have been designated for private parks (5 lots), a future church site (1 lot), a vehicular access lot (1 lot) and community monument signage (6 lots).

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Vacant land, Future Bucker Way, Future Subarea 3.10 development
- East: Vacant land, Future Subarea 3.7 development
- South: Existing Industrial uses, Future Cow Camp Road, Future Subarea 3.14 development
- West: Coyotes, Subarea 3.3, Future school site and future multi-family development

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

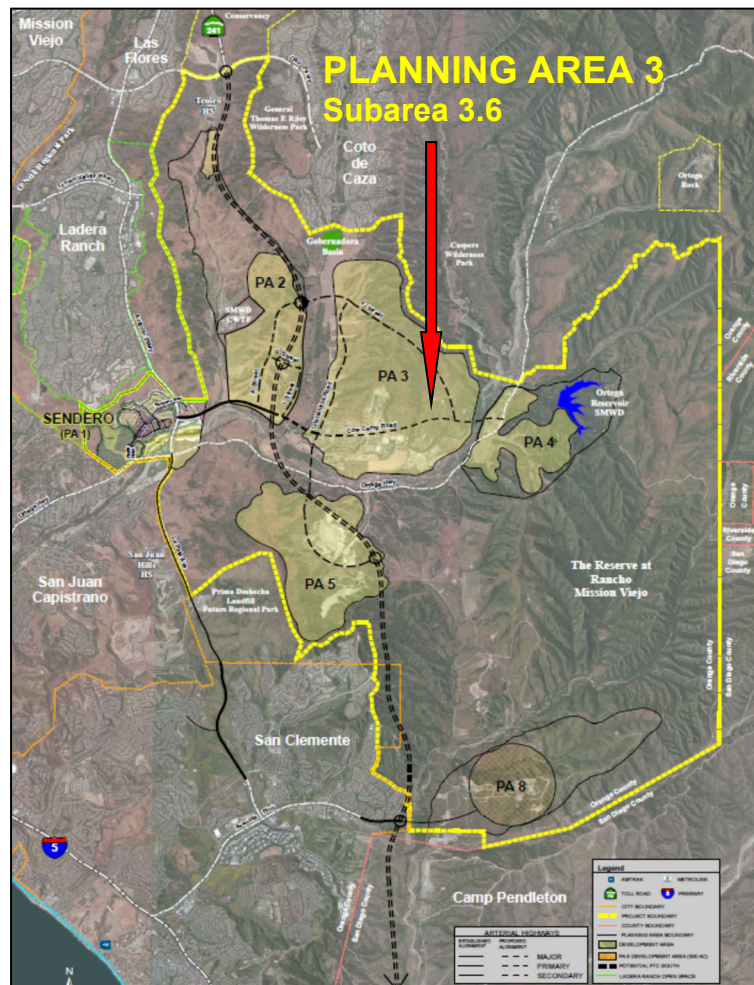
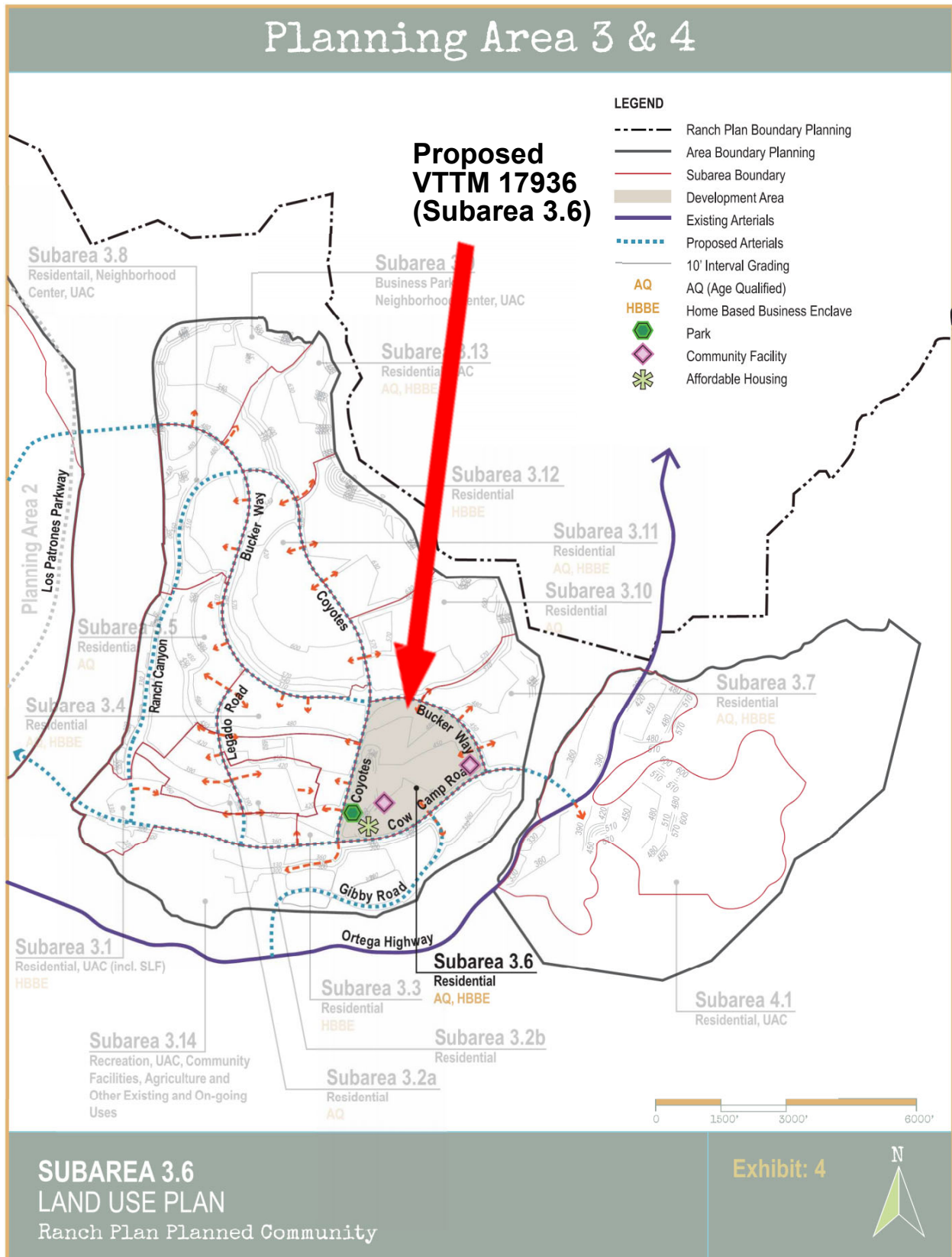


Exhibit 1 - General Vicinity Map



DISCUSSION/ANALYSIS:Subarea Plan 3.6

Consistent with Subarea Plan 3.6, VTTM 17936 proposes the development of residential uses east of Coyotes and north of Subarea 3.14. The approved Subarea Plan 3.6 identifies 172 gross acres for development with a maximum of 1,135 residential dwelling units and up to 5 acres of public parkland. The Subarea 3.6 boundary depicted in Exhibit 2 (Page 4) is shown on the plans for VTTM 17936 and is consistent with the subarea boundary. Although the proposed gross acreage of 172.33 for VTTM 17936 is slightly larger than Subarea 3.6, the plans show that all proposed development within VTTM 17936 is to be located within the boundary of Subarea 3.6. Additionally, future “B” tentative tract map and site development permit submittals within VTTM 17936 will result in the development of a maximum of 1,135 dwelling units. Therefore, proposed VTTM 17936 is consistent with Subarea Plan 3.6.

General Description

VTTM 17936 proposes 139 numbered lots and 54 lettered lots with access to the tract to be provided by future Coyotes, future Cow Camp Road and future Bucker Way. Internal tract access will be provided by a subsystem of public and private residential level streets. The tract map includes three private parks (Lots 127-129, 137 and 139) located adjacent to residential development and a future church site at the northwest corner of the tract. Residential lots are proposed throughout the project site with the intent of being further subdivided through future merchant builder “B” Vesting Tentative Tract Maps. The following table provides a statistical breakdown of uses proposed within VTTM 17936:

VTTM 17936 STATISTICAL SUMMARY

Lot No.	Use	Acreage (gross)
1-126	Residential Lots	105.22
127-129, 137, 139	Private Parks	7.05
130	Church Site	5.54
138	Access Lot	0.38
131-136	Entry Monuments	0.62
N, Q, DD, VV	Access Lots	1.81
B-I, K-M, O, P, R-CC, EE-GG, II-PP, RR-UU, WW-ZZ, BBB	Open Space/Slopes	21.99
A, J, HH, QQ, AAA	Landscape Lots	1.46
	Public Streets	28.25
	TOTAL	172.33

Consistency Analysis:

Proposed “A” VTTM 17936 is consistent with:

- a. State Subdivision Map Act, the County of Orange Subdivision Code and the County of Orange Subdivision Manual

- b. General Plan, Land Use Element: 1B Suburban Residential, 6 Urban Activity Center. The proposed map is consistent with the 1B Suburban residential and 6 Urban Activity Center 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 3.6 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 17936.
- 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 6,128,887 cubic yards of cut, 6,160,294 cubic yards of fill, and 31,407 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 3.6, 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 3.6). VTTM 17936 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, 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 96 acres of creditable parkland are anticipated in Planning Area 3. Specifically, for Subarea 3.6 the Ranch Plan LPIP indicates 6 acres of private parkland are required. VTTM 17936 has identified 6.12 acres for the development of a private park with easement (Lots 127-129), which is consistent with the Ranch Plan LPIP. To be counted as creditable parkland by the Ranch Plan LPIP, a Private Park Easement shall be recorded over Lots 127-129 on the Final Map. Condition of Approval 8 has been included to ensure compliance with the Ranch Plan LPIP

- Resources Element, Open Space Component - There are no open space dedication requirements applicable to the subject map.
- County Bikeway Plan - There are no bikeways identified within the area of this map.

Public Services & Utilities

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926 or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs – 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 5, 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# 25003250 and Backbone Fire Master Plan SR# 25000207 were approved by OCFA on July 17, 2025 for VTTM 17936.
- 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 Coyotes and future Bucker 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# 25003250 and Backbone Fire Master Plan SR# 25000207, both approved on July 17, 2025. 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 17936 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 17936, 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 127-129, 137, and 139 are developed exclusively for use as private parks; Lot 130 is developed exclusively for use as a church site; Lot 138 is developed exclusively for vehicular access; and Lots 131 through 136 are developed exclusively as locations for monument signage as depicted on VTTM 17936. 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 17936. The following approved Ranch PC Alternative Development Standards (approved May 22, 2024) are proposed as part of VTTM 17936:

- A-1 36-Foot Double Loaded Streets
- A-4 Neighborhood Entryways
- A-5 Residential Parkways
- A-6 Collector Road and Secondary Medians
- B-2 Intersection Sight Line Standards
- B-8a Residential Corner Ramp Condition Typical Intersection
- B-9 Modified Color Of Curb Ramp Detectable Warning Surface
- C-6 Additional Parkway And Street Median Trees
- G-8 Reduced Local Depression On Public Streets
- J-1 NEV Intersection Treatments

- J-2 NEV Signage
- J-4 Class II On-Street NEV Lane
- J-5 Class III NEV Route

RANCH PLAN COMPLIANCE MATRIX & CONDITIONS OF APPROVAL

Subsequent to the overall Ranch Plan approvals and settlement agreements, a program was developed to further assist in monitoring all applicable project conditions, mitigations, requirements and other provisions. These have been compiled into a single document, the Mitigation Regulation Compliance Matrix (Compliance Matrix), which identifies more than 600 required items for the Ranch Plan. Provisions applicable to The Planning Area 3 Master Area Plan and Subarea Plans have been separated and identified by permit type and/or milestone in the Mitigation Regulation Compliance Matrix as Appendix C. Staff has reviewed applicable Compliance Matrix items for VTTM 17936 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 17936.

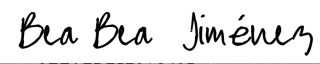
CONCLUSION:

Based upon the review of the subject submittal, staff supports approval of the applicant's proposed Vesting Tentative Tract Map 17936 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 Zagarra, 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 17936 was approved by the Orange County Subdivision Committee on September 17, 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 TT17936

1	EIR AND ADDENDUM	TT17936
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 VTTM17936, 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 VTTM17936. 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	TT17936
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	TT17936
That the proposed map is consistent with the Orange County General Plan.		
4	DESIGN & IMPROVEMENT	TT17936
That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.		
5	DEVELOPMENT TYPE	TT17936
That the proposed site is physically suitable for the proposed type of development.		
6	DEVELOPMENT DENSITY	TT17936
That the proposed site is physically suitable for the proposed density of development.		
7	ENVIRONMENTAL DAMAGE	TT17936
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	TT17936
That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.		
9	PUBLIC EASEMENTS	TT17936
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	TT17936
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	TT17936
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	TT17936 (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	TT17936
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	TT17936
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.

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EXPIRATION OF MAPS

TT17936

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.

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LOCAL PARK CODE

TT17936 (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.

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DEVELOPMENT AGREEMENT

TT17936

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.

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APPEAL OF EXACTIONS

TT17936

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 TT17936

1 RANCH PLAN REGULATION COMPLIANCE MATRIX TT17936

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

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 TT17936

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 TT17936

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 TT17936

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 TT17936

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

6 BEST MANAGEMENT PRACTICES TT17936

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 127 THROUGH 139 TT17936 (Custom)

Prior to recordation of the final tract map, notes shall be provided on the final tract map indicating Lot 127 through 129, 137, and 139 are developed exclusively for use as private parks, Lot 130 is developed exclusively for use as a church, Lots 131 through 136 are developed exclusively as locations for monument signage, and Lot 138 is developed exclusively for use as an access lot as depicted on VTTM 17936, 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 PRIVATE PARK EASEMENT TT17936 (Custom)

Prior to recordation of the final tract map, an easement shall be dedicated over Lots 127 through 129 for Private Park purposes to the County of Orange in accordance with Park Modification PM07-01, the Ranch Plan Local Park Implementation Plan. No other easement shall be granted over the private park easement which is inconsistent with the site for local park uses, unless the easement is made subordinate to said easement in a manner meeting the approval of the County of Orange. The maintenance and liability of the private park shall remain the responsibility of the Rancho Mission Viejo Master Maintenance Corporation, the subdivider, or their successors.

Prior to recordation of the final tract map, the subdivider shall submit a plan of the proposed private park/recreation facility in a manner meeting the approval of the Division Manager, Land Development, to determine compliance with the Ranch Plan Local Park Implementation Plan.

9 COW CAMP ROAD TT17936 (Custom)

Prior to the issuance of any rough grading permits for areas within the boundaries of VTTM 17936, 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 17936, 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 17936, VTTM 19349 and VTTM 19384 or revisions to the VTTMs may be required prior to Final Map recordation.

APPENDIX C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. 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 contain language prohibiting the planting of plants on most current California Invasive Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV 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 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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
527		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

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
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

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
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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a Subdivision Map	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility _____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b, modified)	County of Orange Director of Planning & Development Services Director, OC Public Works (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County 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.):	<ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange Director of Planning & Development Services, Director, OC Public Works	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

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
545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	<u>Private</u> Street Improvements:		<u>Private</u> 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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
546.3		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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of improvements' construction in SC 4.6-8A	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 Services, Director, OC Public Works	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of ___ % of the cost of / /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 Services, 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 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
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 consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC-Wide
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	Director, PDS Director, OC Public Works	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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

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

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528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County 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.):	<ul style="list-style-type: none"> • 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 BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check), Building Official	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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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 under-carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _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 County of Orange 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

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559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard 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 clearance required if 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) 514 (ROSA Exhibit G)	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.):	<ul style="list-style-type: none"> 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 Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	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 Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	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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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

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560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	County of Orange Manager of Building Inspection Services, Manager, OC Inspection Division	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	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

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
566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	County of Orange Manager, Construction and Manager, Building Inspection Services, Manager, OC Inspection Division	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 Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
i. Prior to Release of Grading Bond												
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	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

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 18, 2025, Updated May 9, 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 17936, Subarea 3.6 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”). The site will eventually be the site of eight “B” Vesting Tentative Tract Maps for sites to be purchased and developed by neighborhood builders.

PROJECT LOCATION:

The TT17936 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.6 in unincorporated Orange County, California.

PROJECT DESCRIPTION:

Rancho Mission Viejo requests Subdivision Committee approval of “A” Vesting Tentative Tract Map 17936 within Rancho Mission Viejo (Ranch Plan) Planning Area 3 (Rienda), Subarea 3.6.

Proposed VTTM 17936 includes 132 numbered lots, including:

- 126 residential lots proposed throughout the project site with the intent of being further subdivided by “B” VTTMs proposed later this year by neighborhood builders.
- 5 private park lots
- 1 Church
- 6 Entry Monument lots
- 1 Access Lot

The proposed VTTM 17936 also includes 49 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 17936 proposed uses.

TT17936 STATISTICAL SUMMARY

Lot No.	Use	Acreage (gross)
1-126	Residential Lots (126 lots)	105.22
130	Church	5.54
127-129, 137, and 139	Private Parks	7.05
131-136	Entry Monuments	0.62
A, I, NN	Landscape Lots	0.21
138, & K, N, AA, SS	Access Lots	1.53
B-H, J, L, M, O-Z, BB-MM, OO-RR, TT-UU	Open Space/ Slopes	27.81
	Public Streets	28.25
	TOTAL	172.33

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 17936 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 3.6. The

proposed subdivision and eventual land uses are in compliance with the Residential Uses approved by the PA3.6 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 3.6 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 3.6 (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 3.3 – Residential, Park, and School
- North: Subarea 3.10 - Residential
- South: Subarea 3.14 – Urban Activity Center
- East: Subarea 3.7 – Residential

ADDITIONAL GENERAL PROJECT DETAILS:

Site Access:

General access to the tract is to be provided by future Bucker Road which will be a public road from the north and Cow Camp Road which will be a public road running east and west.

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 3.6). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Off-site grading and improvements in Subarea 3.10 will be required to accommodate SMWD reservoirs including related access road.

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 January 2025 Master Plan of Drainage prepared by Hunsaker & Associates and Huitt Zollars addresses storm drainage for VTTM17936.

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 TT17936 Fire Master Plan to be approved by OCFA prior to subdivision approval. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) - This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

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

DEVIATIONS FROM STANDARDS OF DESIGN:

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

ALTERNATIVE DEVELOPMENT STANDARDS:

As indicated in the notes for TT17935, 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)

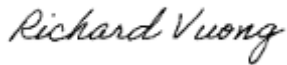
REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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 17936. 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".

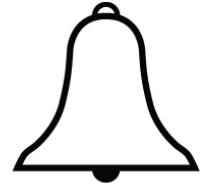
Richard Vuong
Project Director, Planning and Entitlement
Rancho Mission Viejo

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 5, 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 17936, 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 Butler

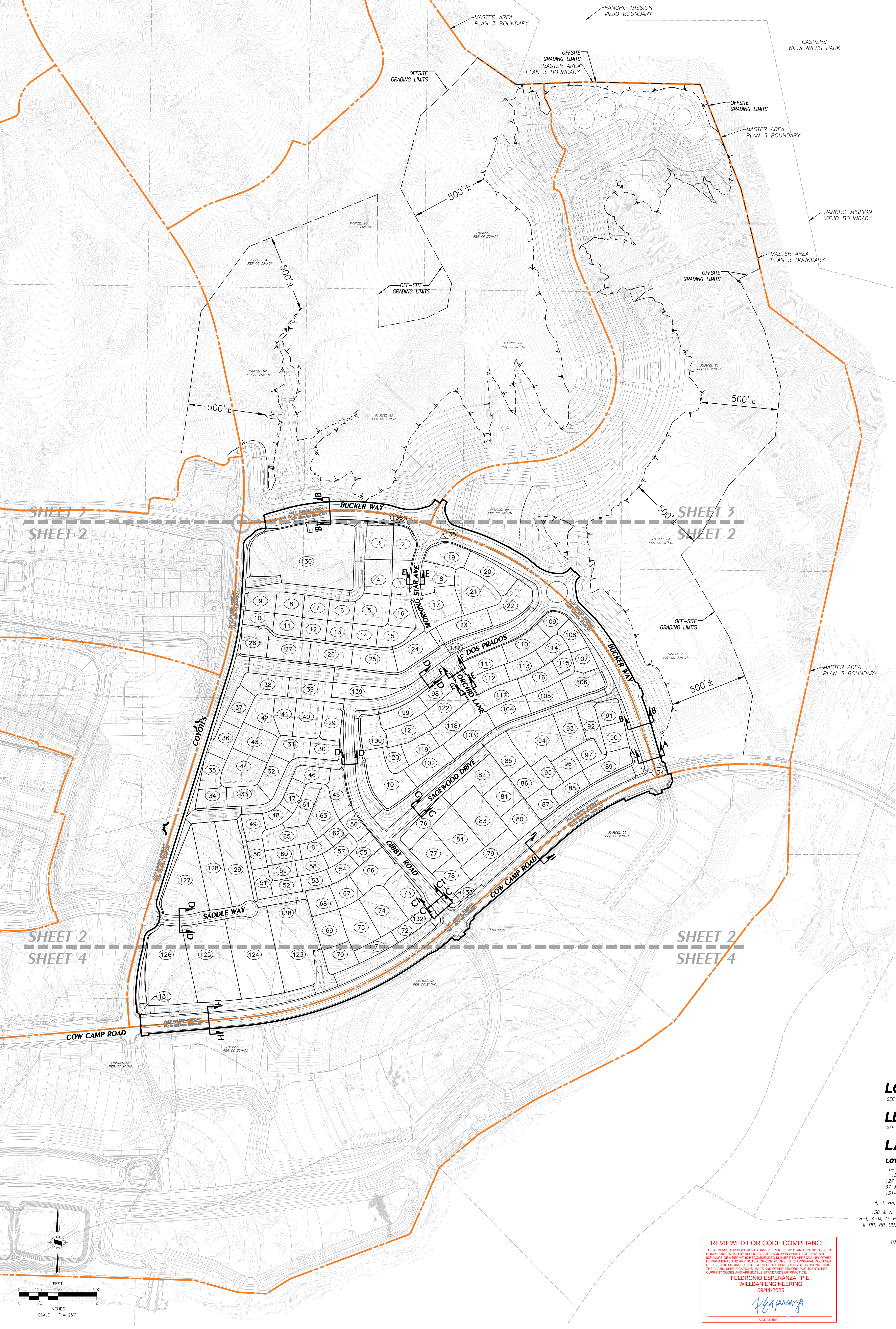
Patricia A Butler
Chief Engineer

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ATTACHMENT 3

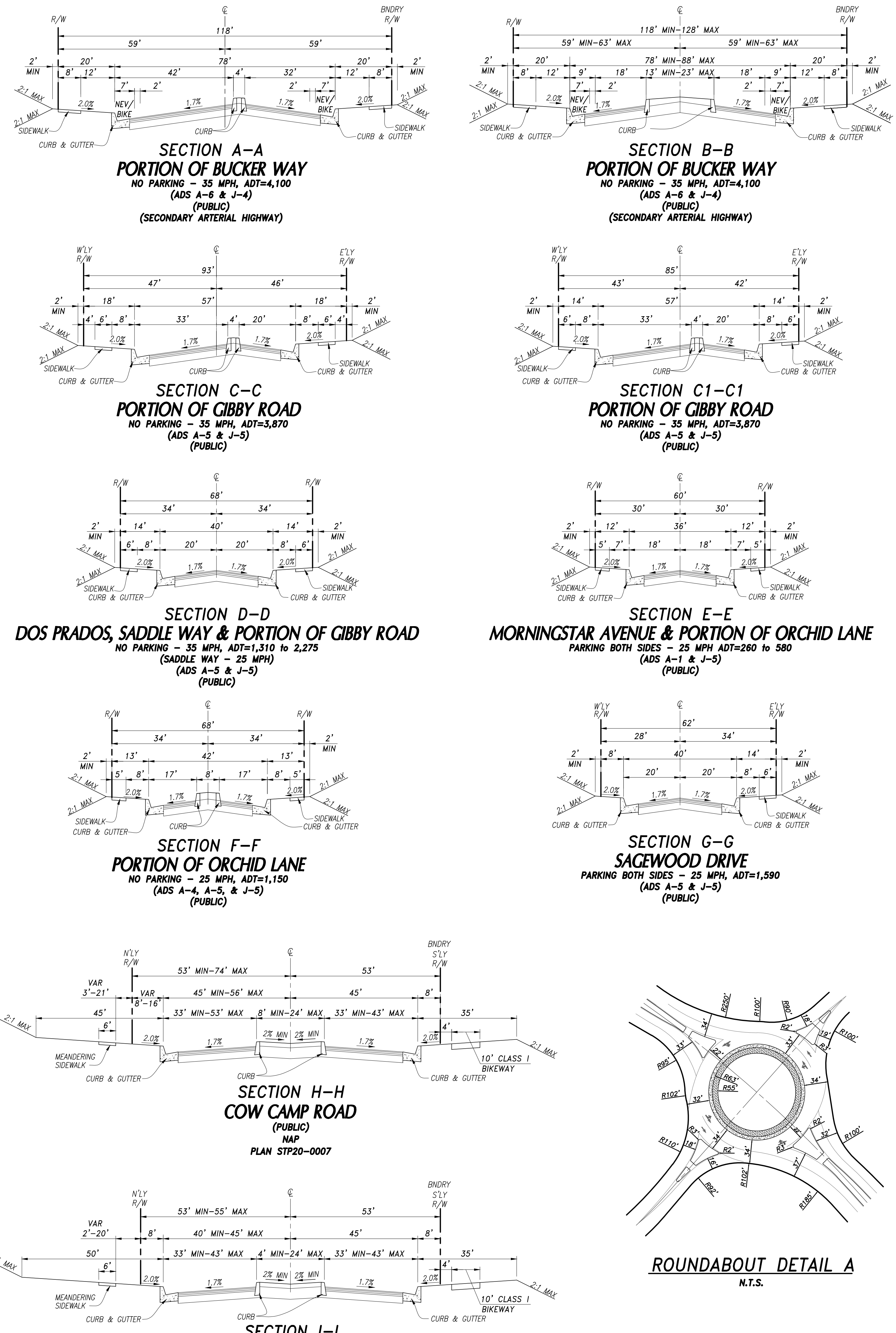
INDEX MAP

FOR THE MASTER PLAN SEE SHEETS 2, 3 & 4

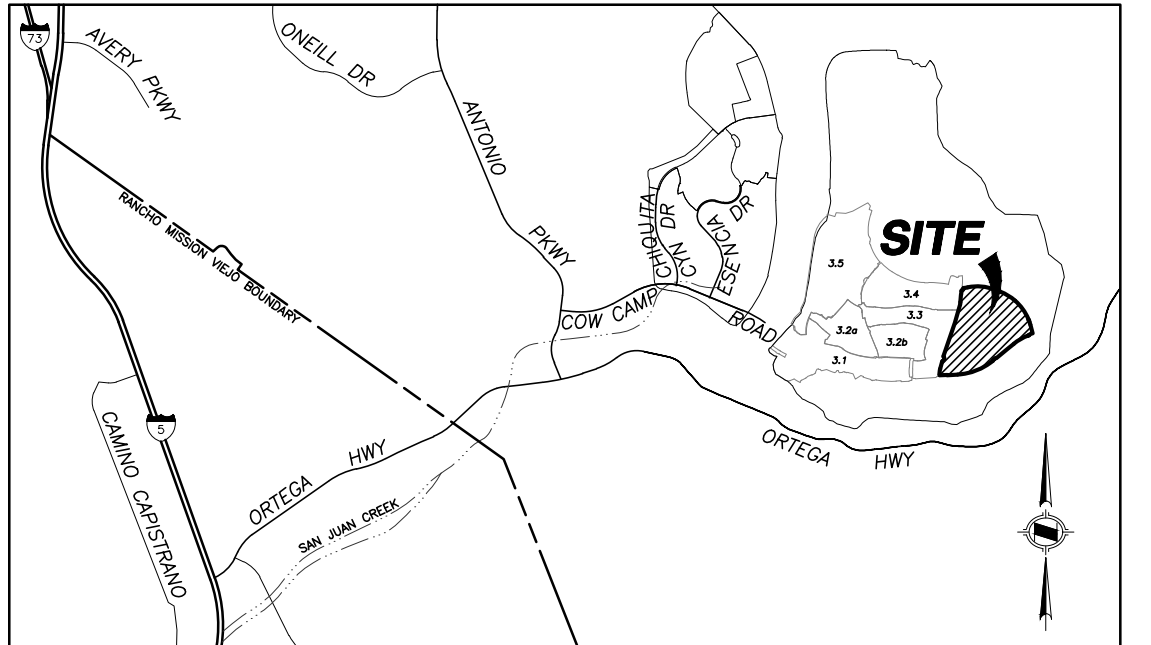


STREET SECTIONS

N.T.S.



VICINITY MAP

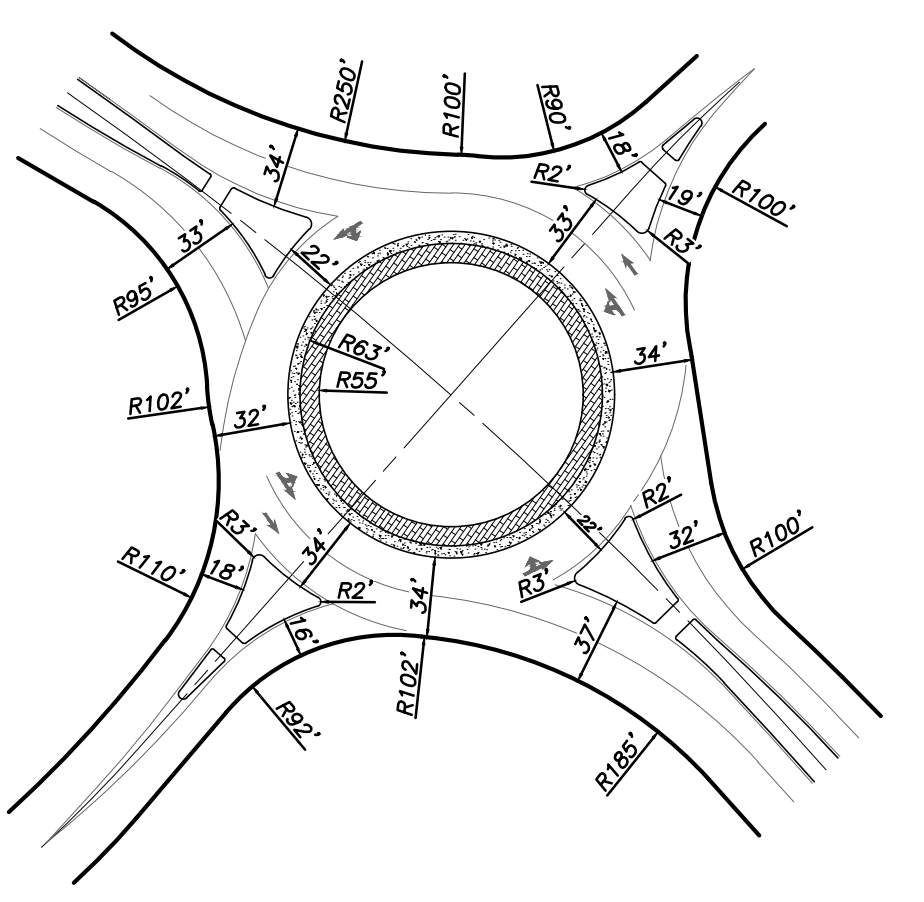


NOTES

- EXISTING LAND USE: VACANT/AGRICULTURAL LAND (CITRUS ORCHARDS), PARTIALLY MASS GRADED PER ORD22-0016 TO ALLOW FOR FUTURE DEVELOPMENT.
- EXISTING ZONING: PROJECT AREA IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION 10.2 OF THE PC TEXT. MASTER AREA PLAN PH 3 AND SUBAREA PLAN PH 3.6 RESERVE THE PROJECT SITE AS RESIDENTIAL.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.6 (PH24-0164) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
- GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP PER A CONCURRENT PROCESSING REQUEST LETTER PLAN CHECKING OF ROUGH GRADE PLANS OR PROPOSED GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW SUBDIVISION APPROVAL, PER COMPLIANCE WITH APPROPRIATE CONDITIONS OF APPROVAL.
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM ER 589 AND ADDENDUM 3.1 (PH40027-81).
- PROPOSED GRADING HAS BEEN ADDRESSED PER (CEQA DOCUMENT) THE RANCH PLAN FINAL PROGRAM ER 589 AND ADDENDUM 3.1 (PH40027-81).
- ADJACENT LAND USE:
 - WEST: COTYPES AND SUB AREAS 3.3 & 3.4 EXISTING RESIDENTIAL DEVELOPMENT.
 - NORTH: BUCKER WAY AND SUBAREAS 3.10 & 3.11 FUTURE RESIDENTIAL DEVELOPMENT.
 - SOUTH: COW CAMP ROAD & SUB AREA 3.14 FUTURE DEVELOPMENT.
 - EAST: BUCKER WAY & SUB AREA 3.17 - FUTURE RESIDENTIAL DEVELOPMENT.
- SANITARY SEWER SERVICES PROVIDED BY SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY SANTA MARGARITA WATER DISTRICT.
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY SANTA MARGARITA WATER DISTRICT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 60KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- USE:
 - SOUTHERN CALIFORNIA GAS COMPANY
 - SAN DIEGO GAS AND ELECTRIC
 - TELEPHONE: AT&T AND COW COMMUNICATIONS
 - CABLE TELEVISION: COW COMMUNICATIONS
- PROJECT SITE IS WITHIN THE CANTERBURY UNIFIED SCHOOL DISTRICT.
- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE D.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "VESTING TENTATIVE TRACT MAP WITH 17936 SUBAREA 3.14 EAST, AND WITH 17936 SUBAREA 3.6 MASTER PLAN OF DRAINAGE" PREPARED BY HUNSAKER AND ASSOCIATES AND THE RUN OFF MANAGEMENT PLAN (RMP) PH 3 & 4. DRAINAGE DESIGN: 2" STORM FLOOD TOLERANCES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON. ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE "APPROVED" PRIOR TO RECONSTRUCTION OF A SUBDIVISION MAP FOR PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS. OFFSITE FLOODS WILL BE CONVEYED TO EXISTING AREAS WITHIN THE EXISTING MAP STORM DRAIN FACILITIES.
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF BOTH THE COUNTY OF ORANGE, OR PUBLIC WORKS (COWP) STANDARD PLANS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRIBUTION AS PUBLISHED BY THE BUILDING DEPARTMENT, EACH OF WHICH SHALL BE KEPT ON THE WORK SITE AT ALL TIMES. DESIGN OF ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF THE ORANGE COUNTY HIGHWAY DESIGN MANUAL, LOCAL ORDINANCES, AND THE D.C. DRAINAGE MANUAL. ALL LOCAL STREETS, PRIVATE AND PUBLIC, SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS OF COW STANDARD PLANS 1107 AND OTHER APPLICABLE COW STANDARD PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL UTILITIES SHALL BE CONSTRUCTED AT A MINIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- GRADING FOR VESTING TENTATIVE TRACT MAP NO. 17936 MAY BE ACCOMPLISHED IN MULTIPLE PHASES.
- SHOWING AND OFFER PLANS FOR VESTING TENTATIVE TRACT NO. 17936 MAY BE PHASED AND COORDINATED WITH THE FINAL GRADING AND DEVELOPMENT.
- PRIMARY ACCESS TO THE SITE IS PROVIDED VIA PUBLIC STREETS: COW CAMP ROAD, COTYPES, AND BUCKER WAY. THE APPLICANT REQUESTS THE OPTION OF RECORDING MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 65843.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (GOVERNMENT MAP ACT).
- LANDSCAPING WITHIN MEAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65843 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
- STREET FLOORLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
- THE SUBMITTED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS" UNIT OF LAND PURSUANT TO SECTION 65843 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
- EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL, WELLS, PAVES, SIDEWALKS, AND OTHER FACILITIES AS MAY BE DETERMINED.
- ACCESS TO PUBLICLY MAINTAINED STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR COWP AS APPROPRIATE.
- FOR THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007) AND MOST RECENTLY AMENDED MAY 2024 PER COW CHAIRMAN APPROVAL OF PH23-0032, SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED, AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 2) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS ARE PROPOSED AS PART OF THIS "TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS:
 - A-1 36-FOOT DOUBLE LOADED STREETS
 - A-2 NEIGHBORHOOD ENTRANCES
 - A-3 RESIDENTIAL PARKWAYS
 - A-4 COLLECTOR ROAD AND SECONDARY MEDIAN
 - A-5 INTERSECTION SIGHT LINE STANDARDS
 - B-1 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
 - B-2 ADDITIONAL PARKWAY AND STREET MEDIAN TREES
 - B-3 REDUCED LOCAL DEPRESSION ON PUBLIC STREETS
 - C-1 NEW INTERSECTION TREATMENTS
 - C-2 NEW SIGNAGE
 - C-3 CLASS II ON-STREET NEW LINE
 - C-4 CLASS II ON-STREET NEW LINE
 - C-5 CLASS II ON-STREET NEW LINE
- THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO) THE EXPIRATION OF THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS. EXPIRATION OF GOVERNMENT CODE SECTION 65843.6(g)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS 12.1.9 AND 4.3.02.
- ALL IMPROVED ON-STREET BIKE LINES PROPOSED ON THIS TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE ORANGE COUNTY HIGHWAY DESIGN MANUAL, SECTION 105.1 (24) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
- THE DEVELOPMENT OF WITH 17936 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL, SECTION 105.1 (24) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
- ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
- ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL NOT ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS.
- ALL LOT AND PHO GRADIENTS TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADDED AT A MINIMUM PER SLOPE/CHANGING ENGINEER'S LETTER ON FILE AT RANCHO MISSION VIEJO, LLC (ORDINATION 12) COUNTY GRADING CODE AND MANUAL.
- ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER WITH NOTARIZED AUTHORIZATION.
- THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION PROGRAM (2007).
- LOTS 1-156 & 156-17 TO BE FOR CONSUMABLE PURPOSES.
- LOTS 17-68 & 88-122 TO BE SINGLE FAMILY RESIDENTIAL UNITS.
- LOTS 123-126 TO BE DEVELOPED AS EASEMENTS.
- LOT 120 SHALL BE DEVELOPED AS CHURCH AND SHALL NOT BE DEVELOPED FOR RESIDENTIAL UNITS.
- LOTS 131-134 SHALL BE DEVELOPED FOR ENTRY MONUMENTS AND SHALL NOT BE DEVELOPED FOR RESIDENTIAL UNITS.
- LOTS 127-129 SHALL BE DEVELOPED AS PRIVATE PARK/RECREATION AND SHALL NOT BE DEVELOPED FOR RESIDENTIAL USE IN ACCORDANCE WITH THE RANCH PLAN LOCAL PARK IMPLEMENTATION (LPI) PART-01, A PRIVATE PARK EASEMENT SHALL BE RECORDED OVER THE WATED LOTS ON THE FINAL MAP.
- LOTS 137 & 139 SHALL BE DEVELOPED AS PRIVATE PARK AND SHALL NOT BE DEVELOPED FOR RESIDENTIAL UNITS.
- LOT 138 SHALL BE FOR ACCESS LOT PURPOSES AND SHALL NOT BE DEVELOPED FOR RESIDENTIAL UNITS.
- ALL PUBLIC AND PRIVATE ACCESS ROADS SHALL INCLUDE A NEIGHBORHOOD ACCESS/EGRESS EASEMENT FOR EMERGENCY VEHICLES.
- DEVELOPMENT OF TRACT 17936 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDNANCE.
- ALL IMPROVED DRIVEWAYS AND TRAILS PROPOSED ON THIS TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE ORANGE COUNTY HIGHWAY DESIGN MANUAL AND THE ORANGE COUNTY PARKING AND TRAILING TRAILS DESIGN MANUAL.
- THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.
- IN ACCORDANCE WITH THE RANCH PLAN COMPLIANCE MATRIX ITEM 544 VEHICULAR ACCESS ROUTES FOR ALL ARTERIAL HIGHWAYS TO BE RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE, EXCEPT FOR LOCATIONS APPROVED BY THE COUNTY OF ORANGE.
- GRADING LIMITS NOT TO EXCEED THE PH 3 MASTER AREA BOUNDARY.

ROUNDABOUT DETAIL A

N.T.S.



LOT SUMMARIES

SEE SHEET 2

LEGEND

SEE SHEET 2, 3 & 4

LAND USE SUMMARY

LOT #	LAND USE	ACREAGE
1-126	RESIDENTIAL	105.22 AC.
130	DRAWING	3.54 AC.
127-129	PRIVATE PARKS WITH EASEMENT	6.13 AC.
137 & 139	PRIVATE PARKS	0.92 AC.
131-136	LANDSCAPE LOTS	1.46 AC.
A, J, HH, DD, AAA	ACCESS LOTS	2.19 AC.
138 & N, O, DD, VV	OPEN SPACE/SLOPES	21.99 AC.
B-1, K-M, O, P, R-CC, EE-GG	PUBLIC STREETS	28.25 AC.
H-PP, RR-UU, WW-ZZ, BBB		172.33 AC.

BENCHMARK

DCS BM 74-02-02 (NAD83) ELEVATION: 208.11' FGSND 13-34' C&G ALUMINUM BENCHMARK DISK STAMPED 74-02-02-02 SET IN THE NORTHEASTLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTLY CORNER OF ANTONIO PARKWAY AND ITS UNDERPASSING OF SAN JUAN CREEK.

SLOPE DESIGNATIONS

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.

(A) ALL MANUFACTURED SLOPES WITHIN A LETTERED LOT WILL BE MAINTAINED BY THE HOA.

(B) MAINTAINED BY INDIVIDUAL LOT OWNER.

EARTHWORK QUANTITIES

PROPOSED GRADING: 6,128,887 ± CYDSS
RAW FILL: 6,160,294 ± CYDSS
RAW REPORT: 31,407 ± CYDSS

PROPOSED EASEMENTS

Description	Recipient	Public/Private
(1) INGRESS/EGRESS EASEMENT	TO LAND LOCKED NUMBERED LOTS	PUBLIC
(2) WATER, SEWER & ACCESS EASEMENT	SMWD	PUBLIC
(3) WATER & ACCESS EASEMENT	SMWD	PUBLIC
(4) SEWER & ACCESS EASEMENT	SMWD	PUBLIC
(5) STORM DRAIN & ACCESS EASEMENT	COUNTY OF ORANGE	PUBLIC
(6) EMERGENCY VEHICLE ACCESS	COUNTY OF ORANGE	PUBLIC
(7) STORM DRAIN & ACCESS EASEMENT	TBD	TBD
(8) PRIVATE PARK EASEMENT	COUNTY OF ORANGE	PRIVATE

EXISTING EASEMENTS

SOURCE: HUNT-ZOLLARS

SEE SHEETS 2 & 4

(A) SD&GE PUBLIC UTILITY EASEMENTS - BK 6665/PC387 - TO BE OUTLINED

DATE	REVISION	DESCRIPTION

LEGAL DESCRIPTION

BEING PORTIONS OF PARCELS 85, 86, 87, 95, 96, 97, 98 AND 102 OF CERTIFICATE OF COMPLIANCE CO 2011-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED DECEMBER 27, 2011, AS INSTRUMENT NO. 201006077171, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH AND PORTIONS OF LOT V AND 31 OF TRACT 17936, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1010, PAGES 1 THROUGH 23, INCLUSIVE, OF MISCELLANEOUS MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, TOGETHER WITH AND PORTIONS OF LOT D OF TRACT 1734, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1011, PAGES 12-36, INCLUSIVE, OF MISCELLANEOUS MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

ENGINEERS STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

BY: *S. Mohammed*
FARHAD MOHAMMADI
DATE: 08/07/2025

STATEMENT OF OWNERSHIP

THE UNDERSIGNED, HUNSAKER & ASSOCIATES, IS THE OWNER OF THAT PORTION OF PAF COVERED BY IT 17936, AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PAF DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PAF.

DATE: 08/07/2025

BY: *Jeremy T. Laster*
PRINTED NAME: *Jeremy T. Laster*
President

OWNER/SUBDIVIDER:

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

PREPARED FOR:

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

PREPARED BY:

HUNSAKER & ASSOCIATES
PLANNING ENGINEERING SURVEYING
160 Technology Drive, Suite 100, San Juan Capistrano, CA 92675
(949) 240-3363

RANCHO MISSION VIEJO PA3, SUBAREA 3.6

VESTING TENTATIVE TRACT

MAP NO. 17936

DESIGNED BY: DATE: 08/07/2025 CITY FILE NO.: SHEET 1 of 4

DRAFTED BY: CHECKED BY:

PLOTTED BY: Brandon Wightman DATE: Aug. 07, 2025 08:53:22 AM FILE: F:\0839\Planning\SA_PA3.6\SA_TTM_17936\Exh_TTM_Sht-1_TTM_17936.dwg

SEE SHEET 3

LEGEND

- PROJECT BOUNDARY
PROPOSED LOT LINE
PROPOSED LOT NUMBER
PROPOSED CURB
PROPOSED RIGHT OF WAY
PROPOSED CENTERLINE
PROPOSED CONTOUR LINE
PROPOSED TOP OF SLOPE
PROPOSED TOE OF SLOPE
PROPOSED RETAINING WALL
PROPOSED DAYLIGHT LINE
PROPOSED EASEMENT
PROPOSED DOMESTIC WATER LINE
PROPOSED RECLAIMED WATER LINE
PROPOSED 8" SEWER LINE
PROPOSED STORM DRAIN
FUTURE CURB BY BUILDER
FUTURE SEWER LINE BY BUILDER
FUTURE WATER LINE BY BUILDER
FUTURE STORM DRAIN LINE BY BUILDER
EXISTING CONTOUR
EXISTING SUB AREA PLAN BOUNDARY
EXISTING PARCEL LINE
TEMPORARY STORM DRAIN

EXISTING EASEMENTS

SEE SHEETS 2 & 4
SIOGA PUBLIC UTILITY EASEMENT - BK 6665/P2037 - TO BE OUTCLEANED

PROPOSED EASEMENTS

Description	Recipient	Public/Private
1 INGRESS/EGRESS EASEMENT	TO LAND LOCKED NUMBERED LOTS	PUBLIC
2 WATER, SEWER & ACCESS EASEMENT	SWMD	PUBLIC
3 WATER & ACCESS EASEMENT	SWMD	PUBLIC
4 SEWER & ACCESS EASEMENT	SWMD	PUBLIC
5 STORM DRAIN & ACCESS EASEMENT	COUNTY OF ORANGE	PUBLIC
6 EMERGENCY VEHICLE ACCESS	COUNTY OF ORANGE	PUBLIC
7 STORM DRAIN & ACCESS EASEMENT	TBD	TBD
8 PRIVATE PARK EASEMENT	COUNTY OF ORANGE	PRIVATE

SLOPE DESIGNATIONS

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREIN FOR CLARITY.
(A) ALL MANUFACTURED SLOPES WITHIN A LETTERED LOT WILL BE MAINTAINED BY THE HOA.
(B) MAINTAINED BY INDIVIDUAL LOT OWNER.

NUMBERED LOT SUMMARY

Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use
1	25,724	0.59	RESIDENTIAL	71	24,243	0.56	RESIDENTIAL
2	28,559	0.66	RESIDENTIAL	72	23,848	0.55	RESIDENTIAL
3	39,412	0.90	RESIDENTIAL	73	43,286	0.99	RESIDENTIAL
4	40,210	0.92	RESIDENTIAL	74	57,060	1.31	RESIDENTIAL
5	43,556	1.00	RESIDENTIAL	75	50,532	1.16	RESIDENTIAL
6	22,221	0.51	RESIDENTIAL	76	38,323	0.88	RESIDENTIAL
7	23,413	0.54	RESIDENTIAL	77	42,329	0.97	RESIDENTIAL
8	25,814	0.59	RESIDENTIAL	78	32,250	0.74	RESIDENTIAL
9	26,656	0.59	RESIDENTIAL	79	41,536	0.95	RESIDENTIAL
10	18,772	0.43	RESIDENTIAL	80	37,516	0.86	RESIDENTIAL
11	24,029	0.55	RESIDENTIAL	81	36,578	0.84	RESIDENTIAL
12	21,610	0.50	RESIDENTIAL	82	54,738	1.26	RESIDENTIAL
13	21,825	0.50	RESIDENTIAL	83	67,852	1.56	RESIDENTIAL
14	22,041	0.51	RESIDENTIAL	84	64,700	1.49	RESIDENTIAL
15	25,805	0.59	RESIDENTIAL	85	40,840	0.94	RESIDENTIAL
16	32,077	0.74	RESIDENTIAL	86	27,704	0.64	RESIDENTIAL
17	60,226	1.38	RESIDENTIAL	87	26,334	0.60	RESIDENTIAL
18	35,241	0.81	RESIDENTIAL	88	26,370	0.61	RESIDENTIAL
19	35,501	0.81	RESIDENTIAL	89	36,279	0.83	RESIDENTIAL
20	42,248	0.97	RESIDENTIAL	90	25,977	0.60	RESIDENTIAL
21	59,201	1.36	RESIDENTIAL	91	24,626	0.57	RESIDENTIAL
22	47,224	1.08	RESIDENTIAL	92	31,308	0.72	RESIDENTIAL
23	41,038	0.94	RESIDENTIAL	93	38,102	0.88	RESIDENTIAL
24	39,858	0.92	RESIDENTIAL	94	77,104	1.77	RESIDENTIAL
25	39,466	0.91	RESIDENTIAL	95	24,082	0.55	RESIDENTIAL
26	37,663	0.86	RESIDENTIAL	96	24,015	0.55	RESIDENTIAL
27	38,365	0.88	RESIDENTIAL	97	24,235	0.56	RESIDENTIAL
28	32,807	0.75	RESIDENTIAL	98	26,783	0.61	RESIDENTIAL
29	30,526	0.70	RESIDENTIAL	99	33,277	0.76	RESIDENTIAL
30	24,361	0.56	RESIDENTIAL	100	31,606	0.73	RESIDENTIAL
31	31,820	0.73	RESIDENTIAL	101	68,517	1.58	RESIDENTIAL
32	20,792	0.71	RESIDENTIAL	102	39,349	0.90	RESIDENTIAL
33	31,025	0.71	RESIDENTIAL	103	42,118	0.97	RESIDENTIAL
34	24,233	0.56	RESIDENTIAL	104	32,362	0.74	RESIDENTIAL
35	28,345	0.65	RESIDENTIAL	105	31,724	0.73	RESIDENTIAL
36	30,185	0.69	RESIDENTIAL	106	36,167	0.83	RESIDENTIAL
37	30,506	0.70	RESIDENTIAL	107	19,532	0.45	RESIDENTIAL
38	37,449	0.86	RESIDENTIAL	108	21,839	0.50	RESIDENTIAL
39	38,629	0.89	RESIDENTIAL	109	20,371	0.47	RESIDENTIAL
40	43,888	1.01	RESIDENTIAL	110	36,554	0.84	RESIDENTIAL
41	31,381	0.72	RESIDENTIAL	111	32,969	0.75	RESIDENTIAL
42	38,503	0.88	RESIDENTIAL	112	27,450	0.63	RESIDENTIAL
43	45,157	1.04	RESIDENTIAL	113	27,340	0.63	RESIDENTIAL
44	52,866	1.21	RESIDENTIAL	114	22,601	0.52	RESIDENTIAL
45	32,788	0.75	RESIDENTIAL	115	13,732	0.32	RESIDENTIAL
46	23,740	0.54	RESIDENTIAL	116	36,366	0.83	RESIDENTIAL
47	20,380	0.47	RESIDENTIAL	117	34,514	0.79	RESIDENTIAL
48	17,918	0.41	RESIDENTIAL	118	41,587	0.95	RESIDENTIAL
49	22,291	0.51	RESIDENTIAL	119	28,318	0.65	RESIDENTIAL
50	19,158	0.44	RESIDENTIAL	120	21,115	0.48	RESIDENTIAL
51	20,434	0.47	RESIDENTIAL	121	35,668	0.82	RESIDENTIAL
52	19,441	0.45	RESIDENTIAL	122	33,581	0.77	RESIDENTIAL
53	19,144	0.44	RESIDENTIAL	123	143,811	3.30	RESIDENTIAL
54	19,460	0.45	RESIDENTIAL	124	151,077	3.48	RESIDENTIAL
55	22,696	0.52	RESIDENTIAL	125	145,592	3.34	RESIDENTIAL
56	18,999	0.44	RESIDENTIAL	126	139,179	3.20	RESIDENTIAL
57	24,208	0.56	RESIDENTIAL	127	101,617	2.33	PRIVATE PARK
58	20,225	0.46	RESIDENTIAL	128	84,247	1.93	PRIVATE PARK
59	18,092	0.42	RESIDENTIAL	129	81,024	1.86	PRIVATE PARK
60	22,246	0.51	RESIDENTIAL	130	241,398	5.54	CHURCH
61	19,545	0.45	RESIDENTIAL	131	5,636	0.13	ENTRY MONUMENTS
62	14,137	0.32	RESIDENTIAL	132	4,418	0.10	ENTRY MONUMENTS
63	38,505	0.88	RESIDENTIAL	133	6,458	0.15	ENTRY MONUMENTS
64	32,386	0.74	RESIDENTIAL	134	7,164	0.16	ENTRY MONUMENTS
65	42,167	0.97	RESIDENTIAL	135	1,702	0.04	ENTRY MONUMENTS
66	51,703	1.19	RESIDENTIAL	136	1,623	0.04	ENTRY MONUMENTS
67	26,649	0.61	RESIDENTIAL	137	5,094	0.12	PRIVATE PARK
68	28,357	0.65	RESIDENTIAL	138	16,687	0.38	ACCESS LOT
69	39,777	0.91	RESIDENTIAL	139	34,774	0.80	PRIVATE PARK
70	32,234	0.74	RESIDENTIAL				
Total				5,175,426 118.81			

LETTERED LOT SUMMARY

Lot No.	S.F.	Acres	Land Use	Lot No.	S.F.	Acres	Land Use
A	1,197	0.03	LANDSCAPE LOTS	BB	12,043	0.28	OPEN SPACE/SLOPES
B	7,383	0.17	OPEN SPACE/SLOPES	CC	66,950	1.54	OPEN SPACE/SLOPES
C	31,792	0.73	OPEN SPACE/SLOPES	DD	26,017	0.60	ACCESS LOT
D	69,856	1.60	OPEN SPACE/SLOPES	EE	32,520	1.21	OPEN SPACE/SLOPES
E	16,212	0.37	OPEN SPACE/SLOPES	FF	6,857	0.16	OPEN SPACE/SLOPES
F	54,312	1.25	OPEN SPACE/SLOPES	GG	3,416	0.08	OPEN SPACE/SLOPES
G	14,984	0.34	OPEN SPACE/SLOPES	HH	1,812	0.04	LANDSCAPE LOTS
H	11,637	0.27	OPEN SPACE/SLOPES	II	54,726	1.26	OPEN SPACE/SLOPES
I	2,277	0.05	OPEN SPACE/SLOPES	JJ	468	0.01	OPEN SPACE/SLOPES
J	1,634	0.04	LANDSCAPE LOTS	KK	12,205	0.28	OPEN SPACE/SLOPES
K	1,944	0.04	OPEN SPACE/SLOPES	LL	5,144	0.12	OPEN SPACE/SLOPES
L	37,816	0.87	OPEN SPACE/SLOPES	MM	37,147	0.85	OPEN SPACE/SLOPES
M	6,406	0.15	OPEN SPACE/SLOPES	NN	18,658	0.43	OPEN SPACE/SLOPES
N	4,630	0.11	ACCESS LOT	OO	56,402	1.29	OPEN SPACE/SLOPES
O	2,426	0.06	OPEN SPACE/SLOPES	PP	32,574	0.75	OPEN SPACE/SLOPES
P	5,371	0.12	OPEN SPACE/SLOPES	QQ	56,201	1.29	LANDSCAPE LOTS
Q	13,380	0.31	ACCESS LOT	RR	49,975	1.15	OPEN SPACE/SLOPES
R	39,071	0.90	OPEN SPACE/SLOPES	SS	8,818	0.20	OPEN SPACE/SLOPES
S	2,007	0.05	OPEN SPACE/SLOPES	TT	15,634	0.36	OPEN SPACE/SLOPES
T	33,974	0.78	OPEN SPACE/SLOPES	UU	6,768	0.16	OPEN SPACE/SLOPES
U	53,555	1.23	OPEN SPACE/SLOPES	VV	34,970	0.80	ACCESS LOT
V	7,533	0.17	OPEN SPACE/SLOPES	WW	10,346	0.24	OPEN SPACE/SLOPES
W	3,581	0.08	OPEN SPACE/SLOPES	XX	19,978	0.46	OPEN SPACE/SLOPES
X	26,442	0.61	OPEN SPACE/SLOPES	YY	498	0.01	OPEN SPACE/SLOPES
Y	14,098	0.32	OPEN SPACE/SLOPES	ZZ	2,248	0.06	OPEN SPACE/SLOPES
Z	13,797	0.32	OPEN SPACE/SLOPES	AAA	2,086	0.06	LANDSCAPE LOTS
AA	11,006	0.25	OPEN SPACE/SLOPES	BBB	16,441	0.38	OPEN SPACE/SLOPES
Total				1,100,402 25.26			

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE
SIOGA PUBLIC UTILITY EASEMENT - BK 6665/P2037 - TO BE OUTCLEANED
FELDRON ESPERANZA, P.E.
WILLIAM ENGINEERING
09/11/2025

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

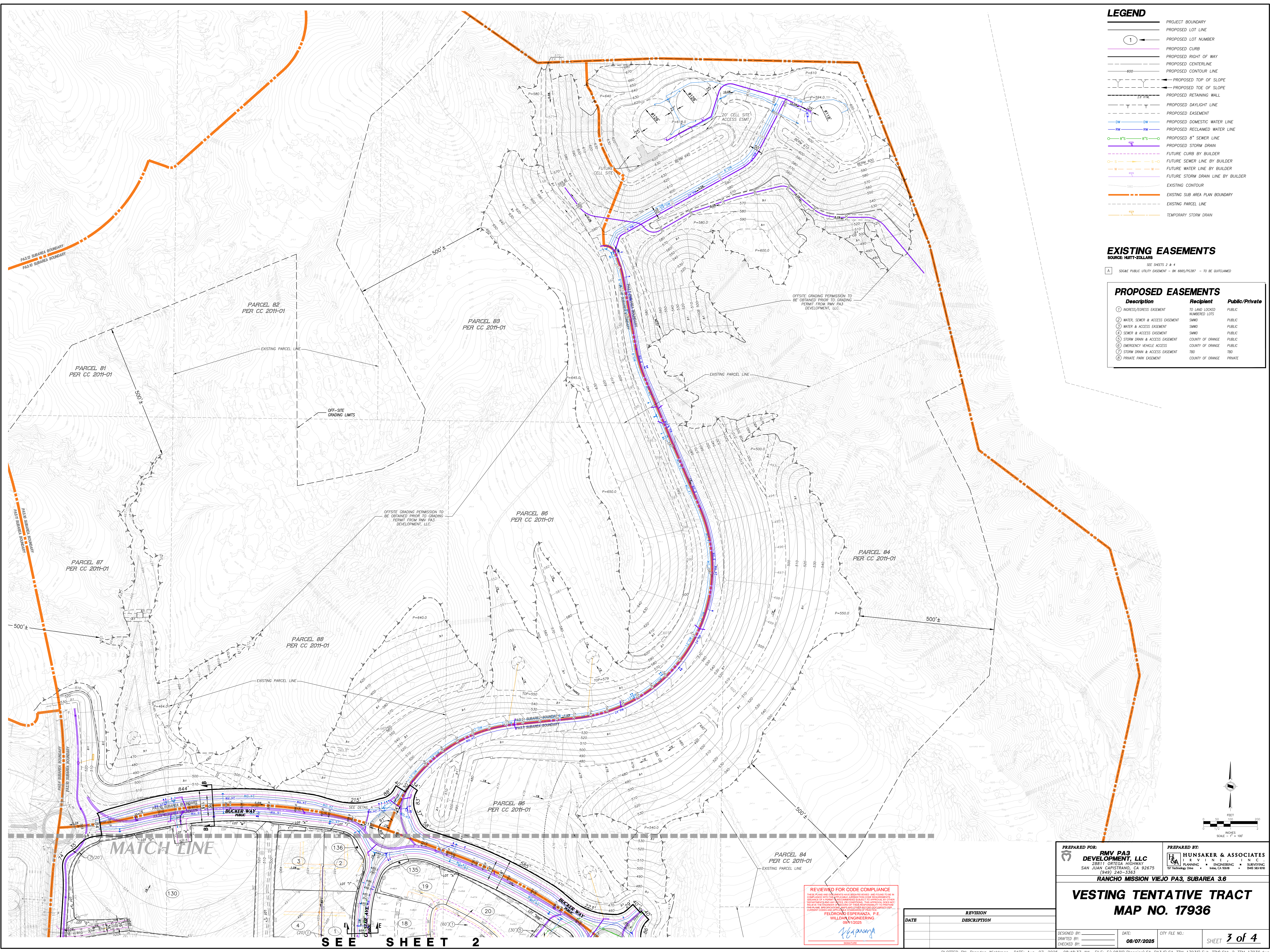
PREPARED BY:
HUNSAKER & ASSOCIATES
PLANNING & ENGINEERING
107 Technology Drive
Irvine, CA 92618
(949) 540-1010

RANCHO MISSION VIEJO PA3, SUBAREA 3.6

VESTING TENTATIVE TRACT
MAP NO. 17936

DESIGNED BY: DATE: 08/07/2025 CITY FILE NO.: SHEET 2 of 4

PLOTTED BY: Brandon Wightman DATE: Aug. 07, 2025 08:47:20 AM FILE: F:\0839\Planning\SA_PA3\6\SA_TTM_17936\Exh_TTM-Snt-2_TTM_17936.dwg

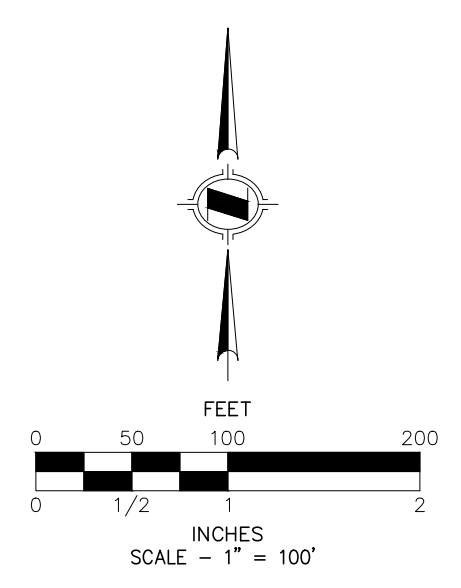


- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED LOT NUMBER
 - PROPOSED CURB
 - PROPOSED RIGHT OF WAY
 - PROPOSED CENTERLINE
 - PROPOSED CONTOUR LINE
 - PROPOSED TOP OF SLOPE
 - PROPOSED TOE OF SLOPE
 - PROPOSED RETAINING WALL
 - PROPOSED DAYLIGHT LINE
 - PROPOSED EASEMENT
 - PROPOSED DOMESTIC WATER LINE
 - PROPOSED RECLAIMED WATER LINE
 - PROPOSED 8" SEWER LINE
 - PROPOSED 8" STORM DRAIN
 - FUTURE CURB BY BUILDER
 - FUTURE SEWER LINE BY BUILDER
 - FUTURE WATER LINE BY BUILDER
 - FUTURE STORM DRAIN LINE BY BUILDER
 - EXISTING CONTOUR
 - EXISTING SUB AREA PLAN BOUNDARY
 - EXISTING PARCEL LINE
 - TEMPORARY STORM DRAIN

EXISTING EASEMENTS
SOURCE: HUTT-ZOLLARS
SEE SHEETS 2 & 4

PROPOSED EASEMENTS

Description	Recipient	Public/Private
1. INGRESS/EGRESS EASEMENT	TO LAND LOVED NUMBERED LOTS	PUBLIC
2. WATER, SEWER & ACCESS EASEMENT	SMWD	PUBLIC
3. WATER & ACCESS EASEMENT	SMWD	PUBLIC
4. SEWER & ACCESS EASEMENT	SMWD	PUBLIC
5. STORM DRAIN & ACCESS EASEMENT	COUNTY OF ORANGE	PUBLIC
6. EMERGENCY VEHICLE ACCESS	COUNTY OF ORANGE	PUBLIC
7. STORM DRAIN & ACCESS EASEMENT	TBD	TBD
8. PRIVATE PARK EASEMENT	COUNTY OF ORANGE	PRIVATE



REVIEWED FOR CODE COMPLIANCE
These plans and documents have been reviewed and found to be in accordance with the applicable codes and standards of the State of California and the County of Orange. This review is limited to the information provided and does not constitute a warranty of any kind. The reviewer assumes no responsibility for the accuracy or completeness of the information provided or for the results of any construction or other action taken based on these plans and documents.
FELDRON ESPERANZA, P.E.
WILCOX ENGINEERING
09/11/2025

DATE	REVISION	DESCRIPTION

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

PREPARED BY:
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
167 Technology Drive Irvine, CA 92618 (949) 563-7610

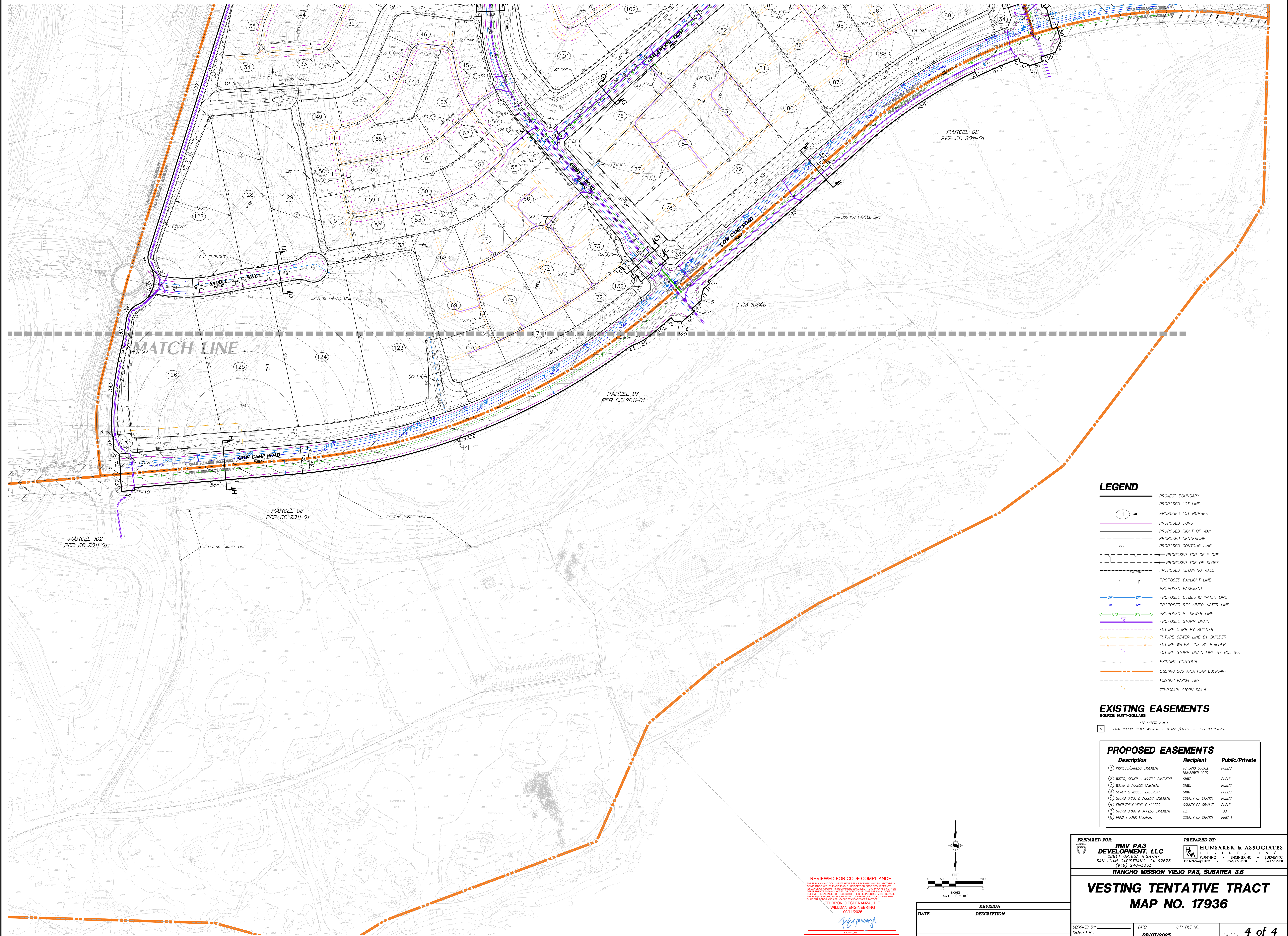
RANCHO MISSION VIEJO PA3, SUBAREA 3.6

VESTING TENTATIVE TRACT
MAP NO. 17936

DESIGNED BY: _____ DATE: **08/07/2025** CITY FILE NO.: _____

DRAFTED BY: _____ SHEET **3 of 4**

CHECKED BY: _____



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED CURB
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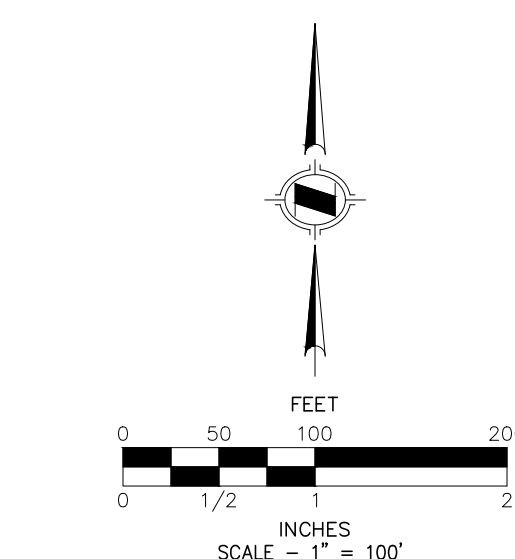
EXISTING EASEMENTS

SOURCE: HUNT-ZOLLARS
SEE SHEETS 2 & 4
A 33066 PUBLIC UTILITY EASEMENT - BK 6865/PG287 - TO BE OUTLINED

PROPOSED EASEMENTS

Description	Recipient	Public/Private
① INGRESS/EGRESS EASEMENT	TO LAND LOCKED NUMBERED LOTS	PUBLIC
② WATER, SEWER & ACCESS EASEMENT	SWMD	PUBLIC
③ WATER & ACCESS EASEMENT	SWMD	PUBLIC
④ SEWER & ACCESS EASEMENT	SWMD	PUBLIC
⑤ STORM DRAIN & ACCESS EASEMENT	COUNTY OF ORANGE	PUBLIC
⑥ EMERGENCY VEHICLE ACCESS	COUNTY OF ORANGE	PUBLIC
⑦ STORM DRAIN & ACCESS EASEMENT	TBD	PUBLIC
⑧ PRIVATE PARK EASEMENT	COUNTY OF ORANGE	PRIVATE

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. THE REVIEWER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE REVIEWER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.
FELDONIO ESPERANZA, P.E.
WILLDAN ENGINEERING
08/11/2025



DATE	REVISION	DESCRIPTION

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

PREPARED BY:
HUNSAKER & ASSOCIATES
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Irvine, CA 92618
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RANCHO MISSION VIEJO PA3, SUBAREA 3.6

**VESTING TENTATIVE TRACT
MAP NO. 17936**

DESIGNED BY: _____ DATE: **08/07/2025** CITY FILE NO.: _____
DRAFTED BY: _____ SHEET **4 of 4**

PLOTTED BY: Brandon Wightman DATE: Aug. 07, 2025 08:51:19 AM FILE: F:\0839\Planning\SA_PA3.6\SA_TTM_17936\Exh_TTM\Shr-2_TTM_17936.dwg

ATTACHMENT 4

ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development

Service Request Expires After 6 Months of Inactivity

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

OCFA SR #: 25000207

Fee Codes: PR 145

Plan Type: Fire Master Plan

By: RichSwanson

Date: 07/17/2025

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY

Call at least 72 hours in advance to schedule inspections: (714) 573-6150

Notes:

OCFA STAMP

SHEET INDEX

FM-1	OCFA COVER SHEET
FM-2	SUB-AREA 3.6 BACKBONE FIRE MASTER PLAN
FM-3	SUB-AREA 3.6 BACKBONE FIRE MASTER PLAN

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: RANCHO MISSION VIEJO PLANNING AREA 3.6 BACKBONE ROADS, BEGINNING WITH BACKBONE ROAD AT INTERSECTION OF RANCH CANYON AND SADDLE WAY PLANNING AREA, NORTH OF PLANNING AREA 3.2A.

PARCEL MAP NUMBER:
TRACT NUMBER: 17936
LOT NUMBERS: 1-139, A-Z & AA-VV

EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK.
AS REQUIRED PER SECTION 4.2.1A "CONDITIONS OF APPROVAL" OF THE COUNTY OF ORANGE AND OCFA APPROVED RANCH PLAN FIRE PROTECTION PROGRAM (RPPFP) AMENDMENT 2 DATED AUGUST 14, 2014, THIS "BACKBONE FIRE MASTER PLAN" HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL OF THE APPLICABLE FIRE MASTER PLAN REQUIREMENTS PER THE RPPFP SECTION 8. THE "BACKBONE FIRE MASTER PLAN" APPROVAL IS REQUIRED "PRIOR TO APPROVAL OF ANY "A" TENTATIVE TRACT MAP." THIS BACKBONE FIRE MASTER IS FOR REVIEW OF THE TENTATIVE TRACT MAP INCLUDING THE INFRASTRUCTURE BACKBONE STREETS, FIRE HYDRANT LOCATIONS AND FIRE LANE SIGN PLACEMENT ALONG THE BACKBONE STREETS ONLY. BUILDING PERMITS ARE NOT PERMITTED TO BE ISSUED BY THE COUNTY OF ORANGE FROM THIS "BACKBONE FIRE MASTER PLAN" APPROVAL.

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

NO PROPOSED UNITS AS PART OF THIS REVIEW

SPECIAL CONDITIONS

- ☒ FIRE HAZARD SEVERITY ZONE
- ☒ STATE RESPONSE AREA
- ☐ LOCAL RESPONSE AREA
- ☐ STATE LICENSED FACILITY
- ☐ COMPLETE SR.
- ☐ AHJ/M
- ☐ PENDING
- ☐ METHANE MITIGATION

NUMBER OF STORIES

NO PROPOSED UNITS AS PART OF THIS REVIEW

BUILDING HEIGHT

NO PROPOSED UNITS AS PART OF THIS REVIEW

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED

GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

- ☐ GROUP A1*
- ☐ GROUP A2*
- ☐ GROUP A3*
- ☐ GROUP A4*
- ☐ GROUP A5*
- ☐ GROUP B
- ☐ GROUP E*
- ☐ GROUP F1
- ☐ GROUP F2
- ☐ GROUP H1*
- ☐ GROUP H2*
- ☐ GROUP H3*
- ☐ GROUP H4*
- ☐ GROUP H5*
- ☐ GROUP I1*
- ☐ GROUP I2*
- ☐ GROUP I3*
- ☐ GROUP I4*
- ☐ GROUP M
- ☐ GROUP R1*
- ☐ GROUP R2*
- ☐ GROUP R2.1
- ☐ GROUP R3
- ☐ GROUP R3.1
- ☐ GROUP R4*
- ☐ GROUP S1#
- ☐ GROUP S2#
- ☐ GROUP U

TYPE OF CONSTRUCTION

- ☐ TYPE IA
- ☐ TYPE IB
- ☐ TYPE IIA
- ☐ TYPE IIB
- ☐ TYPE IIIA
- ☐ TYPE IIIB
- ☐ TYPE IVA
- ☐ TYPE IV-B
- ☐ TYPE VA
- ☐ TYPE VB
- ☐ TYPE IV-C

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

- ☐ ACCESSORY OCCUPANCIES (CBC 508.2)
- ☐ (ACCESSORY OCCUPANCY < 10% OF STORY)
- ☐ INCIDENTAL USES (CBC 509)
- ☐ NONSEPARATED OCCUPANCIES (CBC 508.3)
- ☐ SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

- ☐ HIGH RISE (CBC 403)
- ☐ ATRIUM (CBC 404)
- ☐ OPEN PARKING GARAGE (CBC 406.5)
- ☐ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
- ☐ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS

- ☐ NEW
- ☐ MANDATORY
- ☐ VOLUNTARY
- ☐ TENANT IMPROVEMENT

TYPE

- ☐ NFPA 13
- ☐ NFPA 13D
- ☐ NFPA 13R

- ☐ FIRE PUMP
- ☐ STANDPIPES

FIRE ALARM

- ☐ NEW
- ☐ MANDATORY
- ☐ VOLUNTARY
- ☐ TENANT IMPROVEMENT
- ☐ VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI)

DURATION:

WATER AVAILABILITY

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

FLOW:

PRESSURE:

- ☒ ON SITE FIRE HYDRANTS
- TOTAL NUMBER: 22

EMERGENCY RESPONDER RADIO COVERAGE (BDA)

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

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

- 1.OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
- 2.A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- 3.FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
- 4.PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
- 5.AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- 6.ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
- 7.TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
- 8.THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- 9.ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOWLINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADI, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2022 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS

22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A C, E, F, I, L, U, AND R4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED--SEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2022 CBC AND/OR SECTION 337 OF THE 2022 CFC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITIONAL ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHS SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFETY REGULATIONS" AND GUIDELINE B-09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DASBDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES

- ☐ MANUAL
- ☐ ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES

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

☐ 3M OPTICOM

☐ CLICKENTER® (SINGLE PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)

☐ FIRE STROBE ACCESS PRODUCTS, INC.

☐ TOWAR
2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.

A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.

B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADIUS, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 12" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

BUILDING DEPARTMENT: COUNTY OF ORANGE

PLANNING DEPARTMENT: COUNTY OF ORANGE

PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE

WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

APPLICABLE CODES

- ☒ 2022 CALIFORNIA FIRE CODE
- ☒ 2022 CALIFORNIA BUILDING CODE
- ☐ 2022 CALIFORNIA RESIDENTIAL CODE
- ☐ 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ☐ 2022 CALIFORNIA MECHANICAL CODE
- ☐ 2022 CALIFORNIA ELECTRICAL CODE
- ☐ 2022 CALIFORNIA PLUMBING CODE
- ☐ 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- ☐ APPLICABLE NFPA STANDARDS
- ☒ LOCALLY ADOPTED ORDINANCES: RANCH PLAN FIRE PROTECTION PROGRAM
- ☒ CONDITIONS OF APPROVAL: COUNTY OF ORANGE
- ☒ OCFA GUIDELINES

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- ☐ ARCHITECTURAL PLAN
- ☐ HIGH PILED COMBUSTIBLE STORAGE
- ☐ CHEMICAL USE AND/OR STORAGE
- ☐ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- ☐ BATTERY/ENERGY STORAGE SYSTEM
- ☐ UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- ☐ SPRINKLER SYSTEM
- ☐ STANDPIPE SYSTEM
- ☐ FIRE PUMP
- ☐ HOOD AND DUCT EXTINGUISHING SYSTEM
- ☐ ALARM SYSTEM

PREREQUISITE PLANS

- ☒ PLANNING APPLICATION SR. PR110 UNDER SR25000142

METHANE MITIGATION SR:

FUEL MODIFICATION PLAN SR:

REVISION

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

REVISION SCOPE OF WORK

PROJECT DIRECTORY

ARCHITECT/ENGINEER

BUSINESS NAME: HUNSAKER & ASSOCIATES IRVINE, INC

CONTACT NAME:

ADDRESS: 3 HUGHES

CITY: IRVINE STATE: CA ZIP: 92618

PHONE: (949) 583-1010

EMAIL:

PROPERTY OWNER/HOA

BUSINESS NAME: RMV PA3 DEVELOPMENT, LLC

CONTACT NAME:

ADDRESS: 28811 ORTEGA HIGHWAY

CITY: SAN JUAN CAPISTRANO STATE: CA ZIP: 92675

PHONE: (949) 240-3363

EMAIL:

TENANT

BUSINESS NAME:

CONTACT NAME:

ADDRESS:

CITY: STATE: ZIP:

PHONE:

EMAIL:

RANCHO MISSION VIEJO PLANNING SUB-AREA 3.6
TRACT NO. 17936, LOTS 1-139 & A-Z, AA-VV
BACKBONE FIRE MASTER PLAN
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

25000207

SHEET

FM-1

OF 3



PARKING ENFORCEMENT LETTER

JUNE 25, 2025

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92602

RE: RANCHO MISSION VIEJO PLANNING AREA 3.3, BACKBONE FIRE MASTER PLAN, TENTATIVE TRACT NO. 17936, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA PARKING ENFORCEMENT PLAN

THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED PROJECT IS STATED AS FOLLOWS:

ALL FIRE LANES WITHIN PA 3.3 SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.

PA 3.5 HOMEOWNERS ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, PA 3.5 HOMEOWNERS ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE PARKING AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 20682.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCHO FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.

PA 3.5 HOMEOWNERS ASSOCIATION SHALL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

**RANCH PLAN FIRE PROTECTION PROGRAM SECTION A
CONDITIONS OF APPROVAL, SUBSECTIONS 3.4 & 5**

3. TENTATIVE TRACT

a. OCFA REVIEW - UPON SUBMITTAL OF AN "A" TENTATIVE TRACT APPLICATION:

- APPLICANT SHALL COMPLETE A PH10 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF "A" TENTATIVE TRACT MAP.
- OCFA DEVELOPMENT SHALL EMAIL PDF OF THE "A" TENTATIVE TRACT MAP TO OCFA FRONT COUNTER STAFF (INCLUDING PLANNING DEPARTMENT WORKSHEET FOR ROUTING OF PLANNING APPLICATIONS OR OTHER DEVELOPMENT REVIEW DOCUMENTS).
- APPLICANT SHALL COMPLETE A PH105 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF A CONCEPTUAL FUEL MODIFICATION PLAN.
- APPLICANT SHALL COMPLETE A PH106 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF A BACKBONE FIRE MASTER PLAN.

b. FIRE MASTER PLAN, PRIOR TO APPROVAL OF "A" TENTATIVE TRACT MAP THE APPLICANT SHALL PROVIDE THE DIRECTOR, OC DEVELOPMENT SERVICES WITH A CLEARANCE FROM OCFA INDICATING THAT ALL APPLICABLE FIRE MASTER PLAN REQUIREMENTS (SEE RPPFP SECTION B, FIRE MASTER PLAN GUIDELINES) HAVE BEEN SATISFIED AS PART OF THE TENTATIVE TRACT MAP OR TENTATIVE PARCEL MAP TO BE CONSIDERED BY THE SUBDIVISION COMMITTEE. ALL FIRE MASTER PLANS ADDRESSING A TENTATIVE TRACT MAPS SHALL ALSO SATISFY APPLICABLE APPROVED FUEL MODIFICATION PLAN AND CONSTRUCTION REQUIREMENTS.

4. TENTATIVE TRACT OR SITE DEVELOPMENT PERMIT

a. OCFA REVIEW - UPON SUBMITTAL OF AN "B" TENTATIVE TRACT APPLICATION:

- APPLICANT SHALL COMPLETE A PH10 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF "B" TENTATIVE TRACT MAP.
- OCFA DEVELOPMENT SHALL EMAIL PDF OF THE "B" TENTATIVE TRACT MAP TO OCFA FRONT COUNTER STAFF (INCLUDING PLANNING DEPARTMENT WORKSHEET FOR ROUTING OF PLANNING APPLICATIONS OR OTHER DEVELOPMENT REVIEW DOCUMENTS).
- APPLICANT SHALL COMPLETE A PH105 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF A FIRE MASTER PLAN.
- APPLICANT SHALL COMPLETE A PH106 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF A CONCEPTUAL FUEL MODIFICATION PLAN.
- APPLICANT SHALL COMPLETE A PH107 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF A SITE DEVELOPMENT PERMIT.

b. FIRE MASTER PLAN, PRIOR TO APPROVAL OF "B" TENTATIVE TRACT MAP, TENTATIVE PARCEL MAP OR APPROVAL OF A SITE DEVELOPMENT PERMIT, THE APPLICANT SHALL PROVIDE THE DIRECTOR, OC DEVELOPMENT SERVICES WITH A CLEARANCE FROM OCFA INDICATING THAT ALL APPLICABLE FIRE MASTER PLAN REQUIREMENTS (SEE RPPFP SECTION B, FIRE MASTER PLAN GUIDELINES) HAVE BEEN SATISFIED AS PART OF THE TENTATIVE TRACT MAP OR TENTATIVE PARCEL MAP TO BE CONSIDERED BY THE SUBDIVISION COMMITTEE OR INCLUDED AS PART OF THE SITE DEVELOPMENT PERMIT TO BE CONSIDERED BY THE APPROPRIATE DECISION MAKER. ALL FIRE MASTER PLANS ADDRESSING "B" TENTATIVE TRACT MAPS, TENTATIVE PARCEL MAPS AND SITE DEVELOPMENT PERMITS SHALL ALSO SATISFY APPLICABLE APPROVED FUEL MODIFICATION PLAN AND CONSTRUCTION REQUIREMENTS. ZONE PER SECTION B.3 AND SECTION 1- CONSTRUCTION FEATURES.

5. FINAL TRACT MAP

a. APPLICANT SHALL COMPLETE A PH105 SERVICE REQUEST (SR) FORM WITH FEES TO BE PAID BY APPLICANT TO OCFA FOR REVIEW OF EACH "A" OR "B" TRACT MAP.

b. OCFA DEVELOPMENT SHALL EMAIL THE PROPOSED TRACT MAP TO OCFA FRONT COUNTER STAFF WITH APPLICABLE TENTATIVE TRACT MAP.

c. OCFA SHALL EMAIL OCFA DEVELOPMENT CONFIRMATION THAT TRACT MAP IS CONSISTENT WITH APPLICABLE TENTATIVE TRACT MAP.

d. PRIOR TO RECORDATION OF EACH TRACT MAP, THE APPLICANT SHALL SUBMIT A COPY OF THE PROPOSED TRACT MAP TO OCFA FOR ADMINISTRATIVE APPROVAL, SUBMITTING THAT THE MAP REMAINS CONSISTENT WITH PREVIOUS APPROVALS AND FOR OCFA'S RECORD KEEPING PURPOSES.

e. PRIOR TO RECORDATION OF EACH APPLICABLE TRACT MAP, THE APPLICANT SHALL PROVIDE THE DIRECTOR, OC DEVELOPMENT SERVICES WITH A CLEARANCE FROM OCFA DEMONSTRATING THAT A FINANCIAL SECURITY (I.E. BONDING LETTER OF CREDIT, ETC.) HAS BEEN SECURED TO ADDRESS OPTIMUM DEVICE AT THE SIGNALIZED INTERSECTION OF _____ AND _____.

ROADWAY CERTIFICATION

February 10, 2025

Mr. Jim Yates
RANCHO MISSION VIEJO
28811 Ortega Highway
San Juan Capistrano, CA 92675

Subject: Pavement Design Capacity for Secondary Emergency Vehicle Access in Planning Area 3.6 (TT 17936), Rancho Mission Viejo

Dear Mr. Yates:

It is our understanding that at least two areas within PA 3.3-6 will be designated as Secondary Emergency Vehicle Access. This correspondence confirms that these areas will be designed to meet AASHTO H-20 loading standards. Furthermore, the areas will be designed to support a traffic index of 5.5 and have an all-weather driving surface. These design features will result in areas that are suitable for periodic emergency access and support of fire truck loading.

Please do not hesitate to contact us if you have any questions regarding this correspondence.

Respectfully submitted,

Roger Schliekman, M.Sc., P.E.
Principal Pavement Engineer

Anna Taylor, M.Sc., P.G., CEG 2455
Principal Engineering Geologist

Robert Taylor, M.Sc., P.G., CEG 2455
Principal Engineering Geologist

Technical - Pavement - Structural - Civil 20250 Escondido, San Diego, California, CA 92086 | P: 949.888.6513 | www.gmu.com

KEY MAP

PA 3.3

SHEET FM-2

SHEET FM-3

LEGEND

- PROPOSED FIRE LANE SIGNAGE AS INDICATED ON PLAN AND DETAILS HEREON
- EXISTING FIRE HYDRANT WITH BLUE REFLECTIVE MARKER
- PROPOSED FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 8' FROM CENTERLINE OF HYDRANT SIDE OF STREET.
- INDICATES LOT NUMBER
- BUILDABLE PAD
- PROPOSED FIRE ACCESS ROADWAY WITH AN ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP
- EXISTING DRIVE - NOT A PART OF THIS REVIEW
- PROPOSED SECONDARY EMERGENCY VEHICLE ACCESS ROADWAY FOR SUBAREA 3.6 PER RPPFP SECTION B.1. SECONDARY EMERGENCY VEHICLE ACCESS CONTAINS NO MORE THAN ONE (1) STOPPING SIGN PER RPPFP AND DETAIL HEREON. A COPY OF THE RPPFP SHALL BE SUBMITTED TO OCFA FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY OF THE 150TH UNIT WITHIN SUB-AREA 3.6
- INDICATES STREET SECTION LOCATIONS PROVIDED HEREON

CONSTRUCTION NOTES

- EXISTING FIRE LANE ENTRANCE SIGN AT COW CAMP ROAD INTERSECTIONS INTO THE RIENDA COMMUNITY PER PREVIOUSLY APPROVED FIRE MASTER PLANS FOR RIENDA PA3.1, PA3.2 AND PA3.3
- EXISTING FIRE LANE ENTRANCE SIGN AT COW CAMP ROAD INTERSECTIONS INTO THE RIENDA COMMUNITY PER PREVIOUSLY APPROVED FIRE MASTER PLANS FOR RIENDA PA3.1, PA3.2 AND PA3.3
- INSTALL FIRE LANE NO STOPPING SIGN PER RPPFP AND DETAIL HEREON
- INSTALL FIRE LANE BEGIN/END NO STOPPING SIGN PER RPPFP AND DETAIL HEREON
- INSTALL FIRE LANE END - NO STOPPING SIGN PER RPPFP AND DETAIL HEREON
- INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 8' FROM CENTERLINE ON HYDRANT SIDE OF STREET.

RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

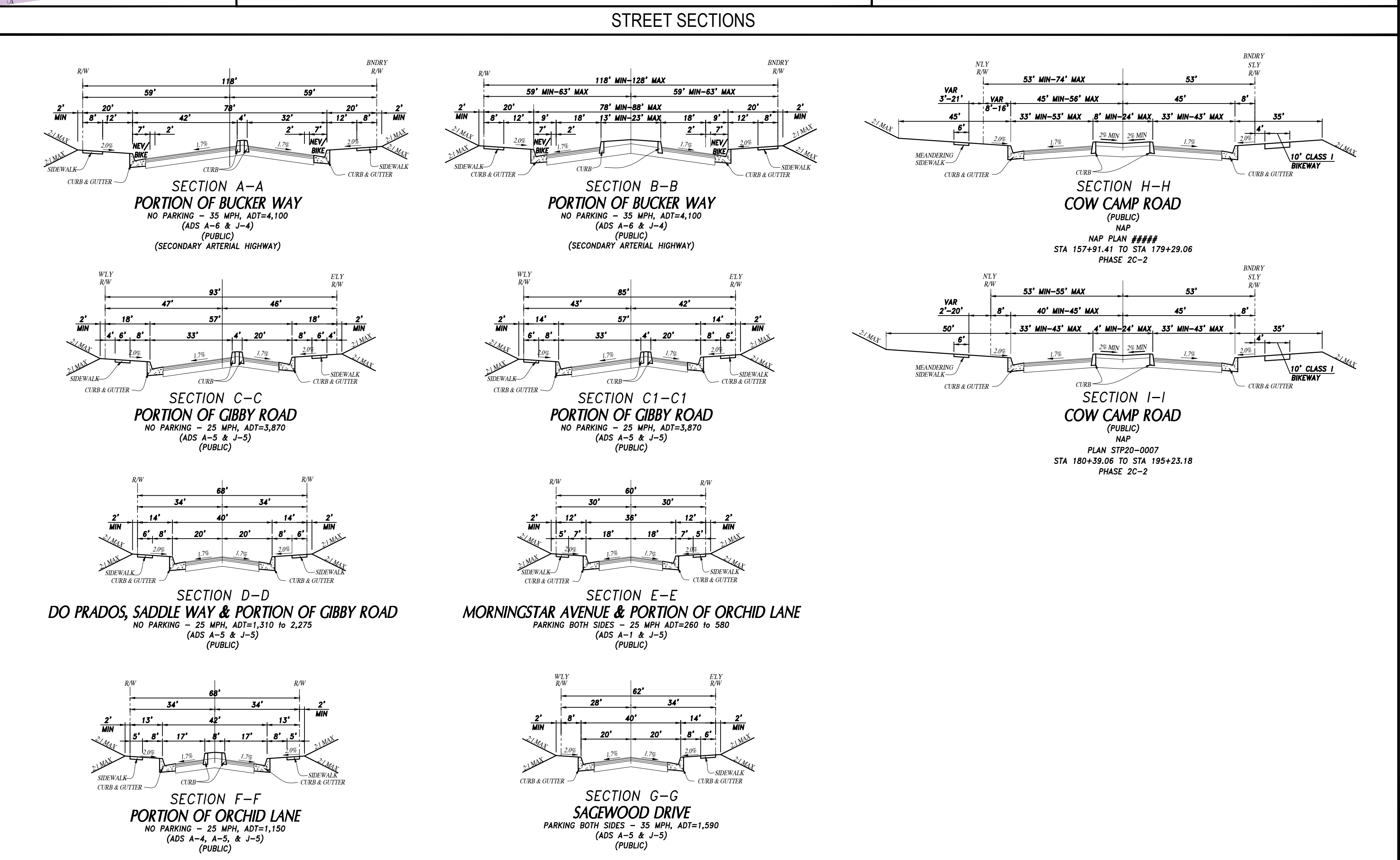
RANCH PLAN FIRE PROTECTION PROGRAM WAS APPROVED BY ORANGE COUNTY FIRE AUTHORITY AND ORANGE COUNTY BOARD OF SUPERVISORS DATED: JULY 31, 2007 AND AMENDMENT NO. 1, DATED: MARCH 25, 2013; AMENDMENT NO. 2, DATED: AUGUST 14, 2014 AND AMENDMENT NO. 3, DATED: MARCH 31, 2022.

ATTACHMENTS USED WITH THIS SUBMITTAL

- 1. FIRE LANE NO STOPPING SIGN
- 2. FIRE LANE BEGIN/END NO STOPPING SIGN
- 3. MOUNTING SPECIFICATION FOR FIRE LANE SIGNS AND NO PARKING SIGNS
- 4. ENGINEERED ALTERNATE ROADWAY ACCESS REQUIREMENTS
- 5. STREET WIDTHS
- 6. HYDRANT DISTRIBUTION TABLE
- 7. FIRE FLOW REQUIREMENT TABLE
- 8. FIRE HYDRANT LOCATIONS
- 9. BLUE DOT HYDRANT MARKER LOCATION

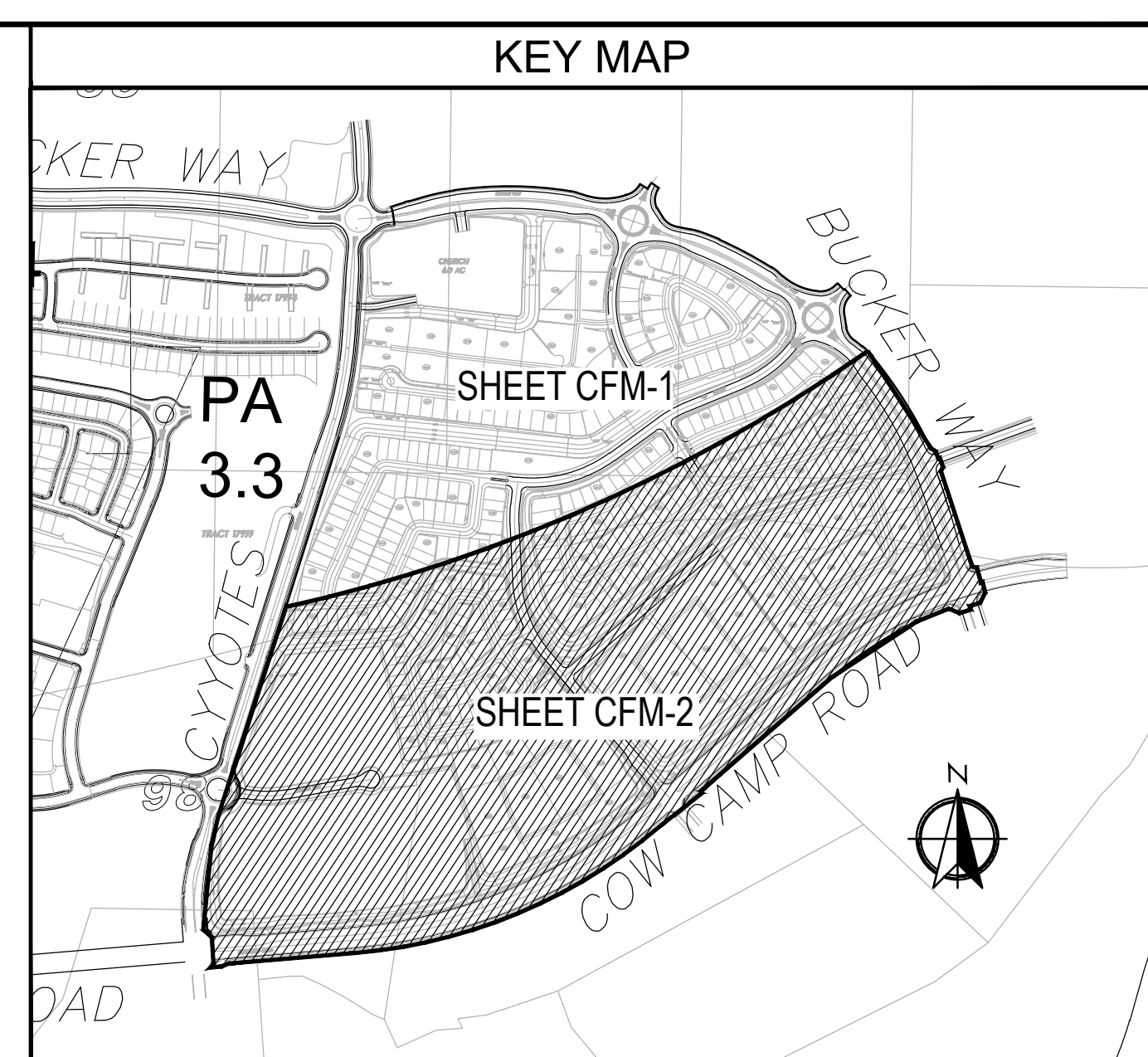
FIRE FLOW TEST REQUIREMENT

NOTE: A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SANTA MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDED TO OCFA PRIOR TO SCHEDULING THE LUMBER DROP INSPECTION.

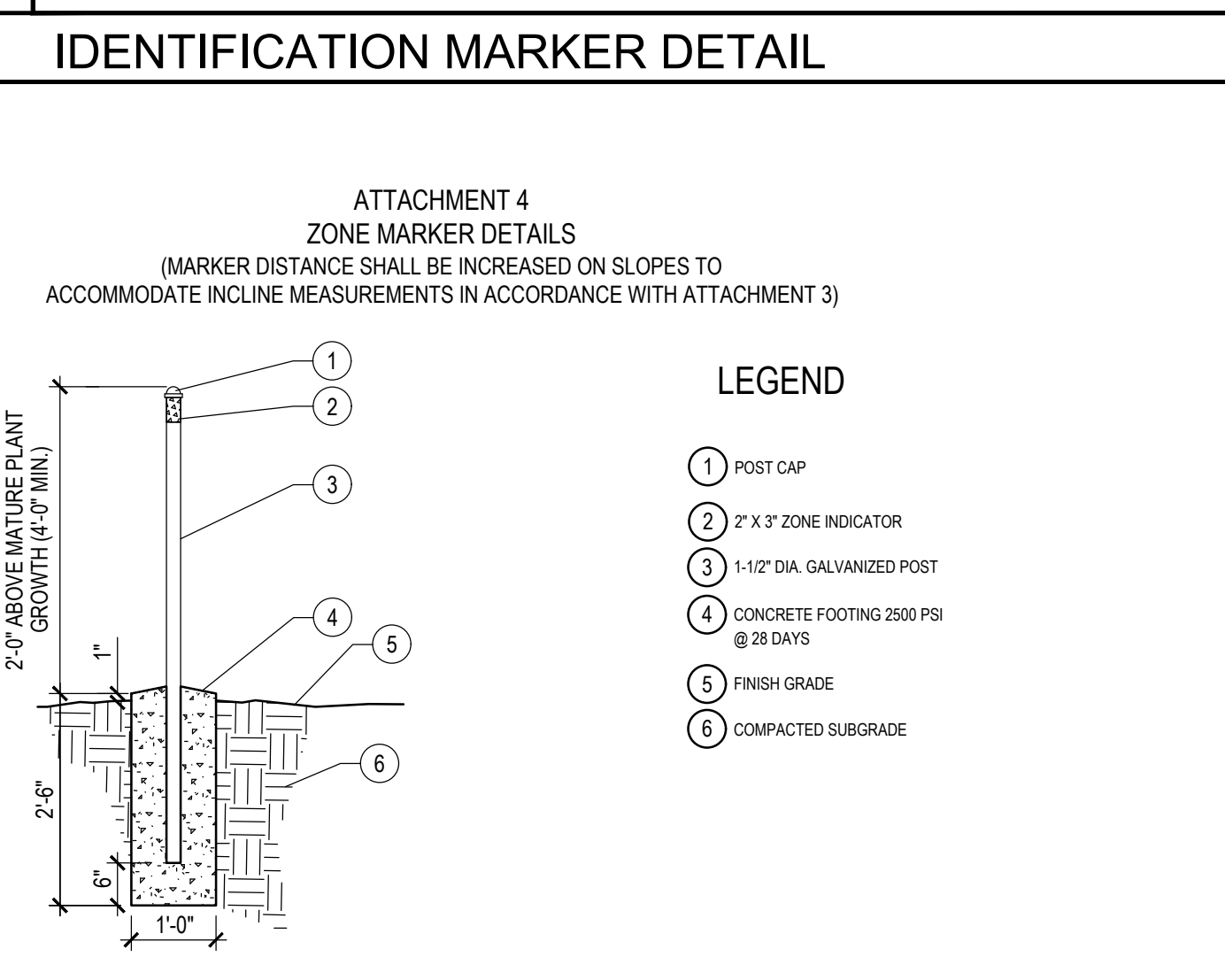
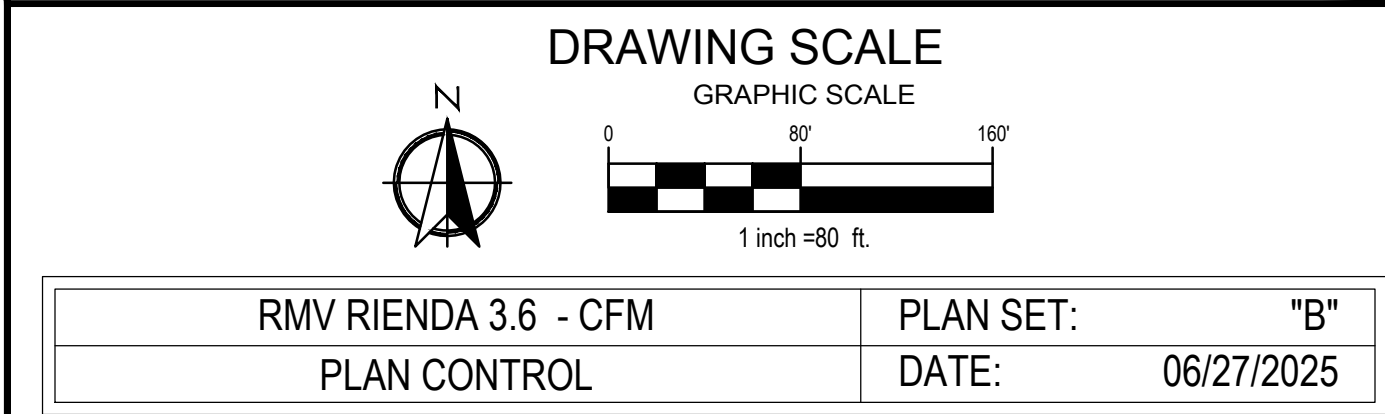


 DRAWING SCALE GRAPHIC SCALE 1 inch = 100 feet	NO. DATE REVISIONS	PREPARED FOR: RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363	CIVIL ENGINEER: HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING 11001 BUCKER WAY, SUITE 100 IRVINE, CA 92618 (949) 240-0079	PREPARED BY: firesafe PLANNING, INC. 28506 AIROSO STREET RANCHO MISSION VIEJO, CA 92694 (949) 240-5011	RANCHO MISSION VIEJO RIENDA - PLANNING SUB AREA 3.6 BACKBONE FIRE MASTER PLAN VESTING TENTATIVE TRACT MAP 17936 - LOTS 1-139, A-Z & AA-VV OCFA SERVICE REQUEST NO. 25000207 ORANGE COUNTY FIRE AUTHORITY	 25000207	SHEET FM-2 OF 3

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- ## ACCESS POINT
- With access points (5' non-combustible tubular steel gates) will be provided where necessary, 500' maximum distance between access points.
- ## TEMPORARY ACCESS POINT
- Focused future build-out plan for access points for maintenance of the temporary soil modification areas for the development site and future sub-area, as a 5' non-combustible gate will only be provided where necessary. 500' maximum distance between access points along the temporary build-out plan. With continued growth and development of the site, the temporary build-out plan will be developed for future sub-area access, areas can be archived utilizing grading operation areas and temporary future soil modification can be maintained as part of the grading operations and vegetation clearance from grades areas.
- ## TEMPORARY IDENTIFICATION MARKER FOR TEMPORARY FLOODING
- 4" White, high-visibility grade 2 PVC pipe, 10' or less, no concrete footing below grade shall be necessary.
- ## GRADIENT HEAT
- Focused future build-out plan with all structures within required to meet all portions of the California Building Code Chapter 7A or the California Residential Code Section R337.
- ## INTERIOR PLANTING FOR SLOPES AND STREETSCAPES
- NOTE: THE LANDSCAPE PLANTING 100' FROM ALL STRUCTURES WITHIN THE INTERIOR OF THE DEVELOPMENT. THE PLANTING SPECIFICATIONS INDICATED ON THIS PLAN SHALL COMPLY WITH THE "HORIZONTAL SPACING AND VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION OF TREES FOR STREETScape MAINTENANCE" (CALIFORNIA TREE SPECIFICATION SHEET CPM-24, AS REVISIONED AND APPROVED WITHIN THIS CONCEPTUAL FLOOD MODIFICATION PLAN) WHILE THE PLANTING SPECIFICATIONS ARE ADHERED TO, DUE TO THE LIMITED NUMBER OF AVAILABLE PLANTING SPECIFICATIONS AND ANY FUTURE REVISION BY THE HOA ARE REQUIRED AND THE DESIGNED AESTHETIC AND BUDGETARY NEEDS TO THE DEVELOPMENT RATIONALLY. THE PLANTING SPECIFICATIONS AND ANY FUTURE REVISION BY THE HOA ARE NOT BOUND SPECIFICALLY TO THE APPROVED FLOOD MODIFICATION PLANT SPECIES. ALTERNATIVE PLANT SPECIES MAY BE USED IN PLACE OF CASE BASED THROUGH A REVIEW THROUGH, AND WITH APPROVAL BY, THE OCPA.
- ## HOMEOWNER MAINTAINED DOWN-SLOPE INTERIOR LANDSCAPE AREA:
- Indicates the approximate location of the next set down-slope fence and Interior Landscaped Area that are to be designed and installed by the Builder, subject to approval by the Private Homeowner. The Interior landscaped area are required to be maintained as originally installed. This requirement is included as part of this required covenants.
- As noted by Rancho Mission Viejo, all structures within the Planning Area 3.6 shall meet all portions of the California Building Code Chapter 7A or the California Residential Code Section R337.
- Note: Interior areas of each Tract shall be provided with and meet the Interior Planting and Slope Streetscape requirements provided herein for the streetscapes, pocket parks and any landscaped areas.

[illegible][illegible]

PREPARE FOR:

 **RMV PA3
DEVELOPMENT, LLC**

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

CIVIL ENGINEER.

HUNSAKER & ASSOCIATES
IRVINE, INC.

H & A

PLANNING • ENGINEERING • SURVEYING
Three Hughes
P.O. 7140 383-0759
Irvine, CA 92618
P.O. 7140 383-0710

PREPARED BY:

firesafe
PLANNING, INC.

28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

<p style="text-align: center;"> RANCHO MISSION VIEJO RIENDA - PLANNING SUB AREA 3.6 CONCEPTUAL FUEL MODIFICATION PLAN LAYOUT, NOTES AND DETAILS </p> <p style="text-align: center;"> VESTING TENTATIVE TRACT MAP 17936 (LOTS 1-139) A-Z, AA-VV PREVIOUSLY APPROVED OCA SERVICE REQUEST NO. 25000206 </p>	 <div style="display: flex; justify-content: space-between;"> <div> <p>SHEET</p> <p style="font-size: 2em;">CFM-2</p> <p>2 OF 2</p> </div> </div>
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