



ITEM #2

SUBDIVISION COMMITTEE REPORT

- DATE: November 20, 2019
- TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

- **SUBJECT:** "A" Vesting Tentative Tract Map 17931 for Planning Area 3, Subarea 3.1, Ranch Planned Community
- PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17931 (VTTM 17931) to subdivide 137.2 acres identified as Planning Area 3, Subarea 3.1 of the Ranch Plan Planned Community into 105 numbered lots for residential development, Urban Activity Center development, parks and recreation, and community facilities, as well as 37 lettered lots for natural open space, graded/landscaped slopes, access roads, and a Class 1 Bike Trail.
- ZONING: Ranch Plan Planned Community
- GENERAL 6 "Urban Activity Center"
- PLAN:
- **LOCATION:** The 137.2 acre Tract Map area in Subarea 3.1 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Gobernadora Canyon and north of Ortega Highway, in the 5th Supervisorial District.

OWNER DMB San Juan Investment North, LLC

/SUBDIVIDER:

- APPLICANT: Rancho Mission Viejo Jay Bullock, Director, Planning and Entitlement
- STAFFRobert Zegarra, Contract Planner, Land Development DivisionCONTACT:Phone: (714) 667-8893FAX: (714) 667-7560Email: robert.zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

- 1. Receive and review staff report;
- 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) certified 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) 17931, 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 VTTM17931. 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; 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 VTTM17931.
 - 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 VTTM17931, 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 encompasses 75 percent permanent open space, with development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25-to 30-year period.

The Master Area Plan and Subarea Plans for Planning 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. Mass grading plans have been submitted for Subarea 3.1 and portions of Subarea 3.2 and are currently in plan check review (GRD19-0108). The applicant has submitted VTTM 17931 for Subarea Plan 3.1 which is the next level of entitlement for the development of Subarea Plan 3.1.

Proposed Project

Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17931 (VTTM 17931) to subdivide 137.2 acres identified as Planning Area 3, Subarea 3.1 of the Ranch Plan Planned Community into 105 numbered lots for residential development, Urban Activity Center development, parks and recreation, and community facilities, as well as 37 lettered lots for natural open space, graded/landscaped slopes, access roads, and a Class 1 Bike Trail. Of the 105 numbered lots, 70 are intended to be sold to residential neighborhood builders for development of 775 dwelling units consistent with the approved Subarea Plan 3.1. The 35 remaining numbered lots have been designated for Urban Activity Center development (3 lots), park and/or recreation areas (8 lots), community monument signage (13 lots), open space (6 lots), private detention basins (5 lots), and an SMWD Facility (1 lot).

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Former Color Spot Nursery, vacant land
- East: Existing industrial uses, vacant land
- South: Existing ranch housing, San Juan Creek
- West: Gobernadora Canyon

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

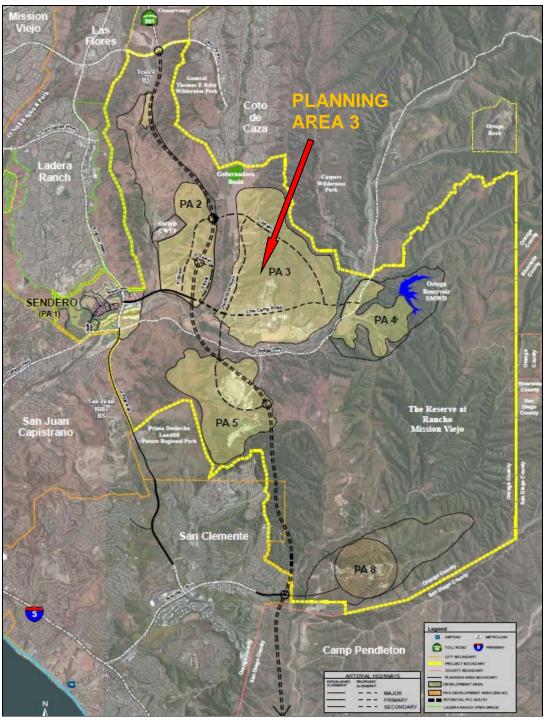


Exhibit 1 - General Vicinity Map

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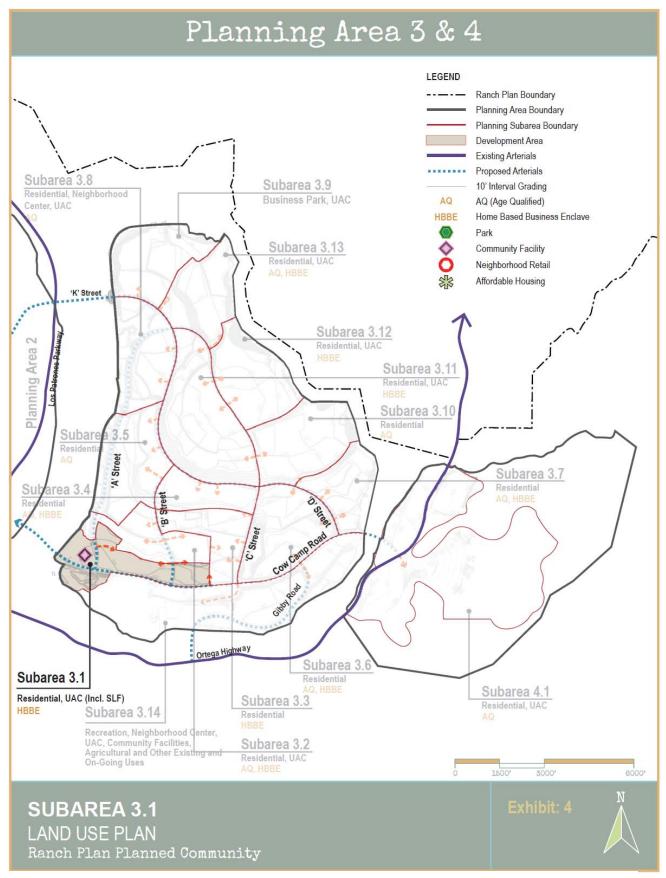


Exhibit 2 - Land Use Map for Subarea 3.1

DISCUSSION/ANALYSIS:

Proposed "A" VTTM 17931 is consistent with:

- a. State Subdivision Map Act and County of Orange Subdivision Code and Manual.
- b. General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.
- c. Zoning: Planned Community. The proposed map is in conformance with the County of Orange Planned Community District regulations as regulated by the Ranch Plan Planned Community Text, statistical summary, and development maps.
- d. Area Plans. The proposed map is consistent with the PA3 Master Area Plan, Subarea Plan 3.1, and the PA3 Master Area and Subarea Plan Amendments (PA180030).
- 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 are to be incorporated into the development of Subarea 3.1 are listed within the "Notes" portion of the cover page of proposed VTTM 17931.
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

Subarea Plan 3.1

Proposed VTTM 17931 is consistent with previously approved Subarea Plan 3.1 proposing residential and Urban Activity Center (UAC) uses east of Gobernadora Canyon and north of Subarea 3.14 along future Cow Camp Road. The approved Subarea Plan 3.1 identifies 118 gross acres for development with a maximum of 775 residential dwelling units, 10,000 square feet of Urban Activity Center uses, and 120,000 square feet of Senior Living Facility uses. The Subarea 3.1 boundary depicted in Exhibit 2 (Page 5) is shown on the plans for VTTM 17931 and confirms the subarea boundary is within the tract boundary. Future "B" tentative tract map and site development permit submittals within VTTM 17931 shall be in conformance with the maximum development permitted within Subarea 3.1. It is noted that VTTM 17931 includes a small portion of Subarea 3.14 on the south side of Cow Camp Road (Lots 100, 101, EE and FF). However, these lots have been designated for Open Space and therefore do not impact the permitted development in VTTM 17931

General Description

The presented VTTM 17931 proposes 105 numbered lots and 37 lettered lots with general access to the tract to be provided by future Cow Camp Road. Internal tract access will be provided by a system of collector streets (proposed to be public) fed by a subsystem of residential level streets, composed of both proposed public and private streets. The tract map includes parks and recreation lots throughout the project adjacent to residential development including a 5 acre recreation site (Lot 78) near the western boundary of the tract. Residential lots are proposed throughout the project site with the intent of being further subdivided. In the center of the project site, Lots 20-25 and Lots 32-43 have been designated "For Condominium" on the map. The three Urban Activity Center lots are located at the

corner of Horton Way and Cow Camp Road (Lot 71) and at the corner of Ranch Canyon and Cow Camp Road (Lots 81 and 82). The table below provides a statistical breakdown of uses proposed within VTTM 17931:

Lot No.	Use	Acreage
		(gross)
1-70	Residential Lots (70 lots)	36.25
72-76	Private Parks (5 lots)	0.74
77	SMWD Facility	0.07
78-80	Recreation Area (3 lots)	6.66
71, 81-82	UAC (3 lots)	12.62
83-95	Entry Monument Lots (13 lots)	1.39
96-101	Open Space (6 lots)	2.17
102-105	Basins (Private) (4 lots)	15.56
A-D	Open Space (Natural) (4 lots)	11.67
E-Z, CC-JJ	Open Space/Slope (30 lots)	18.36
AA	Maintenance Access Lot	0.05
BB	Class 1 Bikeway/Maintenance Access	0.52
КК	Access Lot	1.18
	Proposed Public Streets	14.84
	Cow Camp Road	15.10
	TOTAL	137.2

TT17931 STATISTICAL SUMMARY

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 3.1) and related mass grading permit GRD19-0108 which is currently in plan check review. The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendum 3.1.

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area. A Master Plan of Drainage (MPD) consistent with the PA3 and 4 ROMP has been established for the project site (Subarea 3.1). VTTM 17931 is consistent with this MPD, however no MPD fees are required.

Public Services & Utilities

- Schools This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District. The

District stated in their Preliminary Water Sewer Letter (dated October 30, 2019) that the District will be capable of providing 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 Existing and proposed fire protection services are capable of
 providing an adequate level of fire protection services to this development. This property is
 within the area covered by the <u>Ranch Plan Fire Protection Program</u>, 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 classified as a Landscape Corridor on the Master Plan of Scenic Highways and the roadway will be improved consistent with its scenic highway designation.
- Access/Highways/Streets/Roads Access to the site is provided by proposed Cow Camp Road, which is currently under construction. Internal tract access will be provided by a system of collector streets (public) fed by a subsystem of residential level streets, composed of both public and private streets.
- Major Thoroughfare and Bridge Fee Program This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 283304 approved on November 7, 2019. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of VTTM 17931 in compliance with associated fire safety and fire protection requirements.

Multiple Final Map Phasing

As indicated on the Map under Note #21 of the title sheet VTTM 17931, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed within the "Notes" portion of the cover page of VTTM 17931. The following approved Ranch PC Alternative Development Standards (approved September 28, 2018) are proposed as part of VTTM 17931:

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- A-4 Neighborhood Entryways
- A-9 Tapered Streets
- A-18 Modified Knuckle
- A-19 Cul-De-Sacs With Raised Landscape Median
- A-32A Residential Collector With Median
- A-32B Residential Collector (With No Median)
- B-1 Tapered Intersections
- B-2 Intersection Sight Line Standards
- B-3 Alternative Corner Sidewalks At Arterial Intersections
- B-4 Alternative Residential Corner Ramp Condition Tapered Intersection
- B-5 Alternative Residential Corner Ramp Condition At Typical Intersection
- B-6 Roundabouts
- 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-3 Class I Off-Street NEV Trail
- J-4A Class II On-Street NEV/Bike 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, which identifies more than 600 required items for the Ranch Plan. The Planning Area 3 Master Area Plan and Subarea Plan applicable provisions have been separated and identified by target date in the Mitigation Regulation Compliance Matrix as Appendix C. Staff has reviewed applicable compliance measures for VTTM 17931 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
- Planned Community Zoning Regulations/Conditions
- Development Agreement requirements
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement 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, OC Infrastructure Programs, Inspection Services, Building & Safety, OC Survey, and Orange County Fire Authority. Through focused coordination meetings and 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 by any County divisions.

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on November 6, 2019. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the County Administration South (CAS) Building, 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 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G 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 17931.

CONCLUSION:

Upon review of the subject submittal, staff supports approval of the applicant's proposed Vesting Tentative Tract Map 17931 (VTTM 17931) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO), Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

Matthew Egge, Manager, Land Development OC Development Services

CERTIFICATION:

I hereby certify that the Tentative Tract Map 17931 was approved by the Orange County Subdivision Committee on November 20, 2019, per the findings in Appendix A and the conditions in Appendix B.

Colby Cataldi, Deputy Director OC Development Services

APPENDICES:

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

ATTACHMENTS:

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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 deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower 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



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Appendix A Findings TT17931

EIR AND ADDENDUM

TT17931 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 VTTM17931, 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 VTTM17931. 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 TT17931

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	Π17931
That the propose	d map is consistent with the Orange County General Pla	n.
4	DESIGN & IMPROVEMENT	Π17931
That the design a	and improvement of the proposed subdivision are consist	ent with the Orange County General Plan.
5	DEVELOPMENT TYPE	Π17931
That the propose	d site is physically suitable for the proposed type of deve	lopment.
6	DEVELOPMENT DENSITY	TT17931
That the propose	d site is physically suitable for the proposed density of de	evelopment.
7	ENVIRONMENTAL DAMAGE	TT17931
	of the subdivision or the proposed improvements are no ildlife or their habitat.	ot likely to cause substantial environmental damage or substantial and avoidable
8	PUBLIC HEALTH	Π17931
That the design of	of the subdivision and the type of improvements proposed	d are not likely to cause serious public health problems.
9	PUBLIC EASEMENTS	TT17931
	of the subdivision and the type of improvements propo- public-at-large for access through or use of property within	osed will not conflict with easements of record or established by court judgment n the proposed subdivision.
10	SUBDIVISION / ZONING CODE CONSISTENCY	TT17931
That the propose	d subdivision complies with the requirements set forth in	the Orange County Subdivision Code and the Orange County Zoning Code.
11	ZONING CONSISTENCY	Π17931
	and improvement of the proposed subdivision are suitab regulations pursuant to Section 7-9-254 of the Subdivisi	le for the uses proposed, and the subdivision can be developed in compliance wit ion Code.
12	SEWER SYSTEM	TT17931 (Custom)
That the dischar	ae of waste from the proposed subdivision into the exis	sting sewer system of the Water District will not result in violations of existing

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.

NATURAL HEATING AND COOLING TT17931

FEE PROGRAMS

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).

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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.

TT17931

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

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

15	EXPIRATION OF MAPS	Π17931
That because of participation Map Act.	in fee programs for off-site improvements,	this project will qualify for consideration under Section 66452.6 of the Subdivision
16	LOCAL PARK CODE	TT17931 (Custom)

That the Local Park Code requirement can be met by an allocation of park lands credit from PM 07-01, the park implementation plan for the Ranch Plan Planned Community.

17 DEVELOPMENT AGREEMENT TT17931 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

TT17931

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



a. Prior to Recordation:

Appendix B Conditions of Approval TT17931 **RANCH PLAN REGULATION COMPLIANCE MATRIX TT17931** 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: 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. 4.5-8 (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 (LGOI) – Light and Glare 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials 617: Ranch Plan Fire Prot. Program Cond. 3.e. - Vegetation Clearance

Appendix B: Conditions of Approval - TT17931

f. Prior to Combustible Construction: 609: Ranch Plan Fire Prot. Program Cond. 2.d. - Emergency Access & Water Supply

a. During Construction: 197: EIR 589 Mitigation Measure 4.14-13 – ESA Remedial Measures

h. Prior to Certificates of Occupancy: 529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements 531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements 539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) - Compliance with Water Quality Management Plan (WQMP) 560: EIR 589 Standard Condition 4.8-4 (N09) - Multi-Family Residential Development 563: EIR 589 Standard Condition 4.8-7 (N12) - Transportation Corridor Notification 565 & 566: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping 568 & 569: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping 618: Ranch Plan Fire Prot. Program Cond. 3.f. - Fuel Modification Zones

i. Prior to Release of Grading Bond: 572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage 575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

BUYER NOTIFICATION MAP

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

TT17931

TT17931 WATER QUALITY MANAGEMENT PLAN

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

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- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs

- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

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

COMPLIANCE WITH THE NPDES IMPLEMENTATION TT17931 PROGRAM

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

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications

- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP:

- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;

- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan

- Demonstrate that the applicant has RECORDED one of the following:

1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association;

A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
 The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (Appendix C - Items 539, 539.1, 539.2)

INDEMNIFICATION

TT17931

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.

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BEST MANAGEMENT PRACTICES TT17931

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.

ELECTRICAL LINES TT17931

Prior to the recordation of any portion of this tentative tract map, the applicant shall provide evidence of San Diego Gas and Electric's (SDG&E) approval of plans for the relocation of 138 K.V. electrical lines within Planning Area 3. Evidence must be demonstrated to the satisfaction of the Manager, Land Development.

APPENDIX C

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. P i 521	rior to I		sc 4.4-1	ding Permit Prior to the issuance of a grading permit	S 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 Planning	Submittal of satisfactory geotechnical report		Each PA
522		EIR 589		Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading- Manager oC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	(cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	f the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)		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 Planning	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the 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 Planning	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 Planning	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 Planning	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.):	 Design provisions for surface drainage; Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a) 	See above	See above		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange Director of Planning & Development- Services, Director, OC Planning	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	 Design provisions for surface drainage; and Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b) 	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	 Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10		Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	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	Inspection Division (Regional Water	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWVPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11		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)	Building Permits,	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:		County of Orange Director-of- Planning & Development- Services, Director, OC Planning	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 Planning	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
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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
555.5		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 Planning	Place as general notes on approved grading plan		Each PA
556.1 556.2		EIR 589 EIR 589	SC 4.7-2 (cont.) SC 4.7-2	See above See above	Construction Emissions: Construction		Construction Emissions: Construction	a. Turn equipment off when not in use for more than five minutes. b. Maintain equipment engines in good	See above See above	See above See above		Each PA Each
000.2		Linvooo	(cont.)		Emissions (cont.):		Emissions (cont.):	condition and in proper tune as per manufacturers' specifications.				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:		County of Orange Director of Planning & Development Services, Director, OC Planning	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	County of Orange Director of Planning & Development- Services, Director, OC Planning	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		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

ltern 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
558.4		EIR 589	SC 4.8-2 (cont.)		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:	so that the composite interior standard of 45 dBA CNEL for habitable rooms and a	County of Orange Director of Planning & Development- Services and County of Orange Manager of- Building Permits- Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	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.):	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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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, Division 6 (Noise Control). (County Standard Condition N08)		Approved acoustical analysis		Each PA
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 9141 (Water Conservation Plan). (County Standard Condition LA02b)	County of Orange Director of Planning & Development- Services, Director, OC Planning	Approved detailed landscape plan for privately maintained common areas		Each PA

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571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1		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)	Manager, Harbors, Beaches & Parks	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
574		EIR 589	SC 4.11-2		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/OC Planning*	Written evidence that a County- certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids	Planning & Development Services- Director, OC Planning (OCFA)	Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.		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, OC Planning	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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b. P	rior to F	Precise	Fuel Mo	odification P	lans							
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	(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.	Planning (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
c. Pi	rior to l	ssuand	e of Bui	Iding Permit	t		1					
111	110 (MM 4.7-3)	EIR 589	(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 Planning	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		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 Planning	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applica ble PA
206		EIR 589		Prior to issuance of residential building permits (excluding age- qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC- Wide

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

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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
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 Planning	Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	,	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 Planning and Manager, Permit Services (Building Plan Check)	satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA

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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)	satisfactory acoustical		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
562		EIR 589		Prior to the issuance of building or grading permits	Noise- Generating Equipment (Non- Residential Projects):		Noise- Generating Equipment (Non- Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	Manager, Permit Services (Building Plan Check)	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 Planning	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)	Manager of	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)	Planning &- Development- Services- Director, OC Planning (OCFA)	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 Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA#3		PA2.3 Builer "B" Map COAs	Cond. #3	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.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA#6		PA2.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			

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d. P	rior to (Combu	stible Co	onstruction								
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 Planning	Site inspection		
e. D	uring C	onstru	ction	1								
197	196 (EIR 589, MM 4.14-13)	EIR 589		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 an on-further- action status is attained.	Director, PDS- Director, OC Planning (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
f. Pr	ior to Is	ssuanc	e of Cert	tificates of C	Occupancy							
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Mar 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;	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 0&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 0&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		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	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)	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)	Planning & Development- Services &- Manager HBP,	Landscaping and irrigation plan certification from landscape architect		Each PA
566		EIR 589	(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

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

ltem 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
g. Pi	rior to F	Release	e of Grad	ding Bond								
572		EIR 589		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 & Parke HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	the archaeologist' s follow-up		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,- Beachee & Parks. HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	payment of curatorial fee if an applicable		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager,- Harbors,- Beaches & Parke. HBP/Coastal and Historical Facilities OC Public Works/OC Planning	the paleontologist' s follow-up		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
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	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	Harbors,- Beaches & Parks HBP/Coastal and Historical- Facilities OC Public Works/OC Planning*	payment of curatorial fee if an applicable		Each PA

ATTACHMENT 1



June 10, 2019 Updated August 19, 2019

Ms. Bea Bea Jiménez Division Manager, Land Development OC Public Works 300 N. Flower Street, 2nd Floor Santa Ana, CA 92703

Subject: Application for Vesting Tentative Tract Map 17931

Ms. Jiménez,

Rancho Mission Viejo hereby submits an application to allow for Subdivision Committee approval of Vesting Tentative Tract Map 17931 (VTTM 17931).

Project Location/Ownership:

The 138.9-acre VTTM 17931 project site, currently owned by DMB San Juan Investments North LLC, is located northerly of Cow Camp Road, approximately 1.5 miles east of Antonio Parkway within the 22,683-acre Ranch Plan Planned Community in unincorporated Orange County. The City of San Juan Capistrano is located to the west. The Prima Deshecha Landfill is located to the south. Sendero Village within the Ranch Plan Planned Community, and the Ladera Ranch planned community are located to the north.

Background:

In November 2004, the County of Orange approved a General Plan Amendment, a Zone Change creating the Ranch Plan Planned Community, and certification of Final Program EIR 589. As approved, the Ranch Plan Planned Community encompassed 22,683 acres, and allowed 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses.

Following approval of the overall Ranch Plan project in November of 2004 and Settlement Agreements in August of 2005, the Orange County Planning Commission approved the PA3&4 Master and Subarea Plans (PA14-0027 thru PA140081) on February 25, 2015.

Current Planning Area 3 and 4 (PA3&4) Area Plan land use approvals are per the Ranch Plan Comprehensive Revisions and Reallocations – Planning Areas 1, 2 3 & 4 (PA150047), approved administratively May 22, 2017 by Deputy Director, OCPW Development Services.

OC Land Development is currently processing a PA3&4 Master and Subarea Plan amendment (PA180030) that is scheduled for OC Planning Commission approval in July 2019.

Existing Conditions:

The project site is currently predominantly disturbed as the site of the former Color Spot Nursery. Surrounding land uses include the following:

- Northerly: Future Subarea 3.2 (Residential)
- Easterly: Future Subarea 3.3 (Neighborhood Center, Residential)
- Southerly: Future Subarea 3.14 (Water Quality Basins, Heritage Cow Camp area)
- Westerly: Natural Open Space.

Project Proposal:

The proposed 138.9 gross acre VTTM 17931 is an "A" master tentative tract map, which would subdivide Subarea 3.1 into 104 numbered lots. Lots 1-71 would be sold to builders who would propose "B" tentative tract maps to create individual home sites. The table below provides a statistical breakdown of all uses proposed within VTTM 17931:

Lot Number	VTTM 17931 Land Use Summary	Acreage
1-70	Residential Lots (70 lots)	36.25
72-76	Private Parks (5 lots)	0.74
77	SMWD Facility	0.07
78-80	Recreation Area (3 lots)	6.66
71, 81-82	UAC (3 lots)	12.62
83-95	Entry Monument Lots (13 lots)	1.39
96-101	Open Space (6 lots)	2.17
102-105	Basins (Private) (4 lots)	15.56
A-D	Open Space (Natural) (4 lots)	11.67
E-Z, CC-JJ	Open Space/Slope (30 lots)	18.36
AA	Maintenance Access Lot	0.05
BB	Class 1 Bikeway/Maintenance Access	0.52
КК	Access Lot	1.18
	Proposed Public Streets	14.84
	Cow Camp Road	15.10
TOTAL		137.2

Estimated Earthwork

The VTTM 17931 estimated grading quantities are 976,488 cubic yards of cut, 2,252,339 cubic yards of fill, and 1,275,851 cubic yards of import(from adjacent Subarea 3.2 area to the north. The proposed grading has been addressed per CEQA document FEIR 589, together with Addendum 3.1 to Final EIR Nos. 584 and 589 (PA140072 – 140081, ST140018, ST140019).

Drainage:

The subject property is in the Ranch Plan Planned Community Runoff Management Plan Area and is within the approved Master Plan of Drainage (MPD) for Subarea 3.1. The MPD storm drain facilities located within the subject property are currently under plan check review. All storm drain facilities shall be approved and constructed or bonded for prior to recordation of a final map for VTTM 17931.

Public Services & Utilities

- Schools -This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Facility Agreement area which phases development commensurate with public services and facilities.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District. A will serve letter will be provided prior to the Subdivision Committee hearing stating that the District will be capable of providing 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 Existing and proposed fire protection services are capable of providing an adequate level of fire protection services to this development. This property is within the area covered by the Ranch Plan Fire Protection Program, 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/Circluation:

- Scenic Highway Corridors Cow Camp Road is designated as a Landscape Corridor on the Master Plan of Scenic Highways.
- Access/Highways/Streets/Roads Access to the site is provided by Cow Camp Road. Internal tract access will be provided by a system of residential collector streets (public) fed by a subsystem of residential level 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

A draft VTTM 17931 Fire Master Plan has been submitted to the Orange County Fire Authority (OCFA) for review. The Fire Master Plan must be approved by OCFA prior to Subdivision Committee approval. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure that VTTM 17931 is in compliance with associated fire safety and fire protection requirements.

Local Park Implementation Plan

An updated Local Park Implementation Plan (amendment number 3) is also to be considered by the Subdivision Committee at the public hearing anticipated in September 2019.

School Fees

TT 17931 residential units constructed would be subject to applicable school fees.

Multiple Final Map Phasing:

As indicated on the Map under Note #21 of the title sheet, the option of multiple final maps phasing has been requested as part of the approval of VTTM 17931.

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 17563R2. The following approved Ranch PC Alternative Development Standards (approved July 24, 2013) are proposed as part of VTTM 17563R2:

- A-4 Neighborhood Entryways
- A-7 Raised Landscape Islands Within Residential Streets
- A-9 Tapered Streets
- A-12 Sidewalks on One Side of Residential Streets
- A-32A Residential Collector with Median
- A-32B Residential Collector (with No Median)
- B-1 Tapered Intersections
- B-2 Intersection Sight Line Standards
- B-3 Corner Sidewalks at Arterial Intersections
- B-4 Residential Corner Ramp Condition Tapered Intersection Alternative Residential
- B-5 Corner Ramp Condition at Typical Intersection Tapered Intersection
- B-9 Modified Color of Curb Ramp Detectable Warning Surface
- C-5 Trees Planted Within Fifty Feet of Intersection

- C-6 Additional Parkway and Street Median Trees
- J-4A Class II On-Street NEV/Bike Lane
- J-5 Class III NEV Route

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, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; the Planning Area 2 Addendum which was certified on March 27, 2013, and Addendum 3.1 to Final EIR Nos. 584 and 589 (PA140072 – 140081, ST140018, ST140019) certified on February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G 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 17931.

Consistency Analysis:

The proposed project is consistent with applicable County of Orange policy and regulatory standards as referenced and set forth in the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

- a. General Plan Project is consistent with General Plan Amendment GPA 01-01.
- b. Zoning Proposed Revised VTTM 17931 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 and County of Orange Subdivision Code and Manual In Compliance.
- d. Area Plans Consistency with land uses and other details of PA3 Master Area Plan and Subarea Plan 3.1 (PA180030)
- f. Alternative Development Standards All previously approved Alternative Development Standards that are intended to be incorporated into the development of Subarea 3.1 are listed within Note #29 on the cover page of proposed VTTM 17931, and listed above.
- g. Regulation Compliance Matrix Ongoing vetting of RMV's draft VTTM 17931 version of matrix will result in an OC Planned Communities verification of all applicable Regulation Compliance Matrix items that must be cleared.

Review Parties:

VTTM 17931 would be reviewed by all applicable internal OC Public Works departments. SMWD is likely the only external entity with an interest in reviewing VTTM 17931. No cities are located near PA3 and no school site are to be located in Subarea 3.1. OCFA will be reviewing and approving a Fire Master Plan and Conceptual Fuel Modification Plan prior to Subdivision Committee approval.

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

Sincerely,

Bullod

Jay Bullock Vice President, Planning & Entitlement

ATTACHMENT 2

BOARD OF DIRECTORS

BETTY H. OLSON, PH.D FRANK URY CHARLES T. GIBSON SAUNDRA F. JACOBS JUSTIN MGCUSKER

> DANIEL R. FERONS GENERAL MANAGER

Santa Margarita Water District

October 30, 2019

County of Orange OC Public Works OC Planning 300 N. Flower Street Santa Ana, California 92703

Subject: Preliminary Water and Sewer Letter for Rancho Mission Viejo, VTTM 17931, Portions of Parcels 59, 60, 92, 93, 99, 100, and 101, 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 <u>The Ranch Plan Planning Area 3 and 4 Water Supply Verification</u>, 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.

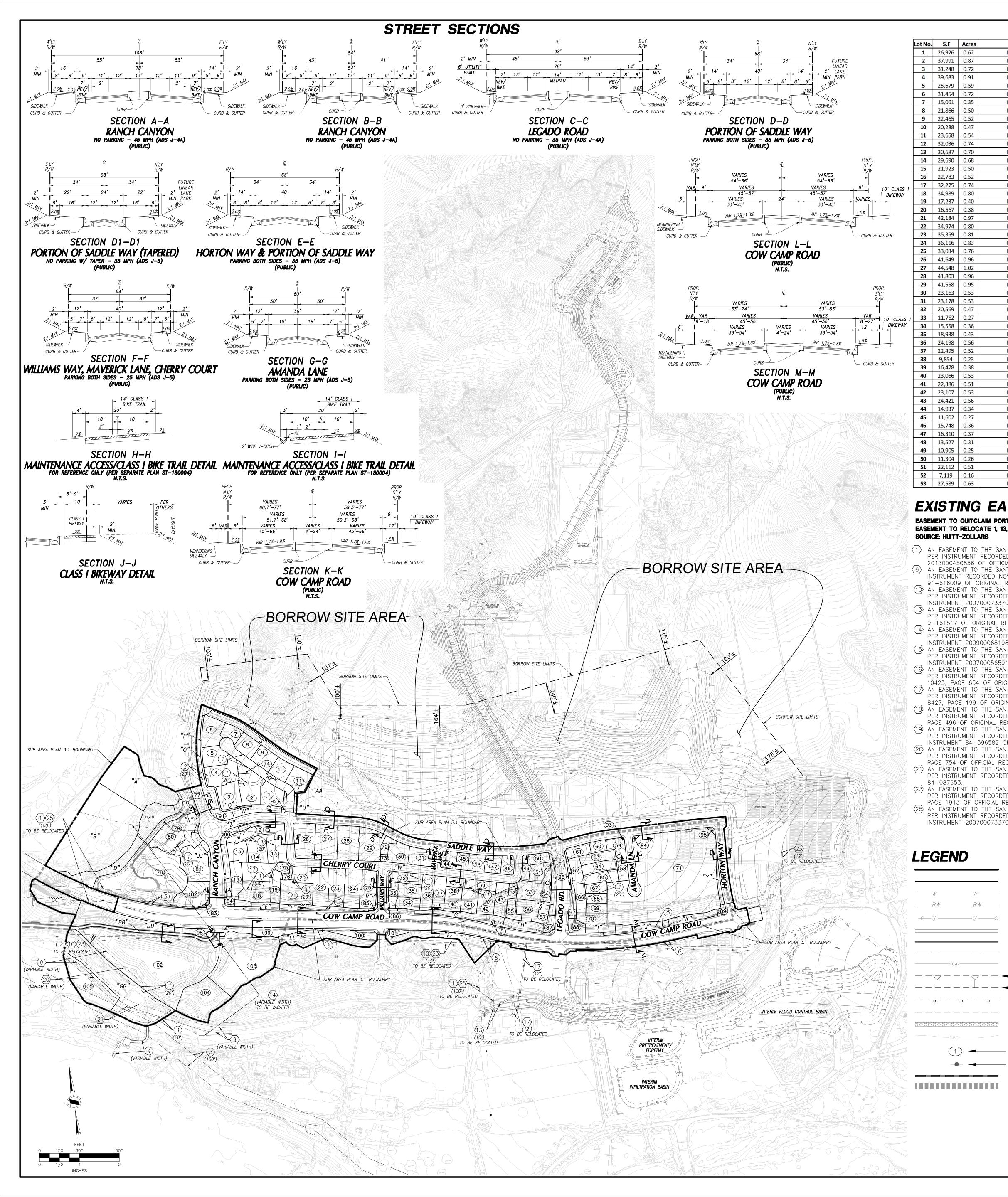
Sincerely, SANTA MARGARITA WATER DISTRICT

Patrice a. Butly

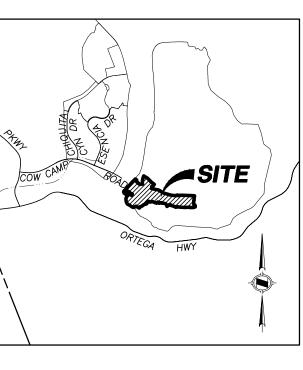
Patricia A Butler Chief Engineer

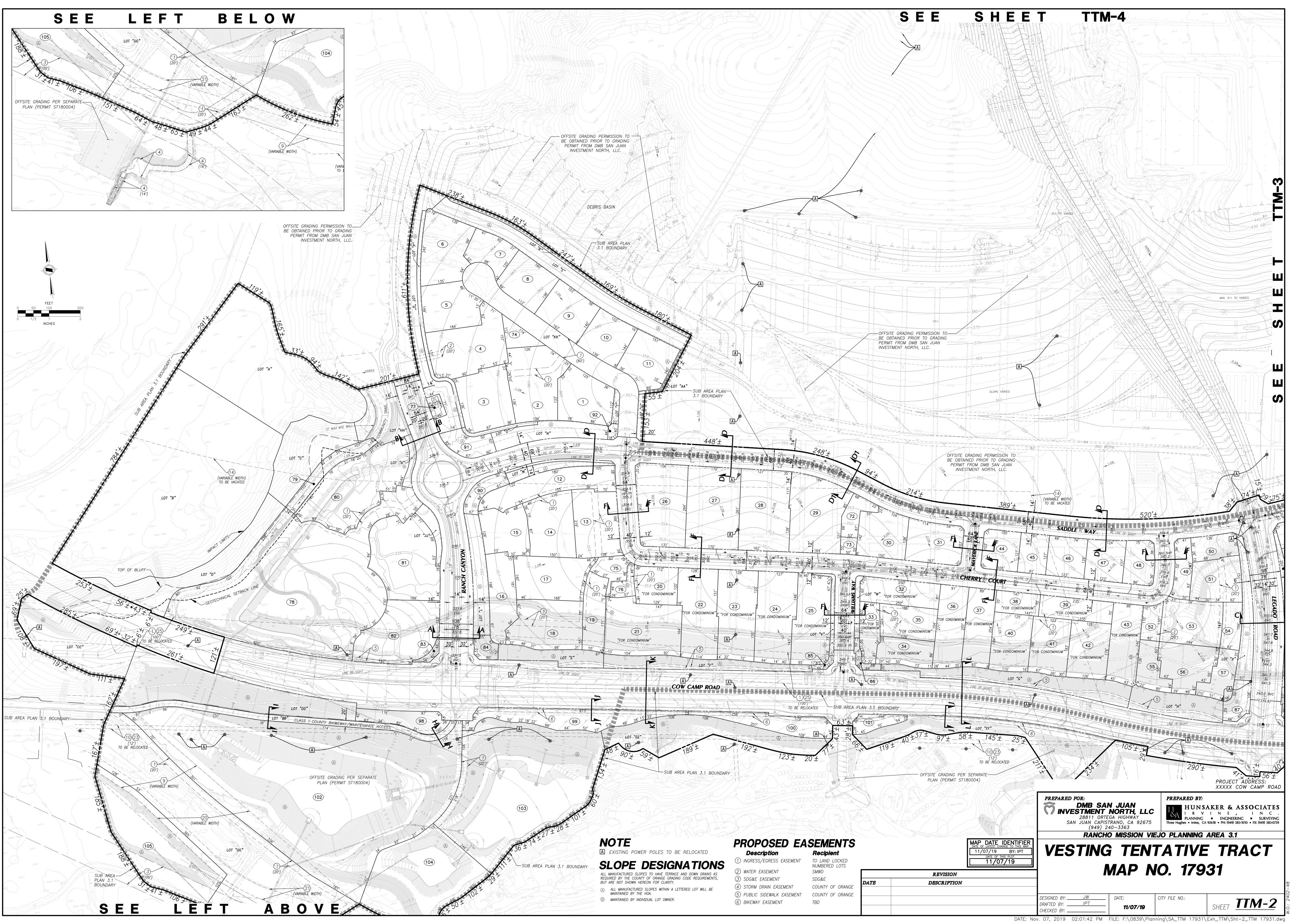
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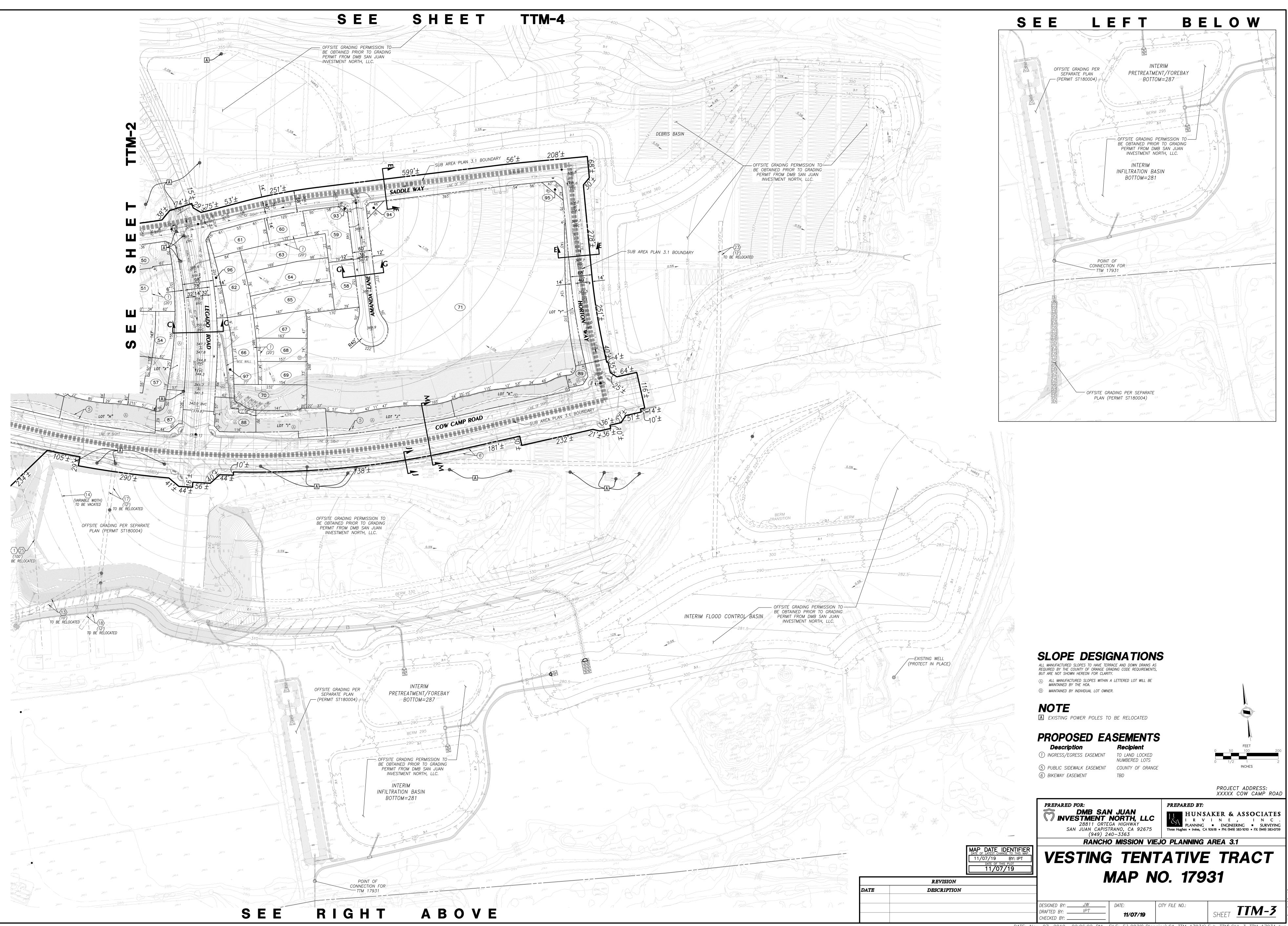
ATTACHMENT 3



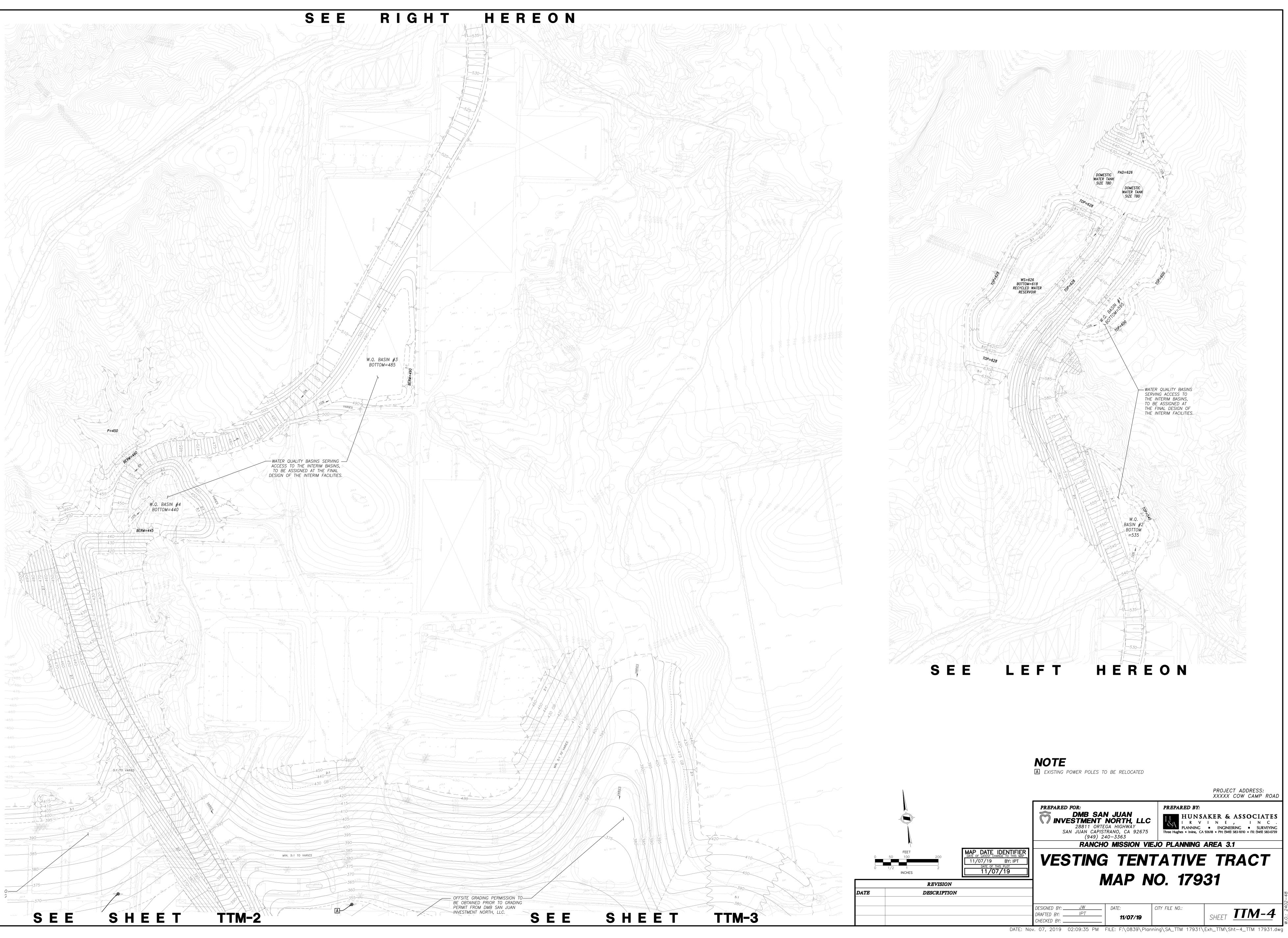
		ST	4 <i>TI</i>	STICAL SUM	IMARY	VICINITY MAP
Land Use RESIDENTIAL	Lot No. 54	S.F 9,342	Acres	Land Use RESIDENTIAL RESIDENTIAL	Lot No.S.FAcresLand UseA134,9493.10OPEN SPACE NATURALB287,2386.60OPEN SPACE NATURAL	T3 THERE ONELL OR
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RESIDENTIAL RESIDENTIAL	72 73 74	2,818 7,080	0.06	PRIVATE PARK PRIVATE PARK PRIVATE PARK	S 45,315 1.04 OPEN SPACE/SLOPES T 2,115 0.05 OPEN SPACE/SLOPES U 2,960 0.07 OPEN SPACE/SLOPES	 EXISTING LAND USE: VACANT LAND EXISTING ZONING: VTTM 17931 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT.
RESIDENTIAL RESIDENTIAL RESIDENTIAL	75 76	8,278 5,247	0.19 0.12 0.07	PRIVATE PARK PRIVATE PARK SMWD FACILITY	V 3,815 0.09 OPEN SPACE/SLOPES W 3,313 0.08 OPEN SPACE/SLOPES	 THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.1 (PA180030) DESIGNATE THE PROJECT SITE AS RESIDENTIAL AND URBAN ACTIVITY CENTER. GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL
RESIDENTIAL RESIDENTIAL	77 78 79	3,241 218,110 13,370	0.07 5.01 0.31	RECREATION AREA	X 16,374 0.38 OPEN SPACE/SLOPES Y 8,970 0.21 OPEN SPACE/SLOPES Z 2,438 0.06 OPEN SPACE/SLOPES	OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL. 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND PLANNING AREA 3 FEIR ADDENDUM.
RESIDENTIAL RESIDENTIAL	80 81	58,463 51,212	1.34 1.18	RECREATION AREA	AA 2,151 0.05 MAINTENANCE ACCESS LOT BB 22,685 0.52 CLASS I BIKEWAY/MAINT. ACCESS	 ADJACENT LAND USE ZONING NORTH: RESIDENTIAL RANCH PLAN PLANNED COMMUNITY EAST: RESIDENTIAL RANCH PLAN PLANNED COMMUNITY SOUTH: OPEN SPACE RANCH PLAN PLANNED COMMUNITY WEST: OPEN SPACE RANCH PLAN PLANNED COMMUNITY SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
RESIDENTIAL RESIDENTIAL RESIDENTIAL	82 83 84	43,668 2,033 5,486	1.00 0.05 0.13	URBAN ACTIVITY CENTER ENTRY MONUMENT LOT ENTRY MONUMENT LOT	CC 51,343 1.18 OPEN SPACE/SLOPES DD 77,072 1.77 OPEN SPACE/SLOPES EE 52,519 1.21 OPEN SPACE/SLOPES	 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 66KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT
RESIDENTIAL RESIDENTIAL	85 86	1,373 3,117	0.03	ENTRY MONUMENT LOT	FF 60,071 1.38 OPEN SPACE/SLOPES GG 177,972 4.09 OPEN SPACE/SLOPES	WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S). EAST: SOUTHERN CALIFORNIA GAS COMPANY ELECTRIC: SAN DIEGO GAS AND ELECTRIC TELEPHONE: AT&T AND COX COMMUNICATIONS
RESIDENTIAL RESIDENTIAL RESIDENTIAL	87 88 89	8,811 12,364 3,254	0.20 0.28 0.07	ENTRY MONUMENT LOT ENTRY MONUMENT LOT ENTRY MONUMENT LOT	HH 24,004 0.55 OPEN SPACE/SLOPES II 3,761 0.09 OPEN SPACE/SLOPES JJ 5,623 0.13 OPEN SPACE/SLOPES	CABLE TELEVISION: COX COMMUNICATIONS 11. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT. 12. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE O.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS IN ACCORDANCE WITH THE APPLICABLE "MASTER PLAN OF DRAINAGE" AND THE RUN OFF
RESIDENTIAL RESIDENTIAL	90 91	8,339 10,965	0.19 0.25	ENTRY MONUMENT LOT ENTRY MONUMENT LOT	KK 51,260 1.18 ACCESS LOT	MANAGEMENT PLAN (ROMP). 13. STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS, EXCEPT FOR DEVIATIONS AS LISTED HEREON. 14. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
RESIDENTIAL RESIDENTIAL RESIDENTIAL	92 93 94	1,465 272 1,423	0.03 0.01 0.03	ENTRY MONUMENT LOT ENTRY MONUMENT LOT ENTRY MONUMENT LOT	ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS,	 GRADING FOR VESTING TENTATIVE TRACT MAP NO. 17931 MAY BE ACCOMPLISHED IN MULTIPLE PHASES. STORM FLOW TRIBUTARIES 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 PREPARED PRIOR TO
RESIDENTIAL RESIDENTIAL	95 96	1,791 5,567	0.04 0.13	ENTRY MONUMENT LOT OPEN SPACE	BUT ARE NOT SHOWN HEREON FOR CLARITY. ALL MANUFACTURED SLOPES WITHIN A LETTERED LOT WILL BE MAINTAINED BY THE HOA.	RECORDATION OF THE FINAL MAP. 18. BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 17931 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.
RESIDENTIAL RESIDENTIAL RESIDENTIAL	97 98 99	12,604 15,280 33,379	0.29 0.35 0.77	OPEN SPACE OPEN SPACE OPEN SPACE	B maintained by individual lot owner. PROPOSED EASEMENTS	 ACCESS TO THE SITE IS PROPOSED VIA COW CAMP ROAD. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS. THE APPLICANT REQUESTS THE OPTION OF RECORDING MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), AS AMENDED MARCH
RESIDENTIAL RESIDENTIAL RESIDENTIAL	99 100 101	20,334 7,464	0.77 0.47 0.17	OPEN SPACE OPEN SPACE OPEN SPACE	Description Recipient ① INGRESS/EGRESS EASEMENT TO LAND LOCKED	1982. 22. LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS. 23. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA
RESIDENTIAL RESIDENTIAL RESIDENTIAL	102 103 104	350,264 165,539 82,685	8.04 3.80 1.90	BASINS (PRIVATE) BASINS (PRIVATE) BASINS (PRIVATE)	Image: Construction of the second of the	GOVERNMENT CODE. 24. 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.
RESIDENTIAL RESIDENTIAL RESIDENTIAL	104	79,308	1.90	BASINS (PRIVATE)		66424 OF THE CALIFORNIA SUBDIVISION MAP ACT 2010, AS AMENDED.
ASEMENT	S			LAND USE S	6 BIKEWAY EASEMENT TBD	FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED. 28. ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCFCD AS APPROPRIATE.
ORTION OF 1, 10, 11, 13,		and 18.		LOT # LAN	D USE ACREAGE	29. PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 28, 2018; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT
13, 10 AND 18.			× /	72–76 PRIVA	DENTIAL 36.25 AC. TE PARKS 0.74 AC. D FACILITY 0.07 AC.	STANDARDS (ADS) ARE PROPOSED AS PART OF THIS "A" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS: A–4 NEIGHBORHOOD ENTRYWAYS A–9 TAPERED STREETS
SAN DIEGO GAS AND EL RDED JULY 29TH, 2013 FICIAL RECORDS.	AS INS	STRUMEN		71, 81–82 URBAI	EATION AREA 6.66 AC. N ACTIVITY CENTER 12.62 AC. Y MONUMENT LOTS 1.39 AC.	A-18 MODIFIED KNUCKLE A-19 CUL-DE-SACS WITH RAISED LANDSCAPE MEDIAN A-32a RESIDENTIAL COLLECTOR WITH MEDIAN
SANTA MARGARITA WATER NOVEMBER 12TH, 1991 L RECORDS.	AS IN	STRUMEN		96–101 OPEN	SPACE 2.17 AC. IS (PRIVATE) 15.56 AC.	A 32d RESIDENTIAL COLLECTOR (WITH NO MEDIAN) A-32b RESIDENTIAL COLLECTOR (WITH NO MEDIAN) B-1 TAPERED INTERSECTIONS B-2 INTERSECTION SIGHT LINE STANDARDS
SAN DIEGO GAS AND EL RDED DECEMBER 14TH, 13703 OF ORIGINAL REC	2007 A ORDS.	AS .		E–Z, CC–JJ OPEN	SPACE (NATURAL)11.67 AC.SPACE/SLOPE18.36 AC.ENANCE ACCESS LOT0.05 AC.	B-2 INTERSECTION SIGNT LINE STANDARDS B-3 ALTERNATIVE CORNER SIDEWALKS AT ARTERIAL INTERSECTIONS B-4 ALTERNATIVE RESIDENTIAL CORNER RAMP CONDITION TAPERED INTERSECTION B-5 ALTERNATIVE RESIDENTIAL CORNER RAMP CONDITION AT TYPICAL INTERSECTION
SAN DIEGO GAS AND EL RDED MARCH 17TH, 199 RECORDS. SAN DIEGO GAS AND EL	92 AS I	NSTRUME	INT	BB CLASS KK ACCES	5 I BIKEWAY/MAINTENANCE ACCESS 0.52 AC. SS LOT 1.18 AC.	B-5 ALTERNATIVE RESIDENTIAL CORNER RAMP CONDITION AT TYPICAL INTERSECTION B-6 ROUNDABOUTS B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE C-6 ADDITIONAL PARKWAY AND STREET MEDIAN TREES
RDED DECEMBER 21ST, 1986 OF ORIGINAL REC SAN DIEGO GAS AND EL	2008 A ORDS.	'S	_		IC STREETS (PER THIS TRACT) 14.84 AC. CAMP ROAD 15.10 AC. 137.2 AC.	G-8 REDUCED LOCAL DEPRESSION ON PUBLIC STREETS J-1 NEV INTERSECTION TREATMENTS J-2 NEV SIGNAGE
RDED SEPTEMBER 19TH, 5915 OF ORIGINAL REC SAN DIEGO GAS AND EL	2007 ORDS.	AS			OF OWNERSHIP	J–3 CLASS I OFF–STREET NEV TRAIL J–4a CLASS II ON–STREET NEV/BIKE LANE J–5 CLASS III NEV ROUTE
RDED NOVEMBER 13TH, DRIGINAL RECORDS. SAN DIEGO GAS AND EL	1972 I	N BOOK		COVERED BY TT 17931, AND	NORTH, LLC, IS THE OWNER OF THAT PORTION OF PAI AUTHORIZED TO EXECUTE AND DELIVER ALL SARY AND APPROPRIATE FOR PROCESSING AND	3 30. 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, BASED ON GOVERNMENT CODE SECTION 66452.6.(g)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT 04–01 SECTIONS 1.2.13 AND
RDED NOVEMBER 6TH, 1 RIGINAL RECORDS. SAN DIEGO GAS AND EL			Y	BUT IS NOT LIMITED TO THE E AGREEMENTS AND OTHER DOC	LOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, EXECUTION AND DELIVERY OF SUCH APPLICATIONS, CUMENTS AS ARE REQUIRED BY THE COUNTY OF	4.2(C). 31. ALL IMPROVED ON-STREET BIKE LANES PROPOSED ON THIS TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE ORANGE COUNTY HIGHWAY DESIGN MANUAL.
RDED APRIL 26TH, 1976 RECORDS. SAN DIEGO GAS AND EL			,	DRANGE IN CONNECTION WITH	THE PROCESSING AND DEVELOPMENT OF PA3.	 DEVELOPMENT OF TT 17931 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1 (2.h) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH. ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
RDED SEPTEMBER 24TH, 2 OF ORIGINAL RECORDS SAN DIEGO GAS AND EL	S.		Y	вү:	Im	 34. ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS. 35. ALL LOT AND PAD GRADIENTS TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT
RDED JULY 27TH, 1967 RECORDS. SAN DIEGO GAS AND EL			,		OHNSON	1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE AT RANCHO MISSION VIEJO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL). 36. ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER.
RDED MARCH 11TH, 198 SAN DIEGO GAS AND EL	ECTRIC	COMPAN	Y	SUBDIVIDER:	VICE PRESIDENT	 ALL PRIVATE STREETS SHALL HAVE A DEDICATED EMERGENCY VEHICLE ACCESS EASEMENT TO THE COUNTY OF ORANGE. PER RANCH PLAN COMPLIANCE MATRIX ITEM 544, "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 UNIVERSITY OF THE COUNTY OF ORANGE EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE IN A
RDED MAY 12TH, 1980 . RECORDS. SAN DIEGO GAS AND EL	ECTRIC	COMPAN	,		INVESTMENT NORTH, LLC	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." 39. LOTS 20–25 AND 32–43 TO BE FOR CONDOMINIUM PURPOSES.
RDED DECEMBER 14TH, 13703 OF OFFICIAL RECO		AS		28811	ORTEGA HIGHWAY APISTRANO, CA 92675	 THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION PROGRAM (2007). THE CLASS I OFF-ROAD BIKEWAY ADJACENT TO AND SOUTH OF COW CAMP ROAD, SHALL BE DESIGNED IN ACCORDANCE WITH THE COUNTY OF ORANGE HIGHWAY DESIGN MANUAL. THE BIKEWAY EASEMENT MAINTENANCE RESPONSIBILITY WILL BE DETERMINED PRIOR TO COMPLETION OF CONSTRUCTION.
					9) 240-3363	EARTHWORK QUANTITIES
 PROJECT BOUNDARY 	/				R130	CUT: 3,745,974 ± CYDS FILL: 3,949,397 ± CYDS IMPORT: 203,423 ± CYDS (FROM ADJACENT BORROW SITE AREA SHOWN ON
 PROPOSED LOT LINE PROPOSED WATER L 				<u>R130'</u>		MASS GRADING PLAN)
- RECLAIMED WATER L	INE			CRA 44	16' MIN LANE	LEGAL DESCRIPTION PORTIONS OF PARCELS 59, 60, 92, 93, 99, 100 AND 101, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON CERTIFICATE OF COMPLIANCE
PROPOSED SEWER L						OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON CERTIFICATE OF COMPLIANCE CC 2011–01, RECORDED DECEMBER 27, 2011 AS INSTRUMENT NO. 2011000677171 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PROPOSED RIGHT O PROPOSED CENTERL 			R8	2' <u>R60'</u>		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.
PROPOSED CONTOUR			<u>K</u> 2			NO. 62622
TOE OF SLOPE					R. 3.	FARHAD MOHAMMADI
- DAYLIGHT LINE - PROPOSED EASEMEN	NT				YED R90,	PROJECT ADDRESS: XXXXX COW CAMP ROAD
MSE WALL				R130 20'		
LOT NUMBER						28811 ORTEGA HIGHWAY
	DLE					SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363 Three Hughes = Irvine, CA 92618 = PH: (949) 583-1010 = FX: (949) 583-0759 RANCHO MISSION VIEJO PLANNING AREA 3.1
SUB AREA PLAN 3.1	1 BOUN	DARY			MAP DATE IDENTIFIER DATE OF LATEST CHANGE TO THIS MAP 11/07/19 BY: IPT	STING TENTATIVE TRACT
					DATE OF THIS PLOT	MAP NO. 17931
			DAT		VISION RIPTION	
					DESIGNED BY:	JW DATE: CITY FILE NO.: TTR//1
					DRAFTED BY: CHECKED BY:	IPT II/07/19 Child Hold 07:47:42 DM Ell Ex EX 0870) Diamain (2.6. TIM 17071)
					DATE: Nov. 08, 2019	03:47:42 PM FILE: F:\0839\Planning\SA_TTM 17931\Exh_TTM\Sht-1_TTM 17931.dwg

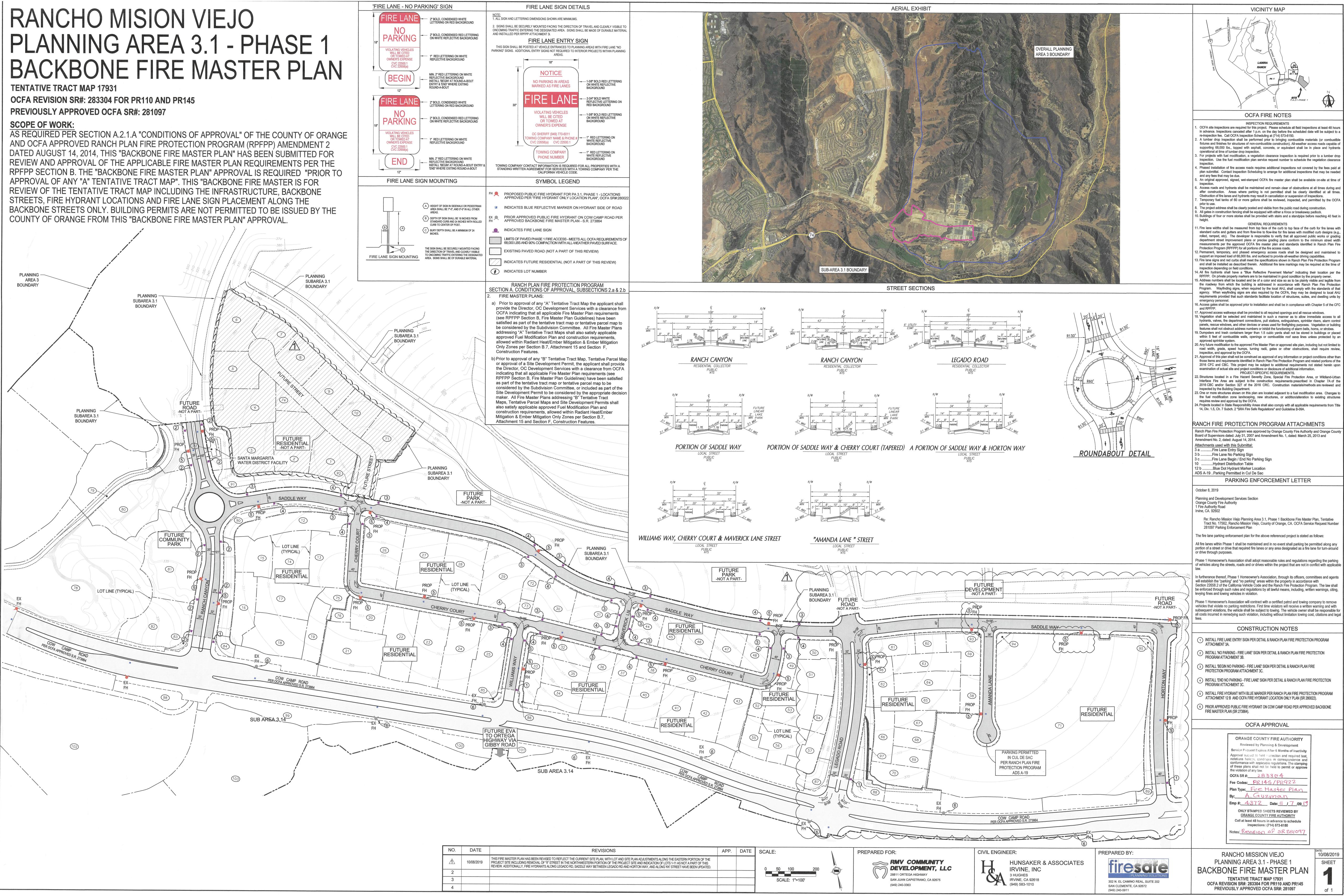






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1			
	NO.	DATE	REVISIONS
	Â	10/08/2019	THIS FIRE MASTER PLAN HAS BEEN REVISED TO REFLECT THE CURRENT SITE PLAN, WITH LOT AND SITE PLAN ADJUSTMENTS ALONG THE PROJECT SITE INCLUDING REMOVAL OF "II" STREET IN THE NORTHWESTERN PORTION OF THE PROJECT SITE AND INDICATION OF LOTS 1-1 REVIEW. ADDITIONALLY, FIRE HYDRANTS ALONG LEGADO RD, SADDLE WAY BETWEEN LEGADO RD AND HORTON WAY, AND ALONG 'KK' STR
	2		
	3		
	4		

