
ITEM #2**OC DEVELOPMENT SERVICES REPORT**

DATE: June 18, 2020

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Public Hearing on Planning Application PA19-0242 for a Site Development Permit including two Project Specific Alternative Site Development Standards for the Ranch Camp Recreation Facility (Ranch Plan Planning Area 3, Subarea 3.1)

PROPOSAL: Rancho Mission Viejo request approval of a Site Development Permit to allow for the construction of the Ranch Camp, a recreation facility which includes seven buildings totaling 13,415 square feet in size on a 9.11-acre site, and two Project Specific Alternative Site Development Standard. The recreation facility will include a lagoon, a swimming pool and spa, an enclosed pasture with livestock, and an interim sales center for Planning Area 3. The first Project Specific Alternative Site Development Standard would allow for an entry monument sign to be a maximum 18 feet, 9 inches in height where 16 feet is the maximum permitted. The second Project Specific Alternative Site Development Standard would allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m., instead of the standard 7:00 a.m. to 9:00 p.m. timeframe permitted.

DZONING: Ranch Plan Planned Community (PC) – Recreation (PC Section III.B)

GENERAL PLAN: “6 Urban Activity Center”

LOCATION: The project site is located on Lots 78-83, and II and JJ of Vesting Tentative Tract Map 17931 (TT17931) within Subarea 3.1 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

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

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

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA19-0242, 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 PA19-0242. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA19-0242.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- 3) Approve Planning Application PA19-0242, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community 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. VTTM 17931 was approved by the Orange County Subdivision Committee on November 20, 2019. Final Tract Map 17931 has been submitted and is under plan check review. Currently, Subarea 3.1 is being mass graded per permit GRD19-0108 and permits for the construction of supporting infrastructure are currently in plan check.

Proposed Project

The applicant Rancho Mission Viejo request approval of a Site Development Permit to allow for the construction of the Ranch Camp, a recreation facility which includes seven buildings totaling 13,415 square feet on a 9.11-acre site, and two Project Specific Alternative Site Development Standard. The recreation facility will include a lagoon, a swimming pool and spa, an enclosed pasture with livestock, and an interim sales center for Planning Area 3. The first Project Specific Alternative Site Development Standard would allow for an entry monument sign to be a maximum 18 feet, 9 inches in height where 16 feet is the maximum permitted. The second Project Specific Alternative Site Development Standard would allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m., instead of the standard 7:00 a.m. to 9:00 p.m. timeframe permitted. The inclusion of the Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text and County of Orange Zoning Code.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- South: Future Cow Camp Road
- West: Natural Open Space, Gobernadora Canyon
- North: Vacant land, future landscaped open space
- East: Future Ranch Canyon Road, vacant land for future residential development.

Please refer to General Vicinity Map (below) and the Project Site Map (following page).

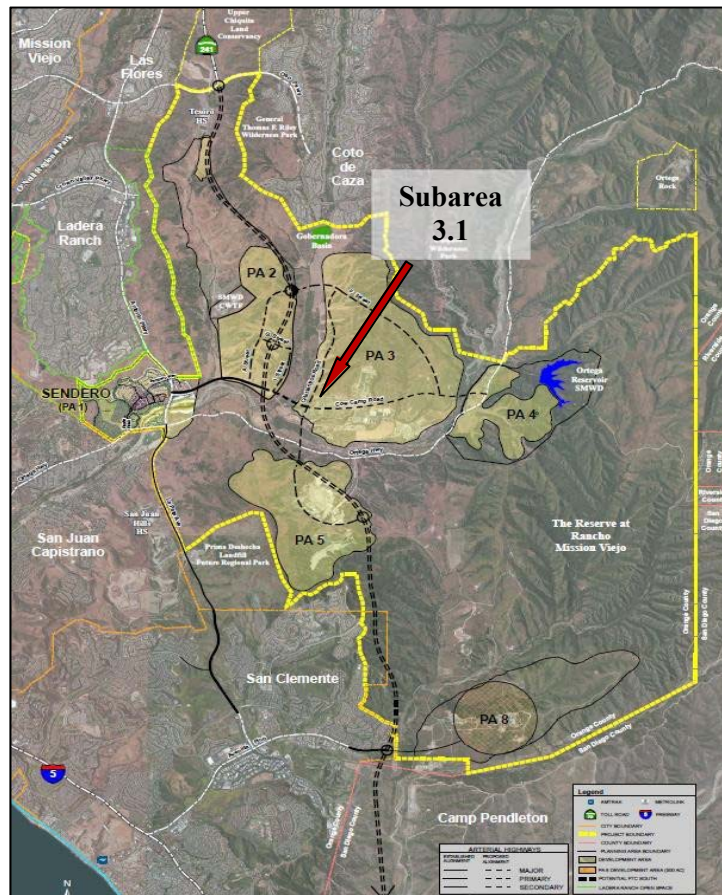


Exhibit 1 - Vicinity Map

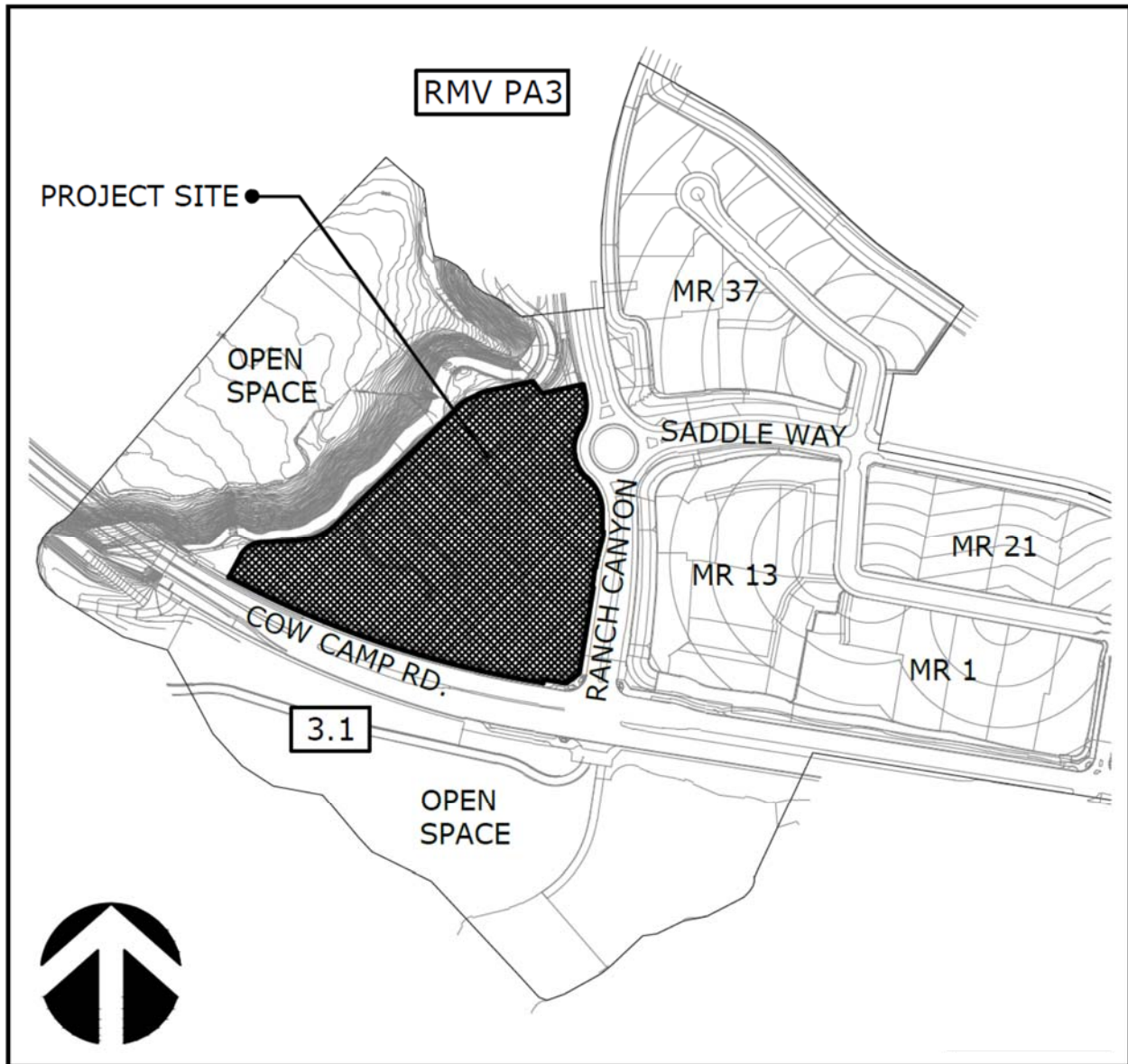


Exhibit 2 – Project Site Map

General Description

The proposed project, the Ranch Camp Recreation Facility, consists of seven buildings totaling 13,415 square feet on a 9.11-acre site. The project site will include various recreation amenities and an interim Sales Center for Planning Area 3. The recreation uses will be located on the west side of the project site.

The 20,451 square foot swimming lagoon will be in the south west portion of the project site. The lagoon area will include a restroom and pool equipment building (3,009 square feet) and a separate restrooms and shower building (776 square feet). The lagoon area will be enclosed by glass walls and tubular steel fencing and have a combination of both landscaping and hardscaping. Amenities in the lagoon area include shade structures, barbeque areas and fire pits.

Just north of the lagoon area is a large open landscaped area with walking paths. It also includes barbequing areas and fire pits. In the northwest portion of the project site is the pool, spa, and fitness

building. The pool and spa area will also be enclosed with tubular steel fencing and provide a combination of landscaping and hardscape with shade structures. The fitness building (5,171 square feet) will be adjacent to the pool and spa area and will also provide restrooms and showers to patrons.

The interim Sales Center will be located in the eastern portion of the project site and serve as the main sales center for the initial Planning Area 3 development. The Sales Center will consist of four buildings. The Vision House (656 square feet) will serve as the main sales office. The Nature House (819 square feet) is adjacent to the Vision House and will provide restrooms and siting areas. The Heritage House (839 square feet) will showcase the history of the Ranch Plan with photos and exhibits. The Event Barn (2,145 square feet) is a multi-purpose room with prep kitchen that will be used for marketing events. The Event Barn will also be available for use by residents. Just to the south of the sales center will be an enclosed pasture which will showcase real livestock as part of the Sales Center experience.

Site Development Standards

With the exception of the two proposed Project Specific Alternative Site Development Standards (PSASDS), the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. The proposed recreation facility is a principal permitted use under Recreation subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.B.a.3).

Below is a comparison of the proposed project with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Multiple-Family Dwellings” (PC Section III.A.3.d.).

**Table 1
Project Comparison with the Recreation
Site Development Standards**

Standard	Required/Permitted	Proposed
1) Minimum Site Area	No minimum	Complies. 9.11 acres
2) Building Site Coverage	50% maximum	Complies. 3.3%
3) Building Setbacks	20’ minimum from any property line Per ADS , 5’ minimum from property lines	Complies. 10’ min from property line
4) Hours of Operation	7:00a.m. to 9:00p.m.	6:00am to 10:00pm*
5) Maximum Building Height	35’ maximum	Complies. 26’-4”
6) Off-Street Parking	PC Text§ III.K (ZC 7-9-145.6.(b)) If no provisions for parking spaces are set forth, or the provisions are not clear for any specific use or uses, the Director, shall determine the number of off-street parking spaces required.	Fehrs and Peers report dated March 21, 2020 recommends 147 spaces. 149 parking spaces are provided on-site.

Standard	Required/Permitted	Proposed
7) Signs	Freestanding signs: 16' max. height 100 sq. ft. total max. area	18'-9" maximum height*
8) Fences and Walls	a) Within areas where main building may be placed: Equal to building height.	Complies. 5'-6" maximum height
	b) Within Front Setback Areas: 6ft.	Not applicable. No walls in front setback
	c) Other Setback Areas: 6ft.	Complies. 5'-6" maximum height
9) Trash & Refuse Disposal	Shielded from view by minimum 6' high wall	Complies. Will be screened by 6' high trash enclosure
10) Screening	a) Abutting Residential: 6' to 7'	Not Applicable. Project site does not abut residential
	b) Parking Abutting Hwy: 36" to 42"	Not Applicable. Proposed parking does not abut a highway
	c) Where finished property elevation is higher/lower than abutting property, changes in elevation may be used in combination with additional screening to satisfy screening requirements	Not applicable. No project screening required
	d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping	Not applicable. No project screening required
	e) Mech. Equipment Screening	Not Applicable. No proposed roof mounted equipment
11) Lighting	Confines direct rays to the premises. Lighting designed and constructed to minimize diffusion of refractive light into surrounding neighborhoods and/or night sky.	Complies per Photometric Site Plan and plan notes. (Attachment 3, Sheet EP1.1). COA#1c, Item#570 ensures compliance prior to issuance of Building Permits

Standard	Required/Permitted	Proposed
12) Landscaping	a) 15' Depth Abutting Arterial Hwy	Complies. 15' minimum along Cow Camp Road
	b) 10% addl. landscaping (incl. parking lot)	Complies. Project plans indicate 47% of site is to be landscaped, including planting areas/shade trees in parking areas
	c) Parking Lot Curb	Complies. 4" curb and/or wheel stops provided
	d) Irrigation	Shall comply prior to issuance of grading permit (Condition no.8)

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

Project Specific Alternative Site Development Standard (PSASDS)

The current proposal includes a request for two Project Specific Alternative Site Development Standards (PSASDS). The first Project Specific ASDS would allow for an entry monument sign to be a maximum 18 feet, 9 inches in height where 16 feet is the maximum permitted. The second PSASDS would allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m., instead of the standard 7:00 a.m. to 9:00 p.m. timeframe permitted. The proposed PSASDS for maximum permitted height would be applicable only to the entry monument sign. The proposed PSASDS for Hours of Operation would be applicable to the entire project site. The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold below as part of its approval of a Site Development Permit:

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

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

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

The applicant is requesting two Project Specific Alternative Site Development Standards. The first PSASDS would allow for an entry monument sign to be a maximum 18 feet, 9 inches in height where 16 feet is the maximum permitted. The second Project Specific Alternative Site Development Standard would allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m., instead of the standard 7:00 a.m. to 9:00 p.m. timeframe permitted. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site

development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-150. If these PSASDS are approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and Zoning Code.

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

The request is in compliance with CEQA as stated on Page 11 of this report under “CEQA Compliance.”

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

The proposed Site Development Permit is consistent with the location, size, design, and operating characteristics of the Recreation Uses section of the Ranch Plan PC Text and would not have an adverse effect on noise, traffic, or other site conditions in the vicinity of the project area.

The PSADS to allow for an over height monument sign would affect the entry monument sign proposed at the entrance of the project site off the Ranch Canyon and Saddle Way round-a-bout. The requested minor deviation of 2 feet, 9 inches over the maximum permitted height is necessary to allow service and delivery trucks to pass under, and to provide the required unobstructed clear space for emergency vehicles. The entry monument sign will not obstruct vehicular line of sight as it will have a setback of 10 feet from the property line, and it will be over 40 feet behind the round-a-bout right-of-way. Allowing the 18-foot, 9-inch high monument sign PSADS would not impact noise or traffic or cause other objectional conditions.

The PSADS to allow to allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m. is considered minor in nature as it is only a one-hour extension before and after the permitted Hours of Operation of 7:00 a.m. to 9:00 p.m. The extended Hours of Operation will not result in significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area. The one-hour extension in the morning is intended to allow residents to use the fitness facilities in the morning before work. The one-hour extension in the evening is to allow for the planning of evening events in some of the common rooms. It should be noted that the proposed extended hour in the evening would not conflict with the County of Orange Noise Ordinance, as the established Exterior Noise Standard of 55 dB(A) is the same for the hours of 7:00 a.m. to 10:00 p.m. It should also be noted that the nearest future residences would be over 300 feet away from the closest recreation facility building, across a four-lane collector street, Ranch Canyon Road. And although the proposed additional hour from 6:00 a.m. to 7:00 a.m. does have a lower Exterior Noise Standard of 50 dB(A), it would not result in significant noise as all activities would be conducted indoors. Condition of approval #15.

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

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

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

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

The requested PSASDS to allow the entry monument sign to be a maximum 18 feet, 9 inches in height will result in an equivalent project. The increased sign height will allow for an enhanced project entry at a height slightly above the allowed sign height, but high enough to safely allow trucks and emergency vehicles to pass under

The requested PSASDS to allow the Hours of Operation to be 6:00 a.m. to 10:00 p.m. will result in a better project as it will allow for expanded use of the recreation facility by the surrounding community. Residents who are typically not able to utilize the site during the standard hours will now have an opportunity to do so. The proposed expanded hours of service will be provided without any compatibility, health, safety and welfare impacts to the community. As previously discussed, there are no potential adverse effects from the proposed PSASDS.

Staff supports the request for these Project Specific Alternative Site Development Standards based on the discussion above. With the approval of these Project Specific Alternative Site Development Standards, the project will result in an equivalent or better project that will be a benefit to the public and the surrounding community.

Parking

Section III.K (Off-street Parking) of the Ranch Plan PC Program Text refers to Orange County Zoning Code (ZC) Section 7-9-145. The Zoning Code does not specify parking standards pertaining to a recreation facility or similar use. However, ZC Section 7-9-145.6.b, (Off-street Parking Requirements) allows for the Director to determine the number of off-street parking spaces required if there are no parking standards specified or if the standards are not clear for any specified use or uses.

The project proposes 149 off-street parking spaces to serve as the parking supply for the uses within the Ranch Camp Recreation Facility. A Parking Study prepared by Fehr & Peers dated March 21, 2020 (Attachment 2) evaluates the adequacy of the proposed on-site regular and accessible parking. The study determined that a total of 147 parking spaces would be required for the project site; 122 space for the recreational uses on the west side of the project site and 25 spaces for the sales center on the east side of the project site. These parking requirements include a 10% buffer over the estimated demand to account for patron turnover. The following table details the parking analysis for the project site and shows that the 149 off-street parking spaces proposed for this project will be more than adequate for the intended uses at the recreation facility.

**Table 2
Parking Study for the Ranch Camp Recreation Facility
Fehr & Peers, March 21, 2020**

Proposed Use	Source	Size	Anticipated Parking Demand	Recommend Parking Supply(w/10% buffer)
Swimming Lagoon Open Space Area	a	20,503 sf	85	94
		17,000 sf		

Proposed Use	Source	Size	Anticipated Parking Demand	Recommend Parking Supply(w/10% buffer)
Swimming Pool Spa	b	4 lanes	11	12
		150 sf		
Fitness Pavilion	c	4,354 sf	14	16
Sales Center: Buyers and Staff	d	20 buyers 3 staff	13	14
Sales Center: Resident Visitors	d	20 visitors	10	11
TOTAL			133	147
a: Parking demand based on attendance data at Lago Santa Margarita Bach Club, July 2018 b: Parking demand based on peak demand of 2 swimmers per lane and 8 persons in spa c. Category 429, Parking Generations, 5 th Edition ITE, 2019 d. Parking demand based on PA2 Esencia Sales Center visitor numbers				

Staff notes that the proposed parking areas have been provided near the entrances and in the center of the project site. As the proposed recreation facility is to be developed over multiples lots, the proposed parking areas will also be located on multiple lots. The Parking Exhibit provided as Sheet P1 of the project plans shows the proposed parking areas and lot configuration. As permitted under Zoning Code Section 7-9-145.4.(i), uses on multiple building sites may share common parking facilities within one or more parking areas located within such multiple building sites, provided the following requirements are met:

1. A detailed parking plan, showing all common parking facilities, shall be approved by the Director.
2. Parking facilities shall be within three hundred (300) feet of the entry point of the uses they serve.
3. Adequate assurance is provided to guarantee that required parking will continue to be maintained in compliance with applicable provisions of section 7-9-145.
4. The assurance required by (3) and the parking plan required by (1) shall be recorded in the office of the Orange County Recorder.
5. Individual uses which result in a parking demand more than is provided by the existing parking on the site shall be required to provide added parking as required by Director.

Staff has reviewed the parking exhibit and supports the proposed joint use of parking for the Ranch Camp recreation facility. Condition of Approval #13 has been added to ensure that a shared parking plan, reciprocal access, and maintenance agreement is recorded with the OC Recorder prior to any Certificate of Occupancy. The agreement shall note that the Master Homeowners Association will maintain all drive aisles and parking areas.

Circulation

Vehicular circulation for the project site will be provided via two ingress/egress points from Ranch Canyon Road on the east side of the project site. A system of drive aisles traverses the project site providing adequate two-way vehicular circulation and allowing for direct vehicular access to the project facilities.

Pedestrian circulation for the project site will be provided via a system of 5 and 6-foot wide pedestrian walkways that run throughout the project site. The pedestrian walkways will serve as a link between the seven buildings and parking areas. The walkways will also provide a link to the public sidewalks along Ranch Canyon Road and Cow Camp Road.

Landscape

The applicant provided a conceptual landscape plan for the proposed project site indicating all passive and active open space will be a combination of hardscape and landscaping. Prior to precise grading permit issuance, the applicant shall provide detailed landscape plans that provide more information regarding the requirements as identified in the 2016 Landscape Irrigation Code and Implementation Guidelines and the landscape development standards of the PC text (Condition no.8).

Mitigation measure 4.7-3 of EIR 589 requires that shade trees be incorporated into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. The provided conceptual landscape plans indicate planting areas proposed adjacent and within the parking areas and pedestrian paths. The incorporation of shade trees shall be reviewed during landscape plan check for compliance (Condition no.14).

Fire Master Plan and Fire Protection Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Protection Plan, Service Request (SR) number 287365, approved March 11, 2020. A copy of the Fire Master Plan approved on May 7, 2020 (SR #287366), has also been provided. OCFA reviewed the proposed project and did not require any additional conditions of approval. OCFA and OC Development Services/Land Development will continue to coordinate during the plan check review, permitting and construction process to ensure compliance with associated fire safety and fire protection requirements.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, Inspection Services, and Building & Safety. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on June 5, 2020. Additionally, notices were posted at the site, at the Orange County Hall of Administration, at the County Administrations South (CAS) Building, and on the Orange County Public Works website as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

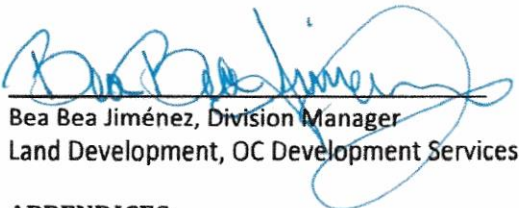
This project is a necessarily included element of the project considered in Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved March 27, 2013; and Addendum 3.1, approved February 25, 2015 which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when Final Program 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 for planning application PA19-0242.

CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the construction of the Ranch Camp, a recreation facility which includes seven buildings totaling 13,415 square feet on a 9.11-acre site, and two Project Specific Alternative Site Development Standards, consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Recreation" Section III.B. This proposal is in compliance with Ranch Plan PC Program Text and is compatible with the surrounding development. The request to allow an entry monument sign to be a maximum 18 feet, 9 inches in height and to allow the Hours of Operation for the project site to be 6:00 a.m. to 10:00 p.m., may be allowed as a Project Specific Alternative Site Development Standard subject to the approval of the Zoning Administrator in a public hearing per the Ranch Plan PC Text Section II.C.4 b, Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of planning application PA19-0242 for a Site Development Permit including two Project Specific Alternative Site Development Standards, subject to the attached Findings and Conditions of Approval.

Submitted by:


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

Approved by,


Richard Vuong, Interim Deputy Director
OC Public Works, OC Development Services

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant's Letter of Project Proposal
- 2. Parking Assessment
- 3. Project Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator 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 County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A



Appendix A Findings PA19-0242

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- 1 **EIR AND ADDENDUM** **PA19-0242**
- 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 (PA110003-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015; prior to project approval:
- a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA19-0242, 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 PA19-0242. 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** **PA19-0242**
- 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 (PA130001-06), and Addendum 3.1 (PA140072-81).
-
- 3 **GENERAL PLAN** **PA19-0242**
- That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.
-
- 4 **ZONING** **PA19-0242**
- That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.
-
- 5 **COMPATIBILITY** **PA19-0242**
- That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.
-
- 6 **GENERAL WELFARE** **PA19-0242**
- That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
-
- 7 **PUBLIC FACILITIES** **PA19-0242**
- That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).
-
- 8 **ALTERNATIVE DEVELOPMENT STANDARDS** **PA19-0242**
- That the alternative development standards will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.

APPENDIX "



Appendix B Conditions of Approval PA19-0242

1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA19-0242

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

a. Prior to Issuance of Grading Permits

521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report
522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map
523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)
524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval
527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance
555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust
556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control
557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction
558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise
559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
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

b. Prior to Precise Fuel Modification Plans:

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

c. Prior to Issuance of Building Permit:

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

d. Prior to Combustible Construction:

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

e. During Construction:

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

f. Prior to Certificates of Occupancy:

529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) – Compliance with Water Quality Management Plan (WQMP)
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

g. Prior to Release of Grading Bond:

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

2 BASIC/ZONING REGULATIONS PA19-0242

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

- 3 BASIC/TIME LIMIT PA19-0242**
This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.
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- 4 BASIC/PRECISE PLAN PA19-0242**
Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
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- 5 BASIC/COMPLIANCE PA19-0242**
Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.
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- 6 INDEMNIFICATION PA19-0242**
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 attorneys 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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- 7 BASIC/APPEAL EXACTIONS PA19-0242**
Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.
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- 8 PRIVATE LANDSCAPING PA19-0242**
- A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State's Model Water Efficient Landscape Ordinance (MWELO - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).
- B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.
- C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.
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- 9 WATER QUALITY MANAGEMENT PLAN PA19-0242**
Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:
- Detailed site and project description
 - Potential stormwater pollutants
 - Post-development drainage characteristics
 - Low Impact Development (LID) BMP selection and analysis
 - Structural and Non-Structural source control BMPs
 - Site design and drainage plan (BMP Exhibit)
 - GIS coordinates for all LID and Treatment Control BMPs
 - Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs
- The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.
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- 10 COMPLIANCE WITH THE NPDES IMPLEMENTATION PA19-0242 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;
 2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
 3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.

11 **EROSION AND SEDIMENT CONTROL PLAN PA19-0242**

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

12 **BEST MANAGEMENT PRACTICES PA19-0242**

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.

13 **JOINT USE PARKING PA19-0242**

Prior to issuance of any certificate of occupancy, a shared parking plan, reciprocal access, and maintenance agreement shall be recorded with the County Recorder for the project site (Lots 78-83).

14 **SHADE TREES PA19-0242**

Prior to approval, landscape plans shall demonstrate compliance with mitigation measure 4.7-3 of EIR 589 by incorporating shade trees into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. Compliance must be demonstrated to the satisfaction of the Manager, OC Development Services.

15 **HOURS OF OPERATION PA19-0242**

For the operating hours from 6:00am to 7:00am, Monday through Sunday, all activities on the project site shall be conducted completely within an enclosed building. Outdoor activities shall not be permitted until 7:00am.

APPENDIX #

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	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
a. Prior to Issuance of Grading Permits															
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision Manager OC Planned Communities and Grading, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory geotechnical report		Each PA			
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the 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	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA			
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	County of Orange Director of Planning & Development Services, Director, OC 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			

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	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
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.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
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.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA			
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	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.):	<ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection - Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits - Manager, Permit Services (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA			

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548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	County of Orange Director of Planning & Development Services, Director, OC 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	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
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		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA			
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA			
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA			
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County of Orange Director of Planning & Development Services, Director, OC 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	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			

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558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA			
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA			
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA			

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits Manager, Permit Services (Building Plan Check)	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 90-1341 (Water Conservation Implementation 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	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	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	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities OC Public Works/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:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services - Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	Director, PDS, Director, OC 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. Prior to Precise Fuel Modification Plans															
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	Director, PDS - Director, OC 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. Prior to Issuance of Building Permit															
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	Director, PDS - Director, OC 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	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS - Director, OC 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 Applicable PA			
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide			
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA			

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537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services, Director, OC 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.):	<ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA			
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			

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540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	County of Orange Manager of Building Inspection - Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits - Manager, Permit Services (Building Plan Check)	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.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA			
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA			

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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)	Submittal of satisfactory acoustical analysis		Each PA			
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA			
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA			
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC 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)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA			
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	County of Orange Director of Planning & Development Services- Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			

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617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC 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. Prior to Combustible Construction															
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, Director, OC Planning	Site inspection					
e. During Construction															
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	Director, PDS- Director, OC 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. Prior to Issuance of Certificates of Occupancy															
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA			
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of installation of drainage improvement		Each PA			

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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: <ul style="list-style-type: none"> • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; 	County of Orange Manager of Building Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA			
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> • Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WQ03) 	See above	See above		Each PA			
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> • Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03) 	See above	See above		Each PA			

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

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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 use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning					

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g. Prior to Release of Grading Bond															
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Approval of the archaeologist's follow-up report		Each PA			
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA			
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Approval of the paleontologist's follow-up report		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA			

ATTACHMENT 1



October 29, 2019 Updated March 11, 2020 and April 17, 2020

Ms. Bea Bea Jiménez
Division Manager, Land Development
601 N. Ross Street
Santa Ana, CA 92701

Subject: Subarea 3.1 Ranch Camp Site Development Permit (PA180026)

Ms. Jiménez,

On behalf of Rancho Mission Viejo, we hereby submit the attached application to allow Director approval of the Subarea 3.1 Ranch Camp Site Development Permit (PA19-0242).

Project Location/Ownership:

The 9.11-acre project site is bounded by Cow Camp Road, Ranch Canyon Road and Gobernadora Canyon open space within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.1 and proposed Tentative Tract 17931 Lots 78, 79, 80,81,82, 83 and Lettered Lots II and JJ. DMB San Juan Investment North LLC is the current ownership entity for this site. The eventual owner of the site will be the Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC), the master homeowners association.

Background:

On November 8, 2004, the Board of Supervisors (Board) approved a General Plan Amendment (Resolution No. 04-291); Zone Change (Resolution No. 04-292 and Ordinance No. 04-014); Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015); and adopted Resolution No. 04-290, certifying Final Environmental Impact Report (FEIR) No. 589 as complete, adequate, and in full compliance with the requirements of CEQA for the entire Ranch Plan Planned Community. Subsequently, settlement agreements were finalized in August 2005.

Area Plans for Planning Areas 3 and 4 (PA3&4), including Subarea 3.1 (PA180030) were approved on September 11, 2019, by the Planning Commission.

Vesting Tentative Tract Map 17931, currently scheduled for OC Subdivision Committee consideration on November 20, 2019, would create numbered Lots 78, 79, 80,81,82 and 83 to allow Community Facility and Urban Activity Center development, as well as lettered Lettered Lots II and JJ to allow landscaping along Ranch Canyon Road.

Existing Conditions:

The project site is currently undeveloped, but would be graded per Grading Permit GRD19-0108, which is currently in plan check with OCPW.

Project Proposal:

The site development permit application proposes 9.10-acres and 13,415 square feet of Recreation (Community Facility) uses, consistent with the September 11, 2019, Planning Commission approval of revisions to the Ranch Plan-wide PC Statistical Table per PA180030. These proposed uses will be contained within seven buildings as summarized below:

<u>Recreation (Community Facility) Uses:</u>	<u>Gross Sq. Ft</u>	<u>Bldg. Height</u>
1. Fitness Building	5,171	26'-4"
2. Restroom/ Pool Equipment Building	3,009	16'-4"
3. Restroom Building	776	13'-10"
4. Nature House	819	10'-9"
5. Vision House	656	10'-9"
6. Event Barn	2,145	23'-2"
7. Heritage House	839	15'-0"
TOTAL	13,415	

In addition, a proposed 18'-2" tall, 36'-6" wide Ranch Camp entry sign is proposed over the entry drive to the site, backed by a low rock wall as depicted on the RSM Design Sheet 1.

Also, Lot 82 is proposed as a pasture to allow for guests to periodically view one or two livestock as part of the Ranch Camp sales center experience on the weekend.

Consistency Analysis:

The proposed project is consistent with the appropriate Ranch Plan approvals, as described below:

- a. General Plan – Project is consistent with General Plan Amendment GPA 01-01.
- b. Zoning – The Ranch Plan PC Text Urban Activity zoning (Section III.D.1.a.2). allows the proposed uses as “Principal permitted uses subject to a Subarea Plan ... and a Site Development Permit ...”.
- d. Area Plans – Subarea Plan 3.1 (PA180030) allows the proposed Community Facility and Urban Activity Center Uses.
- e. CEQA – This Project is a necessarily included element of the projects considered in FEIR No. 589, certified by the Board on November 8, 2004; and the Planning Area 3 Addendum, approved on February 15, 2015; which adequately addressed the effects of the proposed Project. No subsequent changes have been made in the Project; no substantial changes have occurred in the circumstances under which the Project is being undertaken; and no new information of substantial importance to the Project which was not known or could not have been known when FEIR No. 589, and the Planning Area 3 Addendum were certified and approved have become known; therefore, no further environmental review is required.
- f. Alternative Development Standards – Not applicable.

- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval shall be confirmed per the Ranch Plan Regulation Compliance Matrix, including the PA3&4 Master Area Plan and Subarea Plan 3.1 PA180030 conditions of approval.

Parking:

Section III.K of the Ranch Plan PC Program Text refers to Orange County Zoning Code Section 7-9-145. The current Zoning Code does not specify parking standards pertaining to community recreation centers or sales centers.

Fehr & Peers prepared a Parking Assessment for the Ranch Camp, dated March 2020, recommending that a total of 145 parking spaces be supplied for the Project. The recreation portion of the site should provide 124 spaces, while the sales center should provide 25 spaces.

RMV is open to a condition of approval requiring that the “Applicant shall provide a letter describing how the parking shall be shared as proposed in the parking plan and that all parking shall be maintained in compliance with all applicable provisions of the Zoning Code. This letter and the proposed parking plan shall be recorded with the OC Recorder prior to issuance of Certificate of Occupancies for any buildings”, per Comment 1.11.

Site Development Standards:

The following matrix summarize the proposed project’s compliance with the applicable Site Development Standards contained in the Ranch Plan Planned Community Program Text:

Recreation III.B.d. Site Development Standard		Compliance
1) Minimum Site Area	No minimum	√
2) Building Site Coverage	50% maximum	√
3) Building setbacks	Structures set back from property line a distance equal to height of structure, not to exceed 20 feet.	√
4) Hours of Operation	7:00am to 9:00pm	6:00am to 10:00pm (Requires ZA approval, see “Site Specific Alternative Development Standards Justification” section below)
5) Maximum Bldg Height	35'	√
6) Off-Street Parking	Fehr & Peers Report: 147 parking spaces needed	147 parking spaces provided

7) Signs	PC Text § III.L	Entry Sign height 18'-2", with signage area of approx.. 30 sq. ft. (Requires ZA approval, see "Site Specific Alternative Development Standards Justification" section below)
8) Fences & Walls	6 foot maximum	√ Items 28-32, Sheet L1
9) Trash & Refuse Disposal	Shielded from view by 6'+ wall	HOA pickup
10) Screening	a) Abutting Residential: 6' to 7'	Not Applicable
	b) Parking Abutting Hwy: 36" to 42"	Not Applicable
	c) Changes in elevation may be used to satisfy the screening requirements	Not Applicable
	d) Solid masonry wall as screening	Perimeter glass wall along Cow Camp Road to the south
	e) Mech. Equipment Screening	Not Applicable
11) Lighting	Direct rays to the premises	Light standards proposed in parking lot. Standard condition applies. Photometric analysis provided.
12) Landscaping	a) 15' Depth adjacent to arterial	√
	b) 10' Depth adjacent to residential	√
	c) Addl. Screening (incl. parking lot)	Not Applicable
	d) Parking Lot Curb	Not Applicable
	e) Irrigation	Yes

Site Specific Alternative Site Development Standards Justification:

In response to comments 1.19 and 1.21, the following justification is being provided in support of site specific alternative site development standards to allow:

- 6am to 10pm hours of operation, in excess of 7am to 9pm allowed per PC Text Section III.B.d.4.
- 18'-2" entry signage, in excess of 16' maximum sign height per PC Text Section III.L.

The proposed Site Specific Alternative Site Development Standards (SSASDS) above are consistent with the appropriate Findings the applicable decision maker must make per PC Text General Provision 25:

- a. General Plan – The proposed SSASDS are consistent with General Plan Amendment GPA 01-01.
- b. Zoning – The proposed SSASDS are consistent with all aspects of the Zoning Code and PC Text with the exception of the two specific standards requested.
- c. CEQA – The proposed SSASDS are consistent with FEIR No. 589, certified by the Board on November 8, 2004; and Addendum 3.1 approved on February 25, 2015.
- d. Compatibility – The location, size, design and operating characteristics of the proposed expansion of hours and increased sign height will not create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. The reason for the expansion of hours is to allow for residents to use the gym early in the morning and for evening events in the common rooms. The nearest proposed future residences are 300' east of the Ranch Camp recreation buildings, across Ranch Canyon road.
- e. Health, Safety and Welfare – The proposed expansion of hours and increased sign height will not result in conditions or circumstances contrary to the public health and safety and the general welfare of the community.
- f. Equivalent or Better Project – The proposed expansion of hours will allow for expanded services to residents without any compatibility, health, safety and welfare impacts to the community. The increased sign height will provide a ranch-themed look to the signage, at a height (at the peak of the arc) slightly above the allowed sign height, but high enough to safely allow trucks up to the street-legal height to pass under.

Environmental Analysis:

The PA3&4 Addendum was prepared by BonTerra Consulting in accordance with the provisions of CEQA (Sections 21000, et seq. of the California Public Resources Code), the State CEQA Guidelines (Title 14 California Code of Regulations Sections 15000, et seq.), and specifically Section 15164 of the CEQA Guidelines. Final Program EIR 589 and the PA2 Addendum to Final EIR No. 589 provide the necessary environmental evaluations and clearance for the proposed applications.

Review Parties:

PA19-0242 would be reviewed by all applicable internal OC Public Works departments. No external entities would appear to have interest in reviewing PA19-0242. No cities are located near PA3.

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

Sincerely,



Jay Bullock
Vice President, Planning & Entitlement

ATTACHMENT

MEMORANDUM

Date: March 31, 2020
To: Katie Ong, Rancho Mission Viejo
Cc: Jay Bullock, Rancho Mission Viejo
From: Spencer Reed, PE & Steven J Brown, PE
Subject: Parking Assessment for Planning Area 3.1 (Lagoon & Ranch Camp)

OC14-0290

The following documents the results of a parking assessment we conducted for Planning Area 3.1 in Rancho Mission Viejo (RMV). The Codified Ordinances of the County of Orange Section 7-9-145.6 does not include specific parking standards for the land uses in the Project; therefore, we developed a recommended parking supply for the Project.

The Project consists of two parts: 1) a recreation area, which include a lagoon, wader, water fountain, turf area/open lawn, fitness pavilion with lap pool and spa and 2) sales center, open space for marketing events for PA3, which includes a few ancillary amenities. For purposes of this analysis, the two areas will share a parking field and common access points. The two areas may not have the same "peak" period, such that one area may benefit from extra availability in the other.

The peak demand for both areas is anticipated to be on weekends during the warmer months of the year, when the lagoon will be most active.

Project Description

Ranch Camp is planned on a 9 acres site in Planning Area 3. The site will have special gathering spaces for passive use that will be available for residents. Programmed space is also planned to accommodate special events where space can be reserved by residents. The site plan and description provided by RMV identifies the elements of the two portions of Ranch Camp as follows:

Recreation Area

The western portion of the site plan consists of a swim lagoon (20,503 sf) body of water, wader and a water fountain. Inside the gated area, there will be 2 restroom buildings. Fitness Pavilion (4,354



sf) – The fitness pavilion will only have gym equipment for personal use. There will also be a 4 lap lanes pool (3,325 sf) and a spa (150 sf) with restrooms and showers.

Sales Center

The eastern portion of the site is proposed to be the sales center for PA3: Vision House (Sales Center - 656 sf) – This space will be used to display product offerings. Nature House (819 sf) – A passive space for visitors and residents to sit briefly. Event Barn (1,100 sf) – A space where marketing can host events for buyers and residents. Heritage Barn (478 sf) – A passive space that presents The Ranch history and legacy.

The attached Project site plan in Figure 1 shows a proposed 149 proposed parking stalls, with 124 spaces associated with the recreation area and 25 spaces for the sales center. As noted above, the parking field will function as a singular facility serving both areas.

The recreation portion of the Project is anticipated to serve residents of Planning Area 3 and the existing Villages of Sendero and Esencia. The sales office will serve visitors from a broader area who are interested in potential home purchases within PA3.

Parking Demand Assessment

We estimated parking demand for each of the elements of the site and then aggregated them for each of the two areas (recreation and sales) and for the site as a whole. We developed parking demand estimates for the swimming lagoon and open/event space based on empirical attendance data from a similar facility in Orange County. For the swimming pool/spa, our estimates were based on anticipated usage assumptions. For the fitness pavilion we used rates from *Parking Generation, 5th Edition* (ITE, 2019). Finally, we estimated parking demand for the sales center based upon the experience of RMV staff with the equivalent Esencia Sales Center in PA2 at 75 Esencia Drive.

Swim Lagoon and Open/Event Space

The proposed swim lagoon and open/event space is comparable to three existing facilities in Orange County. Two of these facilities are in the Woodbridge community of Irvine, California. The third facility is in Rancho Santa Margarita, California. We contacted management staff for each facility to get a qualitative assessment of the current parking demand¹. The North Lake Beach Club and South Beach Lake Club in Irvine did not have attendance data, and we were unable to collect

¹ Contacted Patrick White (Park Use and Sports Field Manager, SAMLARC) on January 15, 2019 regarding the Lago Santa Margarita Beach Club. Contacted Matt Sills (Community Relations Manager, WVA) on January 15, 2019 regarding the North Beach Lake Club and South Beach Lake Club.



data as the facilities are closed until May 2019. The Lago Santa Margarita Beach Club in Rancho Santa Margarita was able to provide attendance records for July 2018. The attendance records were reviewed to develop a peak parking demand rate.

The Lago Santa Margarita Beach Club is similar to the Project with approximately 111,000 sf of open areas, beach volleyball courts, picnic areas, and a 18,500 sf beach entry swim lagoon. The Lago Santa Margarita Beach Club is also limited to residents of Rancho Santa Margarita and their guests. Given the similarities of the two projects, the parking demand rate developed for the Lago Santa Margarita Beach Club was used to estimate parking demand for the swim lagoon and open/event space of the Project.

We reviewed attendance data for July 2018 to determine the average peak hour attendance at the Lago Santa Margarita Beach Club. The peak hour of attendance was identified for each day. July 3rd and July 4th were excluded from the data set, as Lago Santa Margarita Beach Club hosts an annual firework show that requires the facility be closed. July 19th and July 27th were also excluded from the data set as the attendance records were incomplete. Any remaining attendance data that was determined to be outside of the 95% confidence interval was removed as an outlier.

The resulting average peak hour attendance was 112 persons on a weekday and 230 persons on a weekend. Assuming that attendees to the Lago Santa Margarita Beach Club have an average vehicle occupancy (AVO) of 3.0 persons per vehicle, the resulting is a peak parking demand estimate of 37 vehicles during the weekday and 77 vehicles during the weekend. As presented in Table 1, this equates to a parking demand rate of 2.00 spaces per 1,000 sf of lagoon area and the weekend parking demand rate of 4.16 spaces per 1,000 sf of lagoon area. These rates represent the open/event areas and swim lagoon of the Project.

Table 2 presents the weekday and weekend peak parking demand estimates for the Project swim lagoon and open/event space of 41 spaces on a weekday and 85 spaces on a weekend.

Swimming Pool/Spa

The swimming pool/spa will include a four-lane lap pool and a 150 sf spa. Given that the Project will also have a swim lagoon with children's play area, we have assumed that the primary purpose of the pool will be for lap swimming. A peak hour pool demand of two swimmers per lane was assumed to result in a total of eight swimmers. A peak hour spa demand of eight persons was assumed based on approximate size of the spa. If the AVO of the swimming pool/spa users is assumed to be 1.5 persons per vehicle, this results in an estimated weekday and weekend peak parking demand of 11 spaces, as presented in Table 2.



Fitness Pavilion

The fitness pavilion will provide approximately 4,354 sf of exercise space. The pavilion will only have gym equipment for personal use. Average peak period parking demand rates for the fitness pavilion are provided in *Parking Generation, 5th Edition* (ITE, 2019). The ITE land use of Health/Fitness Club (ITE Code 492) was used for this analysis.

The average peak period parking demand rate is identified as the average peak of all the sites observed. Based on *Parking Generation, 5th Edition*, the Project has an estimated peak parking demand of 21 spaces on a weekday and 14 spaces on a weekend, as presented in Table 2.

Sales Center

The combination of facilities on this portion of the site will experience a less predictable flow of people, as they will not have regular programming. Based upon the experience of RMV staff, the Esencia Sales Center in PA2 would typically draw 100 people on a busy weekend. We estimate that a maximum of 20 people would be on the site at one time. Assuming an AVO of 2.0 (generally couples or families shopping for homes), this would translate to a need of 10 parking stalls for visitors. RMV expects a maximum of 3 staff people on the site, which would result in a total of 13 parking stalls.

In addition to persons visiting to consider purchasing a home, there may be RMV residents who visit from time to time. RMV expect this to be a maximum of 20 people at a given time. With an AVO of 2.0, this would translate to 10 additional spaces.

Parking Supply

To provide a suitable margin of available spaces to account for turnover and inefficiencies, the industry standard is to supply an additional 10% over the estimated demand. Table 3 presents the recommended parking supply for each land use with a 10% buffer.

We recommend that a total of 147 parking spaces be supplied for the Project. The recreation portion of the site should provide 122 spaces, while the sales center should provide 25 spaces. The current site plan calls for 149 spaces, with 124 for the recreation portion and 25 for the sales center.

COUNTY REVISIONS

CLIENT REVISIONS

RMV PA3.1
Ranch Camp
 Site Development Plans

Revised March 2008
 2007-08
 2007-08
 2007-08

LAND CONCERN
 LANDSCAPE ARCHITECTURE

7105 JOLLIB AVENUE
 SANTA ANA, CA 92705
 (949) 265-8525
www.landconcern.com

PARKING EXHIBIT

PROJECT MANAGER
 Also Scribe

DRAWN
 A. Smith

DATE
 March 8, 2008

SCALE
 1" = 30'

SHEET
P1

RMV PA3.1 - Ranch Camp Site Development Plans



PARKING SCHEDULE

SYM.	DESCRIPTION
□ (Blue)	A.D.A. TYPICAL PARKING STALL (9'-0" BY 54'-0")
□ (Light Blue)	TYPICAL PARKING STALL WITH STORAGE SURFACE PER C.C. 118-502
□ (Dark Blue)	A.D.A. VAN ACCESSIBLE PARKING STALL WITH STORAGE SURFACE PER C.C. 118-502
□ (Green)	STAIR AND VAN PICKUP/DROPOFF MARKING STALLS PER CAL. CDFR SECTION 5.106, 5.110, 5.110.5, 5.110.6, 5.110.7, 5.110.8, 5.110.9, 5.110.10, 5.110.11, 5.110.12, 5.110.13, 5.110.14, 5.110.15, 5.110.16, 5.110.17, 5.110.18, 5.110.19, 5.110.20, 5.110.21, 5.110.22, 5.110.23, 5.110.24, 5.110.25, 5.110.26, 5.110.27, 5.110.28, 5.110.29, 5.110.30, 5.110.31, 5.110.32, 5.110.33, 5.110.34, 5.110.35, 5.110.36, 5.110.37, 5.110.38, 5.110.39, 5.110.40, 5.110.41, 5.110.42, 5.110.43, 5.110.44, 5.110.45, 5.110.46, 5.110.47, 5.110.48, 5.110.49, 5.110.50, 5.110.51, 5.110.52, 5.110.53, 5.110.54, 5.110.55, 5.110.56, 5.110.57, 5.110.58, 5.110.59, 5.110.60, 5.110.61, 5.110.62, 5.110.63, 5.110.64, 5.110.65, 5.110.66, 5.110.67, 5.110.68, 5.110.69, 5.110.70, 5.110.71, 5.110.72, 5.110.73, 5.110.74, 5.110.75, 5.110.76, 5.110.77, 5.110.78, 5.110.79, 5.110.80, 5.110.81, 5.110.82, 5.110.83, 5.110.84, 5.110.85, 5.110.86, 5.110.87, 5.110.88, 5.110.89, 5.110.90, 5.110.91, 5.110.92, 5.110.93, 5.110.94, 5.110.95, 5.110.96, 5.110.97, 5.110.98, 5.110.99, 5.110.100
□ (Yellow)	FUTURE CHANGING STATION PER SECTION 5.206.5.3 OF 2016 CAL. CDFR. 21' x 21' PLANT DESIGNATION
□ (Light Green)	FUTURE ACCESSIBLE CHANGING STATION PER SECTION 5.106.5.3 OF 2016 CAL. CDFR. 21' x 21' PLANT DESIGNATION

SITE TABULATION

Project Site:
 Tract # 17931 (Lots 78, 79, 80, 81, 82, 83 and Lots II, III and IIII)
 (2,112 Acres)

Buildings:
 Planned Building Gross Area 3,271,541 (80,138 Acres)
 Redevelopment Total Floor SqFt 300,000 (7.0 Acres)
 Redevelopment Building Gross Area 279,541 (6.6 Acres)

Sales Center:
 Planned Sales Center Area 812.94 (18.5 Acres)
 Planned House Gross Area 1,544.94 (35.1 Acres)
 Planned Home Gross Area 2,147.94 (49.0 Acres)
 Planned House Gross Area 2,478.94 (56.2 Acres)

Parking:
 Recommended Stalls Redevelopment 127 Stalls
 Redevelopment Sales Center 25 Stalls
 Total Stalls Redevelopment 152 Stalls

Stalls Provided:
 Recommended 152 Stalls
 13 Van Accessible Stalls
 11 Club Aest/E.V.C. Van Pool Stalls
 124 Total Redevelopment Stalls

Sales Center:
 21 Standard Stalls
 1 Van Accessible Stalls
 124 Total Stalls

Future Charging Stations:
 Allow for 147 Future E.V.C. Stalls
 Allow for 124 Future Van Accessible E.V.C. Stalls
 Allow for 124 Future Accessible E.V.C. Stalls

Total Stalls Provided:
 Stalls Provided 149

CONSTRUCTION LEGEND

C.L.	CENTER LINE
P.L.	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
R.O.W. LINE	RIGHT-OF-WAY LINE
PROPERTY LINE	PROPERTY LINE
ADJUSTMENTS	ADJUSTMENTS



Figure 1
 Site Plan

TABLE 1
LAGO SANTA MARGARITA BEACH CLUB PARKING DEMAND RATE

Rate Type	Average Peak Hour Attendance	Average Vehicle Occupancy (AVO)	Average Peak Hour Parking Demand	Size	Parking Demand Rate per 1,000 sf Lagoon Area
Weekday Peak	112	3	37	18,500 sf	2.00
Weekend Peak	230	3	77	18,500 sf	4.16

Notes:

sf - square feet

**TABLE 2
ESTIMATED PARKING DEMAND**

Weekday Parking Demand					
Land Use	Source	Size	Parking Demand Rate	Rate Unit	Parking Demand
Swimming Lagoon Open/Event Area	<a>	20,503 sf	2	per 1,000 sf of swimming lagoon	41
		17,000 sf			
Swimming Pool		4 lanes	-	-	11
Spa		150 sf			
Fitness Pavilion	<c>	4,354 sf	4.73	per 1,000 sf GFA	21
Sales Ctr Buyers/Staff	<d>				13
Sales Ctr Local Visitors	<d>				10
Total Weekday Demand					96
Weekend Parking Demand					
Land Use	Source	Size	Parking Demand Rate	Rate Unit	Parking Demand
Swimming Lagoon Open/Event Area	<a>	20,503 sf	4.16	per 1,000 sf of swimming lagoon	85
		17,000 sf			
Swimming Pool		4 lanes	-	-	11
Spa		150 sf			
Fitness Pavilion	<c>	4,354 sf	3.26	per 1,000 sf GFA	14
Sales Ctr Buyers/Staff	<d>				13
Sales Ctr Local Visitors	<d>				10
Total Weekend Demand					133

Notes:

sf - square feet

GFA - gross floor area

<a>: Parking demand rate based on empirical attendance data collected at Lago Santa Margarita Beach Club in July 2018

: Parking demand rate based on assumption of two swimmers per lane and four persons in spa at peak demand.

<c>: Category 492 of Parking Generation, 5th Edition (Institute of Transportation Engineers [ITE], 2019)

<d>: Estimate based upon RMV staff experience in PA2

**TABLE 3
PARKING SUPPLY AND DEMAND COMPARISON**

Weekday Parking Demand					
Land Use	Source	Size	Parking Demand	Recommended Demand/Supply	Recommended Parking Supply
Swimming Lagoon Open/Event Area	<a>	20,503 sf	41	90%	46
		17,000 sf			
Swimming Pool Spa		4 lanes	11	90%	12
		150 sf			
Fitness Pavilion	<c>	4,354 sf	21	90%	23
Sales Ctr Buyers/Staff	<d>		13	90%	14
Sales Ctr Local Visitors	<d>		10	90%	11
Total Weekday Demand			96	90%	106
Weekend Parking Demand					
Land Use	Source	Size	Parking Demand	Recommended Demand/Supply	Recommended Parking Supply
Swimming Lagoon Open/Event Area	<a>	20,503 sf	85	90%	94
		17,000 sf			
Swimming Pool Spa		4 lanes	11	90%	12
		150 sf			
Fitness Pavilion	<c>	4,354 sf	14	90%	16
Sales Ctr Buyers/Staff	<d>		13	90%	14
Sales Ctr Local Visitors	<d>		10	90%	11
Total Weekend Demand			133	90%	147

Notes:

sf - square feet

GFA - gross floor area

<a>: Parking demand rate based on empirical attendance data collected at Lago Santa Margarita Beach Club in July 2018

: Parking demand rate based on assumption of two swimmers per lane and four persons in spa at peak demand.

<c>: Category 492 of Parking Generation, 5th Edition (Institute of Transportation Engineers [ITE], 2019)

<d>: Estimate based upon RMV staff experience in PA2

ATTACHMENT

NOTES:

Existing Land Use:
Vacant land to be rough graded per TT17931 and GRD19-0108 to allow for future development.

Zoning:
Project area is zoned as a development area by the Ranch Plan PC Text, and shall be processed per the implementation procedures detailed in Section II.C of the PC Text. Master Area Plan PA18-0030 and Subarea Plan PA18-0030, designate this project site for Private Recreational uses (including swimming pools and clubhouses) and Community Facility uses (including private clubs and recreation facilities allowing alcoholic beverages). This Site Development Permit specifically identifies this site as a Recreation Use, to be plan-checked per PC Text Section III.B.a.3.

Adjacent Land Use:
Existing and approved (but not yet built) immediately adjacent land uses are:

North: Existing vacant previously graded land, future roadway and open space landscaped area.

East: Existing vacant previously graded land, future roadway and approved (but not yet built) residential uses.

South: Existing vacant previously graded land, future roadway and open space landscaped area.

West: Existing open space.

Water and Sewer:
Domestic water and sanitary sewer services are provided by Santa Margarita Water District (SMWD).

Utilities:
Gas is provided by Southern California Gas Company and electricity is provided by San Diego Gas and Electric. Proposed utility locations shown on site plan are approximate. All proposed utilities are to be underground. Actual locations and easement widths will be reflected on Final Tract Map.

Schools:
Project site is within Capistrano Unified School District.

Access to Site:
Via Ranch Canyon Road.

Drainage:
Drainage system will be developed in accordance with the County of Orange Flood Control District standards and the "Master Plan of Drainage" for the Tract No. 17931 by Rancho Mission Viejo. Storm flows tributary to the site shall be intercepted and conveyed around the site. Storm drain plans will be prepared and submitted per building permit requirements at a later date.

Grading:
Site currently graded per approved GRD19-0108. Grading has been addressed per the following CEQA documents: EIR No. Addendum 3.1 to EIRs 594 and 589.

Slopes:
Slopes shall be constructed at the maximum slope ratio of 2:1 unless otherwise noted.

Easements:
Easements and improvements in the County right of way are subject to encroachment permits.

Maintenance:
Recreation Area maintenance to be provided by the Master Maintenance Association.

Hours of Operation:
General hours of operation to be from 6 am to 10 pm.

Site Distance:
Sight lines will provide adequate sight distance and comply with Orange County Standard Plan No. 1117.

Additional Notes:
Telephone and Cable TV Providers will be: AT&T or Cox.

This project (Site Development Permit #) is located on Lots 78, 79, 80, 81, 82, 83, Lettered Lot II, and Lot JJ of Tentative Tract No. 17931.

This project shall comply with 2016 CBC, CMC, CPC, CEC, Cal Green, and California Energy Code.

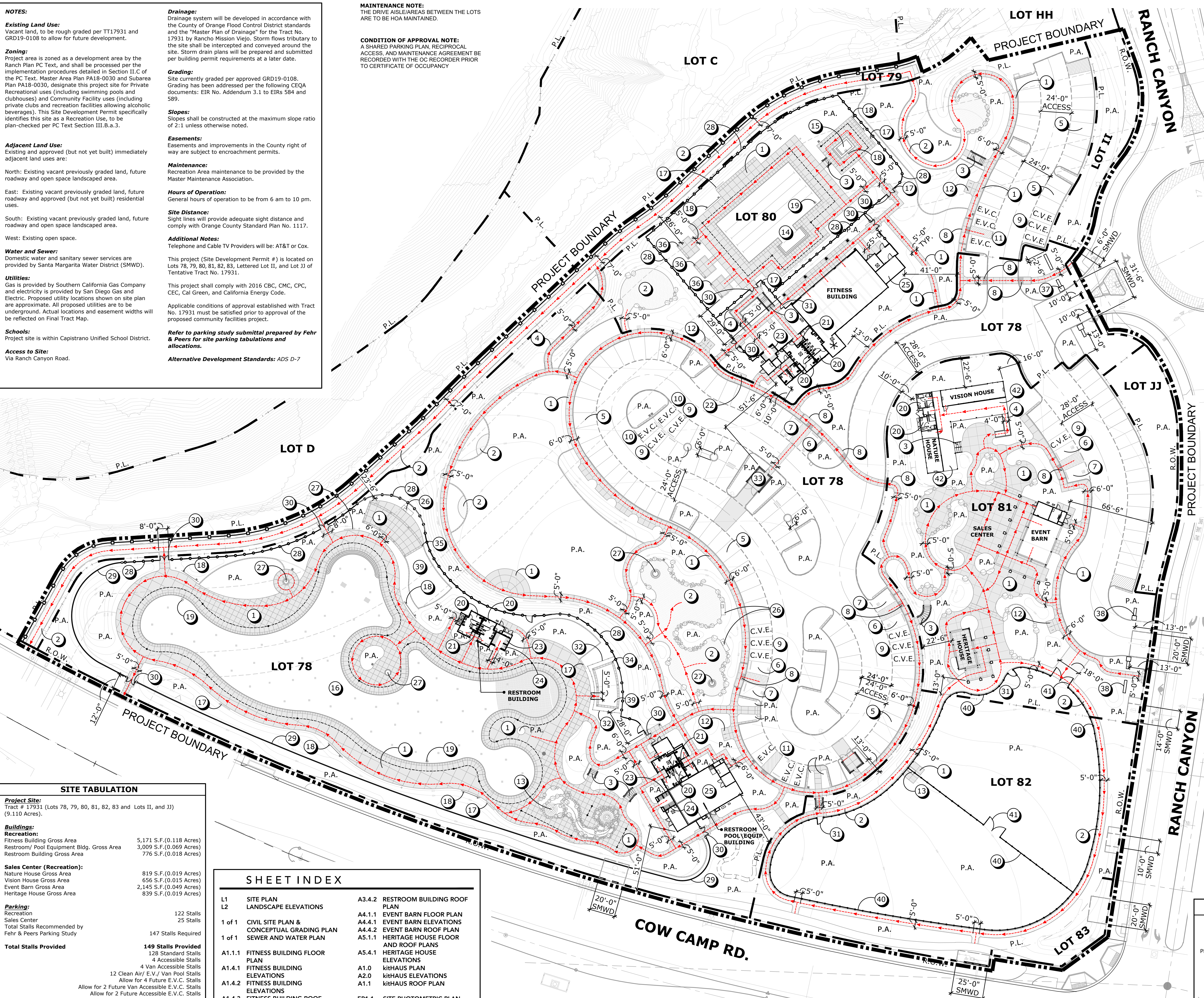
Applicable conditions of approval established with Tract No. 17931 must be satisfied prior to approval of the proposed community facilities project.

Refer to parking study submittal prepared by Fehr & Peers for site parking tabulations and allocations.

Alternative Development Standards: ADS D-7

MAINTENANCE NOTE:
THE DRIVE AISLE/AREAS BETWEEN THE LOTS ARE TO BE HOA MAINTAINED.

CONDITION OF APPROVAL NOTE:
A SHARED PARKING PLAN, RECIPROCAL ACCESS, AND MAINTENANCE AGREEMENT BE RECORDED WITH THE OC RECORDER PRIOR TO CERTIFICATE OF OCCUPANCY



SITE TABULATION

Project Site:
Tract # 17931 (Lots 78, 79, 80, 81, 82, 83 and Lots II, and JJ) (9.110 Acres).

Buildings:

Recreation:	
Fitness Building Gross Area	5,171 S.F.(0.118 Acres)
Restroom/ Pool Equipment Bldg. Gross Area	3,009 S.F.(0.069 Acres)
Restroom Building Gross Area	776 S.F.(0.018 Acres)

Sales Center (Recreation):

Nature House Gross Area	819 S.F.(0.019 Acres)
Vision House Gross Area	656 S.F.(0.015 Acres)
Event Barn Gross Area	2,145 S.F.(0.049 Acres)
Heritage House Gross Area	839 S.F.(0.019 Acres)

Parking:

Recreation	122 Stalls
Sales Center	25 Stalls
Total Stalls Recommended by Fehr & Peers Parking Study	147 Stalls Required

Total Stalls Provided **149 Stalls Provided**

128 Standard Stalls	
4 Accessible Stalls	
4 Van Accessible Stalls	
12 Clean Air/ E.V./ Van Pool Stalls	Allow for 4 Future E.V.C. Stalls
	Allow for 2 Future Van Accessible E.V.C. Stalls
	Allow for 2 Future Accessible E.V.C. Stalls

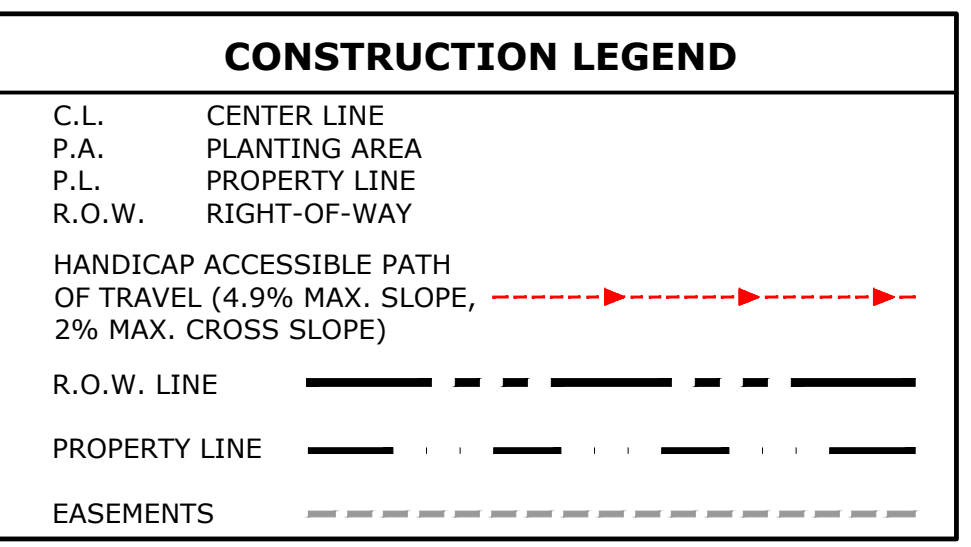
Total Parking Area 72,070 S.F.(1.654 Acres)

Land Use-Recreation Facility:

Pool	3,360 S.F.(0.077 Acres)
Spa	156 S.F.(0.003 Acres)
Lagoon	20,451 S.F.(0.473 Acres)
Hardscape:	172,865 S.F.(3.968 Acres)
Concrete	64,865 S.F.(1.489 Acres)
Asphalt	89,564 S.F.(2.063 Acres)
Decomposed Granite	18,436 S.F.(0.085 Acres)
Landscape Areas:	186,472 S.F.(4.281 Acres)
Shrub Area	159,775 S.F.(3.668 Acres)
Turf Area	26,697 S.F.(0.61 Acres)
Buildings:	13,388 S.F.(0.307 Acres)
Total	396,831 S.F.(9.110 Acres)

SHEET INDEX

L1	SITE PLAN	A3.4.2	RESTROOM BUILDING ROOF PLAN
L2	LANDSCAPE ELEVATIONS	A4.1.1	EVENT BARN FLOOR PLAN
1 of 1	CIVIL SITE PLAN & CONCEPTUAL GRADING PLAN	A4.4.1	EVENT BARN ELEVATIONS
1 of 1	SEWER AND WATER PLAN	A4.4.2	EVENT BARN ROOF PLAN
A1.1.1	FITNESS BUILDING FLOOR PLAN	A5.1.1	HERITAGE HOUSE FLOOR AND ROOF PLANS
A1.1.1	FITNESS BUILDING ELEVATIONS	A5.4.1	HERITAGE HOUSE ELEVATIONS
A1.4.1	FITNESS BUILDING ELEVATIONS	A1.0	KITHAUS PLAN
A1.4.2	FITNESS BUILDING ELEVATIONS	A2.0	KITHAUS ELEVATIONS
A1.4.3	FITNESS BUILDING ROOF PLAN	A1.1	KITHAUS ROOF PLAN
A2.1.1	RESTROOM/ POOL EQUIPMENT BUILDING FLOOR PLAN	EP1.1	SITE PHOTOMETRIC PLAN
A2.4.1	RESTROOM/ POOL EQUIPMENT BUILDING ELEVATIONS	1	RANCH CAMP ENTRY COLOR AND MATERIAL
A2.4.2	RESTROOM/ POOL EQUIPMENT BUILDING ROOF PLAN	2	RANCH CAMP ENTRY DETAIL DRAWING
A3.1.1	RESTROOM BUILDING FLOOR PLAN	L3	LANDSCAPE PLAN
A3.4.1	RESTROOM BUILDING ELEVATIONS	P1	PARKING EXHIBIT
		FMP-1	FIRE MASTER PLAN TITLE SHEET
		FPP-1	FIRE PROTECTION PLAN TITLE SHEET
		FPP-2	FIRE PROTECTION PLAN

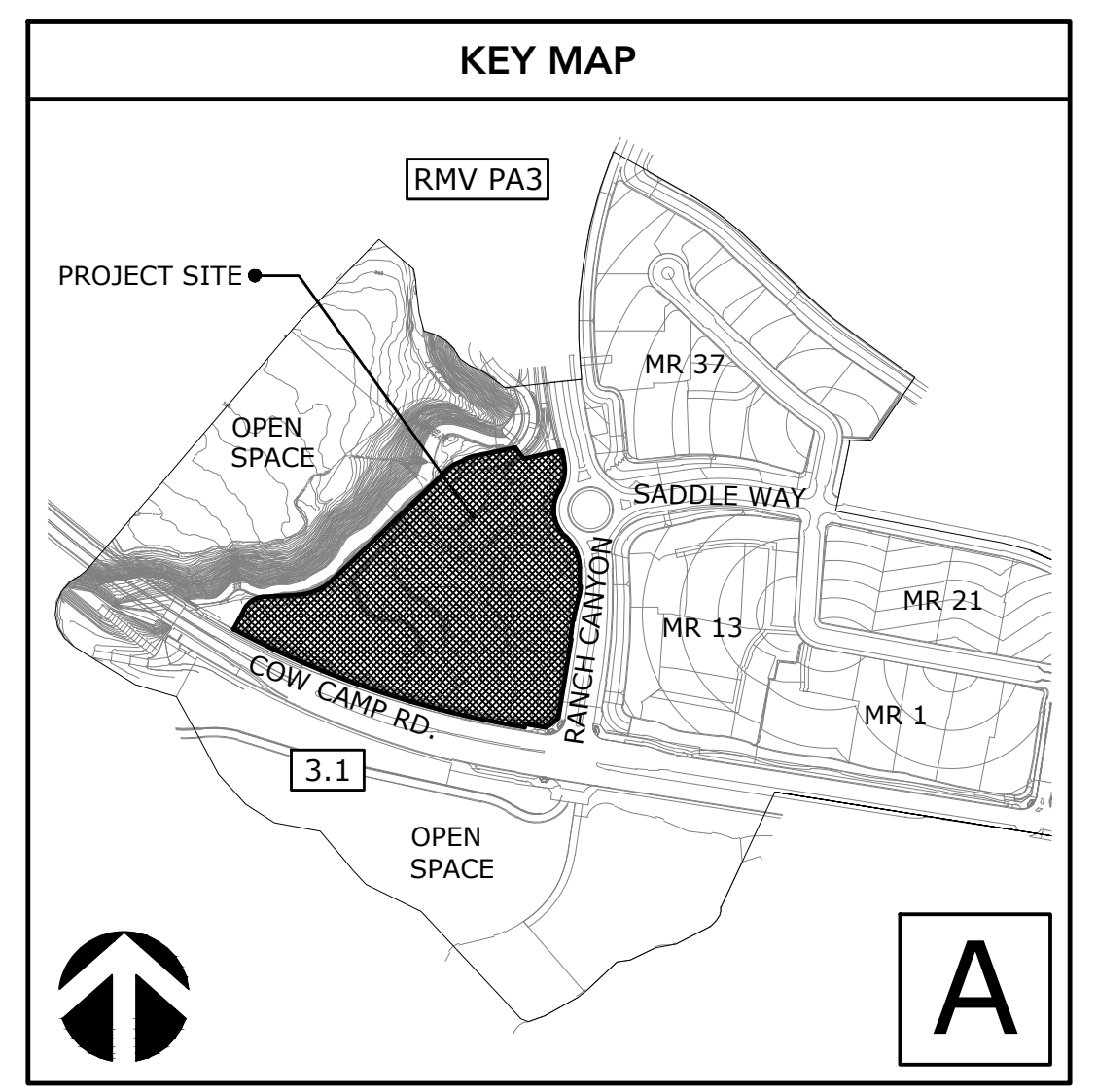


SCHEDULE

SYM.	DESCRIPTION
1	CONCRETE WALKWAYS, POOL DECK, COURTYARD, ETC.
2	REINFORCED DECOMPOSED GRANITE PAVING
3	STEPS WITH HANDRAILS PER A.D.A. REQUIREMENTS.
4	RAMP WITH HANDRAILS PER A.D.A. REQUIREMENTS.
5	TYPICAL PARKING STALL (9'-0" BY 18'-0")
6	A.D.A. PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502.
7	A.D.A. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. SIGNAGE PER CBC 11B-502.
8	A.D.A. ACCESSIBLE RAMP W/ TRUNCATED DOMES, PER APPROVED ADS.
9	CLEAN AIR/ VAN POOL/ EV DESIGNATED PARKING STALLS PER CAL GREEN SECTION 5.106.5.2 & 5.106.5.3. DESIGNATED LOCATIONS SUBJECT TO CHANGE AT CONSTRUCTION DRAWING LEVEL. (C.V.E.) PLAN DESIGNATION
10	FUTURE CHARGING STATION PER SECTION 5.106.5.3 OF 2016 CAL. GREEN. (E.V.C.) PLAN DESIGNATION
11	FUTURE ACCESSIBLE CHARGING STATION PER SECTION 5.106.5.3 OF 2016 CAL. GREEN 11B-812 OF 2016 CBC
12	BIKE RACK FOR (3-4) BIKES. (9) SPACES PROVIDED PER CAL GREEN SECTION 5.106.4 - SHORT TERM STORAGE
13	WATER FEATURE
14	POOL
15	SPA
16	LAGOON
17	POOL AND SPA SAFETY RULES SIGNS (48" x 72")
18	POOL SAFETY EQUIPMENT
19	A.D.A. ACCESSIBLE POOL LIFT LOCATION
20	A.D.A. ACCESSIBLE RESTROOM
21	A.D.A. ACCESSIBLE DRINKING FOUNTAIN
22	DOG DRINKING FOUNTAIN
23	A.D.A. ACCESSIBLE SHOWERS
24	SHOWERS
25	POOL \ LAGOON EQUIPMENT ROOM
26	BUILT IN BARBECUE
27	GAS FIRE PIT
28	TUBULAR STEEL FENCING (5'-6" HIGH MIN.)
29	PERIMETER GLASS WALL (5'-6" HIGH MIN.)
30	A.D.A. ACCESSIBLE TUBULAR STEEL DOUBLE GATE (5'-6" HIGH MIN. BY 6'-8" MIN. OPENING). PER SECTION 11B-404
31	A.D.A. ACCESSIBLE TUBULAR STEEL SINGLE GATE (5'-6" HIGH MIN. BY 3'-1" MIN. OPENING). PER SECTION 11B-404
32	WOOD FENCE (3'-6" HIGH MAX.)
33	TRASH ENCLOSURE. (10'-2" HIGH MAX.) REFER TO ELEVATION DETAIL (a), SHEET L2.
34	OVERHEAD STRUCTURE (11'-0" HIGH MAX.) REFER TO ELEVATION DETAIL (d), SHEET L2.
35	OVERHEAD STRUCTURE (11'-0" HIGH MAX.) REFER TO ELEVATION DETAIL (c), SHEET L2.
36	CANTILEVERED STRUCTURE (11'-0" HIGH MAX.) REFER TO ELEVATION DETAIL (b), SHEET L2.
37	ENTRY MONUMENT WITH SIGNAGE. REFER TO RANCH CAMP ENTRY COLOR AND MATERIAL ELEVATION SHEET 1.
38	SECONDARY ENTRY MONUMENT (5'-6" HIGH MAX.) REFER TO ELEVATION DETAIL (e), SHEET L2.
39	SYNTHETIC TURF
40	METAL FENCING (5'-0" HIGH MIN.)
41	METAL DOUBLE GATE (5'-0" HIGH MIN. BY 8'-0" MIN. OPENING).
42	DECK

Ownership:
DMB San Juan Investment North, LLC.

Legal Description:
Portions of Parcels 92 and 100 in the unincorporated territory of the County of Orange, State of California, as shown on Certificate of Compliance CC 2011-01, Recorded December 27, 2011 as Instrument No. 2011100671771 of Official Records, in the Office of the County Recorder of said County



COUNTY REVISIONS

#	

CLIENT REVISIONS

RMV PA3.1
Ranch Camp
Site Development Plans

Rancho Mission Viejo, CA
Tract # 17931 (Lots 78, 79, 80, 81, 82, 83 and Lots II, and JJ)

Rancho Mission Viejo Company
28811 Ortega Highway, SJC 92693
Contact: Keri Ong
(949) 240-3505

LAND CONCERN
LANDSCAPE ARCHITECTURE

1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

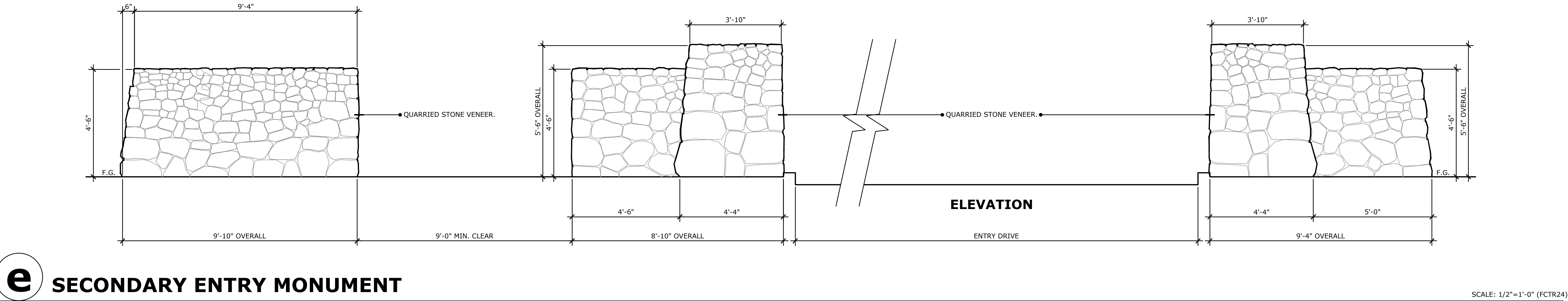
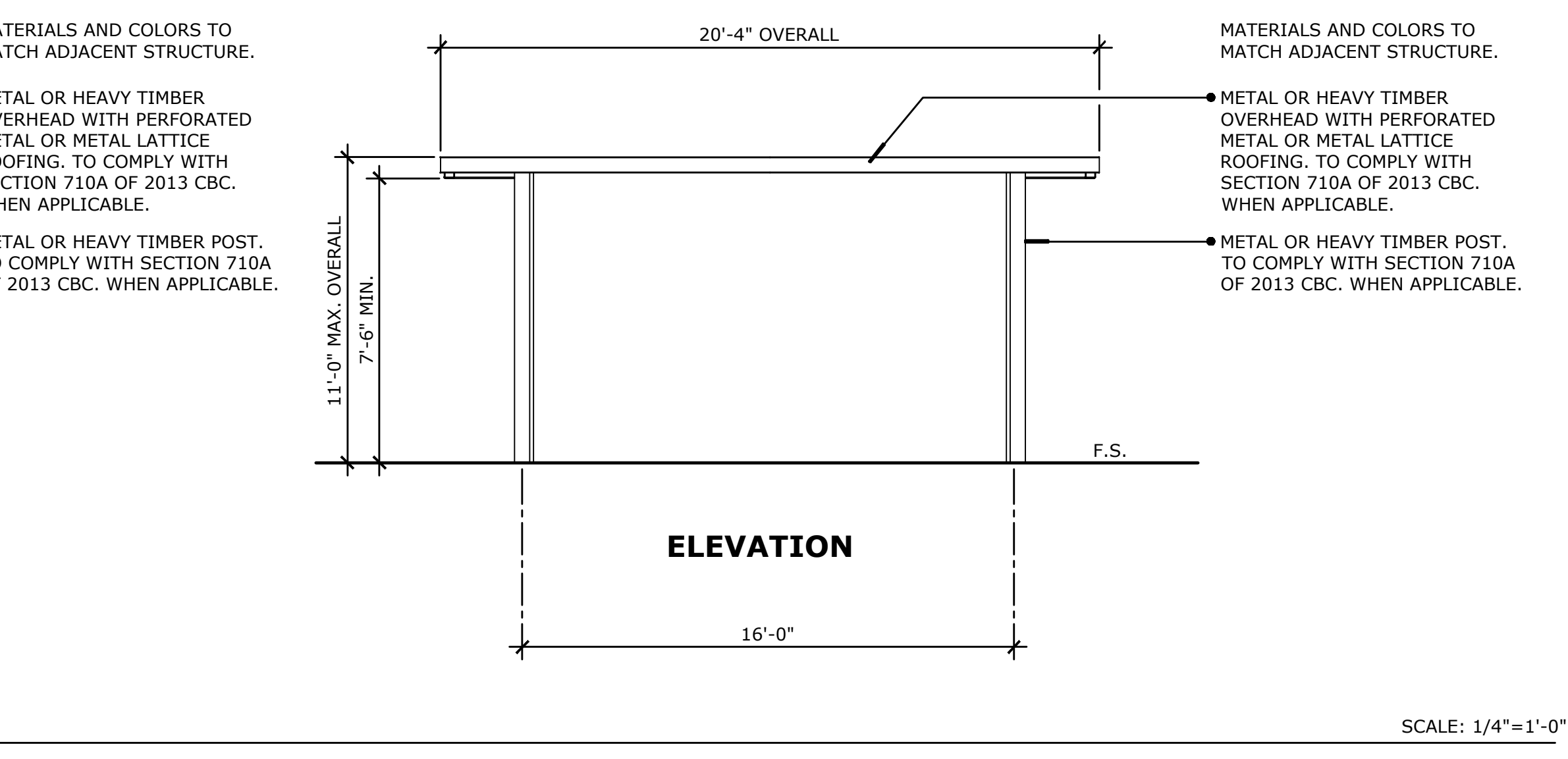
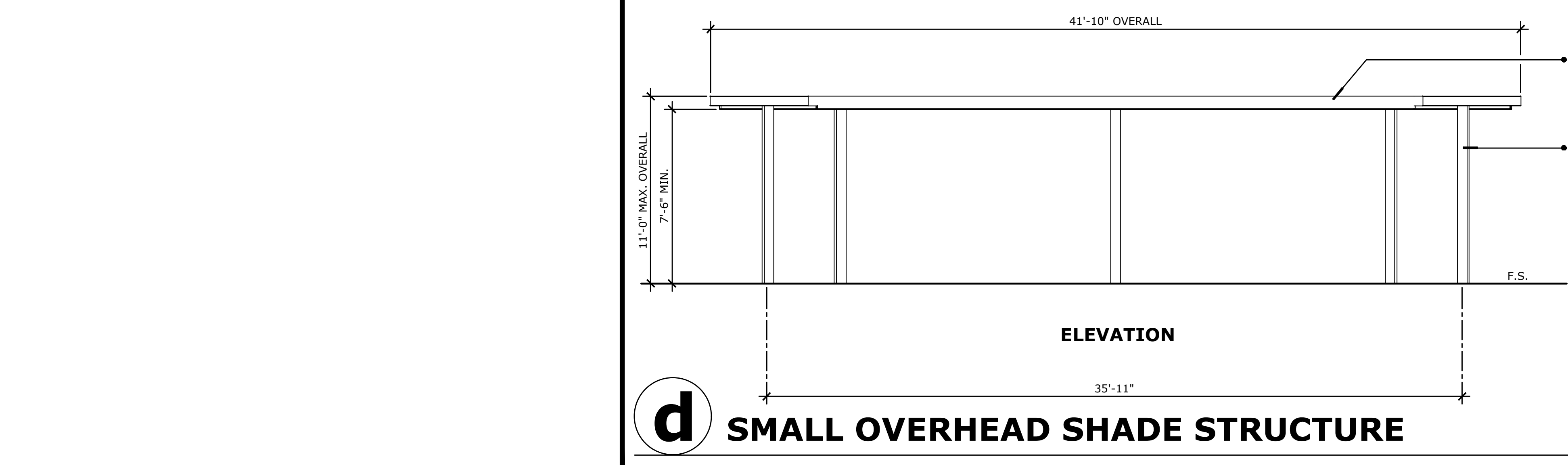
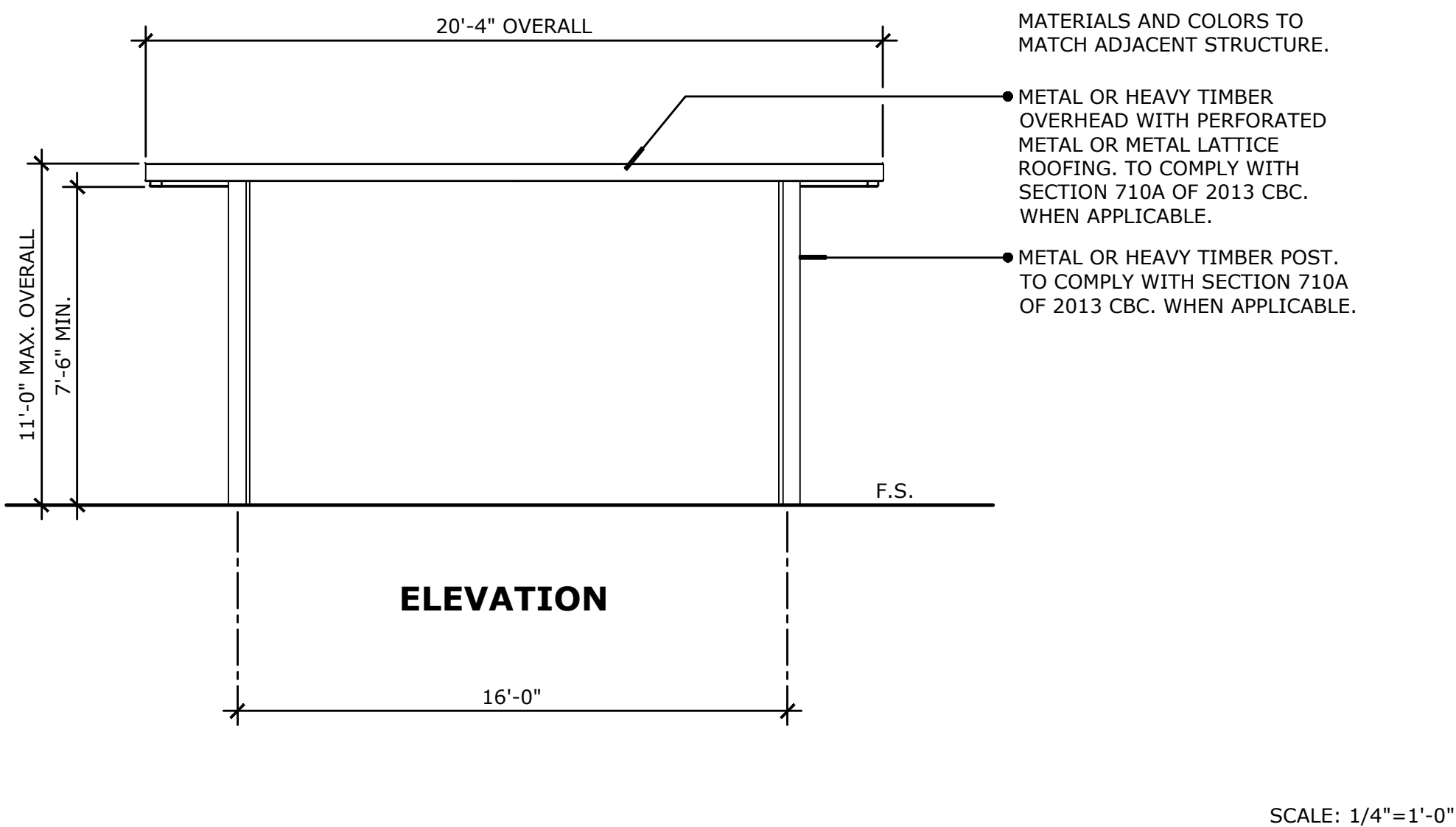
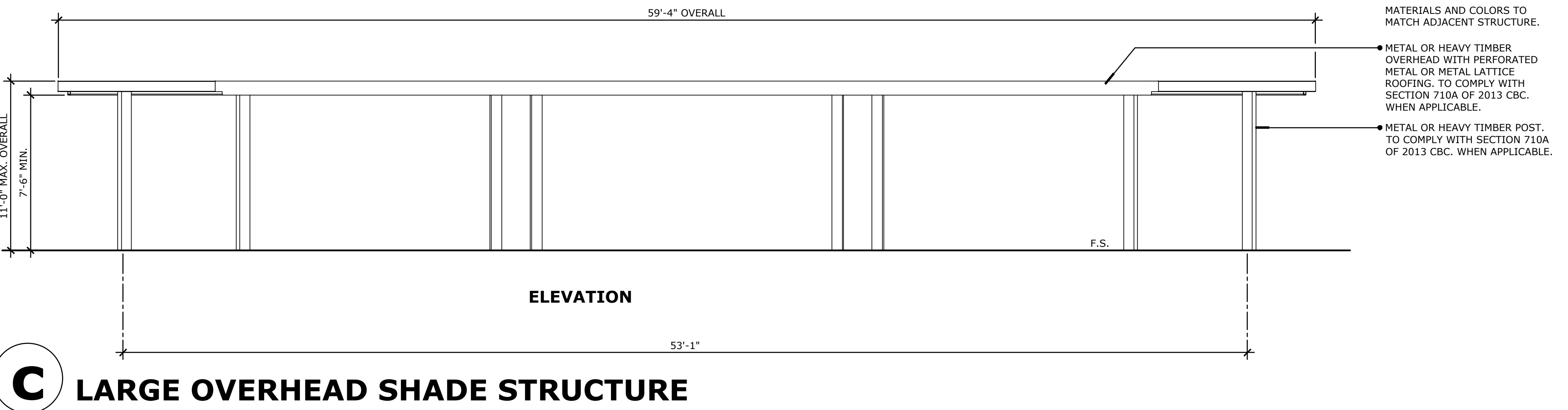
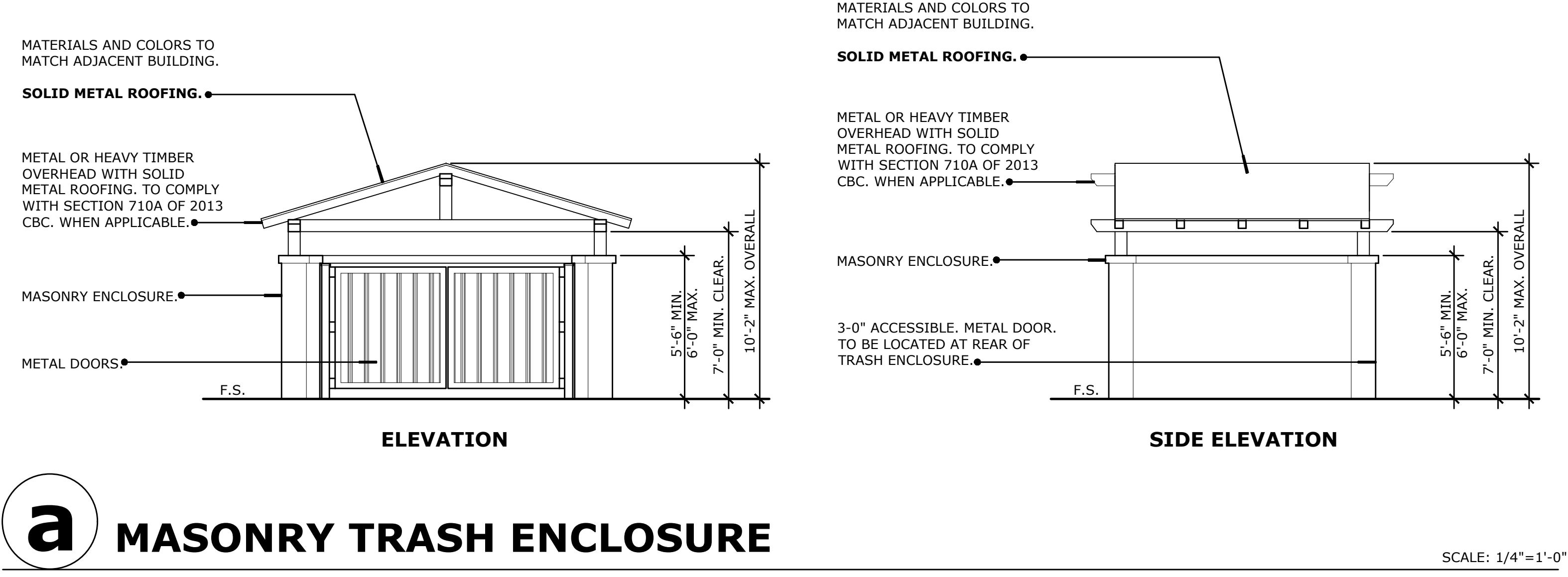
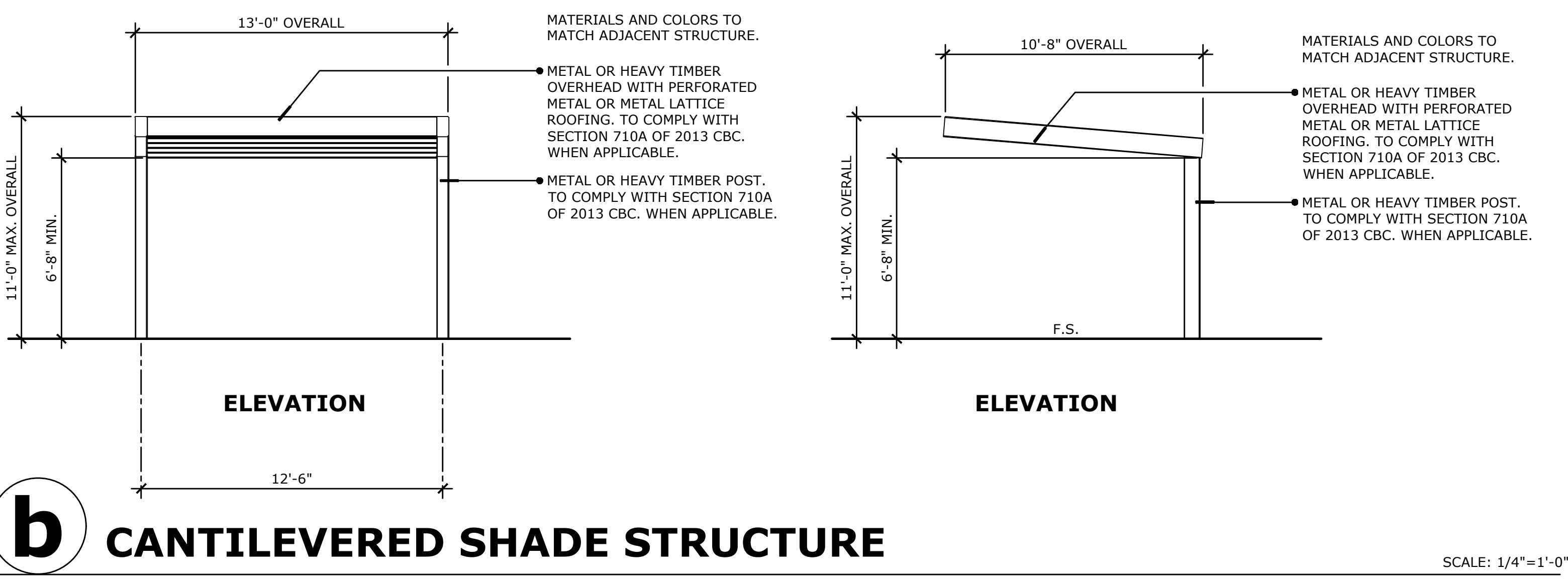
SITE DEVELOPMENT SITE PLAN

PROJECT MANAGER
Akin Smith

DRAWN
A. Smith

DATE
May 18, 2020

SHEET **L1**



COUNTY REVISIONS	
#	

CLIENT REVISIONS	

RMV PA3.1
Ranch Camp
 Site Development Plans

Rancho Mission Viejo, CA
 Tract # 17931 (Lots 78, 79, 80, 81, 82, 83 and Lots II, and JJ)
 Rancho Mission Viejo Company
 28811 Ortega Highway, SJC 92693
 Contact: Kate Ong
 (949) 246-9565

LAND
CONCERN
 LANDSCAPE ARCHITECTURE

1750 E DEERE AVE
 SANTA ANA, CA 92705
 O 949.250.4822
 www.landconcern.com

SITE DEV. LANDSCAPE ELEVATIONS

PROJECT MANAGER
 Akin Smith

DRAWN
 A. Smith

DATE
 May 18, 2020

SHEET
L2

SDP PERMIT# PA19-0242

RMV PA3.1 - Ranch Camp Site Development Plans

NOTES:

- EXISTING LAND USE: VACANT GRADED.
- THE NOTES, DEVIATIONS AND ALTERNATIVE DEVELOPMENT STANDARDS STATED ON VESTING TENTATIVE TRACT MAP NO. 17931 ARE INCLUDED IN THIS MAP BY REFERENCE.
- ADJACENT LAND USE: ZONING
 NORTH: OPEN SPACE NATURAL RANCH PLAN PLANNED COMMUNITY
 SOUTH: BASINS (PRIVATE) RANCH PLAN PLANNED COMMUNITY
 EAST: RESIDENTIAL RANCH PLAN PLANNED COMMUNITY
 WEST: OPEN SPACE RANCH PLAN PLANNED COMMUNITY
- PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.1 (PA180030) DESIGNATE THE PROJECT SITE A RECREATION FACILITY.
- GRADING:
 GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH TENTATIVE TRACT MAPS, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE OR PRECISE GRADING PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW SUBDIVISION APPROVAL, PER COMPLIANCE WITH APPROPRIATE CONDITIONS OF APPROVAL.
 ESTIMATED EARTHWORK-PROPOSED GRADING IS CONSISTENT WITH THE PA3.1 MASTER AREA PLAN VESTING TENTATIVE TRACT MAP 17931 AND RELATED GRADING PERMITS.
 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND PLANNING AREA 3 FEIR ADDENDUM.
- PROJECT IS LOCATED WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
- PAD ELEVATIONS SHOWN ARE PRELIMINARY.
- SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- IN THE DESIGN OF THIS MAP, THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "MASTER PLAN OF DRAINAGE" FOR TRACT NO. 17931 PREPARED BY MSR. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED.
- ACCESS TO THE SITE IS PROPOSED VIA RANCH CANYON.
- PRIVATE STREETS SHALL HAVE AN EASEMENT FOR EMERGENCY ACCESS PURSUED TO THE COUNTY OF ORANGE.
- ALL PROPOSED LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH THE COUNTY OF ORANGE LANDSCAPE IRRIGATION CODE AND IMPLEMENTATION GUIDELINES (ADOPTED 12/15/09).
- ALL BUILDINGS ARE TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCA REQUIREMENTS.
- ALL STREET LIGHTING ON PERIPHERY STREETS ADJACENT TO OPEN SPACE SHALL BE DESIGNATED AND LOCATED SO THAT DIRECT LIGHT RAYS SHALL BE CONFINED TO PREMISES. (SECTION 10.0, 14) THE CONCEPTUAL LIGHTING PLAN SHALL BE INCLUDED AS PART OF THE LANDSCAPE PLAN TO BE SUBSEQUENTLY SUBMITTED AND APPROVED, PER COUNTY STANDARD CONDITION.
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT
- DOMESTIC WATER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT
- PER THE RANCH PLAN PLANNED COMMUNITY WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 26, 2018; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS SITE DEVELOPMENT PLAN PA#190040:
 B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
 G-7 REDUCED LOCAL DEPRESSION ON PRIVATE STREETS
 J-2 NEV SIGNAGE

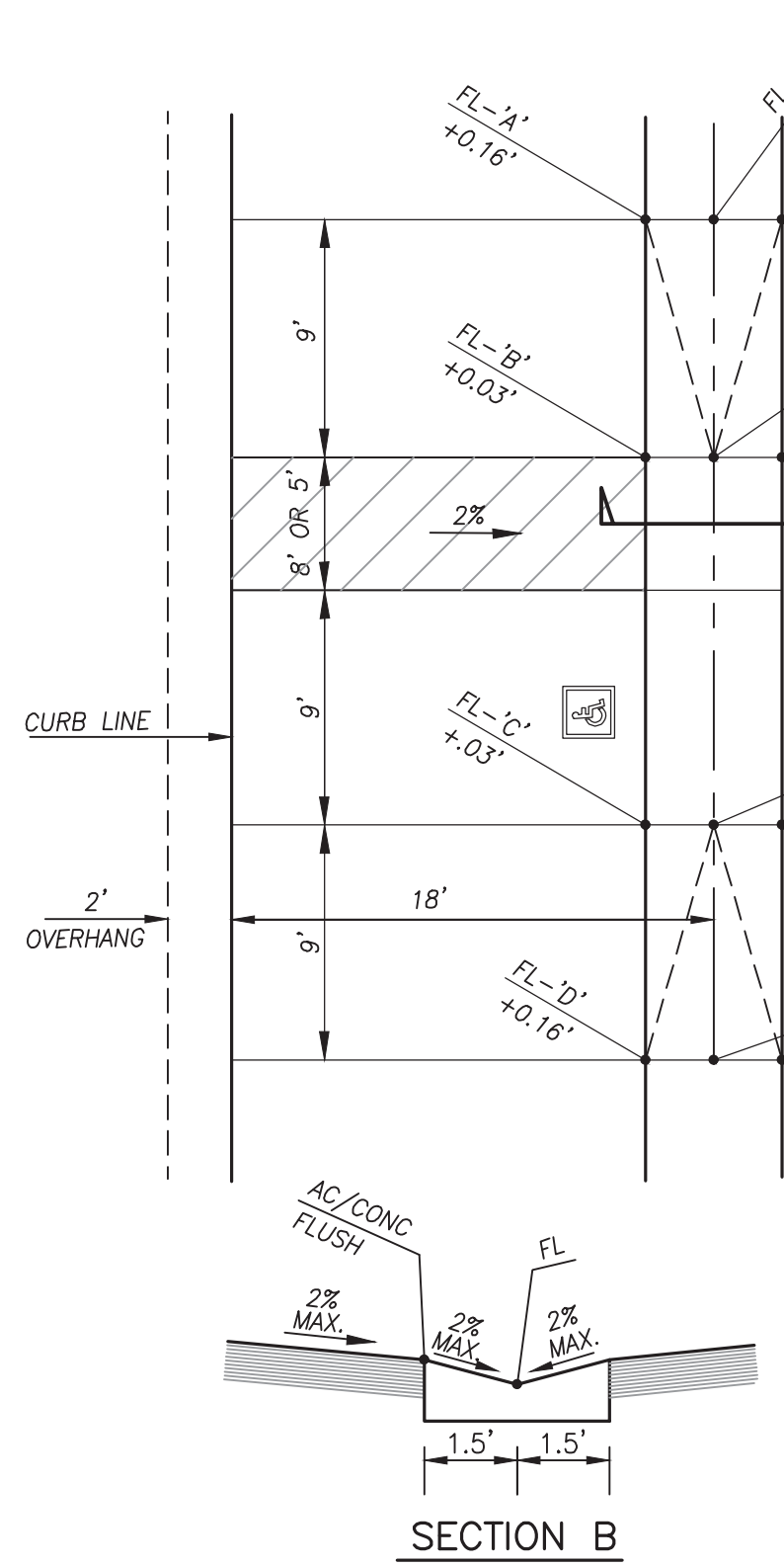
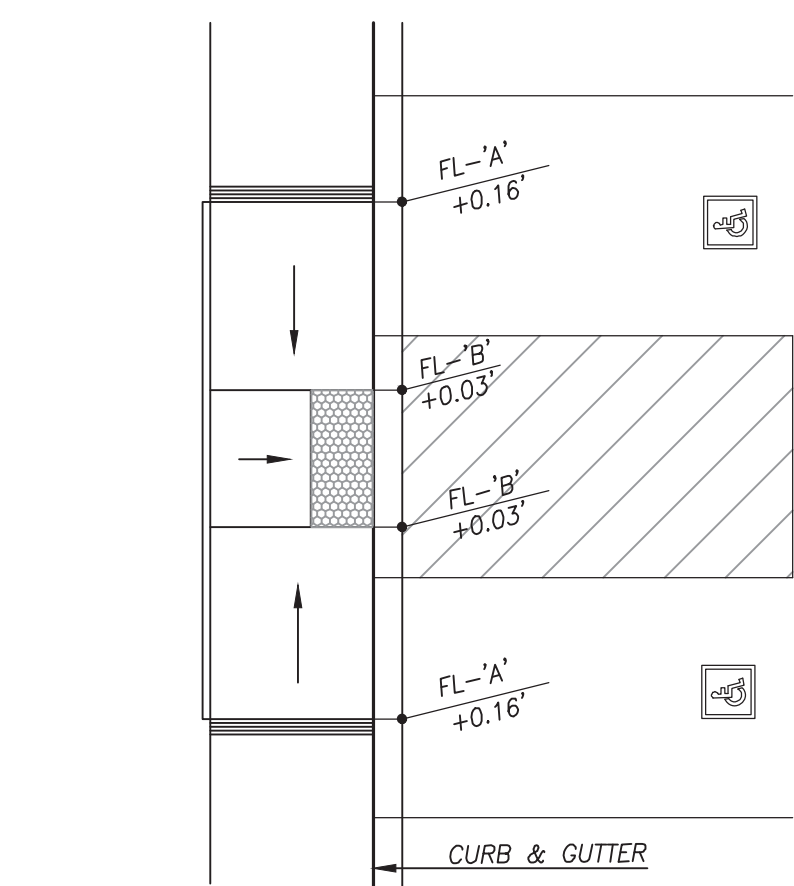
SLOPE DESIGNATIONS:

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS.

- (A) MAINTAINED BY PUBLIC AGENCY
- (B) MAINTAINED BY THE MASTER HOA (RMV)

EASEMENT NOTE:

- (A) PROPOSED EASEMENT TO SMWD FOR WATER AND ACCESS PURPOSES
- (B) EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES



NO.	DATE	REVISIONS

CONSTRUCTION NOTES:

- INSTALL GRATE INLETS
- ELECTRIC VEHICLE CHARGING STATION
- CONSTRUCT CURB-THRU-PLANTER
- CONSTRUCT MONUMENT WALL AND PARK SIGNAGE
- CONSTRUCT ACCESSIBLE CURB RAMP
- CONSTRUCT ACCESSIBLE PARKING SEE DETAIL HERON
- INSTALL PVC SEWER
- INSTALL SEWER MANHOLE
- INSTALL SEWER CLEANOUT
- INSTALL DOMESTIC WATER LINE
- INSTALL DOMESTIC WATER METER
- INSTALL FIRE HYDRANT
- CONSTRUCT JUNCTION STRUCTURE

- INSTALL GRATE INLETS
- ELECTRIC VEHICLE CHARGING STATION
- CONSTRUCT MONUMENT WALL AND PARK SIGNAGE
- INSTALL DOUBLE DETECTOR CHECK ASSEMBLY
- INSTALL FIRE LINE
- INSTALL SEWER MANHOLE
- INSTALL CATCH BASIN
- CONSTRUCT RCP STORM DRAIN PIPE
- INSTALL CDS WATER QUALITY UNIT
- INSTALL BACKFLOW PREVENTOR
- WATER QUALITY BASIN

Legal Description:

Portions of Parcels 92 and 100 in the unincorporated territory of the County of Orange, State of California, as shown on Certificate of Compliance 05 2011-01, Recorded December 27, 2011, as Instrument No. 2011000677171 of Official Records in the Office of the County Recorder of said County.

RANCHO MISSION VIEJO PLANNING AREA 3.1
 17562 COWCAMP ROAD
 RANCHO MISSION VIEJO, CALIFORNIA

PROVIDED PARKING SUMMARY

PARKING REQUIRED:	147
PARKING PROVIDED:	149
ACCESSIBLE:	8
ELECTRIC VEHICLE:	12

NOTE: PROJECT PROVIDED WAS DETERMINED BY PERFORMANCE OF SIMILAR RECREATION FACILITIES IN THE AREA.

PROJECT AREA: 9.10 ACRES

NOTE: PROJECT AREA IS IN ZONE X PER FEMA MAP NO. 06059C0465J MAP REVISED: DEC. 3, 2009

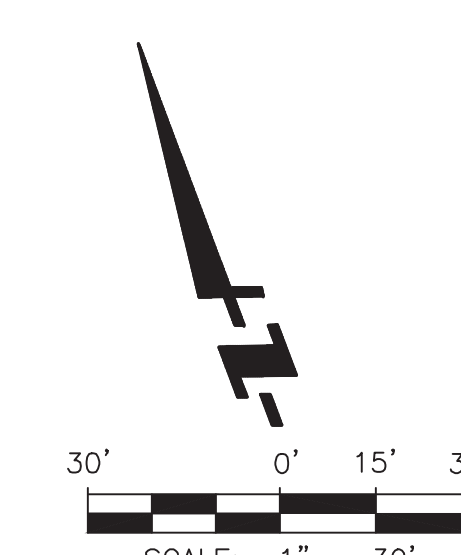
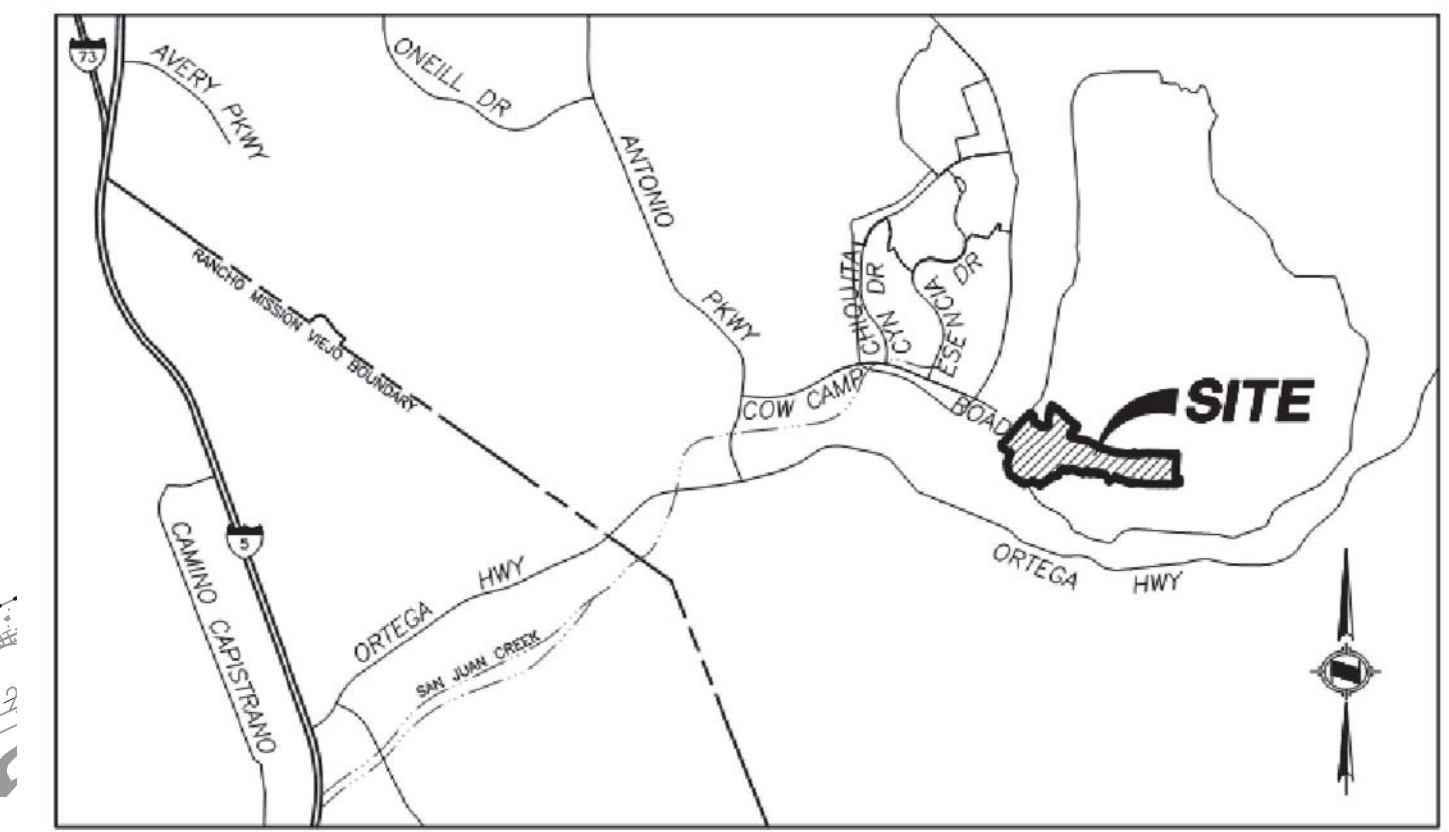


FUSCOE ENGINEERING
 16795 Von Karman, Suite 100
 Irvine, California 92606
 tel 949.474.1948 • fax 949.474.5315
 www.fuscoe.com

STATEMENT OF OWNERSHIP:
 DMB SAN JUAN INVESTMENT NORTH, LLC
 28811 ORTEGA HIGHWAY
 SAN JUAN CAPISTRANO, CA. 92675
 OFFICE: (949) 240-3363

SHEET OF 1

SITE DEVELOPMENT PLAN
 The Ranch Camp - VTTM NO. 17931 LOTS 78-82; "II" & "JJ"



LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED R/W
- EASEMENTS
- ACCESSIBLE PATH OF TRAVEL
- GRADING CONTOUR

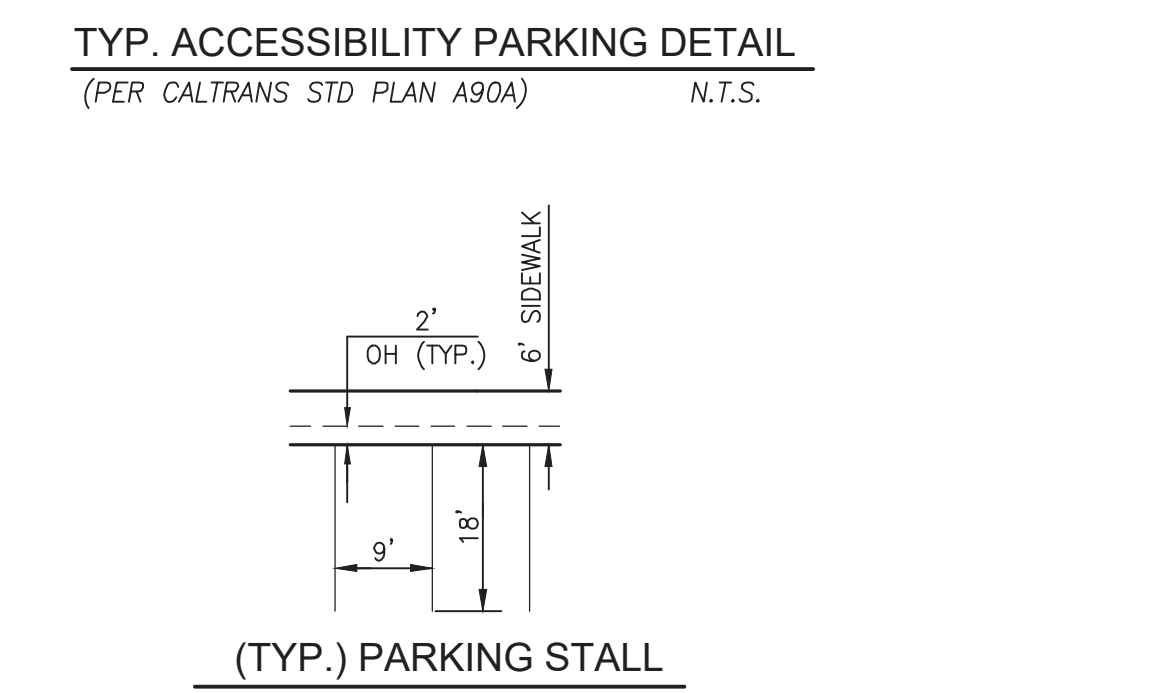
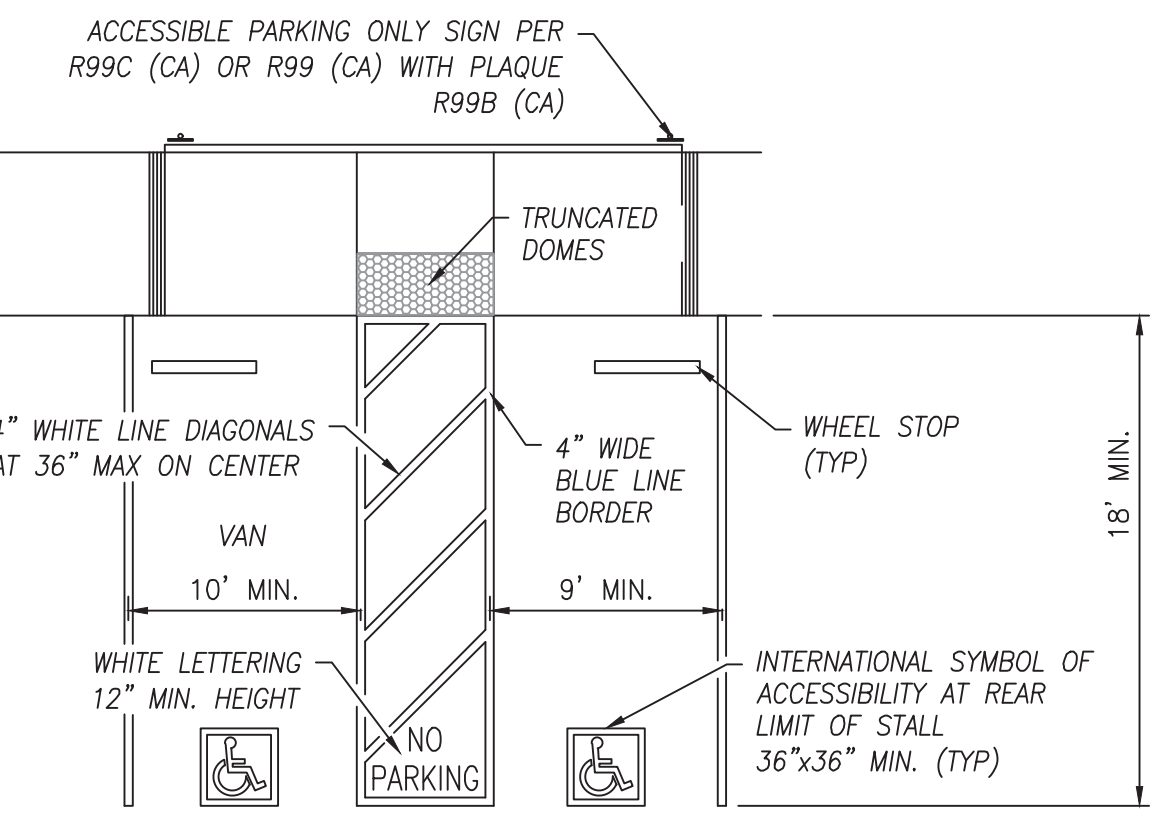
RAW EARTHWORK QUANTITIES:

RAW CUT: 2,500 CY
 RAW FILL: 2,500 CY
 NET: 0 CY

NOTE: PROJECT SITE IS TO BE GRADED PER GRD19-0000 MINIMAL SITE GRADING ANTICIPATED.

UTILITY PROVIDERS:

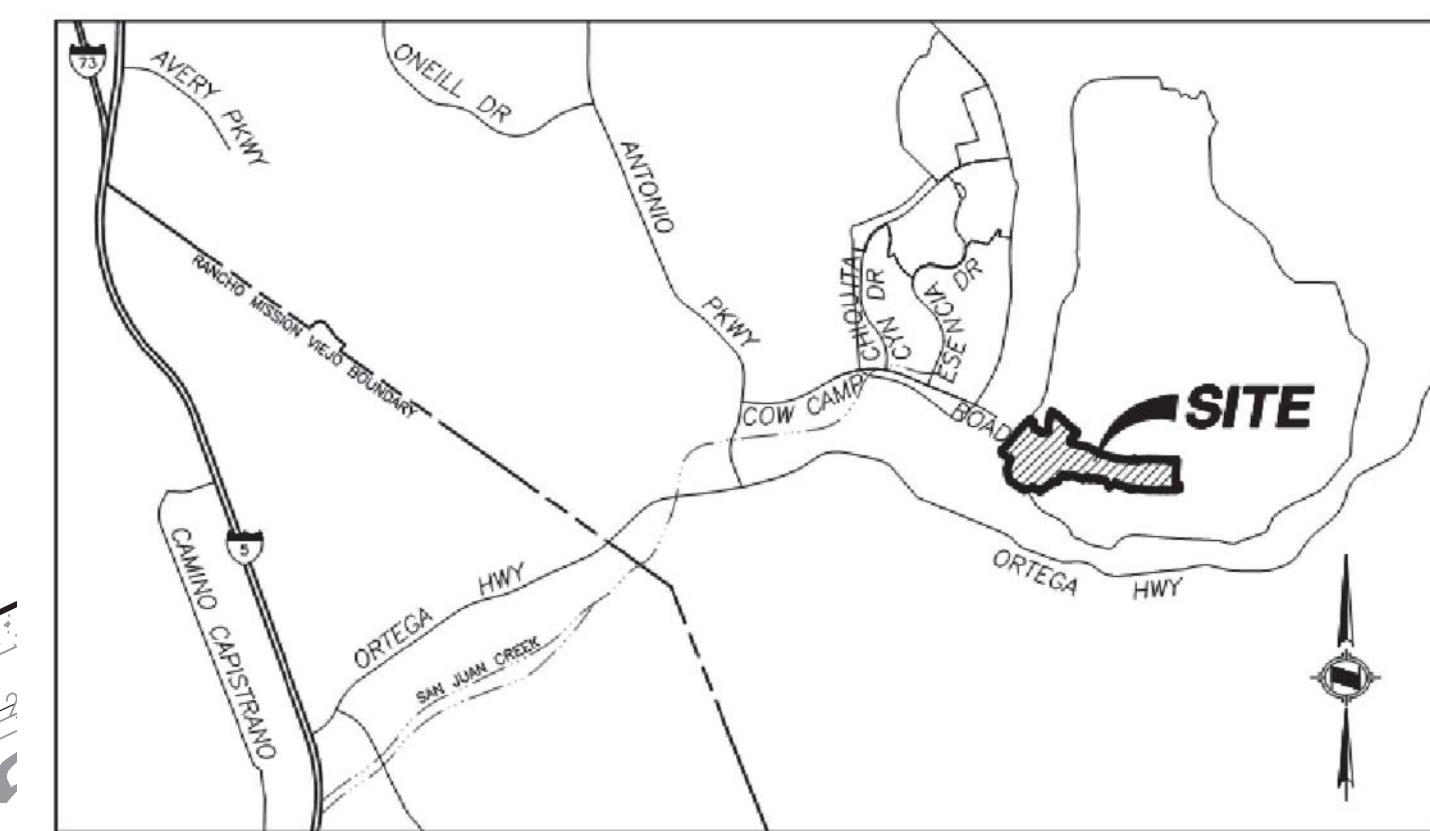
- SANITARY SEWER: SANTA MARGARITA WATER DISTRICT
- DOMESTIC WATER: SANTA MARGARITA WATER DISTRICT
- NON-DOMESTIC RECYCLED WATER: SANTA MARGARITA WATER DISTRICT
- GAS: THE GAS COMPANY
- ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE: AT&T AND COX COMMUNICATIONS
- CABLE TELEVISION: COX COMMUNICATIONS



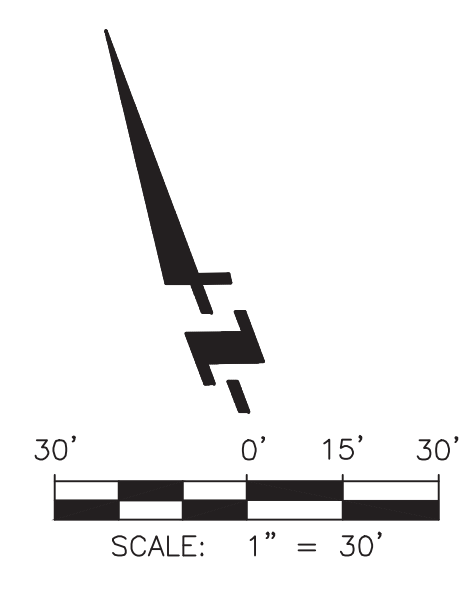
SITE DEVELOPMENT PLAN
 SITE PLAN and CONCEPT GRADING
 The Ranch Camp
 SDP PA#19-0242

SDP PERMIT# PA19-0242

Sewer and Water Plan
The Ranch Camp
VTTM NO. 17931 LOTS 78-83; "II" & "JJ"



VICINITY MAP



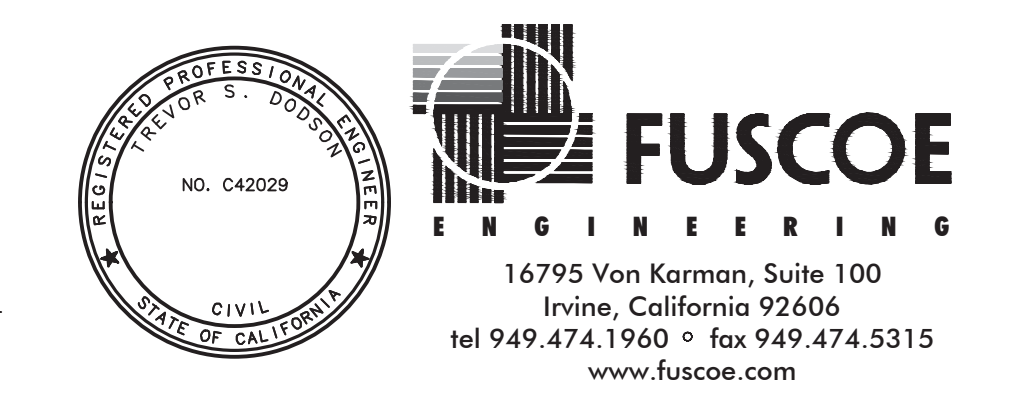
LEGEND

	PROPOSED DOMESTIC WATER LINE
	BACKBONE DOMESTIC WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED 4" SANITARY SEWER LINE
	BACKBONE SANITARY SEWER LINE
	PROPOSED STORM DRAIN
	BACKBONE STORM DRAIN
	PROPOSED SANITARY SEWER CLEANOUT
	BACKBONE SANITARY SEWER MANHOLE
	DOMESTIC WATER VALVES/THRUST BLOCKS
	FIRE HYDRANT ASSEMBLY
	TRACT BOUNDARY
	PROPOSED LOT LINE
	PROPOSED R/W

RANCHO MISSION VIEJO PLANNING AREA 3.1
 17562 COWCAMP ROAD
 RANCHO MISSION VIEJO, CALIFORNIA

SANTA MARGARITA WATER DISTRICT
 APPROVED FOR PRELIMINARY SEWER AND WATER LAYOUT
 FINAL APPROVAL TO BE BASED UPON IMPROVEMENT PLANS

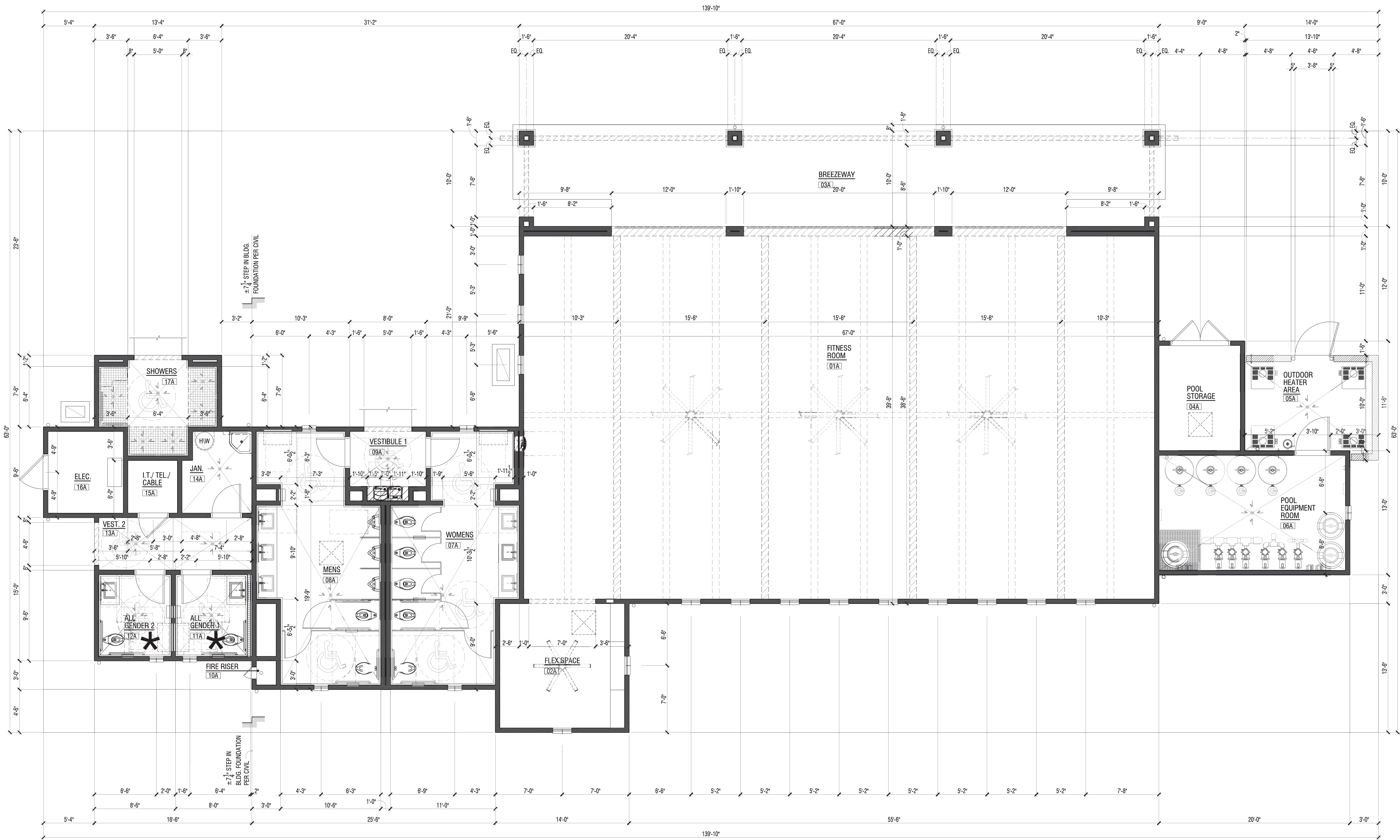
BY: _____ DATE: _____
 SANTA MARGARITA WATER DISTRICT



SDP PA#19-0242
Sewer and Water Plan
The Ranch Camp

PREPARED FOR:
DMB SAN JUAN INVESTMENT NORTH, LLC
 28811 ORTEGA HIGHWAY
 SAN JUAN CAPISTRANO, CA. 92675
 OFFICE: (949) 240-3363

SDP PERMIT# PA19-0242
 SHEET 1 OF 1
 MAY 15, 2020
 CIVIL
 STATE OF CALIFORNIA
 FUSCOE ENGINEERING
 16795 Von Karmen, Suite 100
 Irvine, California 92608
 Tel 949.474.1960 • Fax 949.474.5315
 www.fuscoe.com
 MAY 15, 2020



FLOOR PLAN

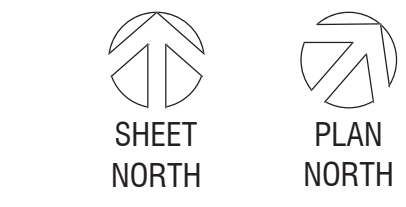
***** IN COMPLIANCE WITH THE CALIFORNIA DSA BULLETIN 17-01, CA ASSEMBLY BILL 1732, AND HEALTH AND SAFETY CODE 118600, THIS SINGLE-USE TOILET FACILITY SHALL BE DESIGNATED BY SIGNAGE AS "ALL GENDER" AND COMPLY WITH THE REQUIREMENTS IN CBC CH. 11B.

TO COMPLY WITH THE FIXTURE COUNT REQUIREMENTS OF THE 2016 CPC TABLE 422.1, THE PLUMBING FIXTURE CALCULATIONS REFER TO A GENDER DESIGNATION FOR THE SINGLE-USE TOILET FACILITY IN ORDER TO PROPERLY ACCOUNT FOR PLUMBING FIXTURE QUANTITY.

FITNESS BUILDING FLOOR AREA TABLE	
FLOOR PLAN	4354 SQ. FT.
BREEZEWAY	670 SQ. FT.
VESTIBULE 1	56 SQ. FT.
VESTIBULE 2	91 SQ. FT.
TOTAL	5171 SQ. FT.
OUTDOOR HEATER AREA	143 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FITNESS BUILDING



SCALE: 1/4" = 1'- 0"



RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

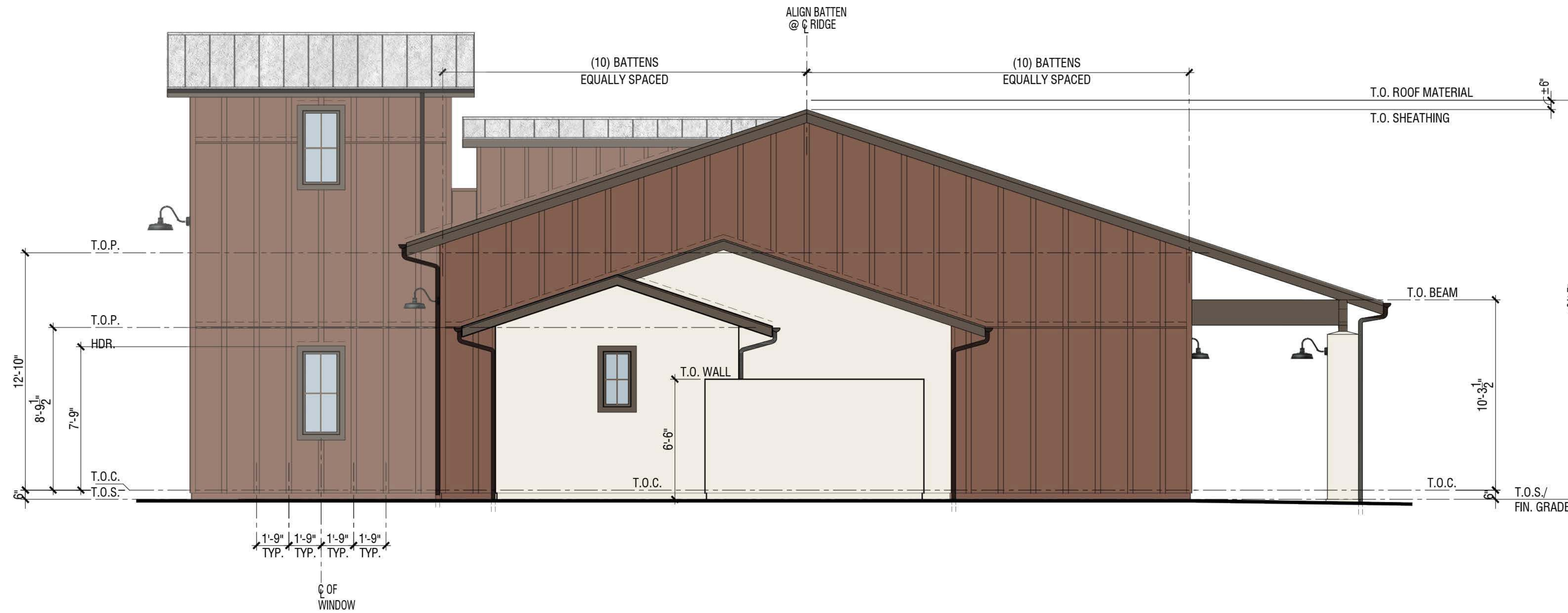
FITNESS BUILDING FLOOR PLAN

SHEET SCALE:	PC
PROJECT MANAGER:	BW
DESIGNER:	MJR
DRAWN BY:	FL
REVIEWED BY:	TBD
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	2019071
JOB NUMBER:	19071-A111 - SDP
CAD FILE NAME:	SHEET:
DATE:	A1.1.1
05.18.20	

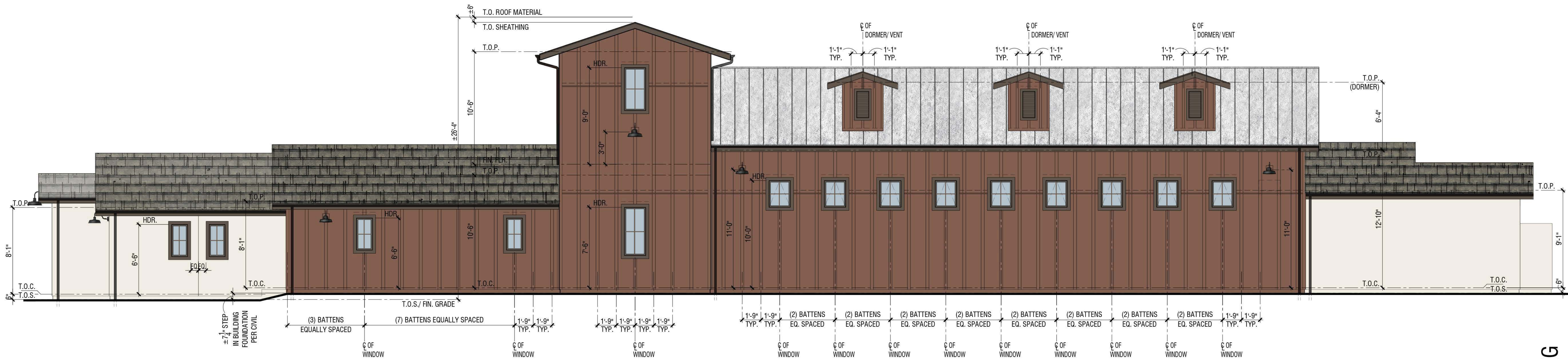
BUILDING MATERIALS

- Roof: Asphalt Roof
- Metal Roof: Standing Seam
- Gable: Decorative Vents
- Exterior: Stucco
- Board & Batten Siding
- Window & Door Trim: Wood Trim
- Stone: Stone Veneer
- Accents: Decorative Exterior Lighting
- Shower Tile

ELEVATION NOTES:
 1. THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
 2. PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.
 COMPOSITION SHINGLE ROOFING SHALL BE GAF "HD REFLECTOR" SERIES IN SAGEWOOD COLOR. CRRC COOL ROOF RATED PRODUCT.
 STANDING SEAM METAL ROOFING SHALL BE CUSTOM-BILT METALS "STANDING SEAM" IN ZINCALUME PLUS COLOR FINISH. CRRC COOL ROOF RATED PRODUCT.
 ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MMA.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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 DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

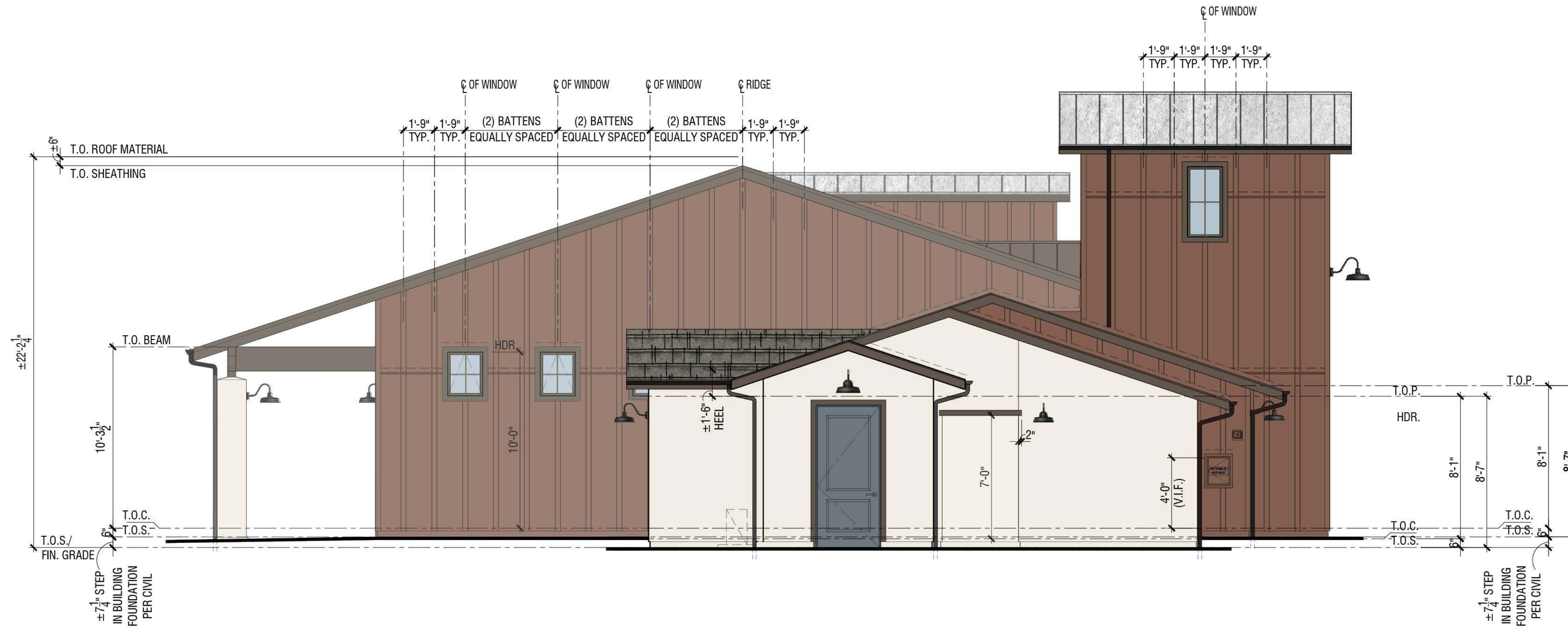
FITNESS BUILDING ELEVATIONS

SHEET SCALE:	PC
PROJECT MANAGER:	PC
DESIGNER:	BIW
DRAWN BY:	MFR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	19071-A141 - SDP
DATE:	SHEET: A1.4.1
05.18.20	

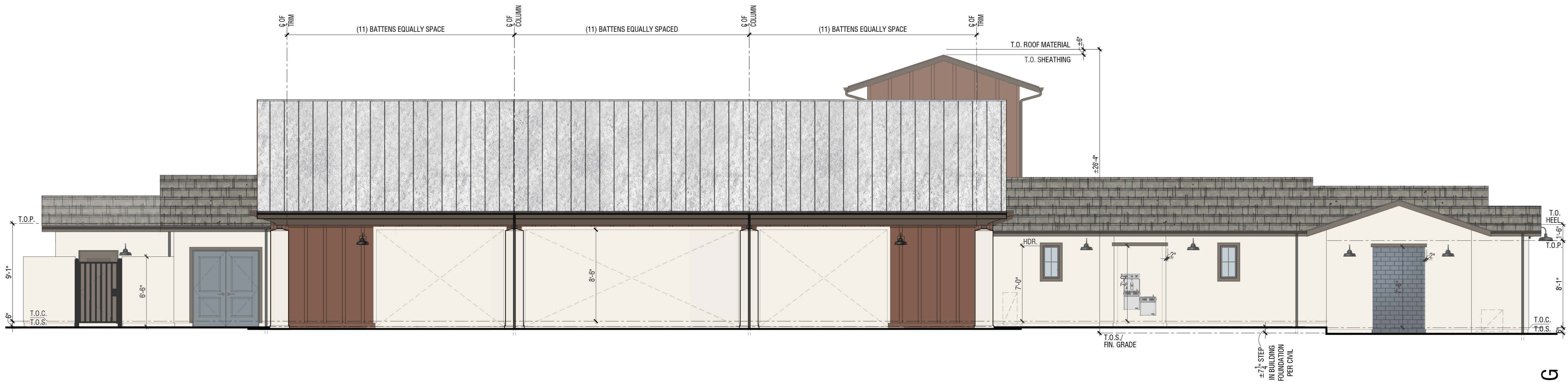
FITNESS BUILDING

SCALE: 1/4" = 1'- 0"

ELEVATION NOTES:
 1. THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
 2. PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.
 COMPOSITION SHINGLE ROOFING SHALL BE GAF "HD REFLECTOR" SERIES IN SAGEWOOD COLOR. CRRC COOL ROOF RATED PRODUCT.
 STANDING SEAM METAL ROOFING SHALL BE CUSTOM-BILT METALS "STANDING SEAM" IN ZINCALUME PLUS COLOR FINISH. CRRC COOL ROOF RATED PRODUCT.
 ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MMA.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

FITNESS BUILDING ELEVATIONS

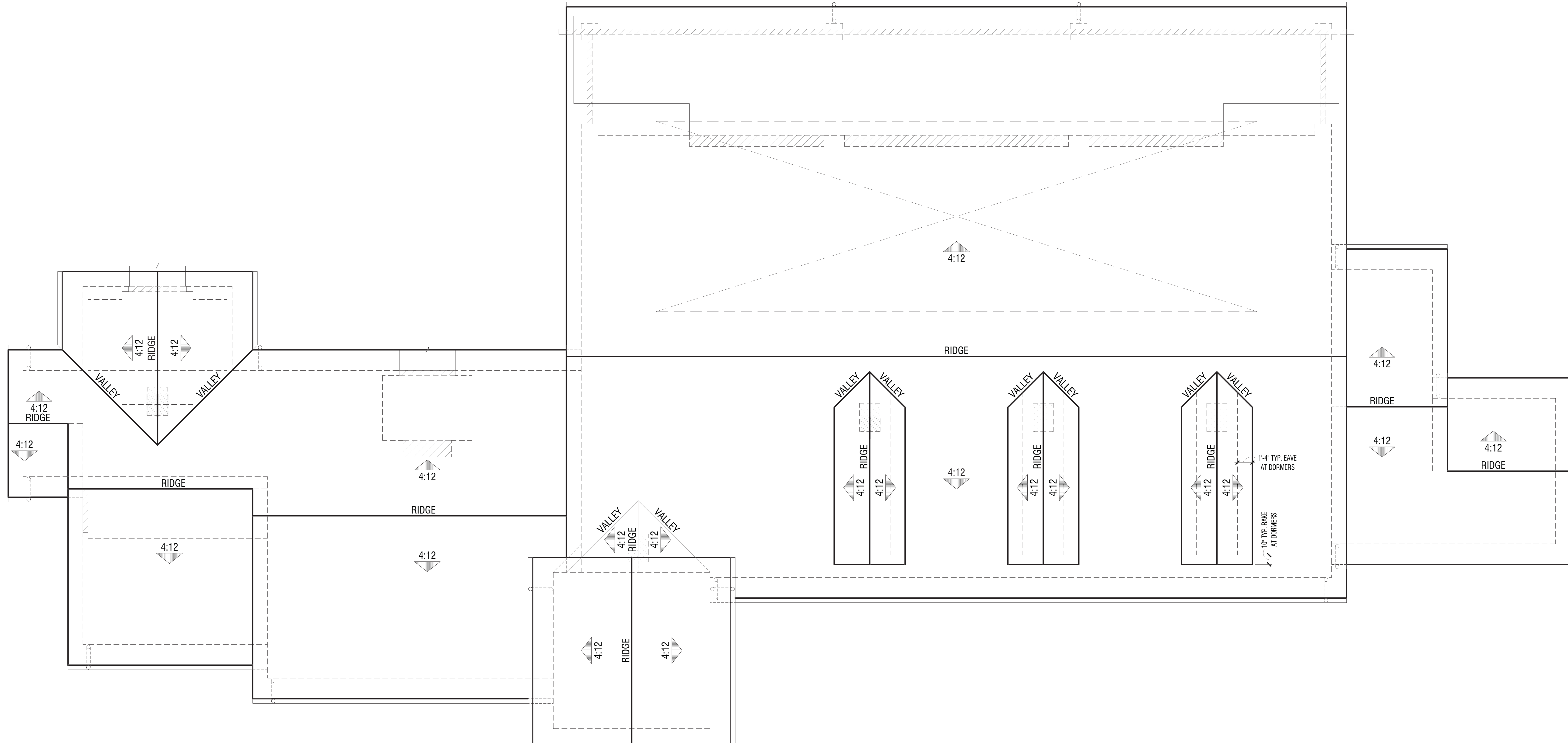
SHEET SCALE:	PC
PROJECT MANAGER:	PC
DESIGNER:	BIW
DRAWN BY:	MFR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	19071-A142 - SDP
DATE:	SHEET: A1.4.2
05.18.20	

FITNESS BUILDING

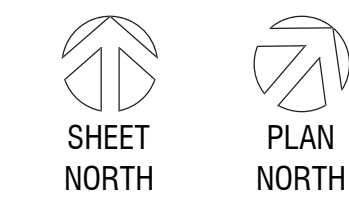
SCALE: 1/4" = 1'- 0"



RANCHO MISSION VIEJO



ROOF PLAN



ROOF NOTES:

- THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
- PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.

COMPOSITION SHINGLE ROOFING SHALL BE GAF "HD REFLECTOR" SERIES IN SAGEWOOD COLOR. CRRR COOL ROOF RATED PRODUCT.

STANDING SEAM METAL ROOFING SHALL BE CUSTOM-BILT METALS "STANDING SEAM" IN ZINCALUME PLUS COLOR FINISH. CRRR COOL ROOF RATED PRODUCT.

ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.

SCALE: 1/4" = 1'- 0"

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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 WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT
 OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A
 THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

FITNESS BUILDING
 ROOF PLAN

SHEET SCALE:	PC
PROJECT MANAGER:	BW
DESIGNER:	MR
DRAWN BY:	FL
REVIEWED BY:	TBD
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	2019071
JOB NUMBER:	_19071-A143 - SDP
CAD FILE NAME:	DATE:
05.18.20	SHEET: A1.4.3

FITNESS BUILDING



RANCHO MISSION VIEJO



FLOOR PLAN

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA
 RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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 WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT
 OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A
 THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

NO.	DATE	DESCRIPTION

**RESTROOM-POOL
 EQUIPMENT BUILDING
 FLOOR PLAN**

SHEET SCALE:	
PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MIR
REVIEWED BY:	RL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	_19071-A211 - SDP
DATE:	SHEET: A2.1.1
05.18.20	

FLOOR PLAN	2765 SQ. FT.
BREEZEWAY	155 SQ. FT.
VESTIBULE 1	38 SQ. FT.
VESTIBULE 2	51 SQ. FT.
TOTAL	3009 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

* IN COMPLIANCE WITH THE CALIFORNIA DSA BULLETIN 17-01, CA ASSEMBLY BILL 1732, AND HEALTH AND SAFETY CODE 118600, THIS SINGLE-USE TOILET FACILITY SHALL BE DESIGNATED BY SIGNAGE AS "ALL GENDER" AND COMPLY WITH THE REQUIREMENTS IN CBC CH. 11B.

TO COMPLY WITH THE FIXTURE COUNT REQUIREMENTS OF THE 2016 CPC TABLE 422.1, THE PLUMBING FIXTURE CALCULATIONS REFER TO A GENDER DESIGNATION FOR THE SINGLE-USE TOILET FACILITY IN ORDER TO PROPERLY ACCOUNT FOR PLUMBING FIXTURE QUANTITY.

SCALE: 1/4" = 1'- 0"

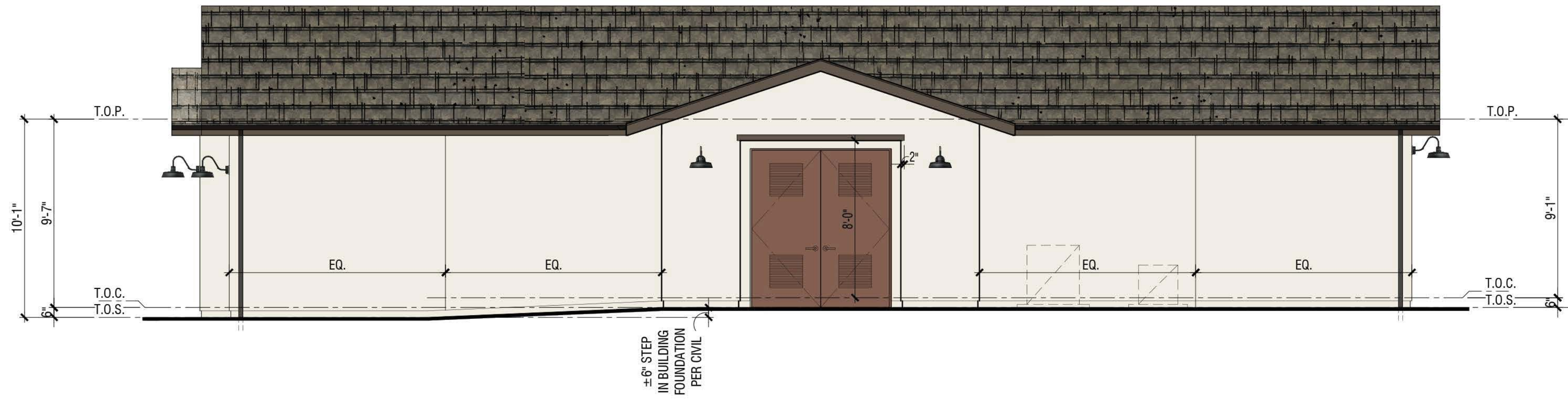
RESTROOM/POOL EQUIPMENT BUILDING

BUILDING MATERIALS

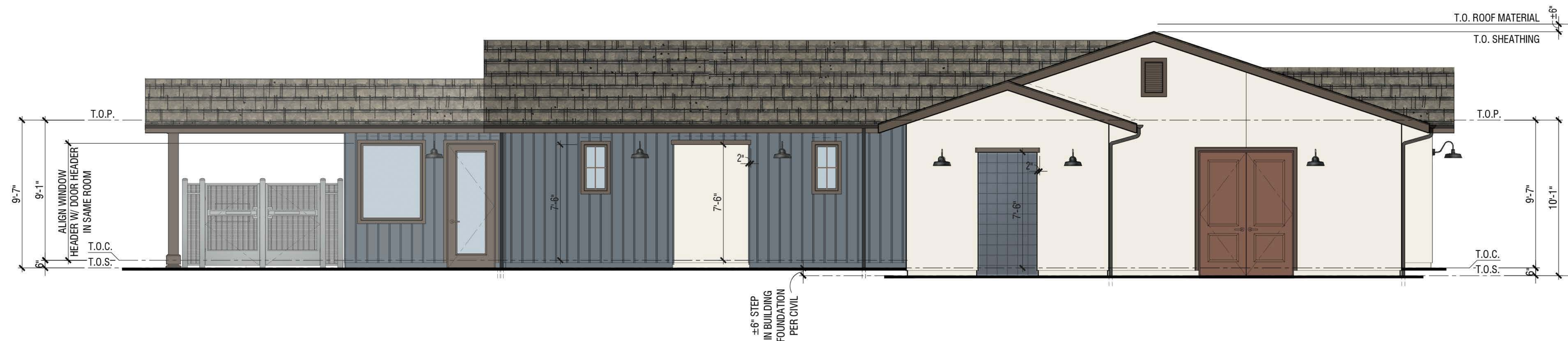
- Roof: Asphalt Roof
- Gable: Decorative Vents
- Exterior: Stucco
- Window & Door Trim: Vertical Siding
- Window & Door Trim: Wood Trim
- Accents: Decorative Exterior Lighting
- Shower Tile



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

ELEVATION NOTES:
 1. THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
 2. PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.
 COMPOSITION SHINGLE ROOFING SHALL BE GAF "HD REFLECTOR" SERIES IN SAGEWOOD COLOR. CRRC COOL ROOF RATED PRODUCT.
 ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.



ORANGE COUNTY . LOS ANGELES . BAY AREA



RANCHO MISSION VIEJO

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA
 RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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 DO NOT SCALE PLANS

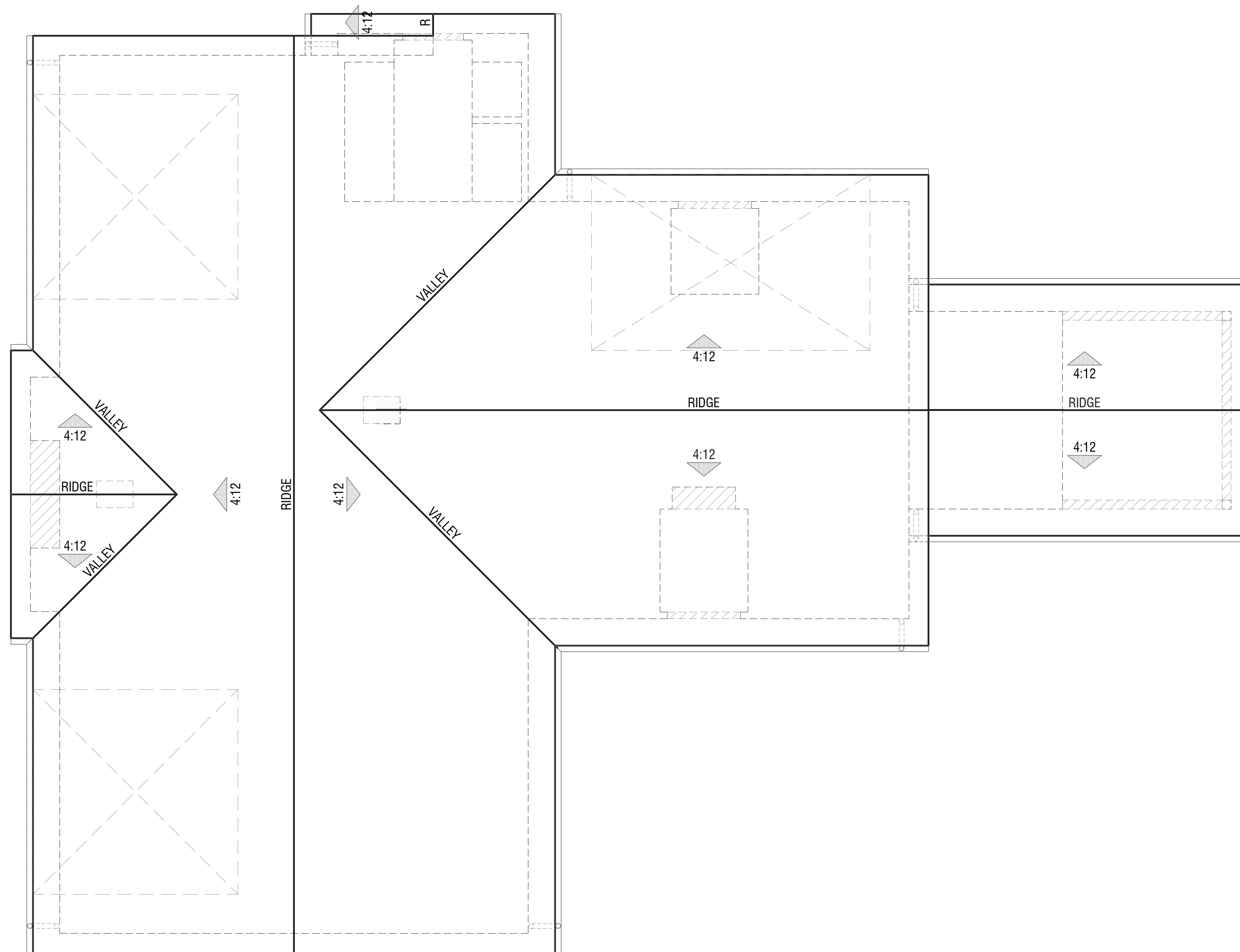
REVISIONS		
NO.	DATE	DESCRIPTION

RESTROOM-POOL EQUIPMENT BUILDING ELEVATIONS

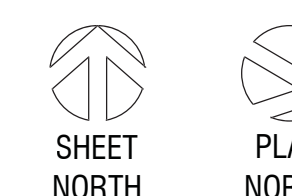
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PROJECT MANAGER:	PC
DESIGNER:	BIW
DRAWN BY:	MJR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	19071-A241 - SDP
DATE:	SHEET: A2.4.1
05.18.20	

SCALE: 1/4" = 1'- 0"

RESTROOM/ POOL EQUIPMENT BUILDING



ROOF PLAN



- ROOF NOTES:
- THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
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- STANDING SEAM METAL ROOFING SHALL BE CUSTOM-BILT METALS "STANDING SEAM" IN ZINCALUME PLUS COLOR FINISH. CRRC COOL ROOF RATED PRODUCT.
- ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.

SCALE: 1/4" = 1'- 0"

RESTROOM/ POOL EQUIPMENT BUILDING

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

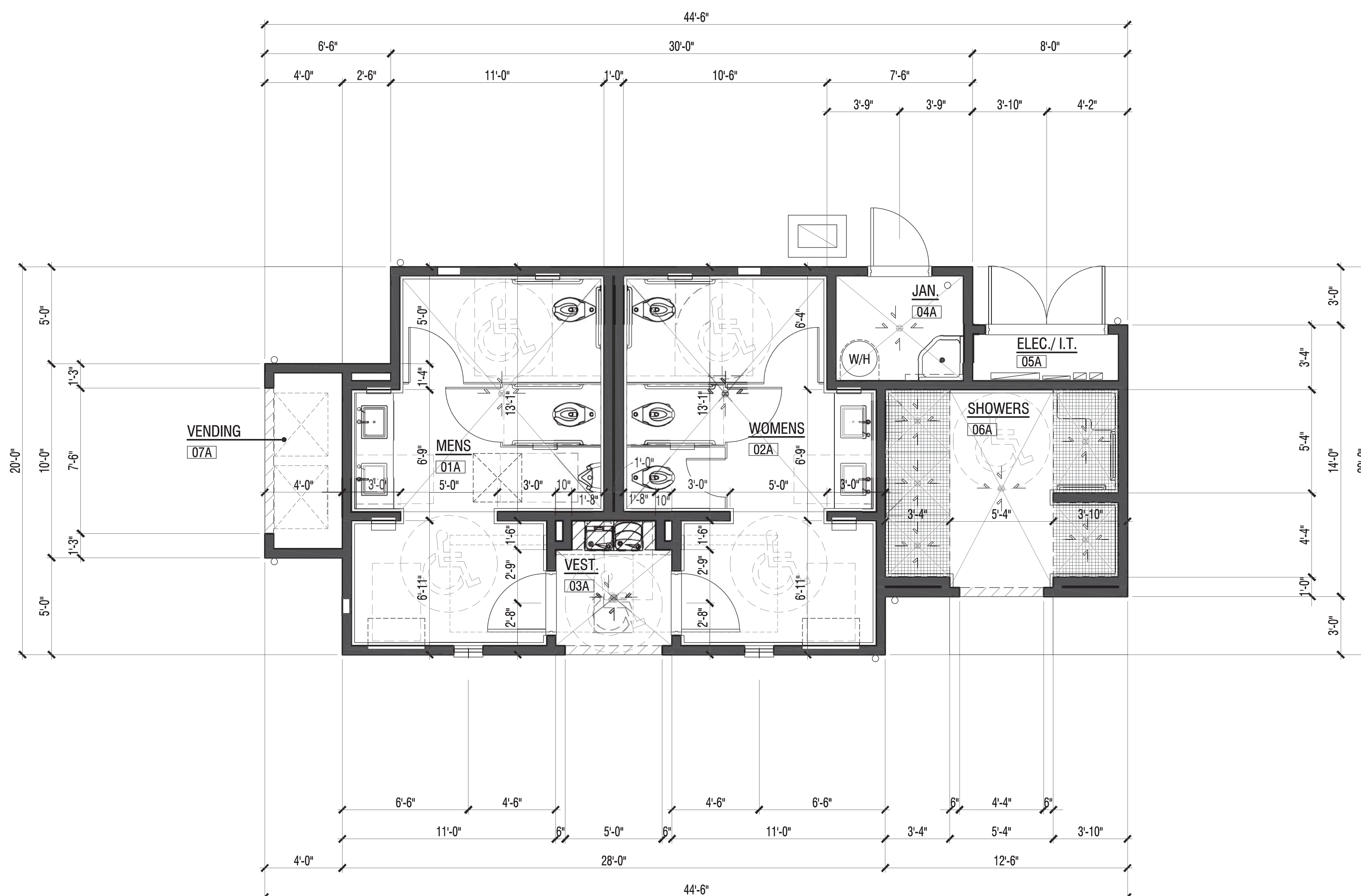
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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

RESTROOM-POOL EQUIPMENT BUILDING ROOF PLAN

SHEET SCALE:	
PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	_19071-A242 - SDP
DATE:	SHEET: A2.4.2
05.18.20	



FLOOR PLAN



RESTROOM BUILDING FLOOR AREA TABLE	
FLOOR PLAN	697 SQ. FT.
VENDING	40 SQ. FT.
VESTIBULE	39 SQ. FT.
TOTAL	776 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

RESTROOM BUILDING

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

RESTROOM BUILDING
 FLOOR PLAN

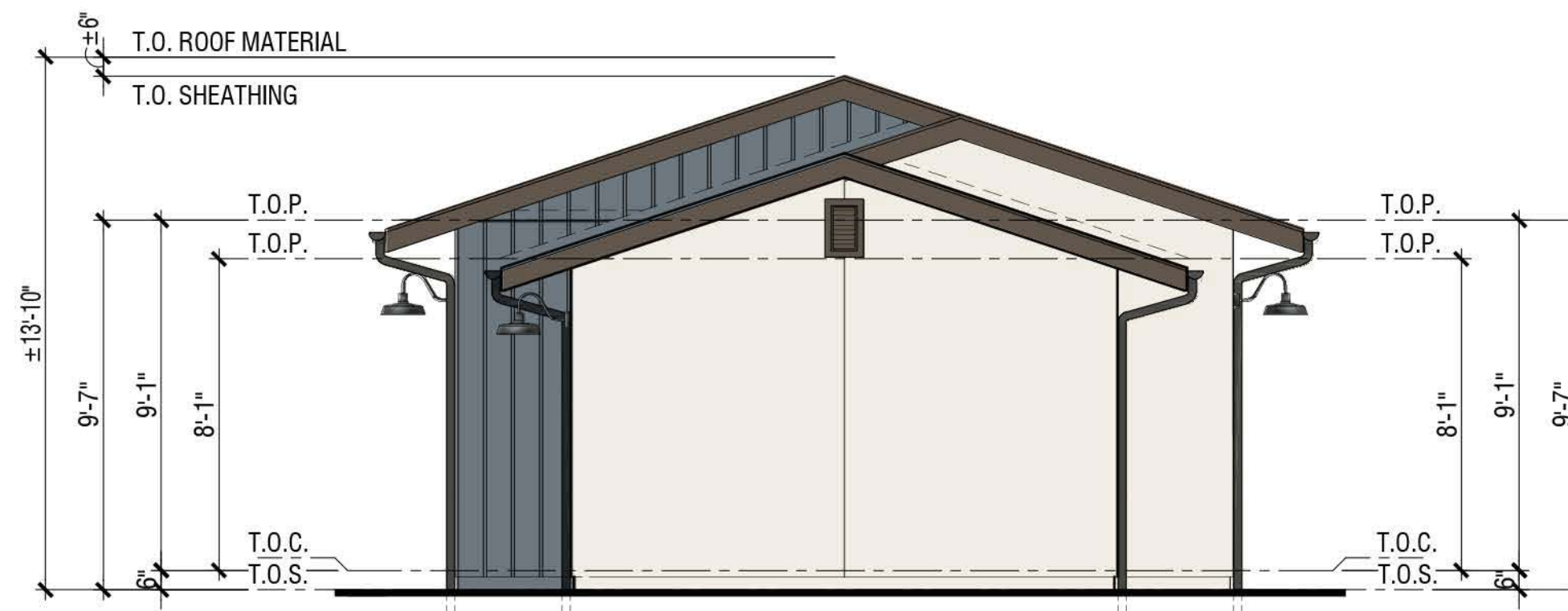
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PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MJR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019071
CAD FILE NAME:	_19071-A311 - SDP
DATE:	05.18.20
SHEET:	A3.1.1

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

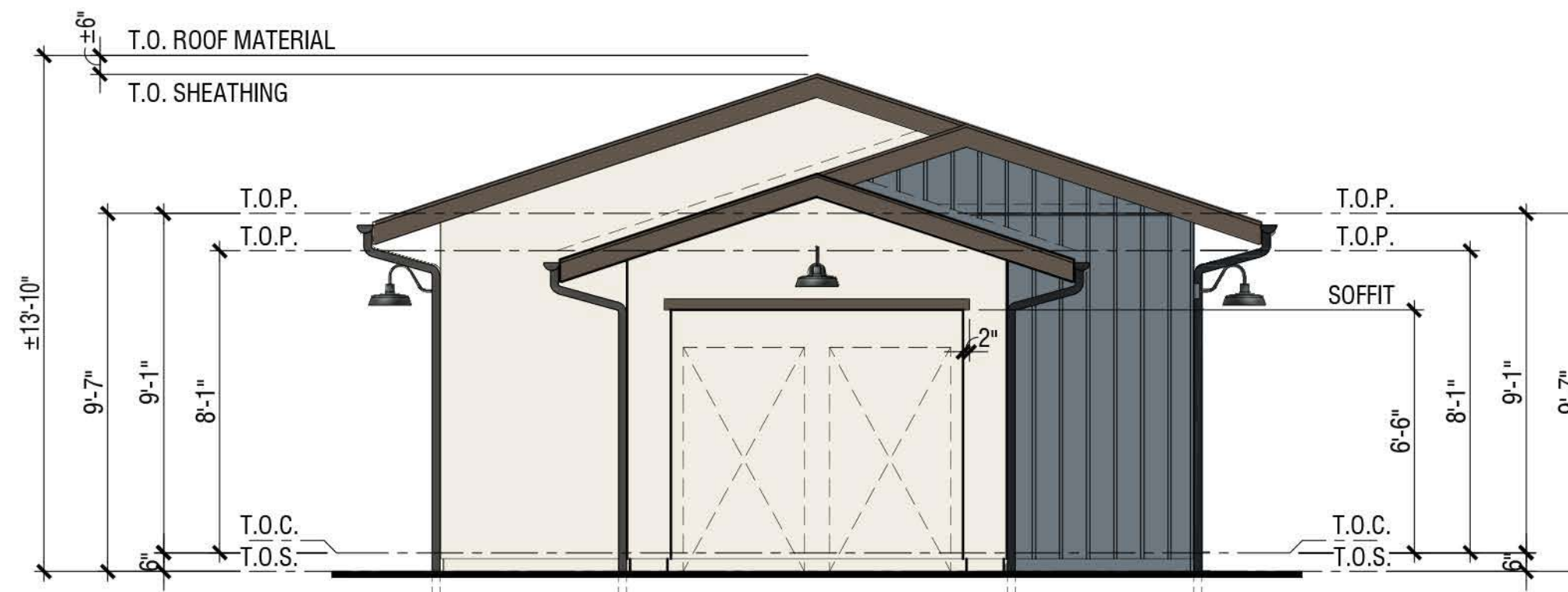
RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

BUILDING MATERIALS

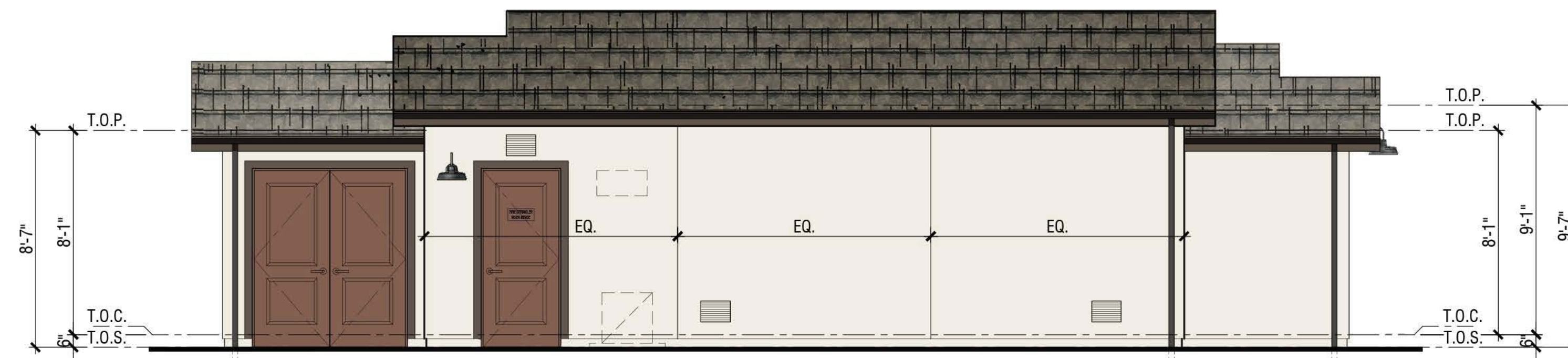
- Roof: Asphalt Roof
- Gable: Decorative Vents
- Exterior: Stucco
- Window & Door Trim: Vertical Siding
- Window & Door Trim: Wood Trim
- Accents: Decorative Exterior Lighting
- Accents: Shower Tile



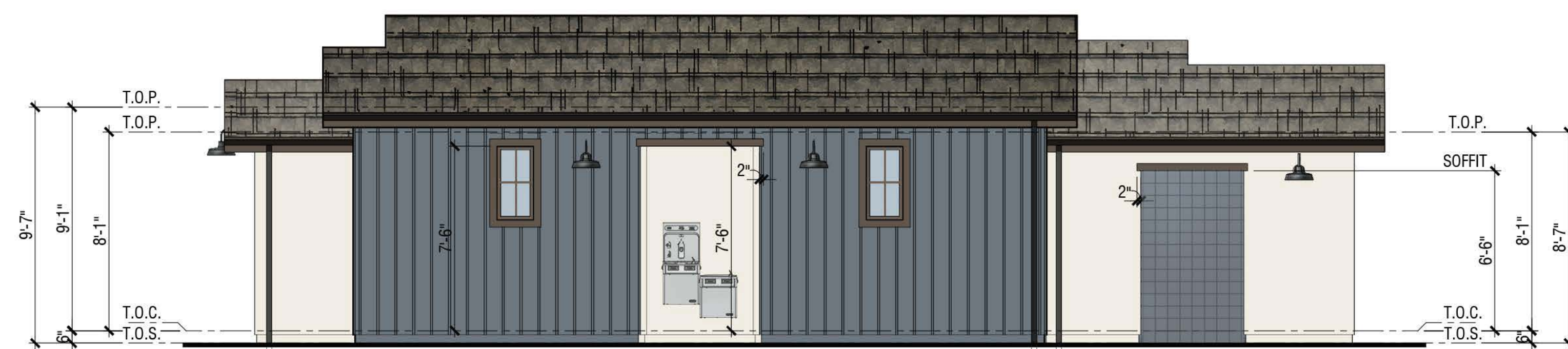
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

- ELEVATION NOTES:**
- THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
 - PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.
- COMPOSITION SHINGLE ROOFING SHALL BE GAF "HD REFLECTOR" SERIES IN SAGEWOOD COLOR. CRRC COOL ROOF RATED PRODUCT.
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RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
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 THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

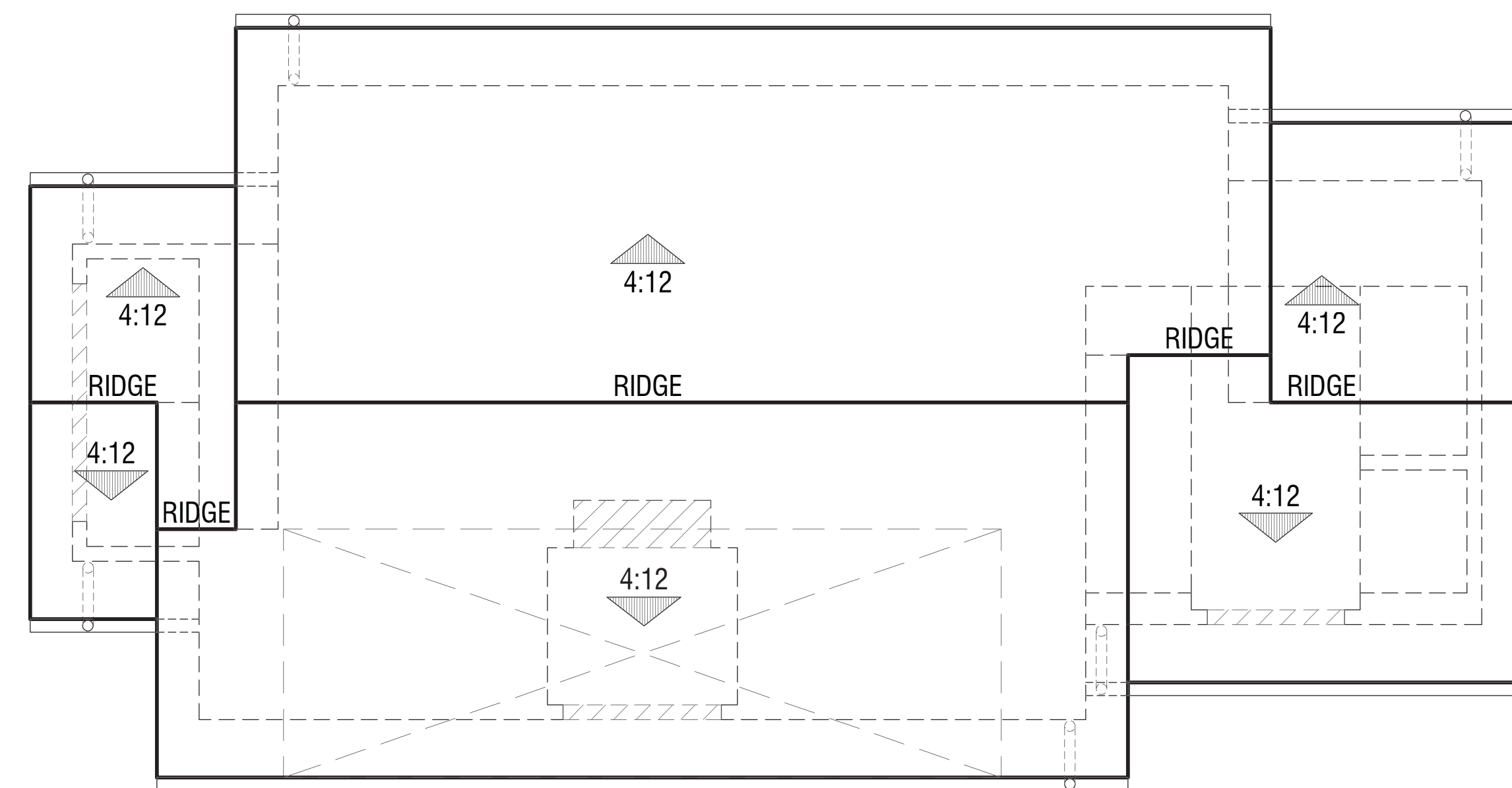
REVISIONS		
NO.	DATE	DESCRIPTION

RESTROOM BUILDING

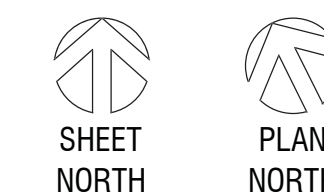
RESTROOM BUILDING ELEVATIONS

SHEET SCALE:	PC
PROJECT MANAGER:	BW
DESIGNER:	MFR
DRAWN BY:	FL
REVIEWED BY:	TBD
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	2019071
JOB NUMBER:	19071-A341 - SDP
CAD FILE NAME:	DATE:
05.18.20	SHEET: A3.4.1

SCALE: 1/4" = 1'- 0"



ROOF PLAN



- ROOF NOTES:
- THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
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SCALE: 1/4" = 1'- 0"

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
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SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

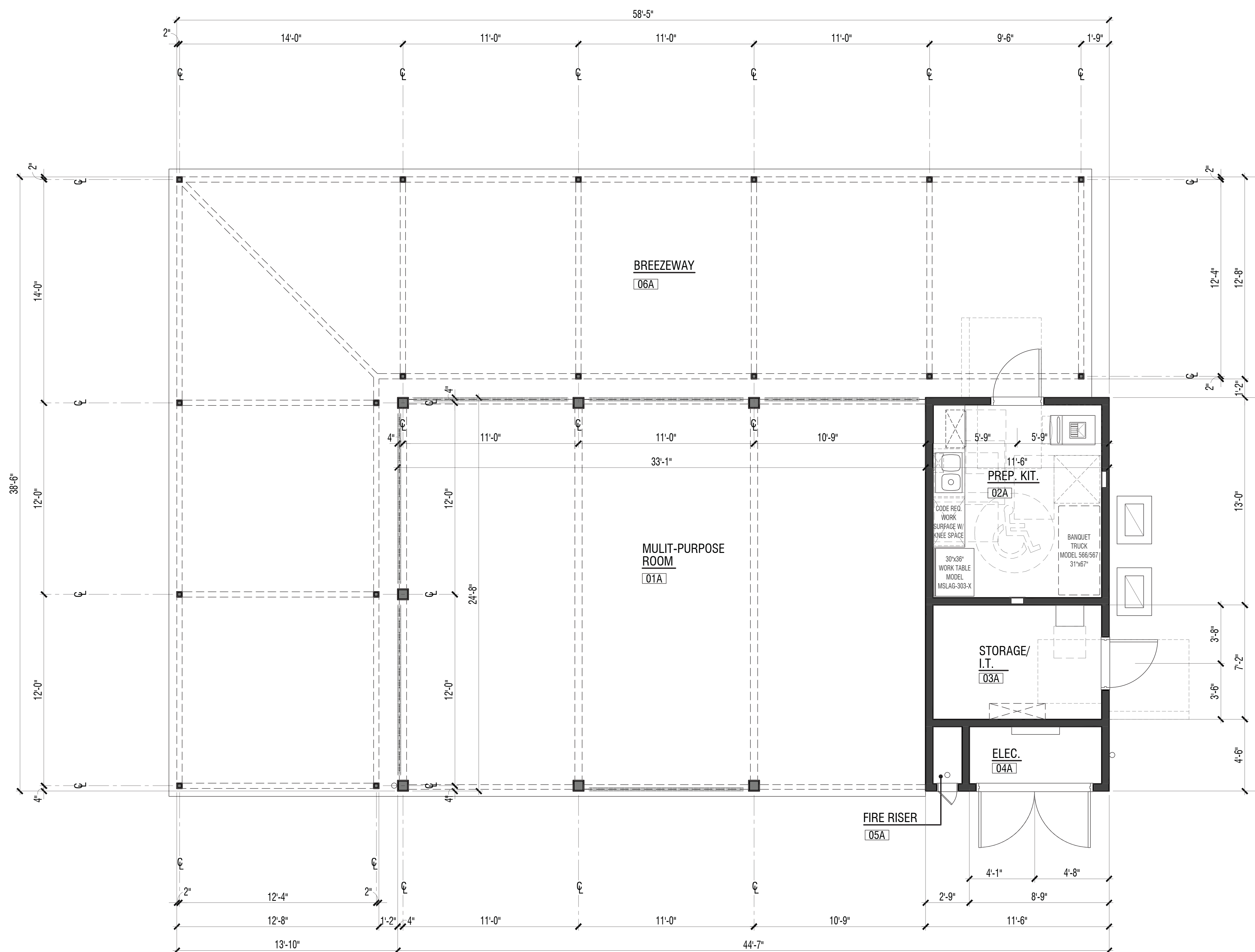
RESTROOM BUILDING
ROOF PLAN

SHEET SCALE:	PC
PROJECT MANAGER:	BW
DESIGNER:	MR
DRAWN BY:	FL
REVIEWED BY:	TBD
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	2019071
JOB NUMBER:	_19071-A342 - SDP
CAD FILE NAME:	SHEET: A3.4.2
DATE:	05.18.20

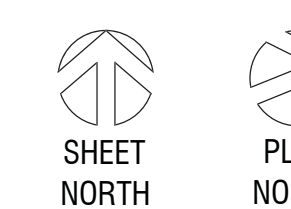
RESTROOM BUILDING



RANCHO MISSION VIEJO



FLOOR PLAN



EVENT BARN FLOOR AREA TABLE	
EVENT BARN	1100 SQ. FT.
BREEZEWAY	1045 SQ. FT.
TOTAL	2145 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

EVENT BARN

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

EVENT BARN FLOOR PLAN

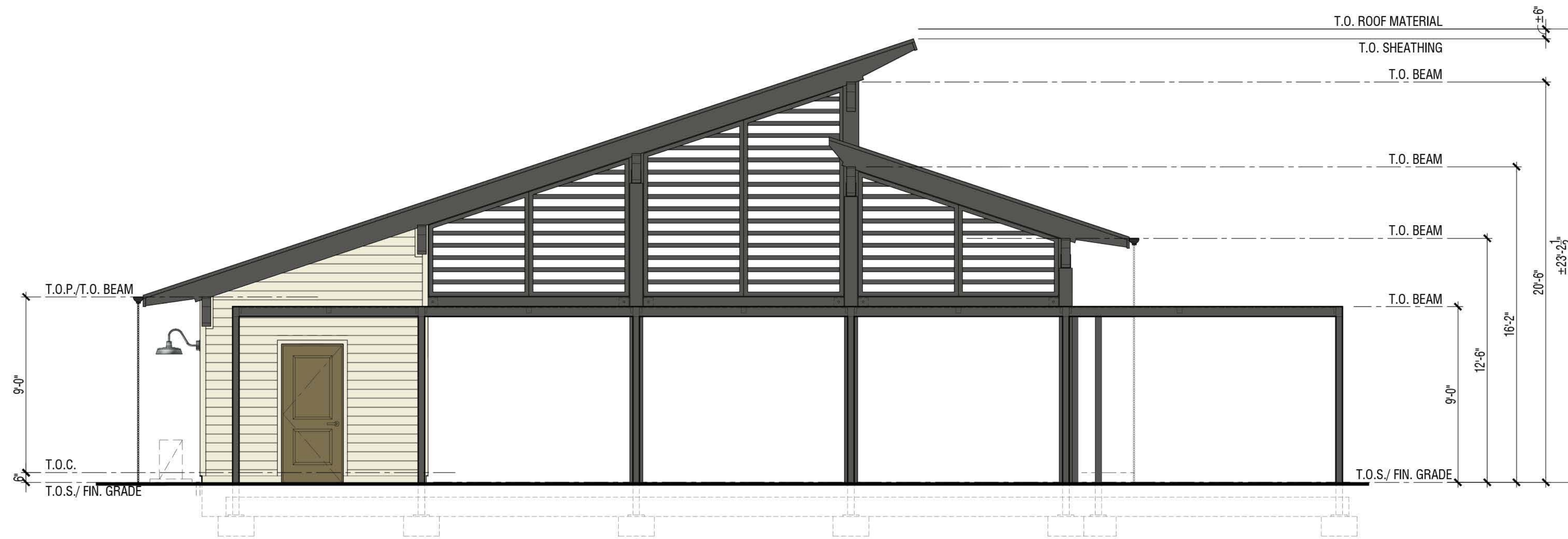
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PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019232
CAD FILE NAME:	_19232-A411 - SDP
DATE:	05.18.20
SHEET:	A4.1.1

BUILDING MATERIALS

Roof: Asphalt Roof
 Gable: Decorative Vents
 Exterior: Stucco
 Vertical Siding
 Window & Door Trim: Wood Trim
 Accents: Decorative Exterior Lighting
 Shower Tile



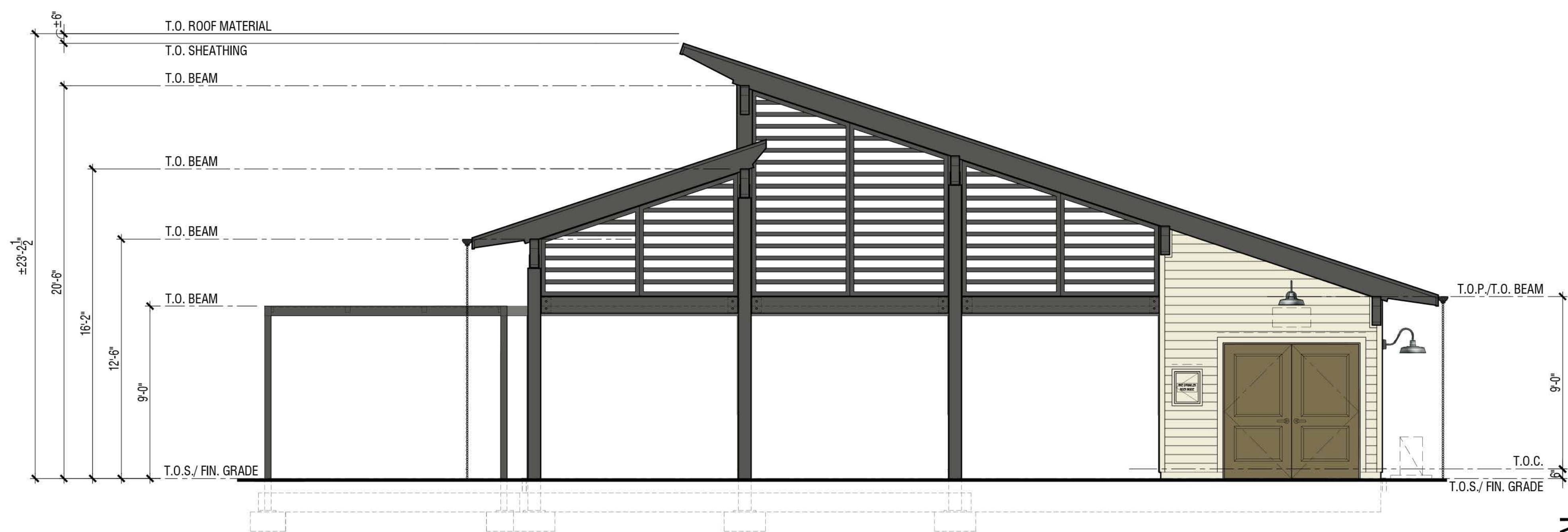
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:
 1. THIS PROJECT SHALL COMPLY WITH CBC CHAPTER 7A FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
 2. PER EIR 589 MITIGATION MONITORING ITEM MM4.7-3 - LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.
 CORRUGATED METAL ROOFING SHALL BE CUSTOM-BILT METALS "CORRUGATED METAL ROOF" IN ZINCALUME PLUS COLOR FINISH. CRRC COOL ROOF RATED PRODUCT.
 ROOF COLORS/ MATERIALS SHALL BE VERIFIED FOR COMPLIANCE WITH MM4.7-3 PRIOR TO ISSUANCE OF BUILDING PERMITS.



ORANGE COUNTY . LOS ANGELES . BAY AREA



RANCHO MISSION VIEJO

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS

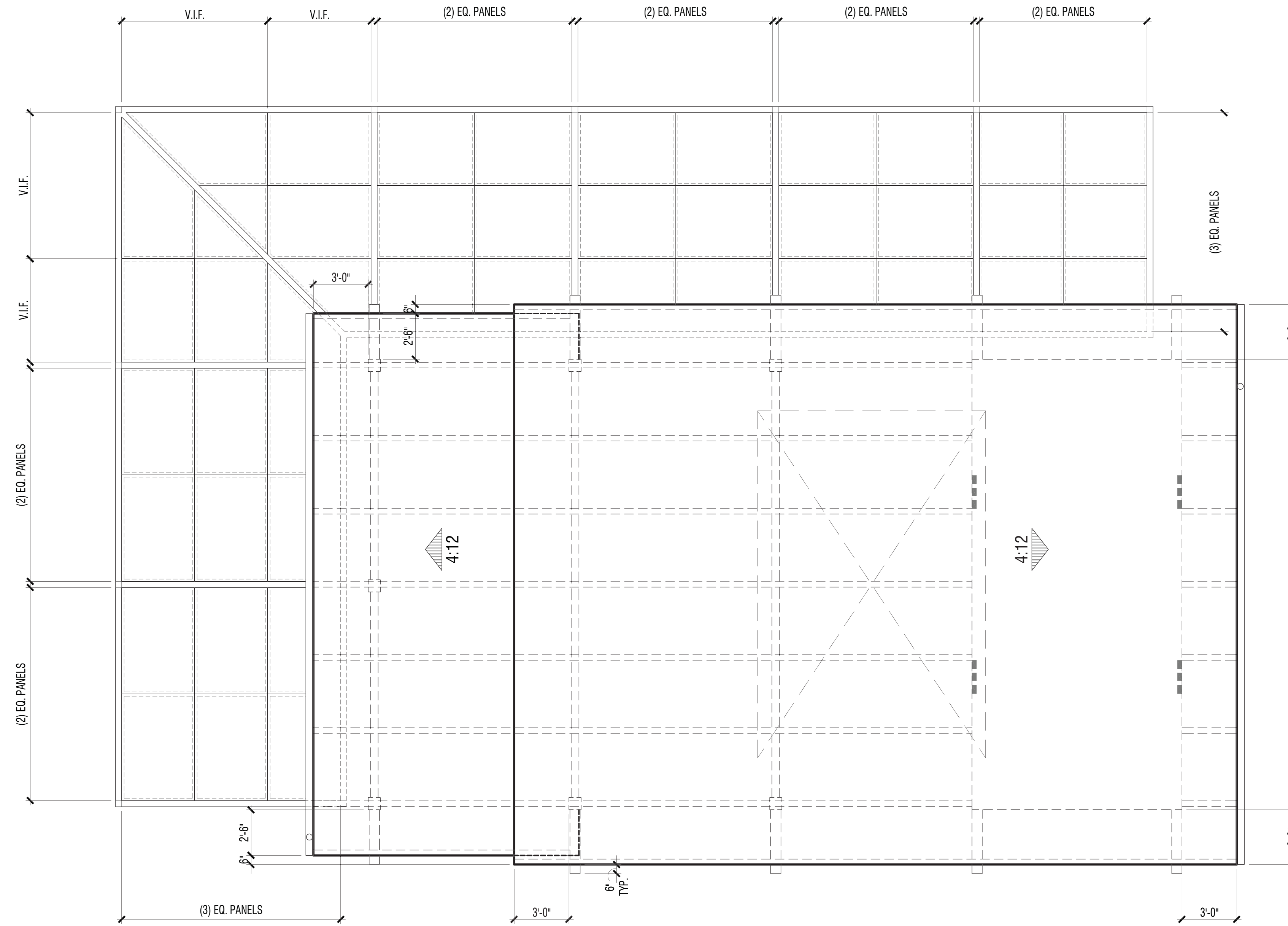
NO.	DATE	DESCRIPTION

EVENT BARN ELEVATIONS

SHEET SCALE:	PC
PROJECT MANAGER:	PC
DESIGNER:	BIW
DRAWN BY:	MFR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019232
CAD FILE NAME:	19232-A441 - SDP
DATE:	SHEET: A4.4.1
05.18.20	

EVENT BARN

ROOF NOTES:
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ROOF PLAN

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

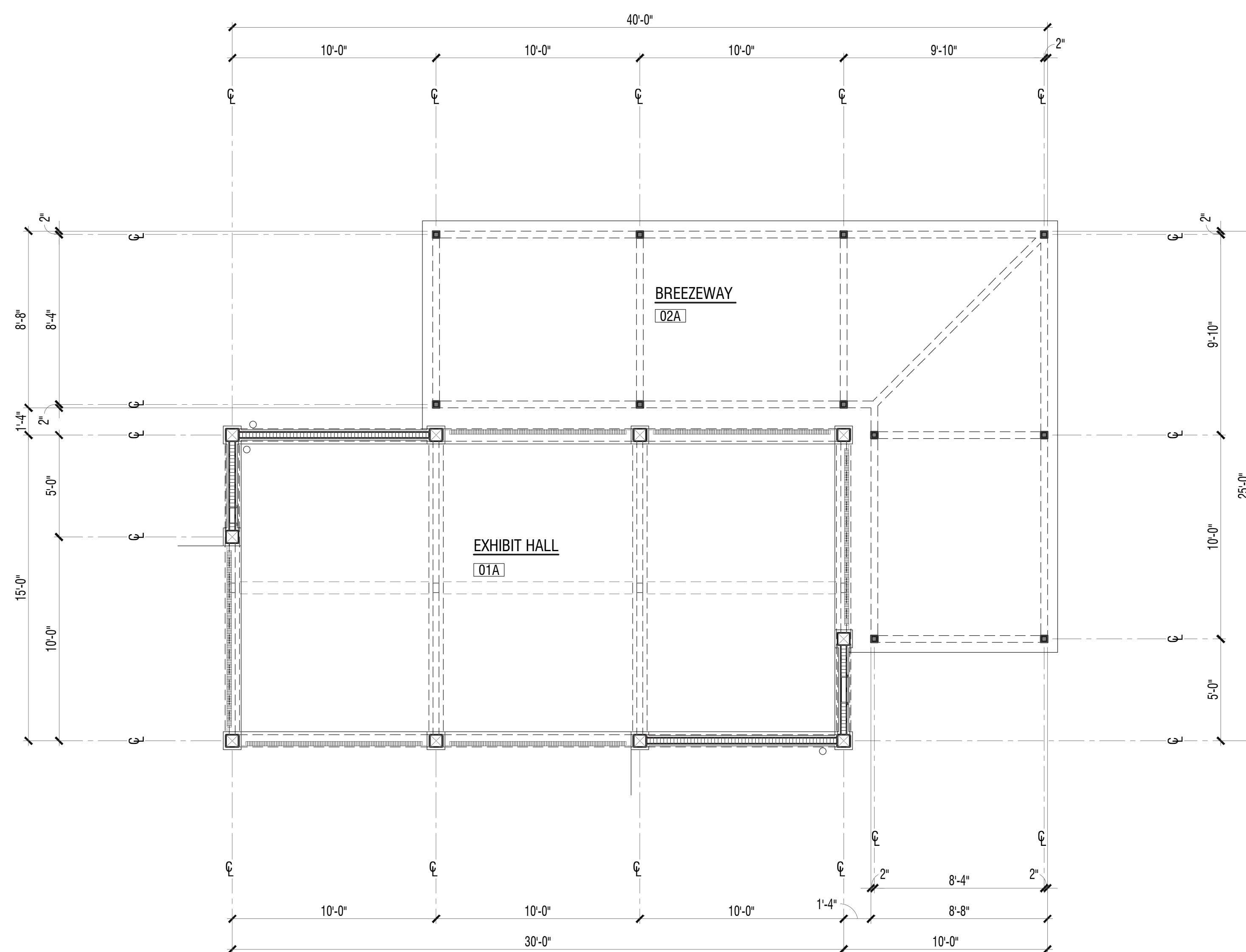
EVENT BARN ROOF PLAN

EVENT BARN

SHEET SCALE:	
PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019232
CAD FILE NAME:	_19232-A442 - SDP
DATE:	SHEET: A4.4.2
05.18.20	



SCALE: 1/4" = 1'- 0"



FLOOR PLAN



HERITAGE HOUSE	478 SQ. FT.
BREEZEWAY	361 SQ. FT.
TOTAL	839 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

HERITAGE HOUSE

RMV PA3.1
 RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

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DO NOT SCALE PLANS

REVISIONS

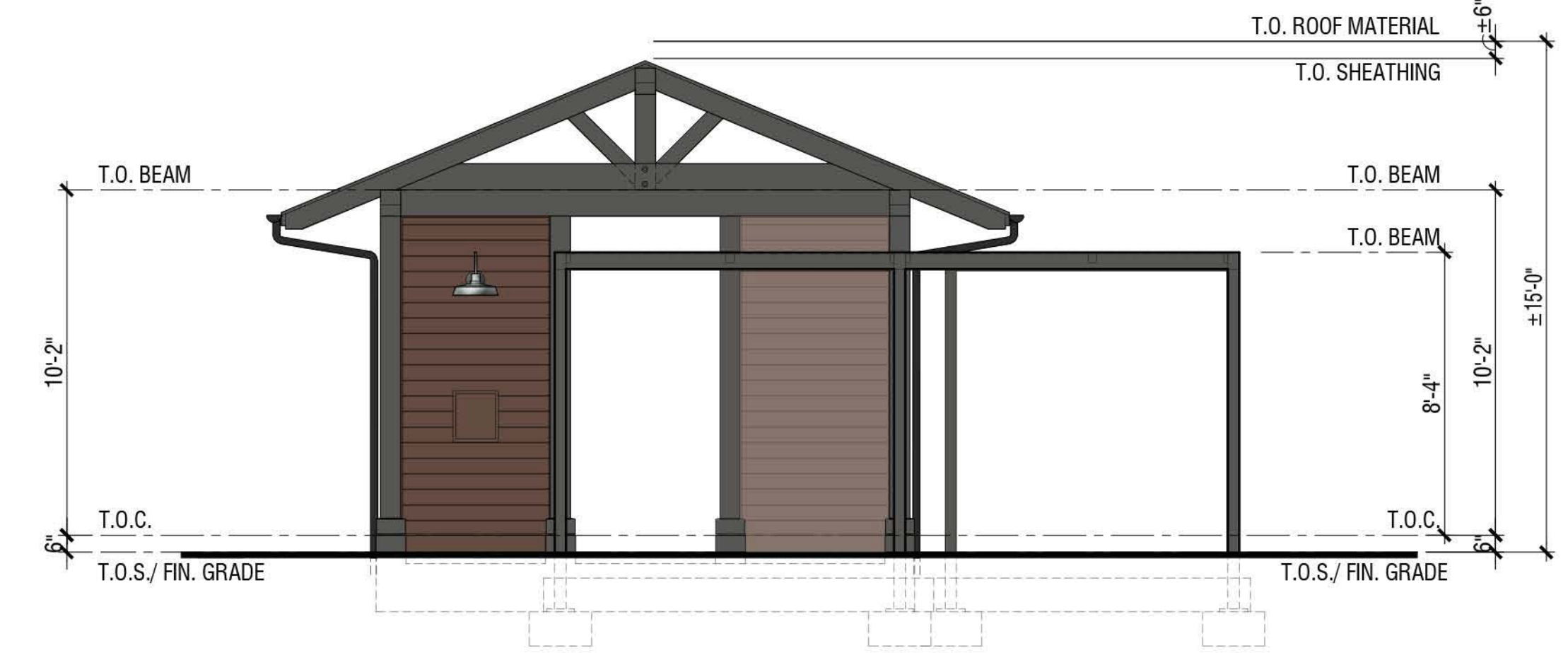
NO.	DATE	DESCRIPTION

HERITAGE HOUSE SLAB
 INTERFACE AND FLOOR
 PLANS

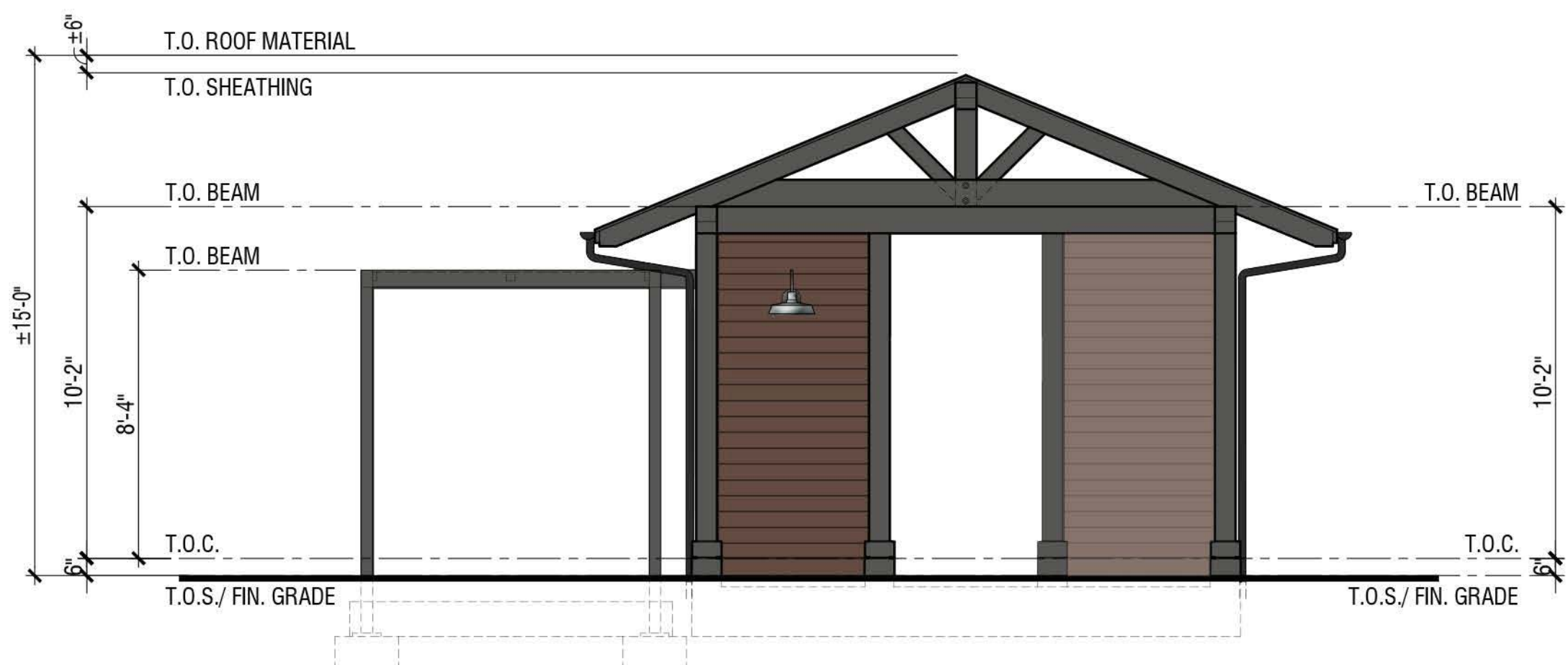
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PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MIR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019232
CAD FILE NAME:	_19232-A511 - SDP
DATE:	05.18.20
SHEET:	A5.1.1



EAST ELEVATION



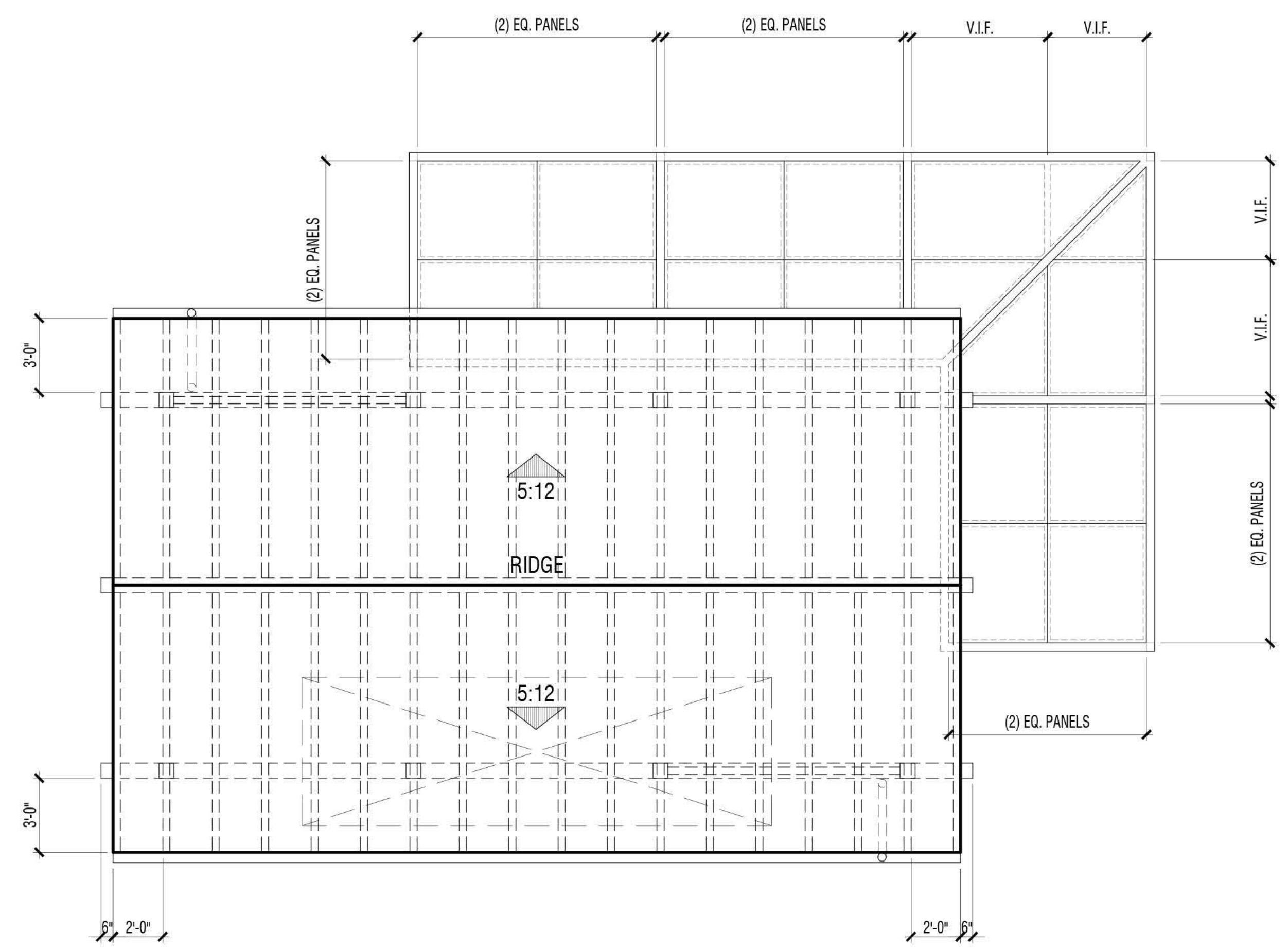
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



ROOF PLAN

BUILDING MATERIALS

- Roof: Corrugated Metal
- Exterior: Horizontal Siding
- Window & Door Trim: Wood Trim
- Trellis: Metal Frame Perforated Panels

ELEVATION & ROOF NOTES:
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

RANCHO MISSION VIEJO

RMV PA3.1
RANCH CAMP
 RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO, LLC
 28811 ORTEGA HIGHWAY, SAN JUAN CAPISTRANO, CA 92675
SDP PERMIT# PA19-0242

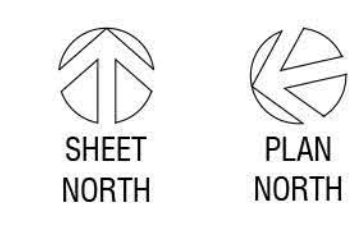
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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

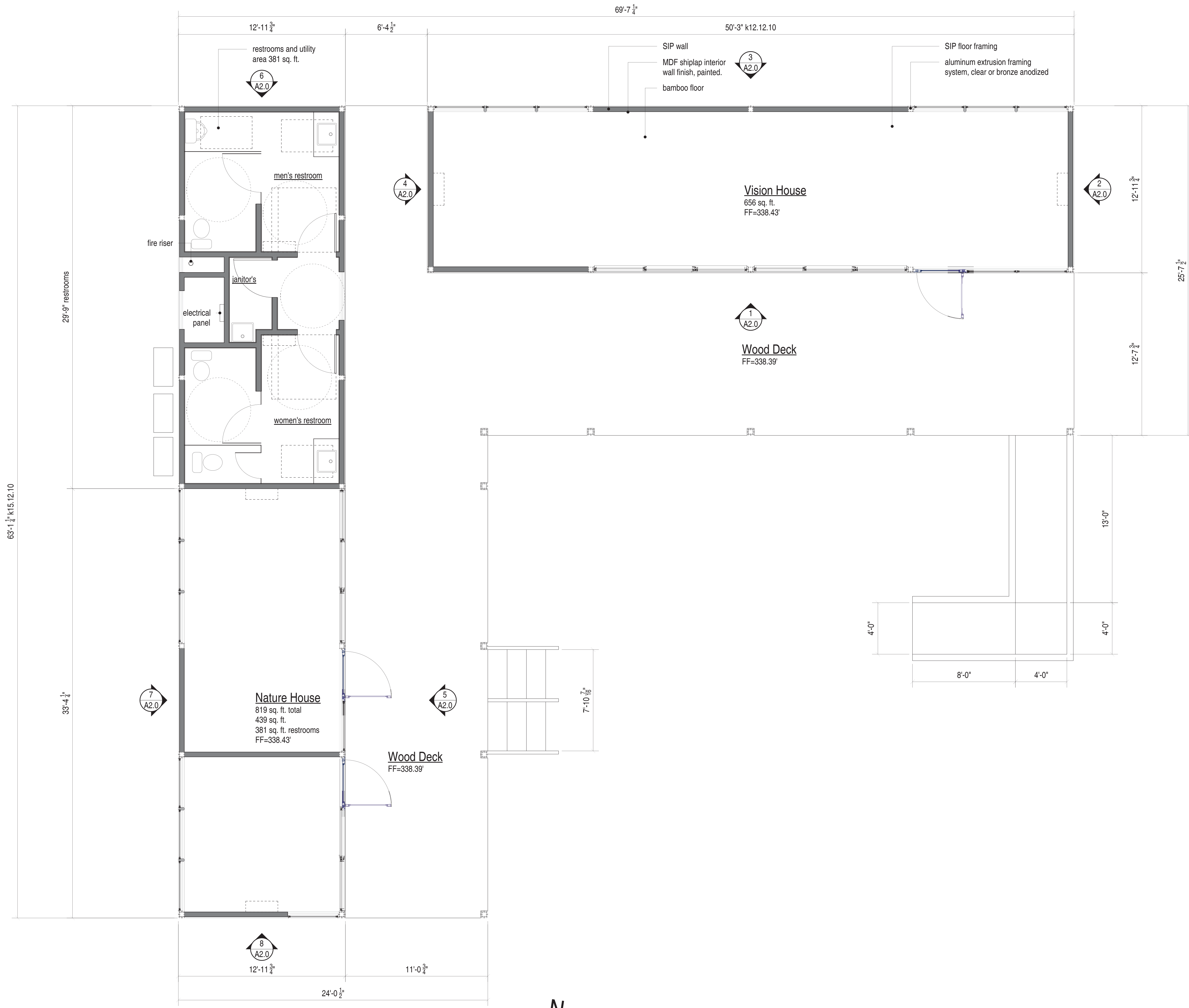
HERITAGE HOUSE
ELEVATIONS AND ROOF
PLAN

SHEET SCALE:	
PROJECT MANAGER:	PC
DESIGNER:	BW
DRAWN BY:	MJR
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	TBD
ISSUED FOR CONSTRUCTION:	TBD
JOB NUMBER:	2019232
CAD FILE NAME:	_19232-A541 - SDP
DATE:	05.18.20
SHEET:	A5.4.1



SCALE: 1/4" = 1'- 0"

HERITAGE HOUSE



1 kitHAUS floor plan
 scale: 1/4" = 1'-0"

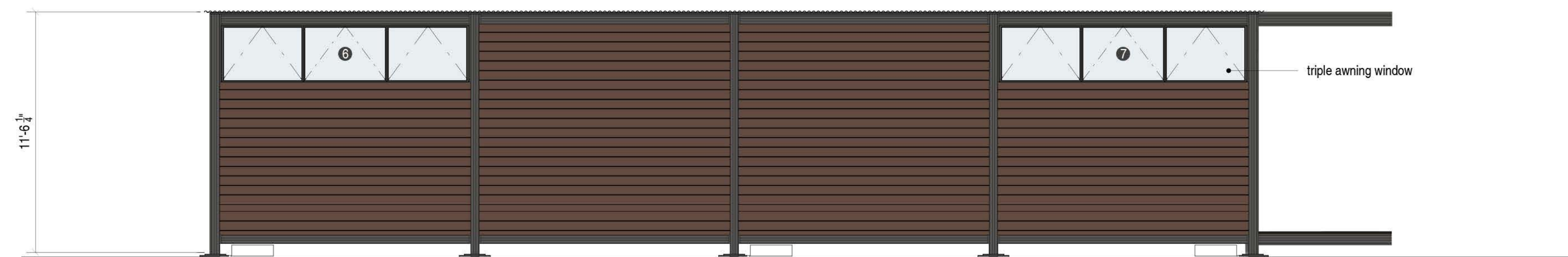
Plan notes:
 1. This project shall comply with CBC Chapter 7A for materials and construction methods for exterior wildfire exposure.
 2. Per EIR 589 mitigation monitoring item MM4.7-3 - light colored roof materials and paint shall be incorporated into the project to help reflect heat.
 Corrugated metal roofing shall be Custom-Bilt Metals "Corrugated Metal Roof" in Zincalume plus color finish, CRRC Cool Roof Rated Product
 Roof colors/materials shall be verified for compliance with MM 4.7-3 prior to issuance of building permits



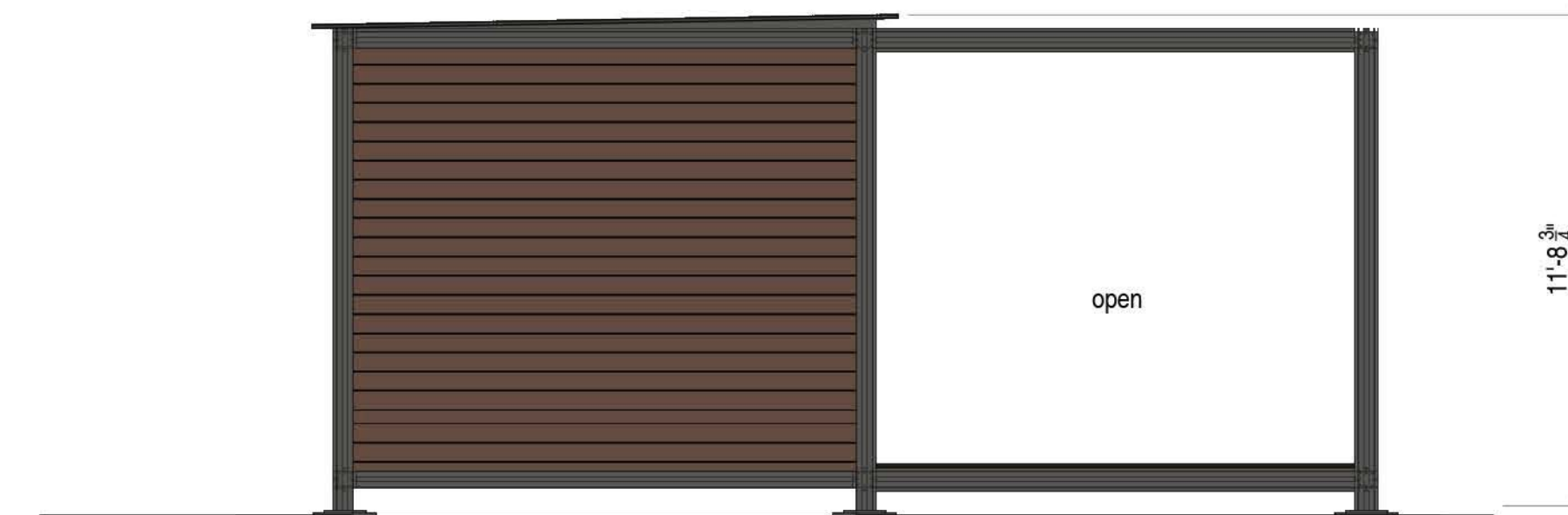
1 kitHAUS k12.12.9 elevation (front)
scale: 1/4" = 1'-0"



2 kitHAUS k12.12.9 elevation (right)
scale: 1/4" = 1'-0"



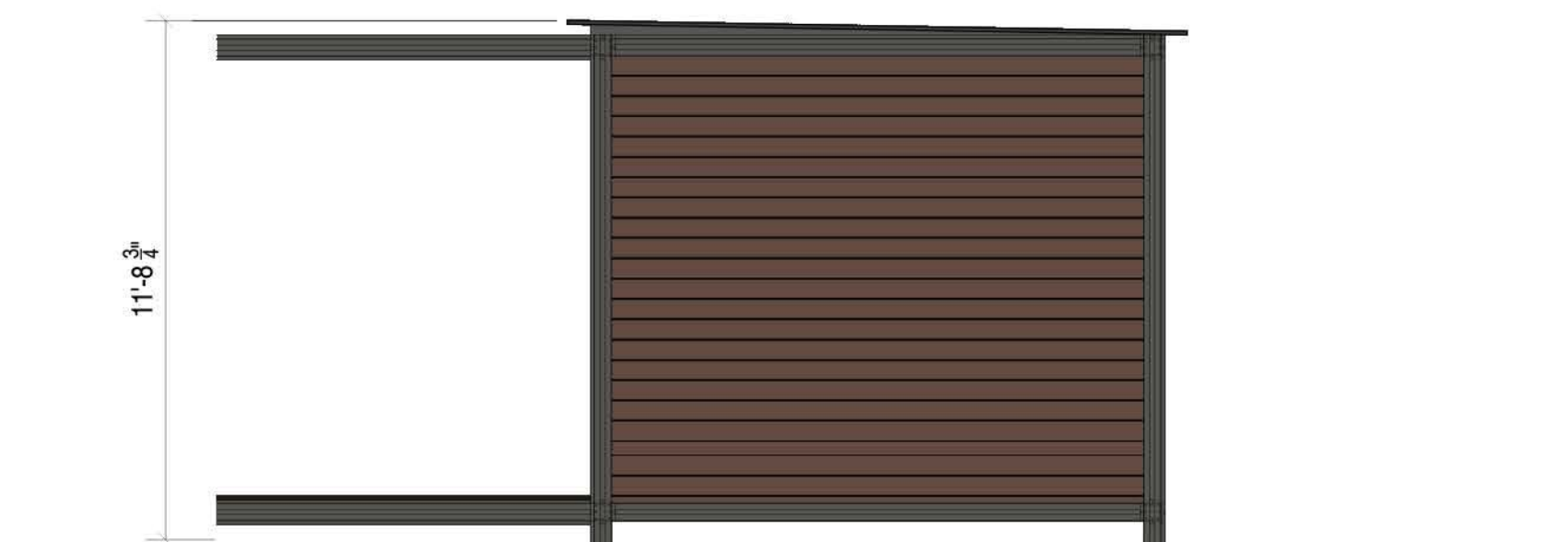
3 kitHAUS k12.12.9 elevation (rear)
scale: 1/4" = 1'-0"



4 kitHAUS k12.12.9 elevation (left)
scale: 1/4" = 1'-0"



5 kitHAUS k15.12.9 elevation (front)
scale: 1/4" = 1'-0"



6 kitHAUS k15.12.9 elevation (right)
scale: 1/4" = 1'-0"



7 kitHAUS k15.12.9 elevation (rear)
scale: 1/4" = 1'-0"



8 kitHAUS k15.12.9 elevation (left)
scale: 1/4" = 1'-0"

Elevation notes:
 1. This project shall comply with CBC Chapter 7A for materials and construction methods for exterior wildfire exposure.
 2. Per EIR 589 mitigation monitoring item MM4.7-3 - light colored roof materials and paint shall be incorporated into the project to help reflect heat.
 Corrugated metal roofing shall be Custom-Bilt Metals "Corrugated Metal Roof" in Zincalume plus color finish, CRRC Cool Roof Rated Product.
 Roof colors/materials shall be verified for compliance with MM 4.7-3 prior to issuance of building permits

ELEVATIONS
 kitHAUS
 SDP PERMIT # PA19-0242

sheet

prepared by
 kitHAUS
 9826 GLENOAKS
 SUN VALLEY CA
 91352
 310.889.7137
 kithaus.com

owner
 RANCHO MISSION
 VIEJO

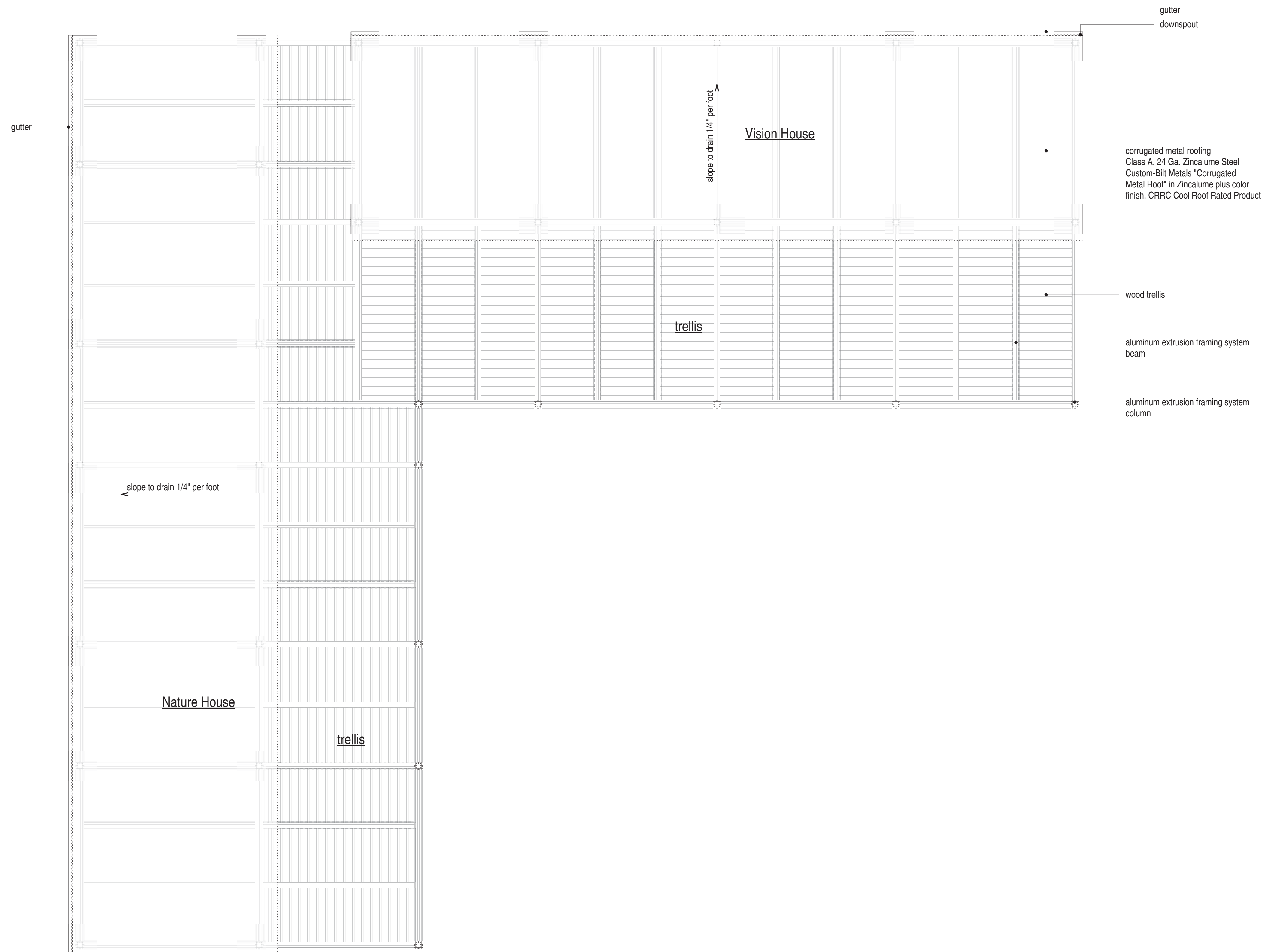
project address
 RANCH CAMP

parcel
 LOT 78-B2, II, JJ
 TRACT 17931

configuration
 k15.12.10 +
 k12.12.10

scale

sheet
A2.0



1 kitHAUS roof plan
 scale: 1/4" = 1'-0"

Plan notes:
 1. This project shall comply with CBC Chapter 7A for materials and construction methods for exterior wildfire exposure.
 2. Per EIR 589 mitigation monitoring item MM4.7-3 - light colored roof materials and paint shall be incorporated into the project to help reflect heat.
 Corrugated metal roofing shall be Custom-Bilt Metals "Corrugated Metal Roof" in Zincolume plus color finish. CRRC Cool Roof Rated Product.
 Roof colors/materials shall be verified for compliance with MM 4.7-3 prior to issuance of building permits

EXTERIOR SITE ELECTRICAL NOTES

- EXTERIOR SITE LIGHTING CONDUCTORS TO BE # 12 THHN/THWN-2 CU IN 3/4" SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED. MINIMUM COVER PER NEC 300.5(A) (SEE BELOW)
- UNDERGROUND PULL BOXES ARE TO BE SIZE 3-1/2". ADDITIONAL PULL BOXES MAY BE NEEDED THAN CURRENTLY SHOWN ON THE PLANS TO HELP IN PULLING THE CONDUCTORS DURING INSTALLATION. THE COVER OF THE PULL BOXES ARE TO BE MARKED WITH "ELECTRIC".
- SPLICING AND TAPS SHALL BE MADE IN PULL BOXES OR POLE BASE HAND HOLES ONLY.
- REFER TO THE DRY UTILITY CONSULTANT PLANS OR SERVING UTILITY PLANS TO CONFIRM THE SERVICE LOCATION PRIOR TO BEGINNING UNDERGROUND WORK.
- ELECTRICAL CONTRACTOR SHALL INSTALL A 3/16" MIN. PULL ROPE IN ALL EMPTY CONDUITS OR SLEEVES.
- UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, UNLESS LOCAL CODES OR THE SOILS REPORT REQUIRE A DIFFERENT TYPE OF CONDUIT.
- THE ELECTRICAL CONTRACTOR MUST NEVER HAVE A GENERAL LIGHTING FIXTURE (WALL LIGHT, POLE LIGHT, BOLLARD, ETC.) WIRED AFTER AN ACCENT LIGHT SUCH THAT IF THE ACCENT LIGHT WAS REMOVED OR DAMAGED IT WOULD AFFECT THE GENERAL LIGHTING FIXTURE'S POWER.
- THE ELECTRICAL CONTRACTOR MUST FLIP THE CIRCUIT BREAKER TO OFF BEFORE ANY MAINTENANCE OR REPLACEMENT OF AN ELECTRICAL FIXTURE, LAMP, DEVICE OR CONTROLLER.
- IF GATES FOR PEDESTRIANS AND/OR VEHICLES ARE TO BE INSTALLED, THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE GATE CONTRACTOR(S) TO MAKE SURE ANY NECESSARY CONDUITS, CIRCUITS OR WIRING ARE TO BE INSTALLED OTHER THAN WHAT IS SHOWN ON THIS PLAN. ALSO, LOW VOLTAGE CONDUIT MAY ALSO BE NEEDED FOR ACCESS CONTROL. COORDINATE ON LOCATION AND REQUIREMENTS FOR KNOX BOX, PROVIDE EQUIPMENT AS REQUIRED.
- ALL LIGHTING, EXTERIOR AND INTERIOR, SHALL BE DESIGNED AND LOCATED TO MINIMIZE POWER CONSUMPTION AND TO CONFINE DIRECT RAYS TO THE PREMISES. PARKING LOTS AND LIGHTING SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT MINIMIZES THE DIFFUSION OF REFLECTIVE LIGHT INTO SURROUNDING NEIGHBORHOODS AND/OR INTO THE NIGHT SKY. (SC 4.10-3 OF RANCH PLAN EIR 589)
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PROVIDE A CERTIFICATE OF INSTALLATION COMPLYING WITH THE CONDITIONS OF APPROVAL. THE CERTIFICATE OF INSTALLATION MAY BE PROVIDED BY THE ELECTRICAL CONTRACTOR, THE PROJECT ARCHITECT OR THE ELECTRICAL ENGINEER.

LIGHTING FIXTURE LEGEND

- 50W LED 20FT (METAL) POST LIGHT TYPE III DISTRIBUTION ELAF-BEL-22-CRIM00H3-60LED-30-120V-CG-DB WITH STEP DIMMING MOTION SENSOR 5' SQ POLE - 20FT TALL-DB DARK BRONZE FINISH
- 50W LED 20FT (METAL) POST LIGHT TYPE IV DISTRIBUTION ELAF-BEL-22-CRIM00H4-60LED-30-120V-CG-DB WITH STEP DIMMING MOTION SENSOR 5' SQ POLE - 20FT TALL-DB DARK BRONZE FINISH
- 50W LED 15FT (METAL) POST LIGHT TYPE II DISTRIBUTION ELAF-BEL-22-CRIM00H2-60LED-30-120V-CG-DB WITH STEP DIMMING MOTION SENSOR 5' SQ POLE - 15FT TALL-DB DARK BRONZE FINISH
- 50W LED 15FT (METAL) POST LIGHT TYPE III DISTRIBUTION ELAF-BEL-22-CRIM00H3-60LED-30-120V-CG-DB WITH STEP DIMMING MOTION SENSOR 5' SQ POLE - 15FT TALL-DB DARK BRONZE FINISH
- 50W LED 15FT (METAL) POST LIGHT TYPE IV DISTRIBUTION ELAF-BEL-22-CRIM00H4-60LED-30-120V-CG-DB WITH STEP DIMMING MOTION SENSOR 5' SQ POLE - 15FT TALL-DB DARK BRONZE FINISH
- ** MOD: BOLT ON ARM PER PICTURE
- GFCI PROTECTED RECEPTACLE ON BACK OF POLE WHERE SHOWN ON THE PLAN.
- LED BOLLARD - 24" TALL - 6" DIA. - 18W KIM-CR24-15-3K-UV-DB DARK BRONZE FINISH
- LED BULLET UPLIGHT ON PERMA POST - 10W HADCO# BL9-D-W-H-PERMA POST FINISH DARK BRONZE
- LED BULLET TREE STRAP LIGHT - 10W HADCO# BL9-D-W-H-WITH TREE STRAP FINISH DARK BRONZE
- LED TRELLIS LIGHT - 10W HADCO# BL9-D-W-H-MCI **FINISH BY OWNER - TO MATCH TRELLIS
- LED HANGING FIXTURE IN TREE VERIFY TYPE **FINISH BY OWNER
- 8W LED 2FT SIGN UPLIGHT WITH GLARE SHIELD IN LANDSCAPE WELL. REFER TO LANDSCAPE DETAIL ORGATECH# 1400-2LS-30-AC-PP-120-BK-G ** BLACK FINISH 3000° K

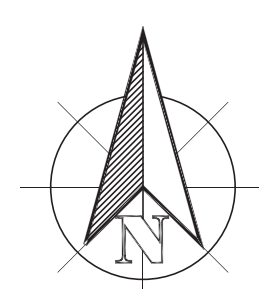
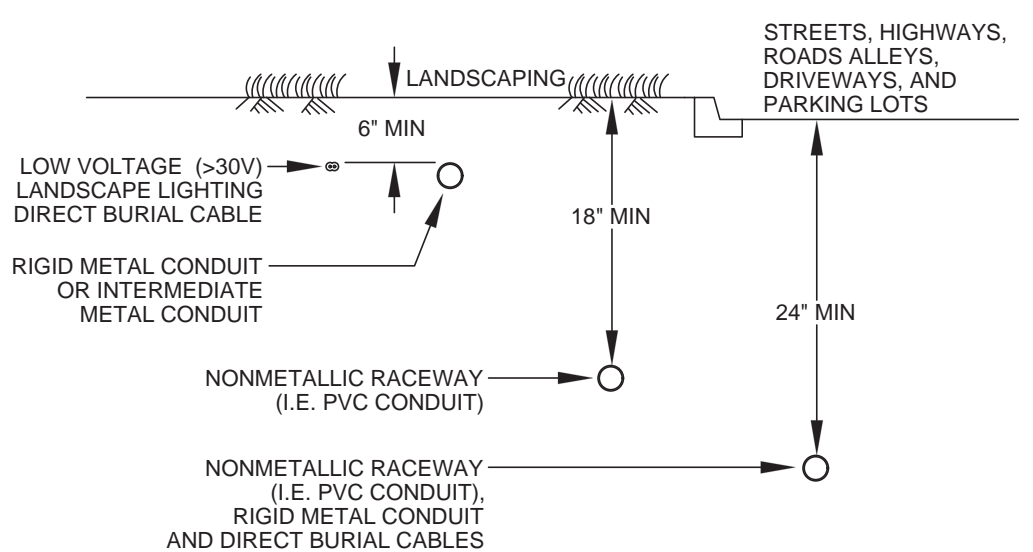
ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- WR RATED - GFCI PROTECTED RECEPTACLE W/ WEATHERPROOF COVER
- JUNCTION BOX
- UNDERGROUND PULL BOX - SIZE TO BE 3-1/2"
- ELECTRICAL PANEL
- TRANSFORMER - DIRECT BURIAL (FOCUS INDUSTRIES)
- LED DRIVER
- MOTOR
- IRRIGATION BOOSTER PUMP
- IRRIGATION CONTROLLER
- UNDERGROUND CONDUIT AND CONDUCTORS SCH 40 PVC
- LOW VOLTAGE CABLE PROVIDE SCH 40 SLEEVES WHEN CROSSING BELOW WALKWAYS AND CONCRETE.

ELECTRICAL KEY NOTES

- THIS POLE LIGHT TO BE CONTROLLED BY DIMMER SWITCH IN THE ELECTRICAL ROOM.
 - POWER FOR FIREPLACE IGNITER. PROVIDE CONDUIT AND POWER AS REQUIRED. COORDINATE WORK WITH LOW VOLTAGE INSTALLER.
 - JUNCTION BOX AND 1.5" PVC CONDUIT WITH PULL ROPE TO DESIGNATED ELECTRICAL PANEL FOR FUTURE EV CHARGER.
 - POLE LIGHT TO HAVE GFCI RECEPTACLE IN THE POLE. RECEPTACLE TO BE +12" ABOVE BOTTOM OF POLE. INTERMEDIATE WP7000 - WITH WR RATED GFCI PROTECTED RECEPTACLE. TO BE 30A OUTDOOR RATED GFCI PROTECTED RECEPTACLE INUSE COVER (WP RATED)
- INDICATES CIRCUIT NUMBER (TYPICAL)
- 2 #10 THHN/THWN-2 CU & 1 #10 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
 - 3 #10 THHN/THWN-2 CU & 1 #10 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
 - 2 #12 THHN/THWN-2 CU & 1 #12 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
 - 2 #8 THHN/THWN-2 CU & 1 #8 CU-GND IN 3/4" SCH. 40 PVC CONDUIT

MINIMUM COVER REQUIREMENTS



SCALE: 1" = 40'-0"

PHOTOMETRIC SITE LIGHTING PLAN 1

EXTERIOR SITE ELECTRICAL NOTES

LIGHTING FIXTURE LEGEND

ELECTRICAL LEGEND

ELECTRICAL KEY NOTES

MINIMUM COVER REQUIREMENTS

BOLLARD DETAIL 5

STRUCTURAL FOOTING DESIGN 4

OUTDOOR RECEPTACLE DETAIL 3

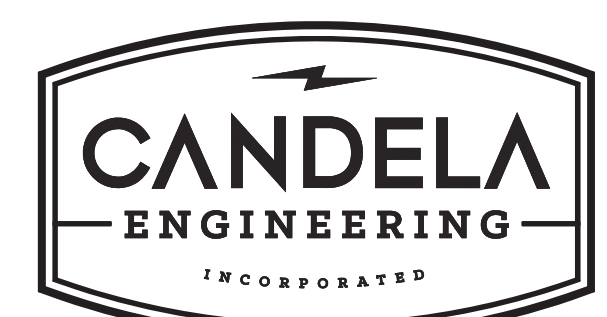
GROUND MOUNTED UPLIGHT 2

PHOTOMETRIC SITE LIGHTING PLAN 1

PHOTOMETRIC SITE PLAN

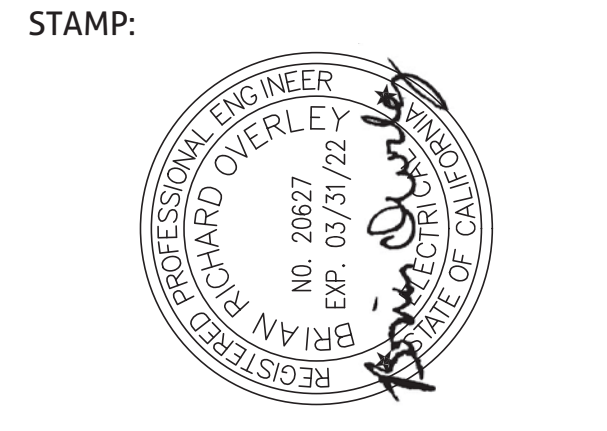
PHOTOMETRIC SITE PLAN

PHOTOMETRIC SITE PLAN



LIGHTING DESIGN | ELECTRICAL ENGINEERING
27201 Calle Juanita
Dana Point, CA 92624
Ph: 949.201.1333
candelaengineering.com

PROJ.#: X9-095



REVISIONS:

Δ

RANCH CAMP
LOT 78-83, II AND JJ OF TRACT 17931
RANCHO MISSION VIEJO, CA
SDP PERMIT# PA19-0242

CLIENT:
RANCHO MISSION VIEJO, LLC

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

SHEET TITLE:

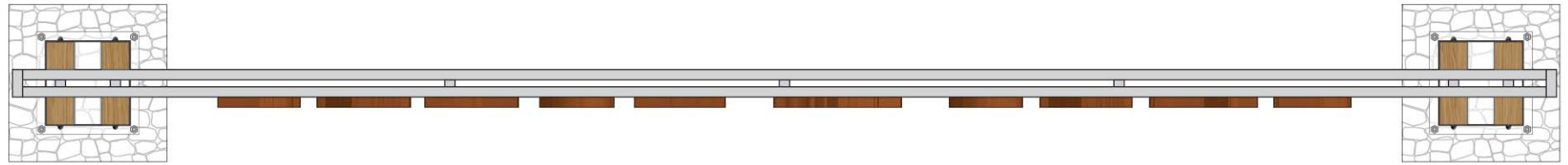
PHOTOMETRIC SITE PLAN

SHEET NUMBER:

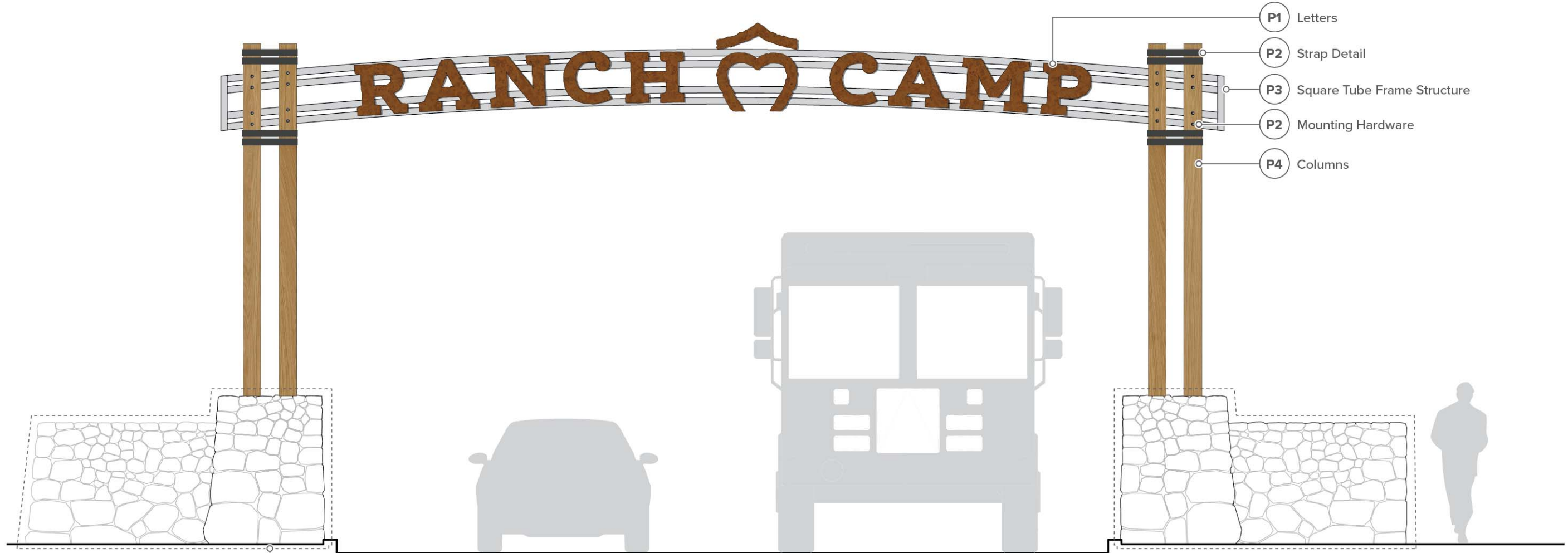
EP.1

DATE: 05/18/2020

05/18/2020



2 Top View
Scale : 1/4"=1'



- P1 Letters
- P2 Strap Detail
- P3 Square Tube Frame Structure
- P2 Mounting Hardware
- P4 Columns

1 Front Elevation
Scale : 1/4"=1'

See landscape sheets for
landscape wall and column
mounting / attachment details
(by others).

rsmdesign
160 Cabrillo
San Clemente
CA 2672
949.492.9479
rsmdesign.com

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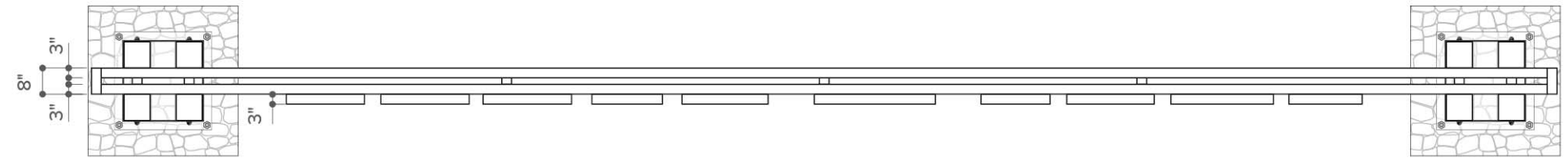
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PACKAGE: Schematic Design

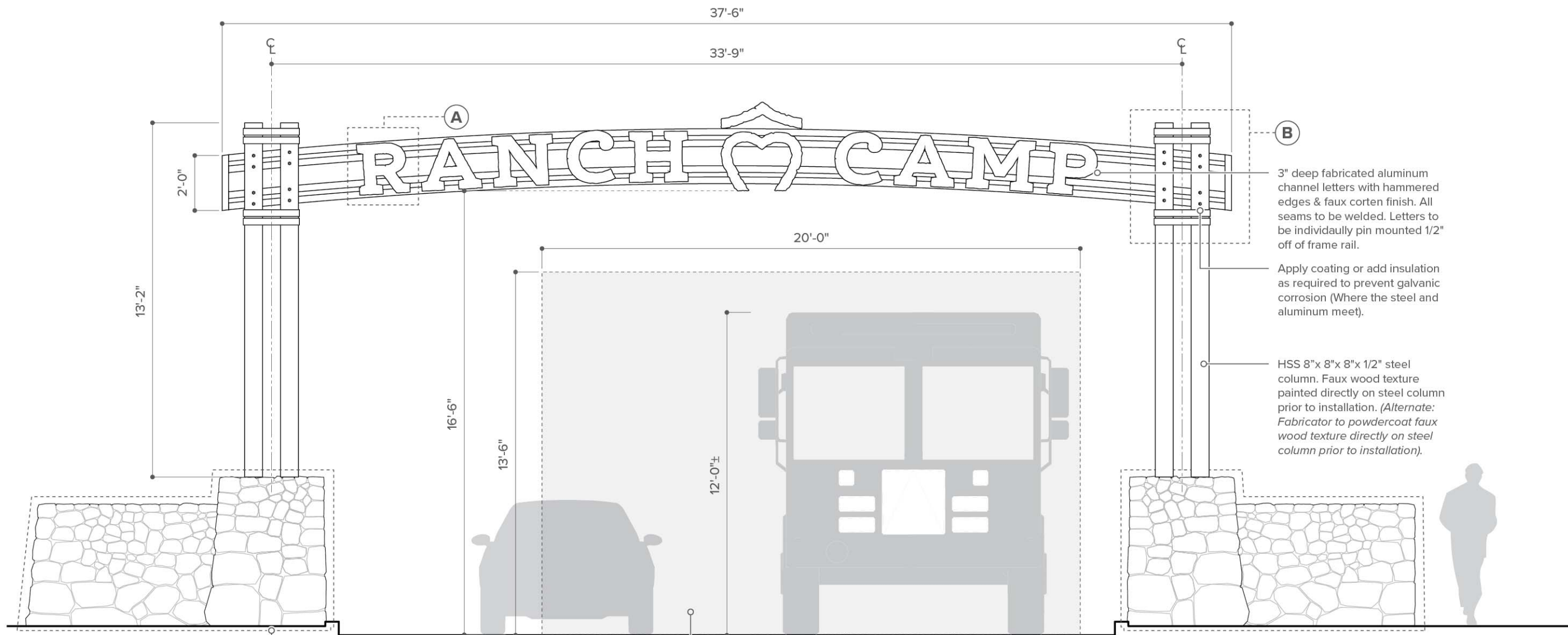
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SDP PERMIT# PA19-0242



2 Top View
Scale : 1/4"=1'



- B** 3" deep fabricated aluminum channel letters with hammered edges & faux corten finish. All seams to be welded. Letters to be individually pin mounted 1/2" off of frame rail.
- Apply coating or add insulation as required to prevent galvanic corrosion (Where the steel and aluminum meet).
- HSS 8"x 8"x 8" x 1/2" steel column. Faux wood texture painted directly on steel column prior to installation. (Alternate: Fabricator to powdercoat faux wood texture directly on steel column prior to installation).

1 Front Elevation
Scale : 1/4"=1'

See landscape sheets for landscape wall and column mounting / attachment details (by others).

Grey area denotes unobstructed clear space for emergency vehicles as required per International Fire Code 16.04.015 Section 2(A).

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160 Cabrillo
San Clemente
CA 2672
949.492.9479

rsmdesign.com

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PROJECT : Project Name
PACKAGE: Schematic Design

REVISIONS: DATE:

SDP PERMIT# PA19-0242



MAINTENANCE NOTE:
THE DRIVE AISLE/AREAS BETWEEN THE LOTS ARE TO BE HOA MAINTAINED.

LANDSCAPE IRRIGATION NOTE

THERE ARE NO EXISTING IRRIGATION SYSTEMS LOCATED ON THIS SITE.

PROPOSED IRRIGATION SYSTEMS ARE LOCATED IN THE LANDSCAPED AREAS.

ALL PROPOSED LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH THE COUNTY OF ORANGE LANDSCAPE IRRIGATION CODE AND IMPLEMENTATION GUIDELINES (ADOPTED 12/15/09).

THE IRRIGATION SYSTEM IS SERVED WITH RECYCLED WATER AND WILL INCLUDE A WEATHER BASED IRRIGATION SYSTEM WITH ONSITE WEATHER STATION AND COMPUTER. THE SYSTEMS WILL BE A COMBINATION OF SPRAY AND DRIP IRRIGATION COMPLIANT WITH THE COUNTY OF ORANGE MODEL WATER EFFICIENT ORDINANCE. IRRIGATION WATER USE WILL COMPLY WITH WATER ALLOTMENTS DEFINED IN THE ORDINANCE.

LANDSCAPE CALCULATION

TOTAL SITE ACREAGE (9.11 ACRES)
PROJECT AREA = 396,831 SQ. FT.
LANDSCAPE AREA = 186,472 SQ. FT.
47% OF PROJECT AREA COVERED BY LANDSCAPING

LANDSCAPE NOTES:

- THE PROJECT SITE WILL BE SCREENED FROM NEIGHBORING RESIDENCES WITH PLANT MATERIAL THAT WILL GROW BETWEEN 6'-0" AND 7'-0" IN HEIGHT.
- THE PROJECT LANDSCAPING WILL CONSIST OF EVERGREEN OR DECIDUOUS TREES AND / OR SHRUBS.

PLANTING NOTES

COMPLETE LANDSCAPE IMPROVEMENT PLANS WILL BE PROVIDED WITH CONSTRUCTION, PLANTING AND IRRIGATION.

LANDSCAPE AREAS:

PLANTING AREAS (SHRUBS, VINES, GROUNDCOVER, GRASSES, SUCCULENTS, TURF, SHADE TREES, SCREENING TREES, ETC.)

CONSTRUCTION LEGEND

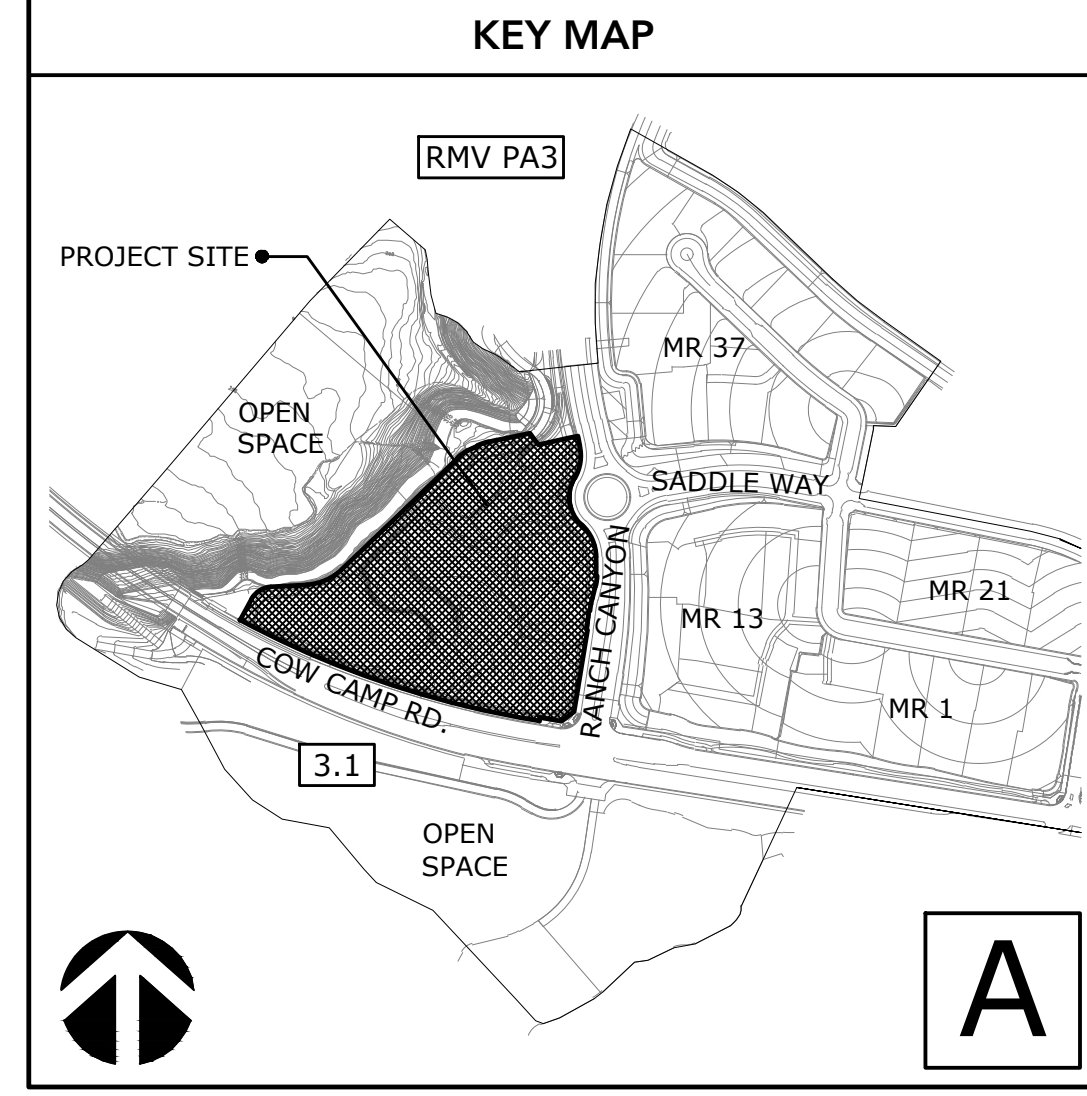
C.L. CENTER LINE
P.A. PLANTING AREA
P.L. PROPERTY LINE
R.O.W. RIGHT-OF-WAY

HANDICAP ACCESSIBLE PATH OF TRAVEL (4.9% MAX. SLOPE, 2% MAX. CROSS SLOPE)

R.O.W. LINE

PROPERTY LINE

EASEMENTS



COUNTY REVISIONS

#	

CLIENT REVISIONS

RMV PA3.1
Ranch Camp
Site Development Plans

Rancho Mission Viejo, CA
Tract # 17931 (Lots 78, 79, 80, 81, 82, 83 and Lots II, and JJ)

Rancho Mission Viejo Company
28811 Ortega Highway, SJC 92693
Contact: Ken Ong
(949) 240-9565

LAND CONCERN
LANDSCAPE ARCHITECTURE

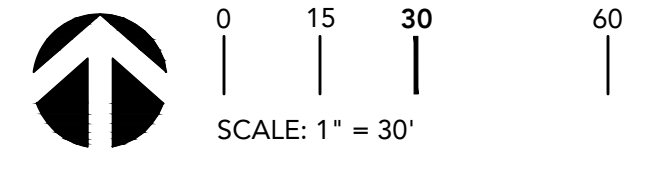
1750 E DEERE AVE
SANTA ANA, CA 92705
O 949.250.4822
www.landconcern.com

SITE DEVELOPMENT LANDSCAPE PLAN

PROJECT MANAGER
Akin Smith

DRAWN
A. Smith

DATE
May 18, 2020



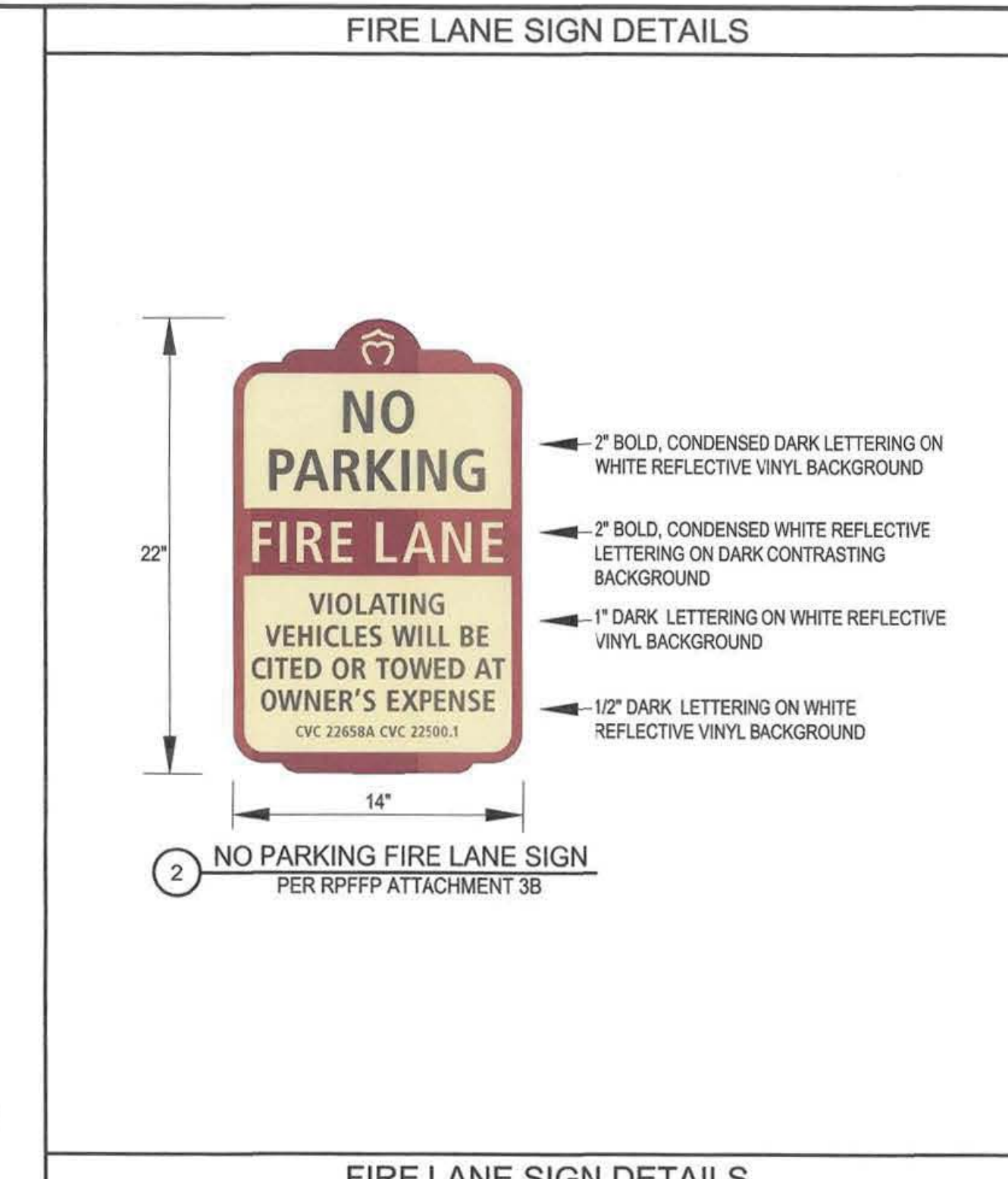
SHEET
L3

SDP PERMIT# PA19-0242

RMV PA3.1 - Ranch Camp Site Development Plans

THE RANCH CAMP PLANNING AREA 3.1 FIRE MASTER PLAN

TENTATIVE TRACT MAP 17931 - LOTS 78,79,80,81,82 & 83
O.C.F.A. S.R. #:287366
PREVIOUSLY APPROVED S.R. #:283228

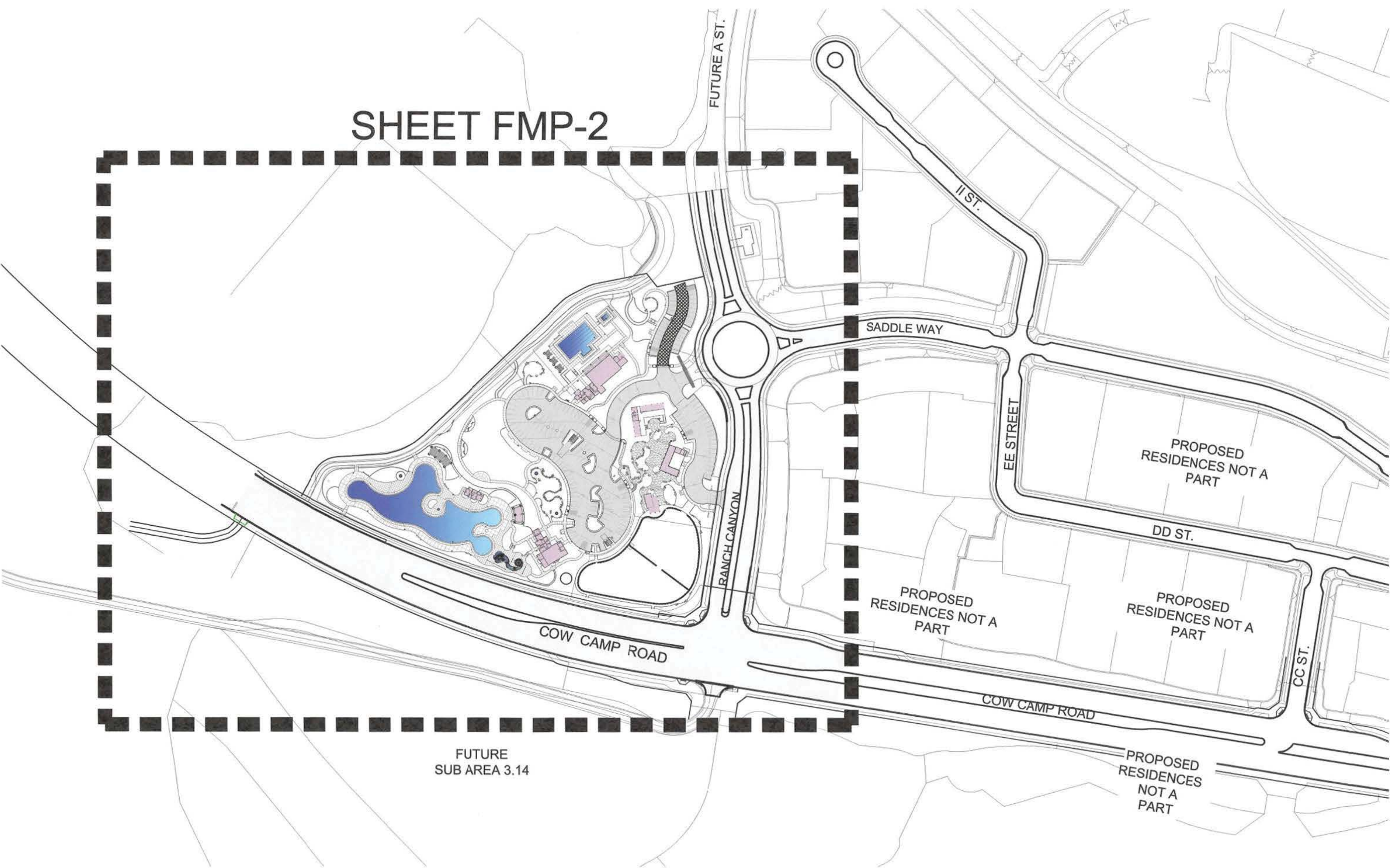
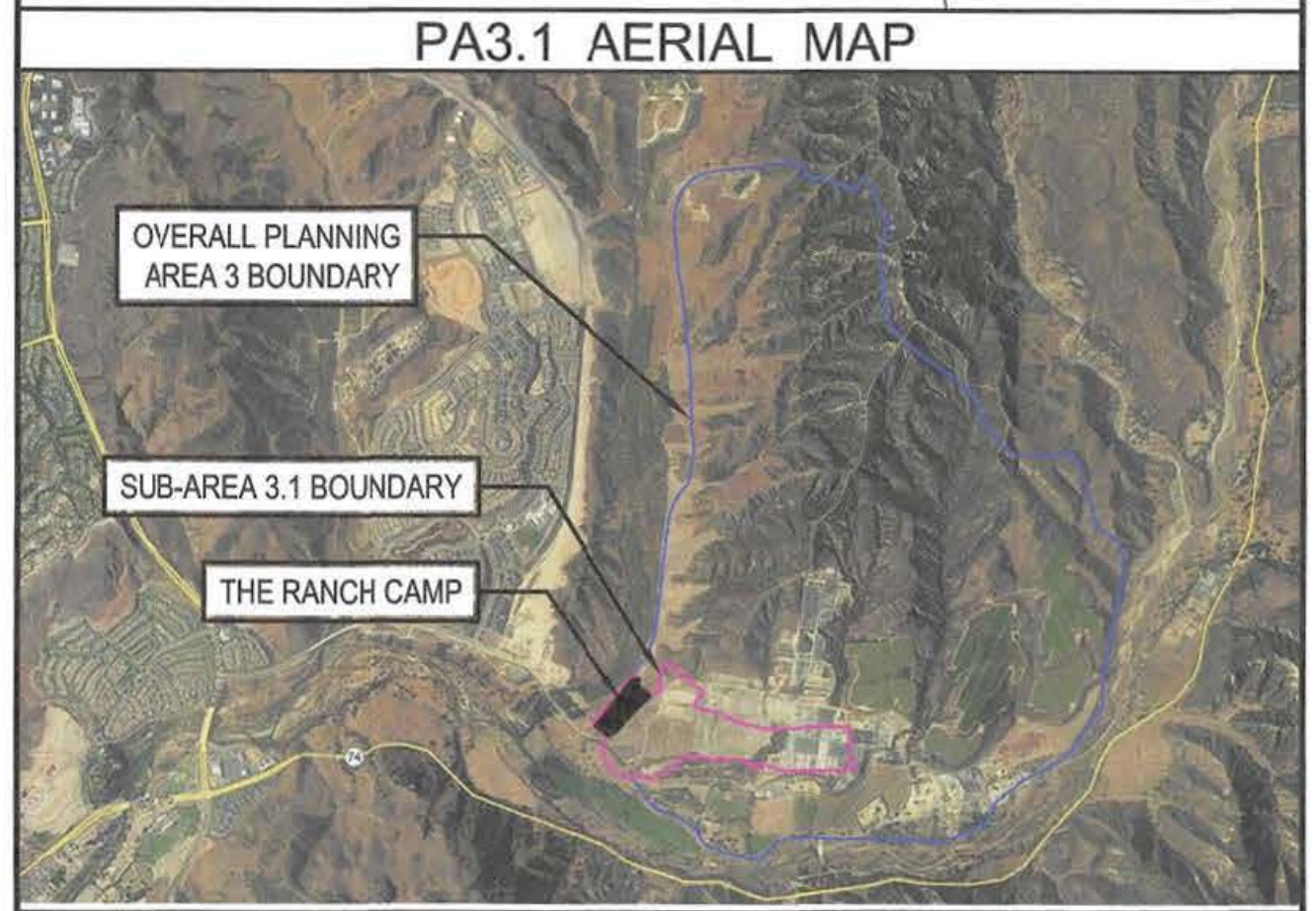
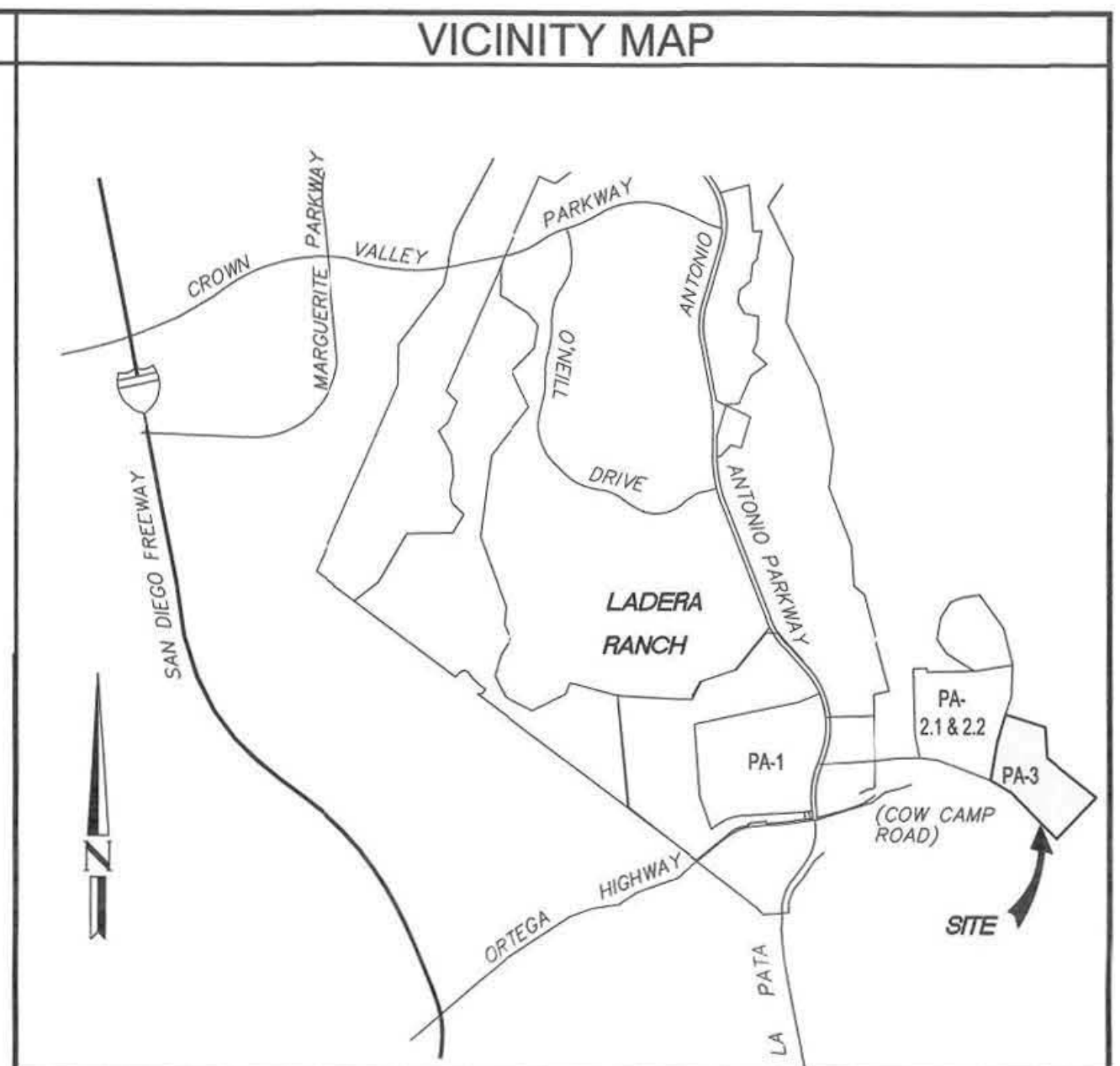


OCFA FIRE MASTER PLAN NOTES

- OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee. Call OCFA Inspection Scheduling at (714) 573-4150.
- A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 68,000 lbs. topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
- For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. Use the fuel modification plan service request number to schedule the vegetation clearance inspection.
- Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
- An original approved, signed, wet-stamped OCFA fire master plan shall be available on-site at time of inspection.
- Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
- Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OCFA prior to use.
- The project address shall be clearly posted and visible from the public road during construction.
- All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
- Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.
- Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OCFA fire master plan and standards identified in Ranch Plan Fire Protection Program (RFPFP) for all portions of the fire access roads.
- Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
- Fire lane signs and red curbs shall meet the specifications shown in RFPFP and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
- All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the RFPFP. On private property markers are to be maintained in good condition by the property owner.
- Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with RFPFP. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the RFPFP, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.
- Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and RFPFP.
- Approved access walkways shall be provided to all required openings and all rescue windows.
- Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
- Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
- Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OCFA.
- Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in the RFPFP and related portions of the 2016 CFC and CAC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS

- An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
- An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC 903.4, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required.
- An architectural plan is required to be submitted to the OCFA for review and approval for projects containing A, C, E, F, H, I, L, and R-4 occupancies. A plan may also be required for R-1 and R-2 occupancies and guest lines. A separate plan submittal is required.
- A fire alarm system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. A separate plan submittal is required.
- Dumpsters and trash containers shall also comply with all applicable requirements from Title 14, Div. 115, Ch. 7, Subch. 2 "SRA Fire Safe Regulations" and Guidelines.



SIGN INSTALLATION NOTES:

- HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0"; 5'-0" IN ALL OTHER AREAS.
- DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
- BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.
- 2" RED LETTERING ON WHITE REFLECTIVE BACKGROUND

ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RFPFP ATTACHMENT 3L.

PUBLIC STREET SIGN COLORS:

ROOF SIGNS TO BE INSTALLED ON PUBLIC STREETS PER SPECIFICATIONS DEPICTED ON STREET IMPROVEMENT PLANS, INCLUDING RETROREFLECTIVE SPECIFICATIONS FOUND ON FEDERAL HIGHWAY ADMINISTRATION WEBSITE: http://safety.fhwa.dot.gov/roadway_dept/right_visib/sign_visib/signguide/

RANCH PLAN SIGN BORDER COLOR:

SHERWIN WILLIAMS SW 2602 ROCKWOOD RED
SHERWIN WILLIAMS SW 7033 GRAINSTORM BRONZE

COMBUSTIBLE CONSTRUCTION LETTER

May 4, 2020

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602

Re: Rancho Mission Viejo, Planning Area PA-3.1, The Ranch Camp, Rancho Mission Viejo, County of Orange, CA. OCFA Service Request Number 287366 Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within The Ranch Camp shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

RMV PA 3.1 Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads or drives within the project that are not in conflict with applicable law.

In furtherance thereof, RMV PA 3.1 Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22652.2 of the California Vehicle Code and the Ranch Fire Protection Program. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

RMV Phase 3 Homeowner's Association will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violator will receive a written warning, and subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

LEGEND

- EXISTING PUBLIC FIRE HYDRANT PER APPROVED BACKBONE FIRE MASTER PLANS
- INDICATES PROPOSED PUBLIC FIRE HYDRANT
- INDICATES PROPOSED PRIVATE FIRE HYDRANT
- BLUE DOT REFLECTIVE HYDRANT MARKER PER OCFA FIRE HYDRANT SIDE OF CENTERLINE
- HOSE PULL ACCESS - 150' MAXIMUM
- HOSE PULL ACCESS - 225' MAXIMUM
- INSTALL FIRE LINE SIGN PER DETAIL HEREON AS INDICATED IN THE CONSTRUCTION NOTES
- INSTALL SUB-KEYED KNOX BOX W/3 SETS OF ACCESS KEYS
- INSTALL KNOX-KEYED KNOX PAD LOCK
- BUILDING NUMBER - LEGIBLE FROM ACCESS DRIVE. NUMBERS SHALL BE 6" MINIMUM IN HEIGHT. FINAL LOCATION PER ARCHITECTURAL PLANS
- INDICATES 5' WIDE WALKING FIRE ACCESS GATE
- PROPOSED FIRE ACCESS TO MEET OCFA WEIGHT REQUIREMENTS OF 68,000LBS, 90% COMPACTION PAVED WITH AN ALL WEATHER DRIVE SURFACE
- PRIOR APPROVED FIRE ACCESS
- NOT A PART OF FIRE ACCESS BUT MEETS OCFA WEIGHT REQUIREMENTS AND CAN BE USED.
- BUILDINGS WITHIN THE RADIANT HEAT / EMBER INTRUSION ZONE. REFER 2016 CBC CHAPTER 7A AND TO RANCH PLAN FIRE PROTECTION PROGRAM SECTION 3.7 FOR CONSTRUCTION REQUIREMENTS. REFER TO THE RANCH CAMP FIRE PROTECTION PLAN SR287289
- INDICATES ATTACHED OVERHEAD SHADE STRUCTURE MEETING CHAPTER 7A REQUIREMENTS
- INDICATES FREESTANDING OVERHEAD STRUCTURE (NO COMBUSTIBLE CONSTRUCTION)
- OCFA TURNING RADII (17' INSIDE RADIUS AND 38' OUTSIDE RADIUS)

PARKING ENFORCEMENT LETTER

May 4, 2020

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602

Re: Rancho Mission Viejo, Planning Area PA-3.1, The Ranch Camp, Rancho Mission Viejo, County of Orange, CA. OCFA Service Request Number 287366 Parking Enforcement Plan

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RMV PA 3.1 Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads or drives within the project that are not in conflict with applicable law.

In furtherance thereof, RMV PA 3.1 Homeowner's Association, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22652.2 of the California Vehicle Code and the Ranch Fire Protection Program. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

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FIRE MASTER PLAN BUILDING DATA & FIRE FLOW REQUIREMENTS

BUILDING	FLOORS FINISH GRAVE	TYPE OF BUILDING	CONST. SQ. FT.	FIRE FLOW AFTER 50% CREDIT AT 20 P.S.I. FOR SPRINKLER SYSTEM (G.P.M.)	FIRE SPRINKLER SYSTEM TYPE
FITNESS BUILDING	1	VB	5,165	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13
MIRIUS BUILDING	1	VB	2,684	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13
HERITAGE HOUSE	1	VB	2,133	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13
RESTROOM/POOL EQUIP BLDG.	1	VB	832	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13
RESTROOM BUILDING*	1	VB	3,013	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13
EVENT BARN	1	VB	770	1500 GP @ 20 SPFS FOR 2 HOURS	NFPA FULL - 13

* RESTROOM BUILDING SHALL BE PROVIDED WITH AN INCREASE IN FIRE SPRINKLER DENSITY OF ONE PROTECTION LEVEL HIGHER THAN REQUIRED BY THE ADOPTED NATIONAL STANDARDS (NFPA 13) TO ALLOW FOR 225' HOSE PULL REACH PER ATTACHMENT 4d OF THE RANCH PLAN FIRE PROTECTION PROGRAM.

**THIS FIRE MASTER PLAN IS PROVIDED FOR RANCH CAMP. THE PROJECT CONSISTS OF A COMMUNITY SHADE STRUCTURE, POOL EQUIPMENT/RESTROOM BUILDING, AND FOUR OPEN POOL SHADE STRUCTURES, AS PART OF THE POOL EQUIPMENT BUILDING, NO CHEMICALS ARE TO BE STORED WITHIN THE BUILDING OR ON SITE.

CONSTRUCTION NOTES

- 'FIRE LANE ENTRANCE' SIGN PER DETAIL PER APPROVED BACKBONE FIRE MASTER PLAN FOR PA3.1 TTM 17931, OCFA REV SR283304
- INSTALL 'FIRE LANE NO PARKING' SIGN PER DETAIL PROVIDED ON SHEET FMP-1
- INSTALL SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY KEYS.
- INSTALL SUB-KEYED KNOX PAD LOCK.
- BLUE DOT REFLECTIVE FIRE HYDRANT MARKER-SEE LEGEND THIS SHEET
- BUILDING NUMBER - SEE LEGEND THIS SHEET

REVISIONS

NO.	DATE	REVISIONS
1	05/04/2020	THIS FIRE MASTER PLAN HAS BEEN REVISED TO MATCH THE CURRENT SITE PLAN INCLUDING REMOVAL, ADDITIONS AND REPLACEMENTS OF OVERHEAD ACCESSORY STRUCTURES THROUGHOUT THE AMENITY AREA, AN ADDITIONAL TRASH ENCLOSURE HAS BEEN PROVIDED NEXT TO LOT 89 AND THE TRASH ENCLOSURE NEXT TO THE PLANTER ISLAND HAVE BEEN ADJUSTED SLIGHTLY. THE HERITAGE HOUSE HAS BEEN ROTATED, HOWEVER THE GENERAL LOCATION HAS NOT CHANGED. THE PRIVATE FIRE HYDRANT AT THE PROJECT ENTRY NEAR THE FITNESS PAVILION HAS BEEN REMOVED TO MATCH THE APPROVED UNDERGROUND FIRE PROTECTION PLAN.

SHEET INDEX

SHEET NO.	SHEET TITLE
FMP-1	TITLE SHEET
FMP-2	THE RANCH CAMP FIRE MASTER

RANCH PROTECTION PROGRAM ATTACHMENTS

Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013 and Amendment No. 2, dated: August 14, 2014

ATTACHMENTS USED WITH THIS SUBMITTAL:

Attachment:

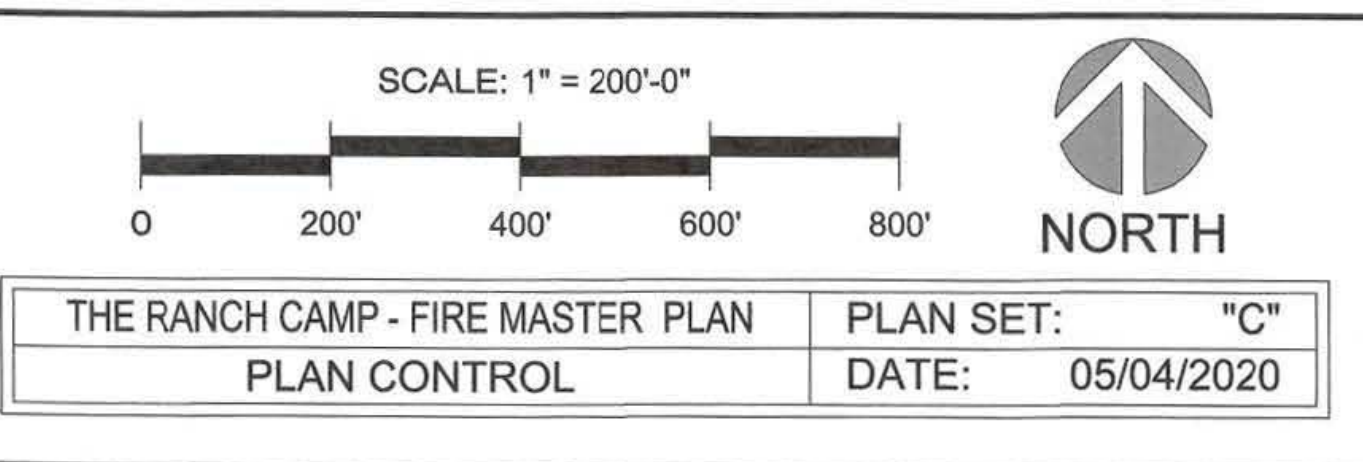
- 24' / 28' Fire Lane no Parking Sign Location
- Fire Lane Entrance Sign
- Fire Lane no Parking Sign
- Mounting Specifications for Fire Lane Signs and No Parking Signs
- Non Residential Emergency Access Hose Pull
- "S" Curves
- Minimum Gate Setback
- Hydrant Distribution Table
- Fire Flow Requirement Table
- Blue Dot Hydrant Marker Location
- Radiant Heat and Ember Mitigation Zones
- Radiant Heat/Ember Mitigation Zone

OCFA APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Subject to field inspection and required test
notations herein, conditions in correspondence and
conformance with applicable regulations. The stamping
of these plans shall not be held to permit or approve
the violation of any law.

OCFA SR #: 287366
Fee Codes: PR145/1922
Plan Type: Fire Master Plan
By: A. Guzman
Emp #: 4372 Date: 5/7/2020

ONLY STAMPED SHEETS REVIEWED BY
ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule
Inspections: (714) 973-5150
Notes: Revision of SR 283228



PREPARED FOR:

RMV COMMUNITY DEVELOPMENT, LLC

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

LANDSCAPE ARCHITECT:

LAND CONCERN

LANDSCAPE ARCHITECTURE

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SANTA ANA, CA 92705

CIVIL ENGINEER:

FUSCOE ENGINEERING

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Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

PREPARED BY:

firesafe PLANNING SOLUTIONS

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SAN CLEMENTE, CA 92672
(949) 240-5911

THE RANCH CAMP FIRE MASTER PLAN

TITLE SHEET

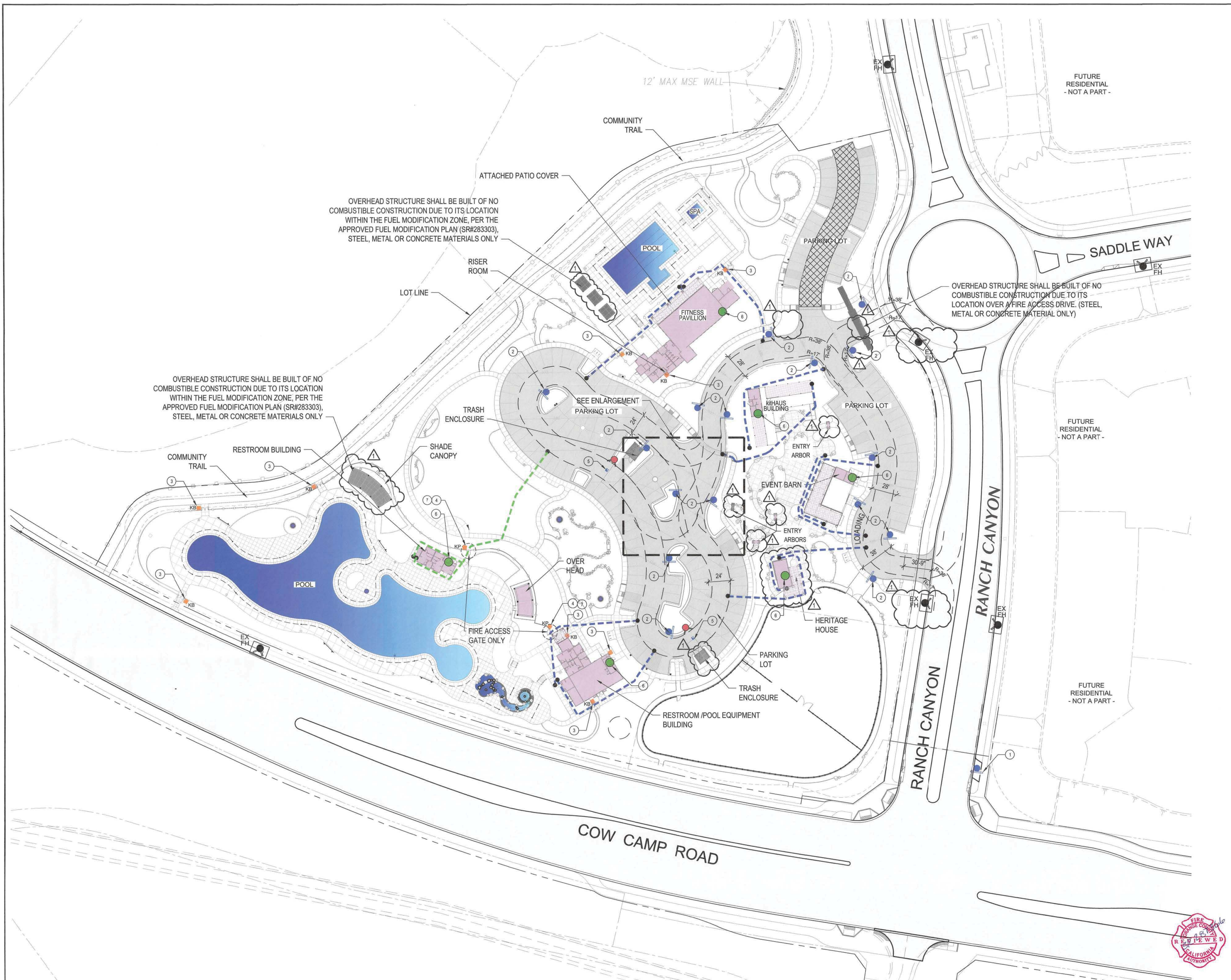
TTM 17931 LOTS 78,79,80,81,82 & 83
OCFA SERVICE REQUEST NO. 287366
PREVIOUSLY APPROVED NO. 283228

ORANGE COUNTY FIRE AUTHORITY

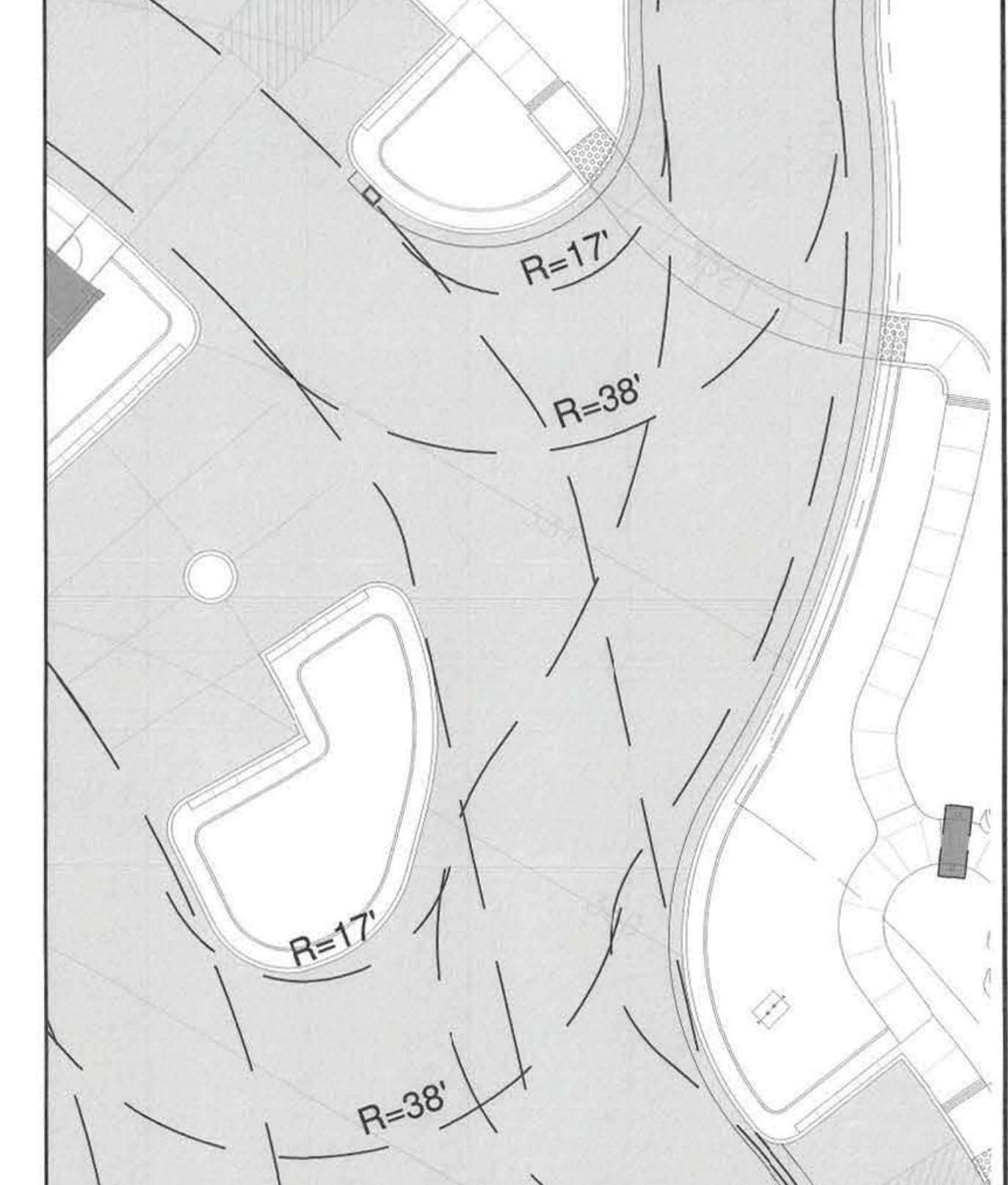
SHEET **FMP-1** OF 2

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.

SDP PERMIT# PA19-0242



TURN ENLARGEMENT NOT TO SCALE



FIRE MASTER PLAN BUILDING DATA & FIRE FLOW REQUIREMENTS

BUILDING	FLOORS FINISH GRADE	TYPE OF CONST.	BUILDING SQ. FT.	FIRE FLOW AFTER 50% CREDIT AT 20 P.P.S.I. FOR SPRINKLER SYSTEM (G.P.M.)	FIRE SPRINKLER SYSTEM TYPE
FITNESS BUILDING	1	VB	5,165	1500 GP @ 20 SPISI FOR 2 HOURS	NFPA FULL - 13
KIHAIUS BUILDING	1	VB	2,684	1500 GP @ 20 SPISI FOR 2 HOURS	NFPA FULL - 13
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RESTROOM BUILDING*	1	VB	770	1500 GP @ 20 SPISI FOR 2 HOURS	NFPA FULL - 13*

* RESTROOM BUILDING SHALL BE PROVIDED WITH AN INCREASE IN FIRE SPRINKLER DENSITY OF ONE PROTECTION LEVEL HIGHER THAN REQUIRED BY THE ADOPTED NATIONAL STANDARDS (NFPA 13) TO ALLOW FOR 225 HOSE PULL REACH PER ATTACHMENT 4G OF THE RANCH PLAN FIRE PROTECTION PROGRAM.

LEGEND

- EX FH EXISTING PUBLIC FIRE HYDRANT PER APPROVED BACKBONE FIRE MASTER PLANS
- INDICATES PROPOSED PUBLIC FIRE HYDRANT
- INDICATES PROPOSED PRIVATE FIRE HYDRANT
- BLUE DOT REFLECTIVE HYDRANT MARKER PER OCFA FIRE HYDRANT SIDE OF CENTERLINE
- HOSE PULL ACCESS - 150' MAXIMUM
- HOSE PULL ACCESS - 225' MAXIMUM
- INSTALL FIRE LINE SIGN PER DETAIL HEREON AS INDICATED IN THE CONSTRUCTION NOTES
- KB INSTALL SUB-KEYED KNOX BOX W/3 SETS OF ACCESS KEYS
- KP INSTALL KNOX-KEYED KNOX PAD LOCK
- BUILDING NUMBER - LEGIBLE FROM ACCESS DRIVE. NUMBERS SHALL BE 6" MINIMUM IN HEIGHT. FINAL LOCATION PER ARCHITECTURAL PLANS
- INDICATES 5' WIDE WALKING FIRE ACCESS GATE
- PROPOSED FIRE ACCESS TO MEET OCFA WEIGHT REQUIREMENTS OF 68,000LBS, 90% COMPACTION PAVED WITH AN ALL WEATHER DRIVE SURFACE.
- PRIOR APPROVED FIRE ACCESS
- NOT A PART OF FIRE ACCESS BUT MEETS OCFA WEIGHT REQUIREMENTS AND CAN BE USED.
- BUILDINGS WITHIN THE RADIANT HEAT / EMBER INTRUSION ZONE: REFER 2016 CBC CHAPTER 7A AND TO RANCH PLAN FIRE PROTECTION PROGRAM SECTION B-7 FOR CONSTRUCTION REQUIREMENTS. REFER TO THE RANCH CAMP FIRE PROTECTION PLAN SR027865
- INDICATES ATTACHED OVERHEAD SHADE STRUCTURE MEETING CHAPTER 7A REQUIREMENTS
- INDICATES FREESTANDING OVERHEAD STRUCTURE (NO COMBUSTIBLE CONSTRUCTION)
- OCFA TURNING RADI (17' INSIDE RADIUS AND 38' OUTSIDE RADIUS)

CONSTRUCTION NOTES

- 1 FIRE LANE ENTRANCE SIGN PER DETAIL PER APPROVED BACKBONE FIRE MASTER PLAN FOR PA3.1 TTM 17931, OCFA REV SR283304
- 2 INSTALL FIRE LANE NO PARKING SIGN PER DETAIL PROVIDED ON SHEET FMP-1
- 3 INSTALL SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY KEYS.
- 4 INSTALL SUB-KEYED KNOX PAD LOCK. AT FIRE ACCESS GATE ONLY
- 5 BLUE DOT REFLECTIVE FIRE HYDRANT MARKER-SEE LEGEND THIS SHEET
- 6 BUILDING ADDRESS LOCATION. FINAL LOCATION PER ARCHITECTURE PLANS
- 7 INSTALL 5' WIDE FIRE ACCESS GATE WITH A SUB-KEYED KNOX PAD

SDP PERMIT# PA19-0242



SCALE: 1" = 40'-0"

0 40' 80' 120' 160'

NORTH

THE RANCH CAMP - FIRE MASTER PLAN PLAN SET: "C" PLAN CONTROL DATE: 05/04/2020

PREPARED FOR:

RMV COMMUNITY DEVELOPMENT, LLC

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

LANDSCAPE ARCHITECT:

LAND CONCERN

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PREPARED BY:

firesafe

PLANNING SOLUTIONS

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SAN CLEMENTE, CA 92672
(949) 240-5911

THE RANCH CAMP FIRE MASTER PLAN

FIRE MASTER PLAN LAYOUT

TTM 17931 LOTS 78, 79, 80, 81, 82 & 83

OCFA SERVICE REQUEST NO. 287366

PREVIOUSLY APPROVED NO. 283228

ORANGE COUNTY FIRE AUTHORITY

SHEET **FMP-2** OF 2

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THE RANCH CAMP

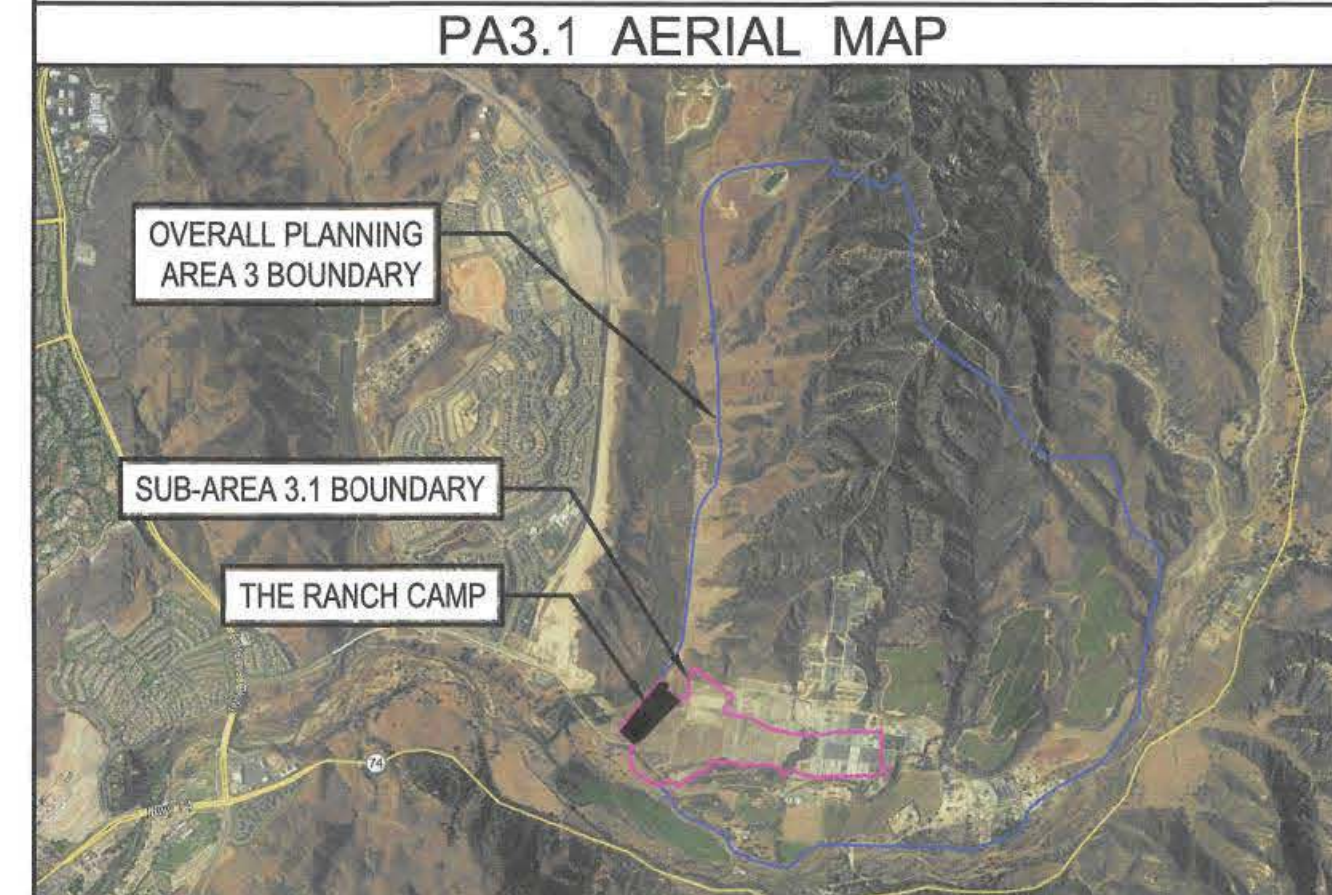
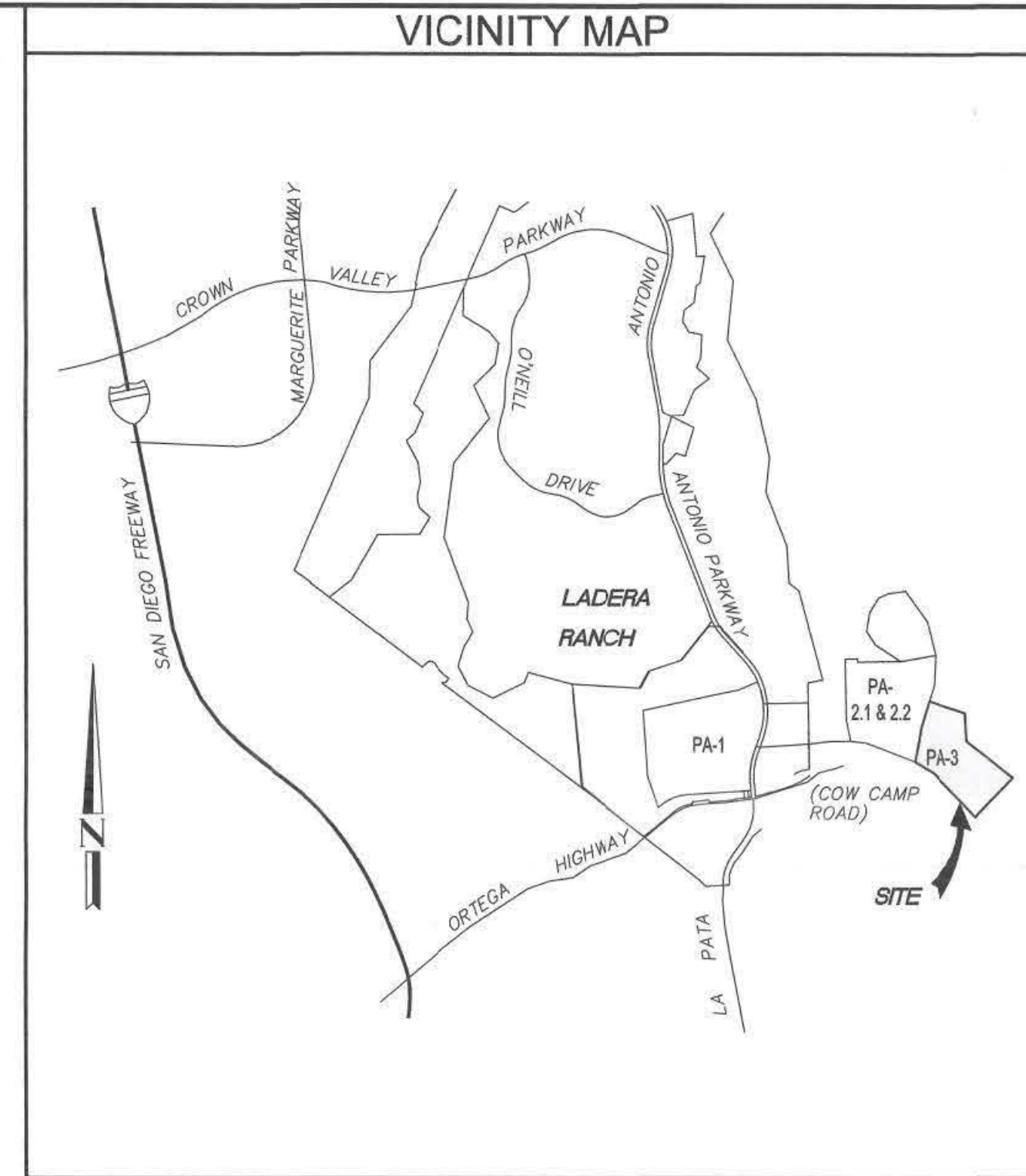
PLANNING AREA 3.1

FIRE PROTECTION PLAN

TENTATIVE TRACT MAP 17931 - LOTS 78,79,80,81,82 & 83

O.C.F.A. S.R. #: 287365

PREVIOUSLY APPROVED SR. 284975 & S.R. #: 283227



NO.	DATE	REVISIONS
1	01/15/2020	THIS FIRE PROTECTION PLAN HAS BEEN REVISED TO INDICATE THE OVERHEAD STRUCTURES WITHIN THE FUEL MODIFICATION ZONES AS NO COMBUSTIBLE CONSTRUCTION UTILIZING CONCRETE OR METAL ONLY.
2	03/06/2020	THIS FIRE PROTECTION PLAN HAS BEEN REVISED TO MATCH THE CURRENT SITE PLAN INCLUDING: REMOVAL OF THE OVERHEAD STRUCTURE NEAR THE FITNESS PAVILLION (OH-2 ON THE PREVIOUSLY APPROVED PLAN) AND REPLACED WITH THREE (3) SMALLER OVERHEADS INDICATED AS OH-2, OH-3 AND OH-4 ON THIS REVISION. FOUR (4) ENTRY ARBORS HAVE BEEN ADDED NEAR THE HERITAGE HOUSE AND EVENT BARN INDICATED AS OH-7, OH-8, OH-9 & OH-10 ON THIS PLAN; AN ADDITIONAL TRASH ENCLOSURE HAS BEEN PROVIDED NEXT TO LOT 82 (INDICATED AS TR-2) AND THE TRASH ENCLOSURE (TR-1) AND THE PLANTER ISLAND HAVE BEEN ADJUSTED SLIGHTLY. LASTLY, THE HERITAGE HOUSE HAS BEEN ROTATED, HOWEVER THE GENERAL LOCATION HAS NOT CHANGED.

SHEET INDEX	
NO. IN SET	SHEET TITLE
FPP-1	TITLE SHEET
FPP-2	THE RANCH FIRE PROTECTION PLAN

OCFA APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required test, notations herein, conditions in correspondence and conformance with applicable regulations. The examples of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: 287365
Fee Codes: 146
Plan Type: Fire Protection Plan
By: Douglas Hartman
Emp #: 3025 Date: 3/11/2020

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes: Rev to 284975

SCALE: 1" = 200'-0"

0 200' 400' 600' 800'

NORTH

THE LAGOON - FIRE PROTECTION PLAN	PLAN SET: "C"
PLAN CONTROL	DATE: 03/06/2020

PREPARED FOR:

RMV COMMUNITY DEVELOPMENT, LLC

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

LANDSCAPE ARCHITECT:

LAND CONCERN
LANDSCAPE ARCHITECTURE

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PREPARED BY:

firesafe
PLANNING SOLUTIONS

302 N. EL CAMINO REAL, SUITE 202
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(949) 240-9911

THE RANCH CAMP
FIRE PROTECTION PLAN
TITLE SHEET

TTM 17931 LOTS 78, 79, 80, 81, 82 & 83
OCFA SERVICE REQUEST NO. 287365
PREVIOUSLY APPROVED OCFA SERVICE REQUEST NO. 284975 & 283227
ORANGE COUNTY FIRE AUTHORITY

SHEET
FPP-1
OF 2

SDP PERMIT# PA19-0242

OCFA SR #: 287365 - THE RANCH CAMP - RMV PA 3.1 - FIRE PROTECTION PLAN

ABBREVIATION LEGEND

CB-# CABANA
 OH-# OVERHEAD STRUCTURE
 SC-# SHADE CANOPY
 TR-# COVERED TRASH ENCLOSURE

CBC CHAPTER 7A SCREENING FORM

RADIANT HEAT/EMBER MITIGATION ZONE

Ranch Plan Fire Protection Program
 Fire Protection Plan 2016 CBC Chapter 7A Screening Form
 Radiant Heat/Emer Mitigation Zone

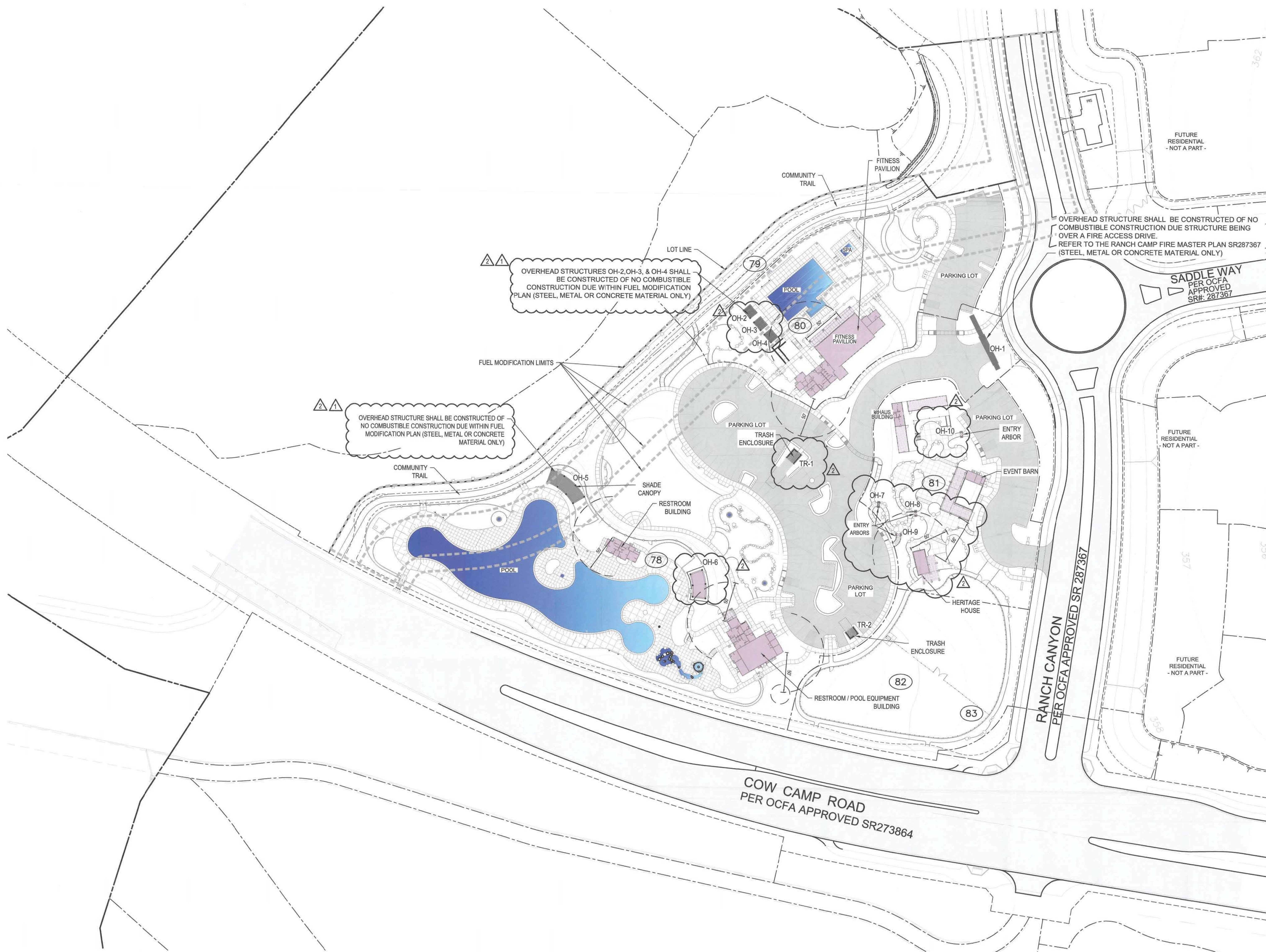
Detail Legend (Architectural Details from Approved RPPPPP):
 A: Details R09 thru R10 Exterior Wall/Pool Projections B: Details R08 thru R08 Windows
 C: Details R09 thru R11 Attic Ventilation/Valley Detail D: Details R12 thru R15, R23 & R24 Open Roof Eaves and Rafters
 E: Details R19 thru R22 & R25 thru R27 Closed Eaves and Rafters F: Details R28 thru R31 Decks

Chapter 7A Code Section

Code Section	Yes	No	CCFA has approved the following:
703A.2 Testing Qualifications	X		
703A.3 Approved Agency	X		
703A.4 Labeling	X		
703A.5 Weathering and Surface Protection	X		
703A.7 Standards of Quality	X		
703A.2 Corrosion Resistant Material (on one 70A.3	X		
704A.3 Alternative for 704A.2 above 7	X		
705A.1 Roofing General	X		C, D, E
705A.2 Roof Coverings	X		C, D, E
705A.3 Roof Valleys	X		C, D, E
705A.4 Roof Gutters	X		C, D, E
705A.1 Vents General	X		C, D, E
706A.2 Vents Requirements	X		C, D, E
706A.3 Vents Eaves and Cornices	X		C, D, E
707A.2 Exterior Covering General	X		A
707A.3 Exterior Walls	X		A
707A.3.1 Extent of Exterior Wall Covering	X		A
707A.4 Open Roof Eaves	X		D
707A.5 Enclosed roof Eaves and Roof Soffits	X		E
707A.6 Exterior Porch Ceilings	X		A
707A.7 Floor Projections	X		A
707A.8 Underfloor Projection	X		A
707A.9 Underlayment of Appendages	X		A
708A.2.1 Exterior Window and Glazed Doors	X		B
708A.2.2 Structural Glass Veneer	X		B
708A.3.1 Exterior Door Glazing	X		
708A.3 Exterior Doors	X		
708A.3 Decking Surfaces	X		F
710A.1 Accessory Structures General	X		
710A.2 Applicability	X		
710A.3 Location of Accessory Structures	X		
710A.4 Requirements Construction Type	X		

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

Name of Community: RMV - THE LAGOON & THE RANCH CAMP
 List the first tract and lot numbers on the lines below that this form is associated to:
 TRACT 17811, LOTS 78, 79, 80, 81, 82, & 83 - FITNESS PAVILION, KIHAIUS BUILDING, EVENT BARN, HERITAGE HOUSE, RESTROOM BUILDING, RESTROOM / POOL EQUIPMENT BUILDING, OH-6, OH-8, OH-9 & OH-10
 Rancho Mission Viejo, 28811 Ortega Highway San Juan Capistrano, CA 92675
 David Oatis, as agent for RMV THE RANCH CAMP 949-240-5911, March 06, 2020



OVERHEAD STRUCTURES OH-2, OH-3, & OH-4 SHALL BE CONSTRUCTED OF NO COMBUSTIBLE CONSTRUCTION DUE WITHIN FUEL MODIFICATION PLAN (STEEL, METAL OR CONCRETE MATERIAL ONLY)

OVERHEAD STRUCTURE SHALL BE CONSTRUCTED OF NO COMBUSTIBLE CONSTRUCTION DUE WITHIN FUEL MODIFICATION PLAN (STEEL, METAL OR CONCRETE MATERIAL ONLY)

OVERHEAD STRUCTURE SHALL BE CONSTRUCTED OF NO COMBUSTIBLE CONSTRUCTION DUE STRUCTURE BEING OVER A FIRE ACCESS DRIVE. REFER TO THE RANCH CAMP FIRE MASTER PLAN SR287367 (STEEL, METAL OR CONCRETE MATERIAL ONLY)

RANCH CANYON PER OCFA APPROVED SR 287367

COW CAMP ROAD PER OCFA APPROVED SR273864

SCALE: 1" = 50'-0"

0 50' 100' 150' 200'

NORTH

THE LAGOON - FIRE PROTECTION PLAN
 PLAN SET: "C"
 PLAN CONTROL DATE: 03/06/2020

PREPARED FOR:

RMV COMMUNITY DEVELOPMENT, LLC

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

LANDSCAPE ARCHITECT:

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THE RANCH CAMP FIRE PROTECTION PLAN
FIRE PROTECTION PLAN LAYOUT

TTM 17931 LOTS 78, 79, 80, 81, 82 & 83
 OCFA SERVICE REQUEST NO. 287365
 PREVIOUSLY APPROVED OCFA SERVICE REQUEST NO. 284975 & 283227
ORANGE COUNTY FIRE AUTHORITY

SHEET
FPP-2
 OF 2



287365

SDP PERMIT# PA19-0242