



ITEM #1

SUBDIVISION COMMITTEE REPORT

- **DATE:** April 3, 2019
- TO: OC Subdivision Committee

FROM: OC Development Services / Land Development Division

- **SUBJECT:** "B" Vesting Tentative Tract Map 17575 within Planning Area 2, Subarea 2.4, Ranch Plan Planned Community
- PROPOSAL: Esencia Retail, LLC requests approval of "B" Vesting Tentative Tract Map 17575 (VTTM 17575) to subdivide 42.3 acres identified as Planning Area 2, Subarea 2.4 of the Ranch Plan Planned Community into forty (40) numbered lots for Urban Activity Center (UAC) and Neighborhood Commercial (NC) development, as well as four (4) lettered lots for access and utility easement purposes.
- **ZONING:** Ranch Plan Planned Community (PC) Urban Activity Center (PC Section III.D)
- GENERAL 6 "Urban Activity Center"
- PLAN:
- LOCATION: The 42.3-acre Tract Map area in Subarea 2.4 of the Ranch Plan Planned Community, in southeastern unincorporated Orange County, east of Antonio Parkway and north of Cow Camp Road between Chiquita Canyon and Gobernadora Canyon, in the 5th Supervisorial District. "B" VTTM 17575 is located on Lots 3-18 and Lot B of "A" Final Map 17564.
- LANDOWNER/ Esencia Retail, LLC SUBDIVIDER:
- APPLICANT: Esencia Retail, LLC
 - Jay Bullock, Vice President, Planning and Entitlement
- STAFFRobert Zegarra, Planner, Land Development DivisionCONTACT:Phone: (714) 667-8893FAX: (714) 667-7560Email: robert.zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the Subdivision Committee:

- 1. Receive and review staff report;
- 2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of Vesting Tentative Tract Map (VTTM) 17575, 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, and the Planning Area 2 Addendum.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in VTTM17575. 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 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, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for VTTM17575.
 - 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 VTTM17575, subject to the attached Findings and Conditions of Approval.

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

BACKGROUND AND EXISTING CONDITIONS:

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

Currently, Planning Area 1.1 of the Ranch Plan is complete. The Master Area Plan (PA130006) and Subarea Plans (PA130001 - PA130004) for Planning Area 2 were approved on March 27, 2013. PA2 Master Area and Subarea Plan Amendments (PA150047) were approved May 22, 2017 as part of a comprehensive reallocation. Final Tract Map 17564 for Subarea 2.4 was approved on October 20, 2015 by the County of Orange Board of Supervisors and was recorded on October 28, 2015. Currently, Subarea 2.4 is being rough graded consistent with Final Tract Map 17564, with street improvements already constructed.

Proposed Project

Esencia Retail, LLC requests approval of "B" Vesting Tentative Tract Map 17575 (VTTM 17575) to subdivide 42.3 acres, in Subarea 2.4 of the Ranch Plan Planned Community, into forty (40) numbered lots for Urban Activity Center (UAC) and Neighborhood Commercial (NC) development, as well as four (4) lettered lots for access and utility easement purposes.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- Northerly: Single-family homes by CalAtlantic Group Inc. (Tract 17598)
- Easterly: Los Patrones Parkway
- Southerly: Chiquita Canyon Drive (Tract 17562)
- Westerly: Single-family homes by William Lyon Homes (Tract 17601); Single-family homes by the New Home Company (Tract 17604)

Please refer to the General Vicinity Map below.

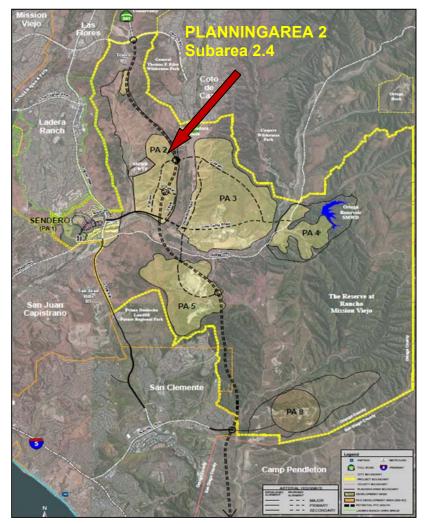


Exhibit 1 - General Vicinity Map

Planning Area 2 - Subarea 2.4 Urban Activity Center N.A.P. LEGEND Ranch Plan Boundary Planning Area Boundary Planning Subarea Boundary **Development Area** Existing Arterials **Proposed Arterials** Proposed Neighborhood Access DDDDDD State Route 241 Right -of-Way Reserve 10' Interval Grading AQ (Age Qualified) AQ 175 91-72 DU PA-3 2000' 0 1000' 4000' SUBAREA 2.4 Exhibit: 4

Below is the Master Area Plan Land Use Map for Planning Area 2.4:

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

A Notice of Public Meeting was mailed to all property owners of record within 300 feet of the subject site on March 21, 2019. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the 300 N. Flower Building, as required by established public meeting posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum which was certified on March 27, 2013. This finding is appropriate and complies with the intent of CEQA, pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "B" VTTM 17575.

DISCUSSION/ANALYSIS:

General Description

"B" VTTM 17575 proposes to subdivide a 42.3 acre site located within Planning Area 2, Subarea 2.4 of the Ranch Plan Planned Community into forty (40) numbered lots for Urban Activity Center (UAC) and Neighborhood Commercial (NC) development, as well as four (4) lettered lots for access and utility easement purposes. Access to the tract is provided from Airoso Street at three different locations. The requested subdivision is necessary to accommodate the future Mixed-Use Center, of which the first phase is concurrently being processed under Site Development Permit application PA180026.

As discussed, the project site was previously recorded as Tract 17564, which subdivided the site into 16 numbered lots (12 lots for Urban Activity Center, 4 lots for Neighborhood Center) and 1 lettered lot for slopes and landscaped open spaces. The site has been rough graded; however no further construction has occurred. Under proposed VTTM 17575, the numbered lots on the project site would increase from 16 lots to 40 lots, and the lettered lots would increase from 1 lots to 4 lots. Although numbered lot sizes will decrease to accommodate the proposed Mixed-Use Center design, all proposed lots will still meet the minimum site requirements, per the Ranch Plan PC Text Section III.C (Neighborhood Center) and Section III.D (Urban Activity Center). Additionally, the proposed subdivision will not change the existing alignment of streets surrounding the project site. Upon approval of VTTM 17575, the applicant will be required to obtain a Site Development Permit and obtain new construction permits to develop the project site consistent with the new tract layout.

Consistency Analysis:

Proposed "B" VTTM 17575 is consistent with:

- a. State Subdivision Map Act and County of Orange Subdivision Code and Manual In Compliance.
- b. General Plan, Land Use Element: 6 Urban Activity Center. The proposed map is consistent with the 6 Urban Activity Center designation.
- b. Zoning: Planned Community. The proposed map is in conformance with the County of Orange Planned Community District regulations as regulated by the Ranch Plan Planned Community Text, statistical summary, and development maps. The proposed map is consistent with the PA2 Master Area Plan (PA130006), Subarea Plan 2.4 (PA130004), and the PA2 Master Area and Subarea Plan Amendments (PA150047).
- e. CEQA: The proposed map is consistent with Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum, certified on March 27, 2013.
- f. Alternative Development Standards: There are no Alternative Development Standards proposed for the proposed map.
- g. Regulation Compliance Matrix: Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

Estimated Earthwork

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e. Master Area Plan (PA2), Subarea Plan 2.4, Tract 17564, and related grading permit GA150007). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Planning Area 2 Addendum (PA130006, and PA130001 through PA130004).

Drainage:

The subject property is within the area covered by the Ranch Plan Planned Community Runoff Management Plan and within the Master Plan of Drainage (MPD) for Subareas 2.3 and 2.4. No MPD facilities have been identified or approved within the site and no MPD fees are required.

Recreation and Open Space:

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

- Master Plan of Regional Recreation Facilities There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) The proposed map is subject to the requirements of the Master Plan of Local Parks (Local Park Code). Said requirements can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan

(LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, and 2nd Amendment approved on July 16, 2014.

Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 96 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. The Ranch Plan LPIP indicates 1.6 acres (private recreation facilities) of the 96-acre total parkland will be required in PA2, based on the 3,291 dwelling units entitled by the PA2 Master Area Plan PA130006, per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). The park requirements for PA2 identified in the Ranch Plan LPIP have been met and exceeded through the recordation of Final Tract Map 17562 for Subarea 2.2, which included 4.9 acres of private recreation facilities, and the recordation of Final Tract Map 17563 for Subarea 2.3, which included 21.846 acres of dedicated public park land.

- Resources Element Open Space Component There are no open space dedication requirements of the subject map.
- OCTA Strategic Plan for Bikeways There are no County-wide bikeways identified within the area of this map.

Public Services & Utilities

- Schools This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts.
- Facilities Fees Programs This project area is included within the Ranch Plan Planned Community Development Agreement which phases development commensurate with public services and facilities.
- Water/Sewer This project is within the boundaries of the Santa Margarita Water District. The District stated in their "will-serve" letter dated March 12, 2019, that the District will be capable of providing water and sewage disposal service to this development.
- Water Quality Control This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.
- Fire Protection and Safety Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development, per the TT17575 Fire Master Plan approved by OCFA March 18, 2019 (SR #273550). Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations.
- County Service Area (CSA) This property is within the boundaries of County Service Area No. 26.

Traffic/Circulation

- Scenic Highway Corridors There are no roadways within this project that are identified in the Master Plan of Scenic Highways.
- Access/Highways/Streets/Roads Access to the site is via Airoso Drive. Internal tract access will be provided by internal driveways.

- Major Thoroughfare and Bridge Fee Program This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off-Site Fee Program The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

Multiple Final Map Phasing

As indicated on the Map under Note #24 of VTTM 17575, the option of multiple final maps phasing has been requested as part of the approval of this Vesting Tentative Tract Map.

DEVIATIONS FROM STANDARDS OF DESIGN:

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

ALTERNATIVE DEVELOPMENT STANDARDS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards may be incorporated into the development, provided they are listed within the "Notes" portion of the cover page of VTTM 17575. No Alternative Development Standards have been listed for this map.

CONCLUSION:

Upon review of the subject submittal, staff supports approval of the applicant's proposed "B" Vesting Tentative Tract Map 17575 (VTTM 17575) pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps).

Submitted by:

NON

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

CERTIFICATION:

I hereby certify that the Tentative Tract Map 17575 was approved by the Orange County Subdivision Committee on April 3, 2019, per the findings in Appendix A and the conditions in Appendix B.

Colby Cataldi, Deputy Director OC Development Services

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant's Letter of Proposal
- 2. Will Serve Letter
- 3. Project Plans and Fire Master Plan

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

APPENDIX A



1

Appendix A Findings TT17575

TT17575 (Custom)

EIR AND ADDENDUM

That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; and the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013 prior to project approval:

a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of VTTM17575, 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, and the Planning area 2 Addendum.

b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in VTTM17575. 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, and the Planning Area 2 Addendum 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 TT17575 (Custom)

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), and the Planning Area 2 Addendum (PA130001-0004 and PA130006).

3	GENERAL PLAN CONSISTENCY	TT17575
That the propose	d map is consistent with the Orange County General Plan	
4	DESIGN & IMPROVEMENT	TT17575
That the design a	and improvement of the proposed subdivision are consistent	nt with the Orange County General Plan.
5	DEVELOPMENT TYPE	TT17575
That the propose	d site is physically suitable for the proposed type of develo	opment.
6	DEVELOPMENT DENSITY	TT17575
That the propose	d site is physically suitable for the proposed density of dev	velopment.
7	ENVIRONMENTAL DAMAGE	TT17575
0	of the subdivision or the proposed improvements are not ildlife or their habitat.	t likely to cause substantial environmental damage or substantial and avoidable
3	PUBLIC HEALTH	TT17575
That the design of	of the subdivision and the type of improvements proposed	are not likely to cause serious public health problems.
9	PUBLIC EASEMENTS	TT17575
	of the subdivision and the type of improvements propos oublic-at-large for access through or use of property within	sed will not conflict with easements of record or established by court judgment the proposed subdivision.
10	SUBDIVISION / ZONING CODE CONSISTENCY	TT17575
That the propose	d subdivision complies with the requirements set forth in t	he Orange County Subdivision Code and the Orange County Zoning Code.
11	ZONING CONSISTENCY	TT17575
	and improvement of the proposed subdivision are suitable g regulations pursuant to Section 7-9-254 of the Subdivisio	e for the uses proposed, and the subdivision can be developed in compliance with in Code.
12	SEWER SYSTEM	TT17575 (Custom)
	ge of waste from the proposed subdivision into the existi scribed by the California Regional Water Quality Control F	ing sewer system of the Water District will not result in violations of existing

requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

NATURAL HEATING AND COOLING TT17575

FFF PROGRAMS

That the design of the subdivision and its improvements do provide, to the extent feasible, for future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).

TT17575

14

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That the following determinations apply to fees required by Sections 7-9-700 through 713, Codified Ordinances of Orange County:

A. Purpose of fees: Fire protection, paramedic, law enforcement, library, and general County services.

B. Use of fees: Construction of new fire station, sheriff substation, library, and general County facilities in newly developing areas which have inadequate service.

C. Relationship between use of fees and type of development: Dwelling units and commercial/industrial structures and their occupants require fire protection, paramedic, law enforcement, library, and general County services.

18

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

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

15 That because of _I Map Act.	EXPIRATION OF MAPS participation in fee programs for off-site improvements,	TT17575 this project will qualify for consideration under Section 66452.6 of the Subdivision
16	LOCAL PARK CODE	TT17575 (Custom)

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

17 DEVELOPMENT AGREEMENT TT17575 That the Development Agreement contains provisions requiring developer participation in fee programs, facility construction and development phasing and is therefore in compliance with the adopted Growth Management Element in terms of public services and facilities being made available to accommodate development.

APPEAL OF EXACTIONS

TT17575 That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.

APPENDIX B

Appendix B Conditions of Approval TT17575

RANCH PLAN REGULATION COMPLIANCE MATRIX TT17575 (Custom) The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix: to the satisfaction of the appropriate decision maker listed in each applicable Regulation Compliance Matrix item. The applicable requirements are listed below and attached as Appendix C: a. Prior to Recordation: 139: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants CC&R Prohibition 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary) 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) - Drainage Study 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 529: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 532: EIR 589 Standard Condition 4.5-4 (D04b) - Master Plan of Drainage 533: EIR 589 Standard Condition 4.5-5 (D06b) - Subordination of Easements 534: EIR 589 Standard Condition 4.5-5 (D06b) - SMWD Easements 535: EIR 589 Standard Condition 4.5-6 (D07b) - Regional Facility Improvements 536: EIR 589 Standard Condition 4.5-7 (D10) - Runoff Management Plan 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) - Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP) 544: EIR 589 Standard Condition 4.6-2 (T01) – Vehicular Access Rights 545: EIR 589 Standard Condition 4.6-3 (T02) - Private Street Improvements 546: 546.1: 546.2 & 546.3: SC 4.6-4: (T04) - Street Improvements 549: EIR 589 Standard Condition 4.6-7 (T08) - Traffic Signal Conduit 550, 550.1, 550.2 & 550.3: EIR 589 Stand. Cond. 4.6-8 (T12) - Internal Circulation 551: EIR 589 Standard Condition 4.6-9 (T13b) - Traffic Signal Maintenance Easement 552: EIR 589 Standard Condition 4.6-10 (T14b) – Traffic Signal Installation 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation 589.1: EIR 589 Standard Condition 4.15-1 - Water Improvement Plans 597: EIR 589 Standard Condition 4.15-9 - Capistrano Unified School District fees 619: Ranch Plan Fire Prot. Program Cond. 4 - OCFA Administrative Approval b. Prior to Approval of Site Development Permit 109: EIR 589 Mitigation Measure 4.7-3 – Shade Trees in Parking Lot Design 110: EIR 589 Mitigation Measure 4.7-3 - Use of Light-Colored Roof Materials c. Prior to Issuance of Grading Permits 521: EIR 589 Standard Condition 4.4-1 (G01) - Geotechnical report 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary) 524: EIR 589 Stand. Cond. 4.4-3 (G04) - Off-site Letter of Consent (if necessary) 525: EIR 589 Standard Condition 4.4-4 (G09) - Consistency with Planning Approval 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) - Drainage Study 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) - Drainage Improvements 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) - Drainage Improvements 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP) 540: EIR 589 St. Cond. 4.5-10 (WQ04) - Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) - Erosion and Sediment Control Plan 548: EIR 589 Standard Condition 4.6-6 (T07) - Sight Distance 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust 556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control 557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) - Sound Attenuation 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential 567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping 571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance 589: EIR 589 Standard Condition 4.14-2 - Hazardous Materials 616: Ranch Plan Fire Prot. Program Cond. 3.d. - Precise Fuel Modification Plan d. Prior to Precise Fuel Modification Plans: 138: EIR 589 Mitigation Measure 4.9-27 - Invasive Plants and Fuel Modification e. Prior to Issuance of Building Permit: 111: EIR 589 Mitigation Measure 4.7-3 - Use of Light-Colored Roof Materials 140: EIR 589 Mitigation Measure 4.9-28 - Open Space habitat, light shields 206: EIR 589 Mitigation Measure 4.15-5 - Capistrano Unified School District fees 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP) 538: EIR 589 St. Cond. 4.5-8 (WQ03) - Water Quality Management Plan (WQMP) 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP) 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan 547: EIR 589 Standard Condition 4.6-5 (T05) - Major Thoroughfare & Bridge Fees 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) - Internal Circulation 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) - Sound Attenuation 561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential 564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) - Public Area Landscaping 570: EIR 589 Standard Condition 4.10-3 (LG01) - Light and Glare 589: EIR 589 Standard Condition 4.14-2 - Hazardous Materials 617: Ranch Plan Fire Prot. Program Cond. 3.e. - Vegetation Clearance

Appendix B: Conditions of Approval - TT17575

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

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

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

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

BUYER NOTIFICATION MAP TT17575 (Custom)

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.

WATER QUALITY MANAGEMENT PLAN TT17575

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.

COMPLIANCE WITH THE NPDES IMPLEMENTATION TT17575 4 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 WOMP.

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

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

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

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

2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or

3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (Appendix C - Items 539, 539.1, 539.2)

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INDEMNIFICATION

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

TT17575 (Custom)

BEST MANAGEMENT PRACTICES TT17575 (Custom)

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.

CHIQUITA CANYON DRIVE VEHICULAR ACCESS TT17575 (Custom)

Prior to the recordation of any final map that includes the area tentatively subdivided by lots adjacent to Chiquita Canyon Drive and which proposes vehicular access to or from Chiquita Canyon Drive, the applicant shall:

- 1. Verify that the proposed Chiquita Canyon Drive design (tentatively a right in right out 28' wide entry with curb returns) meets the following additional design criteria:
 - a. Striping of Chiquita Canyon Drive must correspond to future potential conditions for K Street
- b. Sufficient stacking length must be allowed for queuing of vehicles that have entered at the driveway, such that vehicles would not back up onto Chiquita Canyon Drive
- Develop a site plan and circulation plan for the southern lots of tentative tract map 17575 (or those portions of Final Map 17564) that allows for the safe and efficient movement of vehicles to and from Chiquita Canyon Drive and within the site, and either prohibits thru movement to the middle and northern portion of the site or de-emphasizes the Chiquita Canyon Drive entry as a major point of access through use of traffic calming, screening, and/or circulation configuration.

Appendix B: Conditions of Approval - TT17575

3. The applicant shall consider and evaluate alternative site configurations for this area, including locating the proposed service station on the site's southwestern lot (corner lot of Chiquita Canyon Drive and Airoso Street) instead of the southeastern lot.

APPENDIX C

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Appendix C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Pi	rior to F	Record	ation									
139			MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	Director, PDS Director, OC Planning	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for entire Planned Community, upon providing <u>RMV</u> <u>CC&Rs</u> summary <u>letter [Hyperlink #13]</u> stating CC&Rs contain language prohibiting the planting of plants on most current <u>California Invasive</u> <u>Plant Inventory</u> (www.cal-ipc.org) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	County of Orange Director of Planning & Development Services, Director, OC 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
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:			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.):			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:			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.):		(cont.):	 Design provisions for surface drainage; Design provisions for surface drainage; Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a) 	See above	See above		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
529		EIR 589	SC 4.5-2 (cont.)	recordation of a	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
532		EIR 589	SC 4.5-4	Prior to the	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	County of Orange Director of- Planning & Development Services, Director, OC Planning		See guidance above related to Item No. 30.	Each PA
533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	Director of Planning & Development Services- Director, OC Planning	that any granted easements are subordinate to	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):			restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts	County of Orange Director of Planning & Development Services – Director, OC Planning (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
535		EIR 589		Prior to County of Orange acceptance of improvements as identified by separate agreement the - recordation of a- Subdivision Map	Regional Facility Improvements:		Improvements:	Facility by the construction (or evidence of financial security, such as bonding) of, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision	Development- Services- Director, OC Planning (Orange County	Verification of construction and/or offer(s) of dedication for flood control improvements		Each PA
536		EIR 589		Prior to the recordation of a Subdivision Map	Runoff Management Plan:		Management Plan:	Management Plan (RMP) to the Manager,	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory Runoff Management Plan		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	permit (whichever comes first), the		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.):	biscuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA
545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	Private_Street Improvements:		Private_Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard		Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements (cont.) :		Street Improvements (cont.) :	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/in stallation of	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA

ltern No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA
549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development- Services,	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	 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
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition. T12).	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition, T13b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
552		EIR 589	SC 4.6-10		Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of % of the cost of //enter into an agreement with the County of Orange, accompanied by financial security, for the cost of % of) a traffic signal at the intersection of and in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	Director of	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
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 Gounty 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.)		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

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
589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract a- subdivision- maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	County of Orange Director of Planning & Development Services- Director, OC Planning (OCFA)	water improvement plans with subsequent construction of	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitination Measure 4 15-5)	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC- Wide
619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	Director, PDS , Director, OC Planning	Submit a copy of the proposed Tract map to OCFA for administrative approval		
COA #7		TT17575	Cond. #7	Prior to recordation of the final tract map			CHIQUITA CANYON DRIVE VEHICLUAR ACCESS	Prior to the recordation of any final map that includes the area tentatively subdivided by lots adjacent to Chiquita Canyon Drive and which proposes vehicular access to or from Chiquita Canyon Drive, the applicant shall: 1.Verify that the proposed Chiquita Canyon Drive design (tentatively a right in right out 28' wide entry with curb returns) meets the following additional design criteria: a.Striping of Chiquita Canyon Drive must correspond to future potential conditions for K Street b.Sufficient stacking length must be allowed for queuing of vehicles that have entered at the driveway, such that vehicles would not back up onto Chiquita Canyon Drive	Director, PDS, Director, OC Planning	Submittal of satisfactory street improvement plan, site plan, and circulation plan		

Appendix C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
COA #7 (Cont.)		TT17575	Cond. #7	Prior to recordation of the final tract map			CHIQUITA CANYON DRIVE VEHICLUAR ACCESS	 Develop a site plan and circulation plan for the southern lots of tentative tract map 17575 (or those portions of Final Map 17564) that allows for the safe and efficient movement of vehicles to and from Chiquita Canyon Drive and within the site, and either prohibits thru movement to the middle and northern portion of the site or de- emphasizes the Chiquita Canyon Drive entry as a major point of access through use of traffic calming, screening, and/or circulation configuration. The applicant shall consider and evaluate alternative site configurations for this area, including locating the proposed service station on the site's southwestern lot (corner lot of Chiquita Canyon Drive and Airosos Street) instead of the southeastern 	Director, OC Planning	Submittal of satisfactory street improvement plan, site plan, and circulation plan		

* In Coordination with Manager, OC Planned Communities

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
b. Pi	ior to /	Approv	al of Site	e Developme	ent Permit							
109		EIR 589		Prior to approval of Master Area- Plan or Subarea- Plan Site Development Permit	Air Quality	Shade trees, evaporative emissions	Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the princed capital should be in the	Planning	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level		Each PA
	111 (MM 4.7-3)	EIR 589	(cont.)	Prior to approval of Master Area- Plan of Subarea- Plan Site Development Permit	Air Quality	Light-colored roof materials	Colored Roof Materials to Reflect Heat	As a part of each Master Area Plan, the applicant shall identify how the use of light- colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall]	Director, PDS Director, OC Planning	Issuance of Building Permit (Evidence of reflection of materials)		Each PA

Appendix C

PA 2.3 "B" MAP REQUIREMENTS SORTED BY MILESTONE

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
c. Pr	rior to l			ding Permit	S							
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		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 Oraditive Goo)	Services, Director, OC Planning	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	(cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	f the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589		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)	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

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525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the Manager of Subdivision and Grading- Manager OC Planned Communities shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition 609)	County of Orange Director of- Planning & Development- Services, Director, OC Planning	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.):			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 02(2a)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	 Design provisions for surface drainage; Design provisions for surface drainage; Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a) 	See above	See above		Each PA

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

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	 Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing premeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval. WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)		Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, idal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of- ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	Building Permits, 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
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	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

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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	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	100 feet in any direction. b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under- carriages of trucks leaving construction sites.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _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

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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
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 sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA

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559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise- Generating Equipment (Non- Residential Projects):		Noise- Generating Equipment (Non Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County- certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	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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57	172-176 (MM 4.11-3)	EIR 589	-	grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:		HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	evidence that a County- certified archaeologist has been retained to observe grading and salvage, and	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre- grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Harbore, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	evidence that		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
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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COA# 3		PA2.3 "B" Map COAs		Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	County of Orange Manager, Building Inspection- Services, Manager, OC Inspection Division			Each PA
COA# 3 (cont.)		PA2.3 "B" Map COAs		See above	WQMP			This WQMP shall include the following: - Detailed site and project description - 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 tidentified in the BMP Exhibit; (2) identifies the entity that will be responsible for 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.	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division			Each PA

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d. P	rior to F	Precise	Fuel Mc	dification P	lans							
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.		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
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111			MM 4.7-3	Prior to issuance of building permits		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 Applica ble 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

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading 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 of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA
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. WO03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10		Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification 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 Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of- ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	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)	Director of Planning &	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development Services,	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.):	 Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12) 	See above	See above		Each PA

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550.4		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	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
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

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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):		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
564.1		EIR 589	SC 4.10-1 (cont.)	See above	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).	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

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589		EIR 589		Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	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	Director of Planning & Development Services-	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	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, 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.	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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f. Pr	ior to C	ombus	stible Co	nstruction								
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		
g. D	uring C	onstru	ction	1	1				1			
	196 (EIR 589, MM 4.14-13)		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-	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
h. P	rior to I	ssuand	ce of Cer	tificates of (Occupancy	•				•		
529		EIR 589	SC 4.5-2 (cont.)	recordation of a	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:	and occupancy, the applicant shall	County of Orange Manager of Building Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	 Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WO03) 	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.):	In plank Standard Londition with that 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.	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
560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	Inspection Services, Manager, OC Inspection Division	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	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 L Auth)	County of Orange Manager, Construction and Manager, Building Inspection. Services, Manager, OC Inspection Division	irrigation management		Each PA

ltem No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
568		EIR 589	SC 4.10-2 (cont.)		Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it	Director of Planning & Development Services, Director, OC	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.)	issuance of	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	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 1 A02h)	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.		Occupancy Requirements:		Occupancy Requirements:	use and occupancy, the applicant shall	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

PA 2.3 "B" MAP REQUIREMENTS SORTED BY MILESTONE

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i. Pri 572	ior to R	EIR 589		ing Bond 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)	Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities OC Public Works/OC	Approval of the paleontologist' s follow-up report		Each PA
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical- Facilities OC Public Works/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 22, 2018 Updated December 12, 2018

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

Subject: Subarea 2.4 Mixed Use Center – Vesting Tentative Tract Map 17575

Ms. Jiménez,

On behalf of Rancho Mission Viejo, we hereby submit the attached application to allow OC Subdivision Committee approval of Vesting Tentative Tract Map (VTTM) 17575 for the Subarea 2.4 Mixed Use Center.

Project Location/Ownership:

The 42.3-acre project site is bounded by Los Patrones Parkway, Airoso Street and Chiquita Canyon Drive within the Ranch Plan Planned Community - Planning Area 2 (PA2), Subarea 2.4 and Final Tract 17564. The land ownership of the proposed project site is Esencia Retail, LLC.

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.

Final Tract Map 17564 was recorded October 28, 2016, allowing the development of 18 numbered master lots for an Urban Activity Center and Neighborhood Commercial development, as well as six lettered lots for natural open space slopes and right-of- way reserve for future State Route 241 extension/Los Patrones Parkway.

Existing Conditions:

The project site has been graded per GA150007. Approved residential neighborhoods are in the process of development surrounding the project. Construction has been completed on each of the surrounding streets: Los Patrones Parkway, Airoso Street and Chiquita Canyon Drive.

Project Proposal:

The proposed 42.3-gross acre Vesting Tentative Tract Map TT17575 is proposed as a vesting an "A" master tentative tract map, which would subdivide Tract 17564 Lots 3-15 to allow Urban Activity Center uses in conformance with Ranch Plan PC Program Text Section III.D Urban Activity Center (UAC), and retail uses in conformance with PC Text Section III.C Neighborhood Center

Additional Information:

a. Access from Chiquita Canyon Road will be addressed per a condition of approval:

Prior to recordation of the phased final map which includes the most southerly TT17575 lots adjacent to Chiquita Canyon Drive, RMV shall verify that the proposed Chiquita Canyon Drive right-in/right-out 28' wide entry with curb returns meets the following additional design criteria:

- 1. Striping of Chiquita Canyon Drive must correspond to future potential conditions for K Street.
- 2. Sufficient stacking room must be allowed for queuing of vehicles that have entered at the driveway, such that vehicles would not back up onto Chiquita Canyon Drive.
- 3. The site plan and circulation network for the phased southerly TT17575 lots must de-emphasize the Chiquita Canyon Drive entry as a major point of access through use of traffic calming and/or circulation configuration.
- 4. The site plan and circulation network for the phased central and north TT17575 lots must emphasize the 4 entryways off Airoso Street as the most direct path of travel to and from the central and northerly portion of TT17575.
- b. As a vesting tentative tract map, residential units allowed per the Urban Activity Center zoning could be constructed within this Tentative Tract as long as all other planning approvals were obtained. These residential units would be considered as applicable per the Local Park Implementation Plan, and would be subject to applicable school fees.
- c. Note 37 has been added: "In accordance with section 66428 of the State of California Government Code (Subdivision Map Act) and Section 7-9-343 of the County of Orange Subdivision Code, the requirements of the Subdivision Code are automatically waived when a new condominium project is created or established on an existing building site."
- d. TT17575 is within the San Diego region of the Regional Water Quality Control Board.

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 2.4 (PA130004) allows Urban Activity Center and Neighborhood Center uses, as did subsequent approval of the PA2 Area Plan Reallocation (PA150057).
- 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; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; and the Planning Area 2 Addendum, approved on March 27, 2013; 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, Addendum 1.0, Addendum 1.1, and the Planning Area 2 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 PA2 Master Area Plan PA13-0006 and Subarea Plan 2.4 PA13-0004 conditions of approval.

Environmental Analysis:

The PA2 Addendum was prepared 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:

VTTM 17575 would be reviewed by all applicable internal OC Public Works departments. No external entities would appear to have interest in reviewing VTTM 17575. No cities are located near PA2. OCFA must approve the related Fire Master Plan.

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

Sincerely,

Jay Bullock Vice President, Planning and Entitlement Rancho Mission Viejo

ATTACHMENT 2

BOARD OF DIRECTORS

BETTY H. OLSON, PH.D CHARLEY WILSON CHARLES T. GIBSON SAUNDRA F. JACOBS JUSTIN McCUSKER

> DANIEL R. FERONS GENERAL MANAGER

Santa Margarita Water District

March 12, 2019

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

Subject: Preliminary Water and Sewer Letter for RMV Community Development, LLC, VTTM 17575 Lots 1-40, Rancho Mission Viejo, in Improvement District No. 4C

Greetings:

This letter is in response to a request by RMV Community Development, LLC (Developer) for a preliminary water and sewer letter for the subject tract.

The Santa Margarita Water District (District) supplies all of its current customers with domestic water purchased from the Metropolitan Water District of Southern California (Metropolitan) through the Municipal Water District of Orange County (MWDOC), which acts as a wholesaler to its member agencies. It is anticipated the subject tract would also be supplied with available domestic water purchased from Metropolitan through MWDOC. This preliminary water and sewer service letter is subject to the Developer's successful completion of the Master Plan based on all remaining redline comments, the receipt of the OCFA approved Fire Master Plan, the assurance that the lettered lots on the Final Map, intended to overlay and be consistent with the SMWD easement for facilities and access through the development, remain under the ownership of one entity. Subject to the Developer's successful completion of standard access easement widths over all District facilities located outside the public right-of-way consistent with the lettered lots belongs to one entity in their entirety, the District can and will provide domestic and non-domestic water service to each and every building lot within the subject tract.

Furthermore, and subject to the Developer's successful completion of the in-tract sewer facilities, and the provision of standard access easement widths over all District facilities located outside the public right-of-way consistent with the lettered lots belonging to one entity in their entirety, the District can and will provide sewer service to each and every building lot within the subject tract without exception.

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

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

Sincerely,

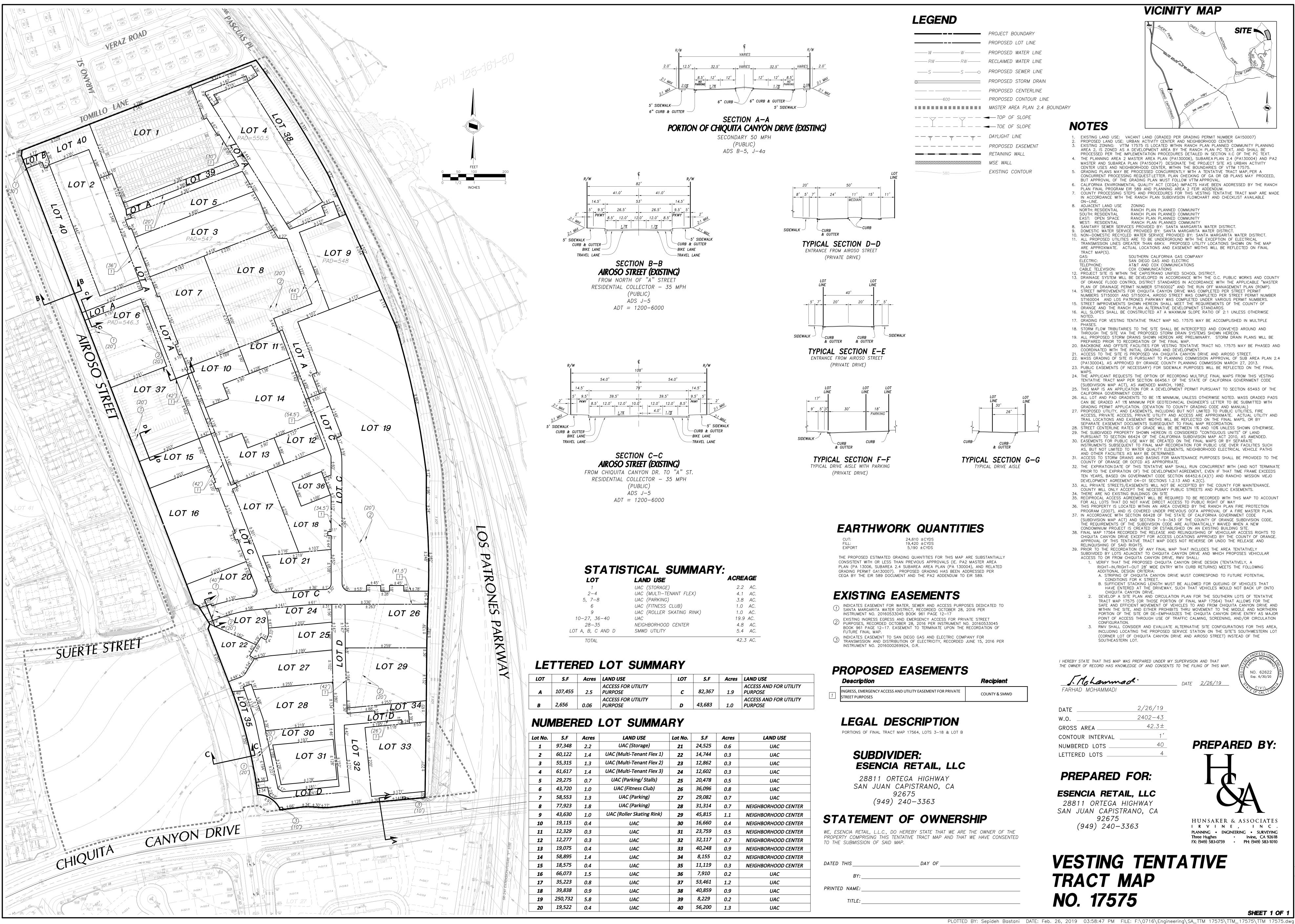
SANTA MARGARITA WATER DISTRICT

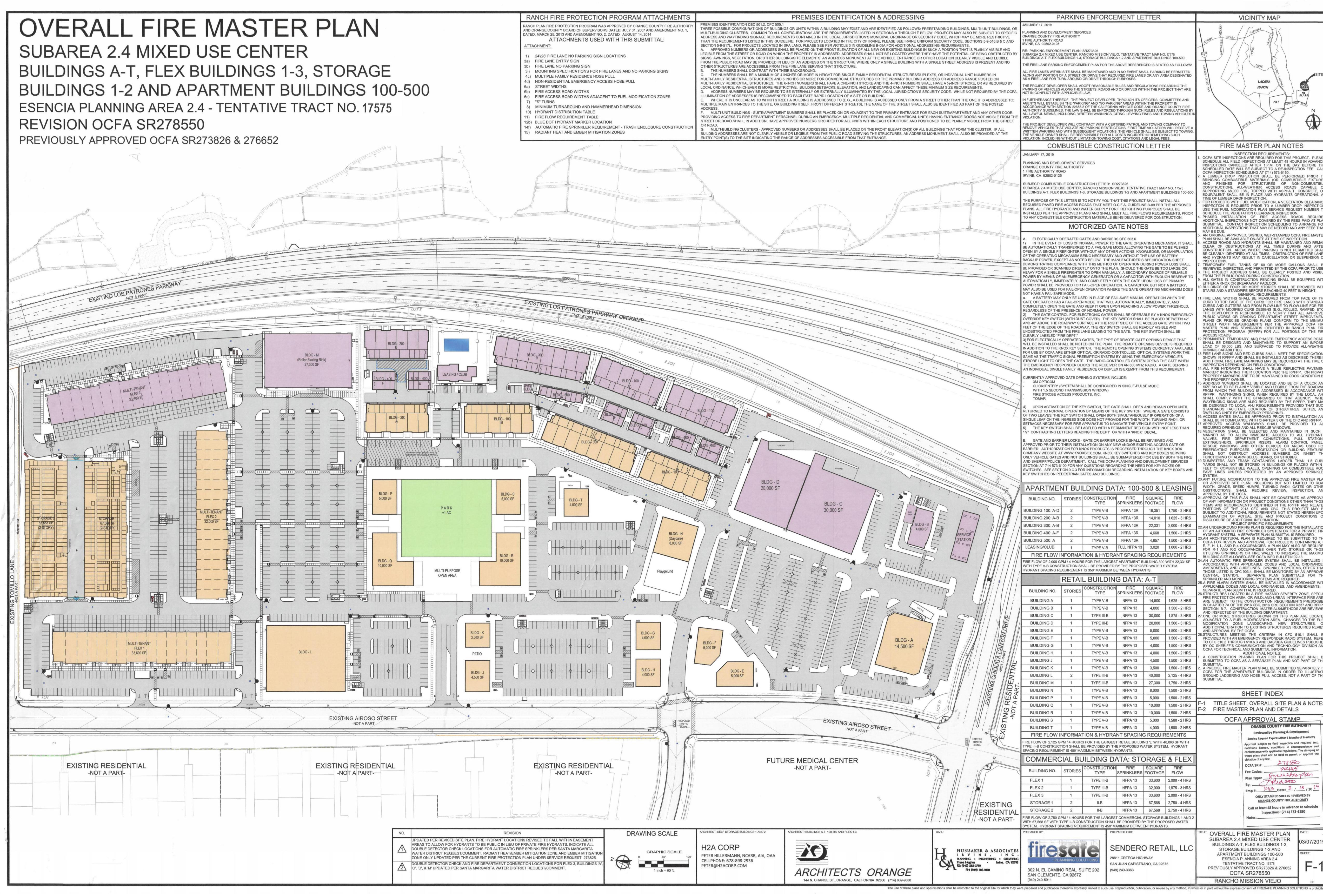
Patu Butly

Patricia Butler Chief Engineer

> 26111 Antonio Parkway, Rancho Santa Margarita, CA 92688 • Mailing - P.O. Box 7005, Mission Viejo, CA 92690-7005 Web: <u>www.SMWD.com</u> Customer Service (949) 459-6420 • Administration (949) 459-6507 • Operations (949) 459-6551

ATTACHMENT 3





	P	ARKING	ENFORC	EMENT LE	TTER		VICINITY MAP
igs, or Pecific	JANUARY 17, 2019 PLANNING AND DEVELO	DPMENT SERV					PARKWAY
IVE AND	ORANGE COUNTY FIRE 1 FIRE AUTHORITY ROA IRVINE, CA 92502-0125 RE: PARKING ENFORCE	D	CD272926				CROWN HELEY
TED BY LE NO	SUBAREA 2.4 MIXED US BUILDINGS A-T, FLEX BU	E CENTER, R/ UILDINGS 1-3,	ANCHO MISSION V STORAGE BUILDIN	NGS 1-2 AND APART	MENT BUILDI	NGS 100-500.	DRIVE M
	ALL FIRE LANES WITHIN ALONG ANY PORTION O AS A FIRE LANE FOR TU	OF A STREET	OR DRIVE THAT RE	QUIRED FIRE LANE			ICONIO PAR
D BY E OCFA,	THE PROJECT DEVELOF PARKING OF VEHICLES NOT IN CONFLICT WITH	ALONG THE S	STREETS, ROADS /				LADERA RANCH
D TO;	IN FURTHERANCE THER AGENTS WILL ESTABLIS ACCORDANCE WITH SE AUTHORITY GUIDELINES	SH THE "PARK CTION 22658.	ING" AND "NO PAR 2 OF THE CALIFOR	KING" AREAS WITH	IN THE PROP	ERTY IN E COUNTY FIRE	PAI COW CAMP ROAD
OOR OM THE REET	ALL LAWFUL MEANS, IN VIOLATION. THE PROJECT DEVELOR	PER WILL COM	NTRACT WITH A CE	, CITING, LEVYING F	ND TOWING C	WING VEHICLES IN	HIGHWAY X
IE	REMOVE VEHICLES THA WRITTEN WARNING ANI THE VEHICLE OWNER S VIOLATION, INCLUDING	D WITH SUBS	EQUENT VIOLATIO PONSIBLE FOR AL	NS, THE VEHICLE S L COSTS INCURRE	HALL BE SUB	JECT TO TOWING. NG SUCH	A A A
M	JANUARY 17, 2019	IBUSTIE	BLE CONS	TRUCTION	LETTE	R	FIRE MASTER PLAN NOTES INSPECTION REQUIREMENTS: 1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEAS
	PLANNING AND DEVEL ORANGE COUNTY FIRE 1 FIRE AUTHORITY RO	E AUTHORITY					1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEAS SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCI INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE TH SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CAL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
	IRVINE, CA 92502-0125 SUBJECT: COMBUSTIE SUBAREA 2.4 MIXED U	BLE CONSTRU			 A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURE AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF 		
	BUILDINGS A-T, FLEX E	BUILDINGS 1- S LETTER IS	3, STORAGE BUIL TO NOTIFY YOU T	DINGS 1-2 AND AP	AUDDODTING COMA LDG TODDED WITH ADDUNT CONODETE O		
	REQUIRED PAVED FIR PLANS. ALL FIRE HYDF INSTALLED PER THE A TO ANY COMBUSTIBLE	RANTS AND V	VATER SUPPLY FO ANS AND SHALL	OR FIREFIGHTING MEET ALL FIRE FL	PURPOSES S OWS REQUIR	SHALL BE REMENTS, PRIOR	INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER T SCHEDULE THE VEGETATION CLEARANCE INSPECTION. 4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRE
		МОТ	ORIZED G	ATE NOTE	S		ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLA SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FO ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THA MAY BE DUE.
11 miles	BE AUTOMATICALLY T	F LOSS OF N	ORMAL POWER TO D TO A FAIL-SAFE	O THE GATE OPER MODE ALLOWING	THE GATE T	O BE PUSHED	 AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTE PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAI CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTE CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL
	OPEN BY A SINGLE FIR OF THE OPERATING M BACK-UP POWER, EXC DEMONSTRATING COM	ECHANISM B	EING NECESSAR' ED BELOW. THE I	Y AND WITHOUT TH MANUFACTURER'S	HE USE OF B	ATTERY TON SHEET	CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHAL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANE AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION O INSPECTIONS. 7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL B
-	BE PROVIDED OR SCA HEAVY FOR A SINGLE POWER BY MEANS OF AUTOMATICALLY, IMM	NNED DIREC FIREFIGHTEI AN EMERGE	TLY ONTO THE PI R TO OPEN MANU NCY GENERATOF	LAN. SHOULD THE ALLY, A SECONDA R OR A CAPACITOR	GATE BE TO RY SOURCE WITH ENOU	O LARGE OR OF RELIABLE GH RESERVE TO	 REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE 8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION. 9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH
	POWER SHALL BE PRO MAY ALSO BE USED FO NOT HAVE A FAIL-SAFE	OVIDED FOR OR FAIL-OPE E MODE.	FAIL-OPEN OPER/ N OPERATION WH	ATION. A CAPACIT IERE THE GATE OF	OR, BUT NOT PERATING ME	A BATTERY, ECHANISM DOES	EITHER A KNOX OR BREAKAWAY PADLOCK. 10.BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WIT STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT. GENERAL REQUIREMENTS
	GATE OPERATOR HAS COMPLETELY OPEN TI REGARDLESS OF THE	A FAIL-OPEN HE GATE AND PRESENCE (N MODE THAT WIL D KEEP IT OPEN U DF NORMAL POW	IPON REACHING A ER.	, IMMEDIATE	ELY, AND THRESHOLD,	11.FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF TH CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDAR CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIR LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC THE DEVELOPER IS DESPONSIBLE TO VERIES THAT ALL APPROVE
		ROL FOR ELL CH (WITH DUS	ECTRONIC GATES T COVER). THE M RFACE AT THE RI	SHALL BE OPERA KEY SWITCH SHALL GHT SIDE OF THE	BE PLACED	BETWEEN 42" E WITHIN TWO	THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVE PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMEN PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMU STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIR MASTER PLAN AND STANDARDS IDENTIFIED IN RANCH PLAN FIR
	UNOBSTRUCTED FROM CLEARLY LABELED "FIN 3) FOR ELECTRICALLY	M THE FIRE L RE DEPT." ' OPERATED	ANE LEADING TO GATES, THE TYPE	THE GATE. THE K	EY SWITCH S	SHALL BE	PROTECTION PROGRAM (RPFPP) FOR ALL PORTIONS OF THE FIR ACCESS ROADS. 12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSE
	WILL BE INSTALLED SH IN ADDITION TO THE K FOR USE BY OCFA ARI SAME AS THE TRAFFIC	NOX KEY SW	ITCH. THE REMO TICAL OR RADIO-	TE OPENING SYST	TEMS CURRE	NTLY AVAILABLE MS WORK THE	LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHE DRIVING CAPABILITIES. 13.FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATION SHOWN IN RPFPP AND SHALL BE INSTALLED AS DESCRIBED THEREIN
11	STROBE LIGHT TO OPI THE EMERGENCY RES AN INDIVIDUAL SINGLE	SPONDER CL	ICKS THE RECEIV	ER ON AN 800 MHZ	RADIO. A G	ATE SERVING	ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME O INSPECTION DEPENDING ON FIELD CONDITIONS. 14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMEN MARKER" INDICATING THEIR LOCATION PER THE RPFPP. ON PRIVAT
Z	CURRENTLY APPROVE - 3M OPTICOM - CLICK2ENTER* (3 WITH 1.5 SECON	SYSTEM SHA	LL BE CONFIGUR	NCLUDE: ED IN SINGLE-PUL	SE MODE		PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION B THE PROPERTY OWNER. 15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AN SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWA
1.1	- FIRE STROBE AC - TOMAR	CCESS PROD	UCTS, INC.				FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WIT RPFPP. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AH SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHE WAYFINDING SIGNS ARE ALSO REQUIRED BY THE RPFPP, THEY MA BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUC
7	4) UPON ACTIVATIC RETURNED TO NORMA OF TWO LEAVES, THE SINGLE LEAF ON THE	AL OPERATIO	N BY MEANS OF T	TH SIMULTANEOU	WHERE A GA	ATE CONSISTS ATION OF A	STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AN DWELLING UNITS BY EMERGENCY PERSONNEL. 16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AN SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND RPFPP.
	SETBACKS NECESSAR 5) THE KEY SWITCH 1/2" CONTRASTING LE	H SHALL BE L	ABELED WITH A F	PERMANENT RED	SIGN WITH NO		 APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO AL REQUIRED OPENINGS AND ALL RESCUE WINDOWS. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS
	B. GATE AND BARR APPROVED PRIOR TO BARRIER. AUTHORIZA COMPANY WEBSITE A	THEIR INSTA TION FOR KI	LLATION ON ANY	S PROCESSED THE	STING ACCES	SS GATE OR KNOX BOX	VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FO FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURE
	ONLY VEHICLE GATES AND SHERIFF/POLICE SECTION AT 714-573-6	AND NOT BU DEPARTMEN 100 FOR ANY	JILDINGS SHALL E IT. CALL THE OCF QUESTIONS REG	BE SUBMASTERED FA PLANNING AND GARDING THE NEE	FOR USE BY DEVELOPME D FOR KEY B	BOTH THE FIRE INT SERVICES OXES OR	SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT TH FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES. 19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBI YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOM
1	SWITCHES. SEE SECT KEY SWITCHES ON PE				ALLATION OF	KEY BOXES AND	EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLE SYSTEM. 20.ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLA OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROA
8	APARTMEN BUILDING NO.		CONSTRUCTION		500 & L	EASING	WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHE OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AN APPROVAL BY THE OCFA. 21.APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVA
	BUILDING 100: A-D	2	TYPE TYPE V-B	SPRINKLERS NFPA 13R	FOOTAGE 16,351	FLOW 1,750 - 3 HRS	OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOS ITEMS AND REQUIREMENTS IDENTIFIED IN THE RPFFP AND RELATE PORTIONS OF THE 2013 CFC AND CBC. THIS PROJECT MAY B SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPO
f /,	BUILDING 200: A-B BUILDING 300: A-B	2	TYPE V-B TYPE V-B	NFPA 13R NFPA 13R	14,010 22,331	1,625 - 3 HRS 2,000 - 4 HRS	EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS O DISCLOSURE OF ADDITIONAL INFORMATION. PROJECT-SPECIFIC REQUIREMENTS 22.AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATIO OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIR
	BUILDING 400: A-F BUILDING 500: A LEASING/CLUB	2	TYPE V-B TYPE V-B	NFPA 13R NFPA 13R FULL NFPA 13	4,668	1,500 - 2 HRS 1,500 - 2 HRS 1,000 - 2 HRS	HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED. 23.AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO TH OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, E, F, H, I, L, AND R-4 OCCUPANCIES, A PLAN MAY ALSO BE REQUIRE
				ANT SPACIN		REMENTS	FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOS UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMU BUILDING SIZE ALLOWEDSEE OCFA INFO BULLETIN 02-13. 24.AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED I
111	WITH TYPE V-B CONST HYDRANT SPACING RE	TRUCTION SHEQUIREMENT	ALL BE PROVIDE IS 350' MAXIMUM	D BY THE PROPOS	ED WATER S		ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THA THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVE CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR TH
//:	BUILDING NO.	STORIES	CONSTRUCTIO	NG DATA:	SQUARE	FIRE FLOW	 SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED. 25.A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WIT APPLICABLE CODES AND LOCAL ORDINANCES, AND AMENDMENTS. SEPARATE PLAN SUBMITTAL IS REQUIRED. 26.STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE, SPECIAL
//: ,	BUILDING A BUILDING B	1	TYPE V-B TYPE V-B	NFPA 13 NFPA 13	14,500 4,000	1,625 - 3 HRS 1,500 - 2 HRS	 FIRE PROTECTION AREA, OR WILDLAND-URBAN INTERFACE FIRE ARE ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBE IN CHAPTER 7A OF THE 2016 CBC, 2016 CRC SECTION R337 AND RPFP SECTION B-7. CONSTRUCTION MATERIALS/METHODS ARE REVIEWE
RIVE	BUILDING C BUILDING D	1	TYPE III-B TYPE III-B	NFPA 13 NFPA 13	30,000 20,000	1,875 - 3 HRS 1,500 - 3 HRS	AND INSPECTED BY THE BUILDING DEPARTMENT. 27.ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATE ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUE MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, O
	BUILDING E BUILDING F	1	TYPE V-B TYPE V-B	NFPA 13 NFPA 13	5,000 5,000	1,500 - 2 HRS 1,500 - 2 HRS	 ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA. 28.STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL B PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFE TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHE
	BUILDING G BUILDING H	1	TYPE V-B TYPE V-B	NFPA 13 NFPA 13	4,000 4,000	1,500 - 2 HRS 1,500 - 2 HRS	- TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHE BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION AN OCFA FOR TECHNICAL AND SUBMITTAL INFORMATION. ADDITIONAL NOTES: - 1. A CONSTRUCTION PHASING PLAN FOR THIS PROJECT SHALL B
TIAL	BUILDING J BUILDING K	1	TYPE V-B TYPE V-B	NFPA 13 NFPA 13	4,500 3,500	1,500 - 2 HRS 1,500 - 2 HRS	 SUBMITTED TO OCFA AS A SEPARATE PLAN AND NOT PART OF THI SUBMITTAL. 2. A PRECISE FIRE MASTER PLAN SHALL BE SUBMITTED SEPARATELY T OCFA FOR THE APARTMENT BUILDINGS IN ORDER TO ILLUSTRAT
SIDENTIAL PART.	BUILDING L BUILDING M	2	TYPE III-B TYPE III-B	NFPA 13 NFPA 13	40,000 27,300	2,125 - 4 HRS 1,750 - 3 HRS	GROUND LADDERING AND HOSE PULL ACCESS. NOT A PART OF THI SUBMITTAL.
AH	BUILDING N BUILDING P	1	TYPE V-B TYPE V-B	NFPA 13 NFPA 13	8,000 5,000	1,500 - 2 HRS 1,500 - 2 HRS	SHEET INDEX F-1 TITLE SHEET, OVERALL SITE PLAN & NOTES
-NOT	BUILDING Q BUILDING R BUILDING S	1	TYPE V-B TYPE V-B TYPE V-B	NFPA 13 NFPA 13 NFPA 13	10,000 10,000 5,000	1,500 - 2 HRS 1,500 - 2 HRS 1,500 - 2 HRS	F-2 FIRE MASTER PLAN AND DETAILS
	BUILDING T	1	TYPE V-B	NFPA 13 NFPA 13	4,000	1,500 - 2 HRS	ORANGE COUNTY FIRE AUTHORITY Reviewed by Planning & Development
//	FIRE FLOW OF 2,125 GI TYPE III-B CONSTRUCT SPACING REQUIREMENT	PM / 4 HOUR: TION SHALL E	S FOR THE LARGE BE PROVIDED BY	EST RETAIL BUILDI THE PROPOSED W	NG 'L' WITH 4	0,000 SF WITH	Service Request Expires After 6 Months of Inactivity Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of
/ /	COMMERC		JILDING D	DATA: STO	and the second		these plans shall not be held to permit or approve the violation of any law. OCFA SR #:
1	BUILDING NO. FLEX 1	STORIES	CONSTRUCTIO TYPE TYPE III-B	DN FIRE SPRINKLERS NFPA 13	SQUARE FOOTAGE 33,600	FIRE FLOW 2,000 - 4 HRS	Fee Codes:
	FLEX 2 FLEX 3	1	TYPE III-B TYPE III-B	NFPA 13 NFPA 13	32,000 33,600	1,875 - 3 HRS 2,000 - 4 HRS	Emp #: 1413 Date: 3 / 18 / 20 19 ONLY STAMPED SHEETS REVIEWED BY
IG TIAL	STORAGE 1 STORAGE 2	2	II-B II-B	NFPA 13 NFPA 13	67,568 67,568	2,750 - 4 HRS 2,750 - 4 HRS	ORANGE COUNTY FIRE AUTHORITY Call at least 48 hours in advance to schedule inspections: (714) 573-6150
RT-	FIRE FLOW OF 2,750 GI WITH 67,568 SF WITH T SYSTEM. HYDRANT SF	TYPE II-B CON	ISTRUCTION SHA	LL BE PROVIDED E	BY THE PROP	OSED WATER	
	PREPARED BY:	L. Barkin		REPARED FOR:			TITLE: OVERALL FIRE MASTER PLAN SUBAREA 2.4 MIXED USE CENTER BUILDINGS A-T, FLEX BUILDINGS 1-3, 03/07/2019
CIATES NC.				SENDER(AIL, LLC	APARTMENT BUILDINGS 1-3, ESENCIA PLANNING AREA 2.4
CA 92618	302 N. EL CAMIN SAN CLEMENTE,	IO REAL, SI	S	AN JUAN CAPISTR 949) 240-3363	ANO, CA 926	75	TENTATIVE TRACT NO. 17575 PREVIOUSLY APPROVED SR273826 & 276652 OCFA SR278550
ich they we	(949) 240-5911		sty limited to such us	e Perroduction public	cation or reuse	by say method in wh	RANCHO MISSION VIEJO OF

