



ITEM # 1

OC DEVELOPMENT SERVICES REPORT

DATE: May 2, 2019

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Public Hearing on Planning Application PA180026 for a Site Development Permit including Project Specific Alternative Site Development Standards for the Esencia Mixed-Use Center (Ranch Plan Planning Area 2, Subarea 2.4)

PROPOSAL: Esencia Retail, LLC requests approval of a Site Development Permit to allow for the construction of the first phase of a single mixed-use retail and residential site; the first phase is 301,636 square feet of commercial use on a 18.3-acre site using two Project Specific Alternative Site Development Standards. The proposed project is the first phase of the Escencia Mixed-Use Center and will comprise of 7 buildings including a 40,000 square foot fitness club, a 27,300 square foot Roller Skating Rink, 99,200 square feet of multi-tenant flex space, and 135,136 square feet of mini-storage space. The first Project Specific Alternative Site Development Standard would allow a minimum building setback of 12 feet from an arterial highway where 25 feet is the minimum permitted. The second Project Specific Alternative Site Development Standard would allow for modifications of off-street parking regulations. The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b.

ZONING: Ranch Plan Planned Community (PC) – Urban Activity Center (PC Section III.D)

GENERAL PLAN: 6 “Urban Activity Center”

LOCATION: The project site is located in the southeastern portion of unincorporated Orange County, within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. The project site is located on Lots 1-9, 37-39, and A and B of VTTM 17575.

APPLICANT: Esencia Retail, LLC
Jay Bullock, Vice President, Planning and Entitlement

STAFF CONTACT: Matthew Egge, Manager, Land Development Division
Phone: (714) 667-8804 FAX: (714) 667-7560
Email: Matthew.Egge@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

- 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 PA180026, 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 PA180026. 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.
 - 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 PA180026.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- 3) Approve Planning Application PA180026, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

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

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. Vesting Tentative Tract Map (VTTM) 17575 was approved on April 3, 2019; this site development permit reflects the VTTM 17575 lot configuration of the project site. Currently, Subarea 2.4 is vacant and rough graded consistent with Final Tract Map 17564; revised grading plans are being concurrently processed to match VTTM 17575. Surrounding street improvements are already constructed.

The applicant anticipates development of VTTM 17575 over three phases; this Site Development Permit (PA180026) is for the first proposed phase of development on the mixed-use site. The first phase consists of commercial uses. A Site Development Permit for the second phase of development has been submitted and is currently under review (PA19-0002). The second phase consists of a residential apartment complex with a total of 90 dwelling units on the eastern portion of VTTM 17575. The County has not yet received any additional applications for future phases of development.

Proposed Project

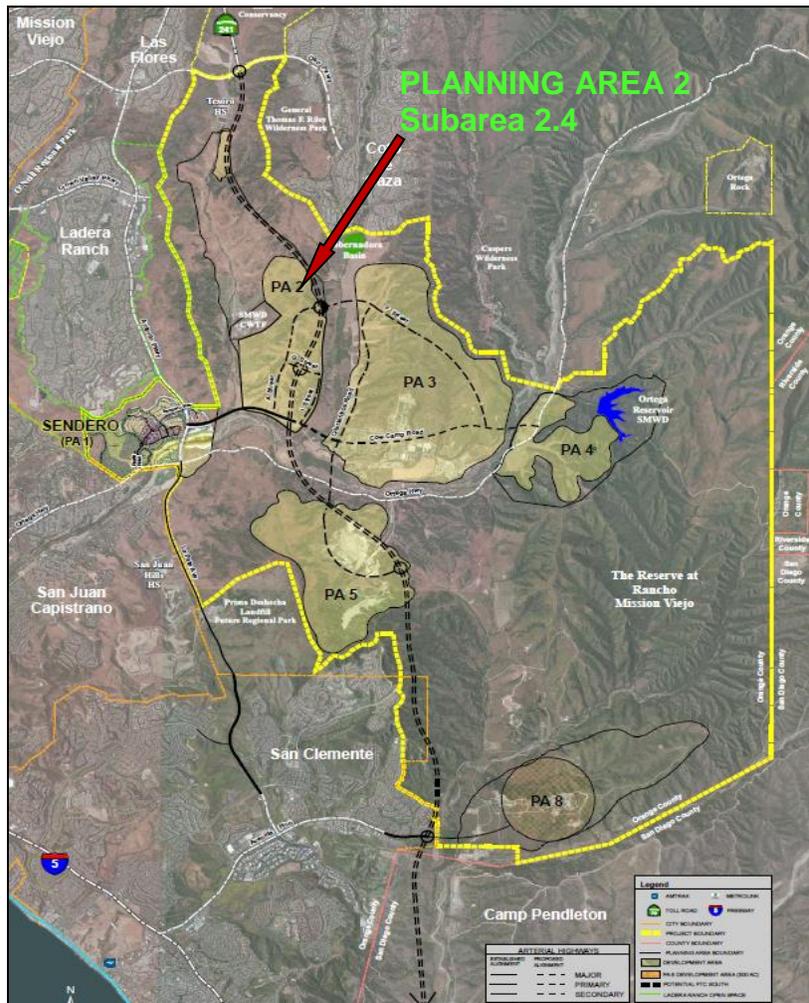
The applicant Esencia Retail, LLC requests approval of a Site Development Permit to allow for the construction of a 301,636 square foot mixed-use center on a 18.3-acre site and two Project Specific Alternative Site Development Standards. The proposed project is the first phase of the Esencia Mixed-Use Center and will comprise of 7 buildings including a 40,000 square foot fitness club, a 27,300 square foot Roller Skating Rink, 99,200 square feet of multi-tenant flex space, and 135,136 square feet of mini-storage space. The first Project Specific Alternative Site Development Standard would allow a minimum building setback of 12 feet where 25 feet is the minimum permitted. The second Project Specific Alternative Site Development Standard would allow for modifications of the OC Zoning Code off-street parking regulations (Sec 7-9-145). The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Single-family homes by CalAtlantic Group Inc. (Tract 17598)
- East: Los Patrones Parkway
- South: Future phases of the Esencia Mixed-Use Center; Chiquita Canyon Drive (Tract 17562)
- West: 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 (right) and Project Site Map (following page).



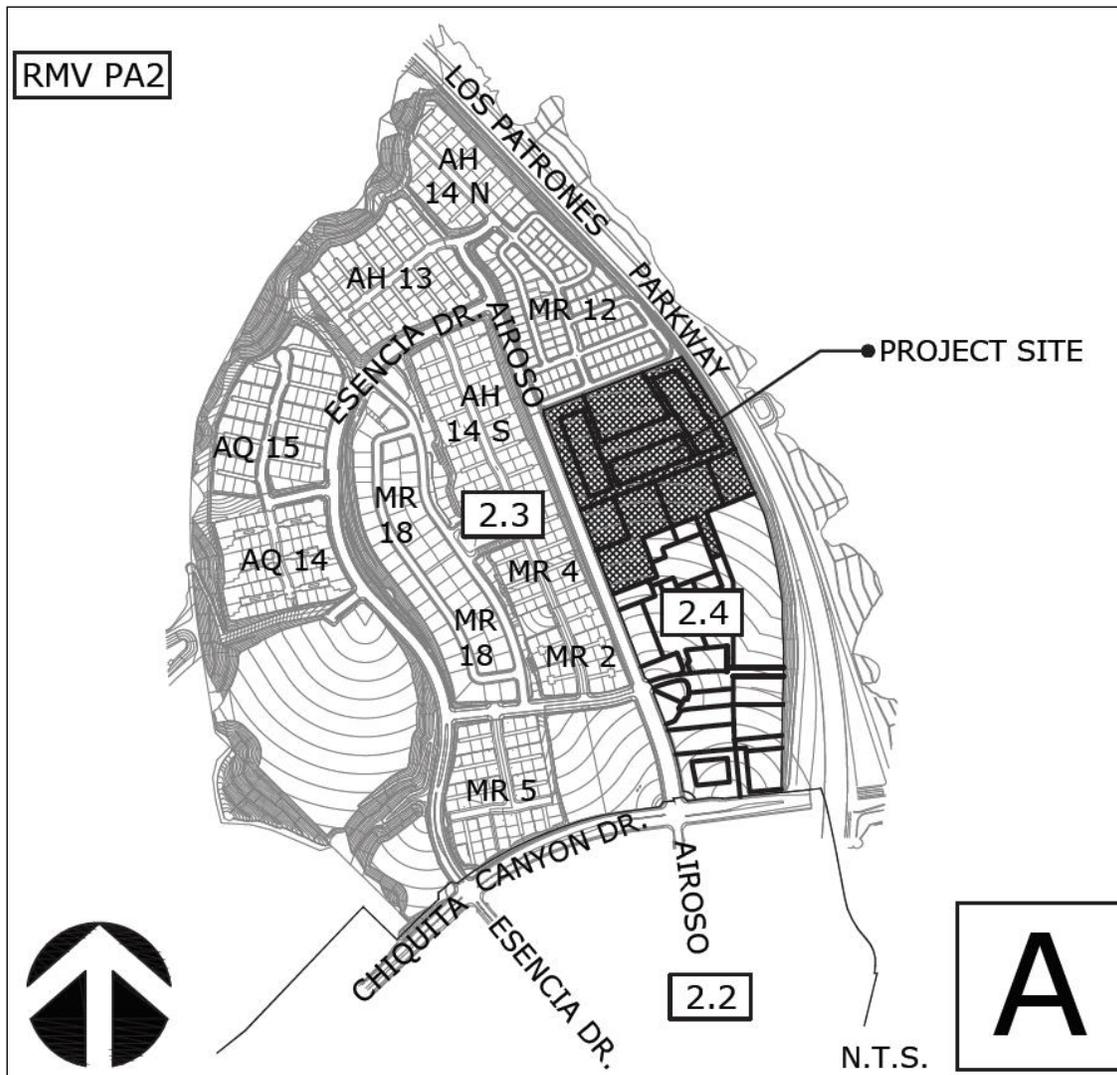


Exhibit 2 – Project Site Map

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

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

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on April 18, 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:

This project is a necessarily included element of the project considered in Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum, certified on March 27, 2013, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when Final Program EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified has become known; therefore no further environmental review is required for planning application PA180026.

DISCUSSION/ANALYSIS:

General Description

The project proposes the construction of a 301,636 square foot mixed-use center on a 18.3-acre site, located within Planning Area 2, Subarea 2.4. The project is the first phase of the Esencia Mixed-Use Center and will comprise 7 buildings including a 40,000 square foot fitness club, a 27,300 square foot Roller Skating Rink, 3 multi-tenant flex buildings totaling 99,200 square feet, and 2 mini-storage buildings totaling 135,136 square feet. A total of 876 parking spaces have been provided within several parking areas dispersed throughout the project site. Accessible pedestrian access to the mixed-use center will be provided by existing sidewalks Along Airoso Street and by accessible paths of travel throughout the project site. Monument signage has also been proposed for the project site along Airoso Street and Los Patrones Parkway, and within the project site for tenant identification and directional signage.

Site Development Standards

With the exception of the two proposed Project Specific Alternative Development Standards, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. The proposed mixed-use center is a principal permitted use subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.D.1.a.2)

Below is a comparison of the proposed mixed-use center with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Urban Activity Center” (PC Section III.D.1.d.).

**Project Comparison with the Urban Activity Center
 Site Development Standards**

Standard	Required/Permitted	Proposed
1) Minimum Site Area	No minimum	Complies; 18.3 acres
2) Maximum Bldg. Height	45' plus 10'/10% Arch Features	- Building M – Max height 44', with 53' high arch feature - Building L – Max height 44', with 48' high arch feature. - All other buildings – Max 38' high.

Standard	Required/Permitted	Proposed
3) Building setbacks	a) 20' from property line abutting residential	Not Applicable
	b) 25' from arterial highway R-O-W	- Building M – 12' * - All other buildings – Min 70'
	c) 20' from Collector Street	Not Applicable
	d) 15' from Local Street	All buildings min 22'
	e) From interior property lines: No minimum	Not Applicable
4) Hours of Operation	7:00 a.m. to 11:00 p.m.	7:00am to 11:00pm
5) Parking	PC Text § III.K.3 Exceptions or modifications of Off-Street Parking Requirements	876 Off-Street Parking Spaces, per Fehr and Peers parking assessment (10-18-18) *
6) Signs	PC Text § III.L	Complies. See Monument sign plans (Sheets SP1, M1-M5, D1, W1)
7) Fences and Walls	a) Within areas where main buildings may be placed: 45'	Not applicable
	b) Front Setback Area: 3½'	Not applicable
	c) Other Setback Areas: 6'	Not applicable
	d) Along alleys: 7'	Not applicable
9) Trash & Refuse Disposal	Shielded from view by 6'+ wall	Complies. See trash enclosure plans (Sheet L2)
10) Screening	a) Abutting Residential: 6' to 7'	Complies. 6'-7' landscape screening proposed along north Property line (Sheet L3)
	b) Parking Abutting Hwy: 36" to 42"	Complies. 36"-42" landscape screening proposed along east property line abutting Los Patrones (Sheet L3)
	c) Where finished property elevation is higher/lower than abutting property, changes in elevation may be used in combination with additional screening to satisfy screening requirements	Complies. Elevation change between project site and adjacent Los Patrones Pkwy in combination with proposed landscaping shall provide adequate screening.
	d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping	Complies. Refer to a), b), and c) above.
	e) Mech. Equipment Screening	Complies per elevation plans

Standard	Required/Permitted	Proposed
11) Landscaping	a) 15' Depth Abutting Arterial Hwy	Complies. 15'
	b) 10% landscaping (incl. parking lot)	Complies. Approx. 12% of project site is landscape lots. Parking lot areas have been designed with shade trees. See Landscape Plan Sheet L3
	c) Parking Lot Curb	Complies. Curbs provided
	d) Irrigation	Complies. Per note on Landscape Plan
12) Lighting	Direct rays to the premises	Complies per Site Photometric Plan (Sheet EP-1)
13) Loading	Loading platform screened from adjacent streets, residential	Complies. Loading areas behind buildings
14) Enclosed Uses	All uses enclosed except off-street parking, loading areas, outdoor dining areas, etc.	Complies
15) Service Station Requirements	a) Reverse Mode: Mechanical bays shall face away from public streets	Not applicable
	b) 25' building height	Not applicable
	c) 17' setback from street R-O-W	Not applicable
	d) No automobile storage	Not applicable
	e) Screening landscaping, lighting, loading and enclosed uses are all per the Neighborhood Center standards	Not applicable

Architecture

The 7 buildings are proposed with elevations featuring an architectural style which is consistent with the theme of the Ranch Plan and with the overall architectural style being utilized in Planning Area 2. Detailing such as gable roofs, exposed wood features, decorative attic vents, and awnings all highlight the architectural style. The seven buildings have all been proposed with variations of these architectural features and are proposed with an earth toned color palette. Below are colored elevations illustrating the street view from Airoso Street and Los Patrones Parkway.



Airoso Street View



Los Patrones Parkway View

Parking

Section III.K.2 of the Ranch Plan Planned Community Program Text notes that off-street parking requirements shall be in accordance with Section 7-9-145.6 of the Orange County Zoning Code. Section 7-9-145.6 provides for the minimum parking stalls required for three of the proposed uses in this project; health studios and spas, roller skating rinks and storage facilities. However it does not provide minimum parking stall requirements for the proposed multi-tenant flex space buildings. As described in the applicant letter, the multi-tenant flex space units will have a small office/retail space in the front of the unit, with a workshop/warehouse space to the rear of the unit accessible by roll up door. The flex space units would essentially be a combination of industrial and warehouse uses. And as the Zoning Code has different parking standards for industrial uses (1 space per 500 sf) and warehousing (1 space per 1,000 sf), an independent parking analysis was prepared for the project to help establish an appropriate parking standard for the proposed flex space.

Fehr and Peers Transportation Consultants prepared an independent parking analysis (attached) to evaluate peak parking demands for all proposed uses within the project site, and to determine if the proposed 876 off-street parking spaces would be adequate to serve the project. For purposes of this evaluation, the proposed flex space was assigned the Institute of Transportation Engineers (ITE) parking demand rate for Industrial Park land use. The ITE definition for Industrial Park best matched the anticipated uses of the flex space. Additionally, the shared parking analysis also utilized a modification to the established parking requirements for storage facilities to determine peak parking demands for the proposed mini-storage. The following table shows a comparison of the proposed parking under the parking analysis and the required parking under Zoning Code Section 7-9-145.6 Parking Standards.

**Parking Analysis Comparison with
 Zoning Code Section 7-9-145.6 Parking Standards**

Proposed Use	Square Feet	Zoning Code Requirement	Required Spaces per Zoning Code	Spaces per Parking Analysis*	Difference
Health studios and spas	40,000	1 per 150 SF	267	N/A**	N/A
Roller Skating Rink	27,000	1 per 100 SF	273	N/A**	N/A
Storage Facilities (mini-storage)	135,136	1 per 1,000 SF	136	19	117
Multi-Tenant Flex Space	99,200	½ @1 per 500 SF ½ @1 per 1,000 SF	149	149	0
TOTAL			825	708**	117
* Reflects the anticipated parking demand per Fehr & Peers Parking Analysis					
** Although the parking assessment did utilize a modification to the Zoning Code Requirement, no parking modifications for Fitness Club or Roller Skating Rink are proposed with this planning application					

In order to compare the proposed parking requirements for the flex space with the Zoning Code, half of the flex space square footage was calculated as an industrial use (1 space per 500 sf), and half was calculated as warehousing (1 space per 1,000 sf). This is consistent with the previously provided description of flex space. As shown in the table above, the parking requirement for flex space proposed

by the parking analysis is the same as the Zoning Code parking requirement calculated using two different parking rates for one use.

The table above also shows that the 876 off-street parking spaces proposed for this project would be more than adequate for the intended uses should the standard Zoning Code parking rates be utilized (825 spaces required). However, the parking analysis proposes a modification to storage facilities parking requirements to better reflect parking requirements associated with mini-storage. The proposed modification results in a reduced parking requirement for the storage uses that is 117 spaces less than the straight Zoning Code calculation. In order to determine the adequacy of the proposed reduced parking for mini-storage, staff compared the Zoning Code requirements to the requirements of neighboring cities. The table below shows this comparison.

Comparison of Parking Requirements for self/mini-storage in surrounding Cities

City	Square Feet	Zoning Code Requirement Self/mini-storage	Required Spaces per Zoning Code	Required Spaces Orange County Zoning Code	Difference
Mission Viejo	135,136	7 spaces (2 staff + 5 customer)	7	136	129
San Juan Capistrano	135,136	1 per 4,000 SF	34	136	102
Aliso Viejo	135,136	1 per 4,000 SF	34	136	102
Laguna Niguel	135,136	1 per 5,000 SF	27	136	109
Laguna Hills	135,136	1 per 2,000 SF	68	136	68

As noted in the table above, the neighboring cities have parking requirements specific to self/mini-storage, whereas the County of Orange does not. As a result, the required parking in neighboring cities is a significantly less, ranging from 68 spaces to 129 spaces less than the required parking in the County of Orange. The required parking for self/mini-storage in the listed cities ranges from 7 spaces to 68 spaces, with the average requirement being approximately 34 spaces. Although the proposed modified parking requirement of 19 spaces for the mini-storage is still 15 spaces less than the average required parking of neighboring cities (34), this difference is still much less than the 117 space discrepancy with the Zoning Code. Furthermore, as the proposed 876 off-street parking spaces for the project are more than adequate for the intended uses even if standard Zoning Code parking rates were applied, the proposed 19 spaces for the mini-storage are anticipated to be adequate for the use, even if sporadic overflow parking should occur.

Per Section III.K.3 of the Ranch Plan PC text, modifications of the off-street parking regulations shall be permitted subject to the approval of a Site Development Permit by the Zoning Administrator. Staff has reviewed the parking analysis and concurs that the proposed parking for the multi-tenant flex space and the proposed parking modification for mini-storage are acceptable for the proposed project. The proposed modifications to parking regulations are not anticipated to create a shortage of available parking based on intended uses and the number of off-street parking spaces being provided.

Project Specific Alternative Site Development Standard (ASDS)

The current proposal includes a request for two Project Specific Alternative Site Development Standards (PSASDS). The first Project Specific Alternative Site Development Standard would allow a minimum building setback of 12 feet where 25 feet is the minimum permitted. The second Project Specific Alternative Site Development Standard would allow for modifications of off-street parking regulations. The inclusion of these Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold on the following page as part of its approval of a Site Development Permit:

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

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

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

The applicant is requesting two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow a minimum building setback of 12 feet from an arterial highway where 25 feet is the minimum permitted. The second Project Specific Alternative Site Development Standard would allow for modifications of off-street parking regulations. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-150.

If these PSASDS are approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and Zoning Code.

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

The request is in compliance with CEQA as stated on Page 5 of this report under “CEQA Compliance.”

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

The proposed Site Development Permit is consistent with the location, size, design, and operating characteristics of the Urban Activity Center zone and would not have an adverse effect on noise, traffic, or other site conditions in the vicinity of the project area.

The PSADS to allow for a minimum building setback of 12 feet would affect the Building M setback to the arterial highway right-of-way (ROW) for Los Patrones Parkway. The arterial highway ROW technically begins at the project site lot line, but there is a lot running the length of the arterial highway ROW that is reserved for fuel modification and that contains a swale, a berm, and an embankment roughly 20 feet in width in vicinity of Building M. Also, the arterial highway is

depressed roughly 15 feet below the project site elevation. As a result, the effective distance between the roadway and Building M is further than the 12-foot minimum setback PSADS.

In addition, within the arterial highway ROW, Los Patrones Parkway has not been built to capacity; the roadway currently has two southbound lanes, with enough space to accommodate up to three additional southbound lanes within the ROW. Should the highway capacity be increased in the future, the effective distance would still remain generally consistent with the 25-foot setback specified in the Ranch Plan Planned Community Text. Allowing the 12-foot minimum setback PSADS would not impact noise or traffic or cause other objectional conditions.

The PSADS to allow use of ITE parking generation rates for land use types not accounted for in the Orange County Zoning Code would not create noise or traffic. The proposed parking rates are consistent with ITE parking generation rates, and the proposed site provides 876 parking spaces, sufficient to meet the calculated 708 spaces required for the site. The proposed parking rates are consistent with the proposed site uses, and would not create noise, traffic, or other objectionable or detrimental conditions.

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

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

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

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

The requested PSASDS will result in a better project as the PSASDS allow for an efficient site layout and maximize available developable land; the PSADS will allow for optimum use of the mixed-use site by the surrounding community without any anticipated negative effects. As previously discussed, there are no potential adverse effects from the proposed PSASDS.

Staff supports the request for these Project Specific ASDS based on the discussion above. With the approval of these Project Specific ASDS, the project will result in a better project that will be a benefit to the public and the surrounding community.

Circulation

Vehicular circulation for the project site will be provided via three ingress/egress points from Airoso Street on the west side of the project site. A system of drive aisles traverses the project site providing adequate two-way vehicular circulation and allowing for direct vehicular access to the individual buildings.

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

Landscape

The applicant provided a conceptual landscape plan for the proposed project site indicating all proposed landscaping and screening in compliance with the requirements of the Ranch Plan PC Text. Prior to grading permit issuance, the applicant shall provide detailed landscape plans that provide more information regarding the requirements as identified in the 2010 Landscape Irrigation Code and Implementation Guidelines (Condition no.8).

Legal Building Site

The proposed project site is located on Lots 1-9, 37-39, and A and B of VTTM 17575, which was approved on March 3, 2019. The site plan for this project is consistent with the lot size and configurations as shown in VTTM 17575. Final Map 18194 has been filed and is currently under concurrent review. The site plan for this project is consistent with the lot size and configuration of Lots 1-9, 37-39, and A and B as shown on Final Map 18194 and will becoming a legal building site upon recordation of the final map.

Fire Master Plan

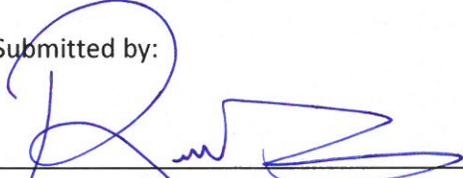
The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 273550, approved on March 18, 2019. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan reviews during the plan check review, permitting and construction process to ensure compliance with associated fire safety and fire protection requirements.

CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the construction of phase 1 of a mixed-use site, a 301,636 square foot mixed-use center on a 18.3-acre site and two Project Specific Alternative Site Development Standards consisting of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text “Urban Activity Center” Section III.D. The proposed project is consistent with Ranch Plan PC Program Text and is compatible with the surrounding development. The Ranch Plan PC Text Section II.C.4 b, Site Development Permit Content, Procedures and Amendments, provides for requests for Project Specific Alternative Site Development Standards subject to the approval of the Zoning Administrator in a public hearing. This project meets the findings in the Ranch Plan PC Text Section II.C.4.c. and is compatible with the surrounding development.

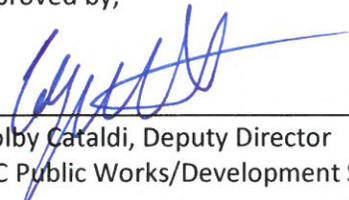
Staff recommends approval of the planning application PA180026 for a Site Development Permit including Project Specific Alternative Site Development Standards, subject to the attached Findings and Conditions of Approval.

Submitted by:

FOR


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

Approved by,



Colby Cataldi, Deputy Director
OC Public Works/Development Services

APPENDICES:

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

ATTACHMENTS:

- 1. Applicant’s Letter of Project Proposal
- 2. Project Plans
- 3. Fehr and Peers Parking Assessment (October 18, 2018)

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A

APPENDIX B



Appendix B Conditions of Approval PA180026

1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA180026 (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 Issuance of Grading Permits

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

b. Prior to Precise Fuel Modification Plans:

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

c. Prior to Issuance of Building Permit:

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

d. Prior to Combustible Construction:

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

e. During Construction:

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

f. Prior to Certificates of Occupancy:

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

g. Prior to Release of Grading Bond:

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

2 BASIC/ZONING REGULATIONS PA180026

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

3 BASIC/TIME LIMIT PA180026

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

4	BASIC/PRECISE PLAN	PA180026
<p>Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.</p>		
5	BASIC/COMPLIANCE	PA180026
<p>Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.</p>		
6	INDEMNIFICATION	PA180026
<p>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.</p>		
7	BASIC/APEAL EXACTIONS	PA180026
<p>Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.</p>		
8	PRIVATE LANDSCAPING	PA180026
<p>A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State's Model Water Efficient Landscape Ordinance (MWEL0 - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).</p> <p>B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.</p> <p>C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.</p>		
9	WATER QUALITY MANAGEMENT PLAN	PA180026
<p>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:</p> <ul style="list-style-type: none"> - 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 <p>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.</p>		
10	COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM	PA180026
<p>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:</p> <ul style="list-style-type: none"> - Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications - Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP - Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP; - Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants; - Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan - Demonstrate that the applicant has RECORDED one of the following: <ol style="list-style-type: none"> 1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association; 2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. 		
11	EROSION AND SEDIMENT CONTROL PLAN	PA180026
<p>Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.</p>		

12

BEST MANAGEMENT PRACTICES**PA180026 (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.

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
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Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Prior to Issuance of Grading Permits												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision 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	Submission of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision and Grading Manager OC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of grading plan demonstrating conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	County of Orange Director of Planning & Development Services, Director, OC Planning	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the Manager of Subdivision and Grading Manager OC Planned Communities shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of grading plan		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submission of satisfactory of drainage study		Each PA
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition D02b)	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.):	<ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	<p>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</p>	County of Orange Manager of Building Inspection Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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
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	County of Orange Manager of Building Permits. Manager, Permit Services (Building Plan Check)	Submission 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 7.02)	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 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
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 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 N64)	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 Sheet)	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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571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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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 of Orange Manager, Harbors, Beaches & Parks, HBP/Coastal and Historical Facilities OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA
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 FPC14A)	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 - 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.	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division			Each PA

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b. Prior to Precise Fuel Modification Plans												
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	Director, PDS- Director, OC Planning (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list	Each PA
c. Prior to Issuance of Building Permit												
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	Director, PDS Director, OC Planning	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	Director, PDS Director, OC Planning	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applicable PA
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA

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

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Submission of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
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,	Submission of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA

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550.4		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	Submission of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submission 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)	Submission of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	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:		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	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 EPC11A)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA

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617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA#3		PA2.3 Builer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager. Grading and Building Plan Check.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA#6		PA2.3 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			

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d. Prior to Combustible Construction												
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, Director, OC Planning	Site inspection		
e. During Construction												
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further- action status is attained.	Director, PDS- Director, OC Planning (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
f. Prior to Issuance of Certificates of Occupancy												
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	County of Orange Manager of Inspection, Manager, OC Inspection Division	Verification of installation of drainage improvement		Each PA

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: <ul style="list-style-type: none"> • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP. 	County of Orange, Manager of Building Inspection, Manager, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> • Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition: WQ03) 	See above	See above		Each PA
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	<ul style="list-style-type: none"> • Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition: WQ03) 	See above	See above		Each PA

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

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
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	County of Orange Manager, Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

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
g. Prior to Release of Grading Bond												
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works/OC Planning*	Approval of the archaeologist's follow-up report		Each PA
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities — OC Public Works/OC Planning*	Approval of the paleontologist's follow-up report		Each PA
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 24, 2018 Updated April 12, 2019

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 Phase I Site Development Permit (PA180026)

Ms. Jiménez,

On behalf of Rancho Mission Viejo, we hereby submit the attached application to allow **Zoning Administrator** approval of the Subarea 2.4 Mixed Use Center Phase I Site Development Permit (PA180026).

Project Location/Ownership:

The 18.3-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.

Area Plans for Planning Area 2 (PA2), including Subarea 2.4 (PA130004) were approved on March 27, 2013, by the Planning Commission, followed by approval of a comprehensive update to the PA2 Master and Subarea Plans May 8, 2017 (PA150047).

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 site development permit application proposes 18.3-acres and 301,636 square feet of Urban Activity Center uses, consistent with the February 25, 2015, Planning Commission approval of revisions to the Ranch Plan-wide PC Statistical Table and the May 2017 approval of the Ranch Plan PC Statistical Table under PA150047. These storage, recreational and other commercial/service/light industrial uses will be contained within seven buildings as summarized below:

- a. Storage 1: 67,568 square feet, 35' in height, 2-stories.
- b. Storage 2: 67,568 square feet, 35' in height, 2-stories
- c. Multi-Tenant Flex 1: 33,600 square feet, 38' in height, 1-story.
- d. Multi-Tenant Flex 2: 32,000 square feet, 38' in height, 1-story.
- e. Multi-Tenant Flex 3: 33,600 square feet, 38' in height, 1-story.
- f. Fitness Club: 40,000 square feet, 48' in height, 2-stories.
- g. Roller Skating Rink: 27,300 square feet, 44' in height, 1-story (plus 53' architectural feature (less than 10% of roof area) and 55' tower – see below).

In addition, proposed monument signs are to be located throughout the site, with the locations, size and text shown on the signage sheet.

Lastly, the southerly “panhandle” portion of the site (Lot 8 and Lot A) serves two purposes: as a multi-purpose event space (for farmers market, food trucks, etc.) adjacent to a future park to be located within Lot 14, and as future access to Lot 19.

Zoning Administrator approval of PA180026 for the following reasons:

- ~~• A tower element on the roof of the roller skating rink building, not to exceed 60 feet height and 30 foot by 30 foot in width, most effectively allows for wireless transmission. This height in excess of 55 feet requires approval by the Zoning Administrator at a noticed public hearing.~~
- The PC Text for UAC requires a 25-foot minimum setback from arterial highway rights-of-way. Due to a unique circumstance, the westerly slope of Los Patrones Parkway is included in the County’s right-of-way. The resultant 10-foot setback proposed for the Roller Skating Rink to this top-of-slope Los Patrones Parkway right-of-way requires approval by the Zoning Administrator at a noticed public hearing.
- OC Zoning Code Section 7-9-145.6(a)(38) includes a parking category titled “Warehouse, storage building or structures used exclusively for storage.” Which has generation factor of “1 space per 1,000 square feet of gross floor area”. Although this is seven times higher than the ITE mini-storage rate referenced in Fehr & Peers parking analysis report, and it is understood that use of the ITE rate requires approval by the Zoning Administrator at a noticed public hearing. SmartShop Self Storage, the intended owner/operator of the proposed storage buildings, provided square footages and parking space data for four of their existing facilities in Southern California (see photos on Pg. 6):
 1. Huntington Beach – 65,510 SF, 6 spaces, 1 handicap space (1 per 9,359 SF)
 2. La Habra – 51,845 SF, 4 spaces, 1 handicap space (1 per 10,369 SF)
 3. Santa Ana – 84,423 SF, 3 space, 1 handicap space (1 per 21,106 SF)
 4. Azusa – 64,120 SF, 3 spaces, 1 handicap space (1 per 16,030 SF)

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 Use, 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.

Parking:

Section III.K of the Ranch Plan PC Program Text refers to Orange County Zoning Code Section 7-9-145. The Zoning Code includes a parking generation factor for “health studios and spas” and for “roller skating rinks”, but does not specify parking standards pertaining to storage facilities or multi-tenant flex buildings.

Parking Summary	Sq. Ft.	Requirement	Parking Demand	Spaces Provided
Storage	135,136	0.14/KSF (ITE Code 151)	19*	19
Multi-Tenant Flex	99,200	1.27/KSF (ITE Code 130)	149*	149
Fitness Club	40,000	1/150 SF (ZC)	267	267
Roller Skating Rink	27,300	1/100 SF (ZC)	273	273
Additional Parking Spaces Provided				168
Total	301,636		712*	876

* Fehr & Peers Parking Study dated October 18, 2018, recommends 603 spaces.

The following matrix is a summary of the proposed project's compliance with the applicable Site Development Standards contained in the Ranch Plan Planned Community Program Text:

Urban Activity Center	III.D.1.d. Site Development Standards	Compliance
1) Minimum Bldg. Area	No minimum	Complies
2) Building Height	45' max. (+ arch. Features within 10% of roof area)	Complies, with exception of tower element roof of roller skating rink building, not to exceed 60' height and 20' by 20' in width, for wireless transmission. Therefore, ZA approval is required.
3) Building setbacks	a.) 20' min. from all property lines abutting residential areas. b) 25' min. from arterial hwy R-O-W c) 20' min. from collector street R-O-W d) 15' min from local street R-O-W e) No minimum from interior property lines	Complies, with exception of Roller Skating Rink, which does not meet 25' setback from arterial highway rights-of-way. (westerly slope of Los Patrones Parkway is included in the County's right-of-way. Therefore, ZA approval is required.
4) Hours of Operation	Limited to 7:00am to 11:00pm	Complies
6) Off-Street Parking	Compliance with Ranch Plan PC Text section III.K	Fehr & Peers report dated 10/18/18 recommends 603 spaces based exclusively on ITE rates. If OC Zoning Code generation rates are used for roller rink and fitness club uses, 712 spaces are required, but use of the ITE rates requires ZA approval. 876 spaces are provided.
7) Signs	Compliance with PC Text Section III.L	See Signage sheet
8) Fences & Walls	a) equal to main bldg. height, except b) 3.5' within front setback c) 6' within other setback d) 7' along alleys	a) complies b) Not applicable c) Not applicable d) Not applicable
9) Trash & Refuse Disposal	All storage shall be shielded from view within a bldg. or area enclosed by a masonry wall not less than 6' in height and the container shall be covered to prohibit	Complies. Accessibility path to be clarified in future submittals

	animal intrusion.	
10) Screening	<ul style="list-style-type: none"> a) 6' to 7' screening abutting residential areas b) 36" to 42" screening along arterial highways c) Difference in elevation may serve as screening d) Screening can be satisfied by walls, berms, fences or landscaping e) Roof-top mechanical equipment shall be screened 	<ul style="list-style-type: none"> a) Existing 6' wall and 15-feet of screening proposed adjacent to residential neighborhood to north (Lennar TT17598) b) Screening to be provided along Los Patrones Pkwy to east and Airoso Dr to west c) Site is 5 to 10-feet higher in elevation relative to Los Patrones Pkwy to east. d) See "b" above e) Complies
11) Landscaping	<ul style="list-style-type: none"> a) 15' boundary landscaping abutting arterial highways b) Additional 10% of project area, 50% in parking area c) Separation by curb d) Irrigation & Maintenance 	<ul style="list-style-type: none"> a) Complies abutting Los Patrones Pkwy to east and Airoso Dr to west b) Complies c) Complies d) Complies
12) Lighting	All lighting, exterior and interior shall confine direct rays to the premises	Compliance with standard condition LG-1
13) Loading	All loading shall be performed on the site, screened from view from adjacent streets and residences by walls and berms	Complies
14) Enclosed Uses	All permitted uses shall be contained within a completely enclosed structure	Complies
15) Service Station	Not applicable	Not applicable

Environmental Analysis:

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

Review Parties:

PA180026 would be reviewed by all applicable internal OC Public Works departments. No external entities would appear to have interest in reviewing PA180026. No cities are located near PA2.

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

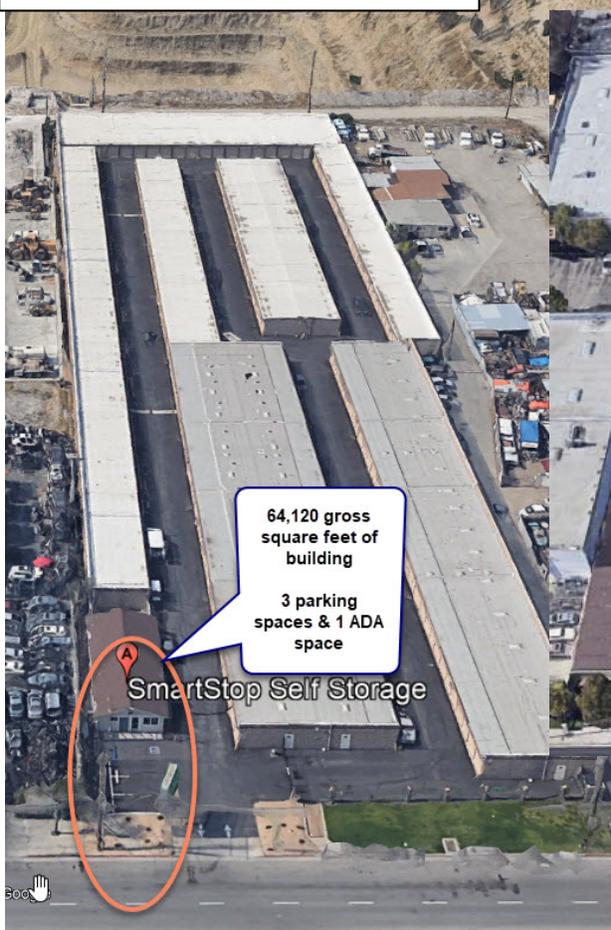
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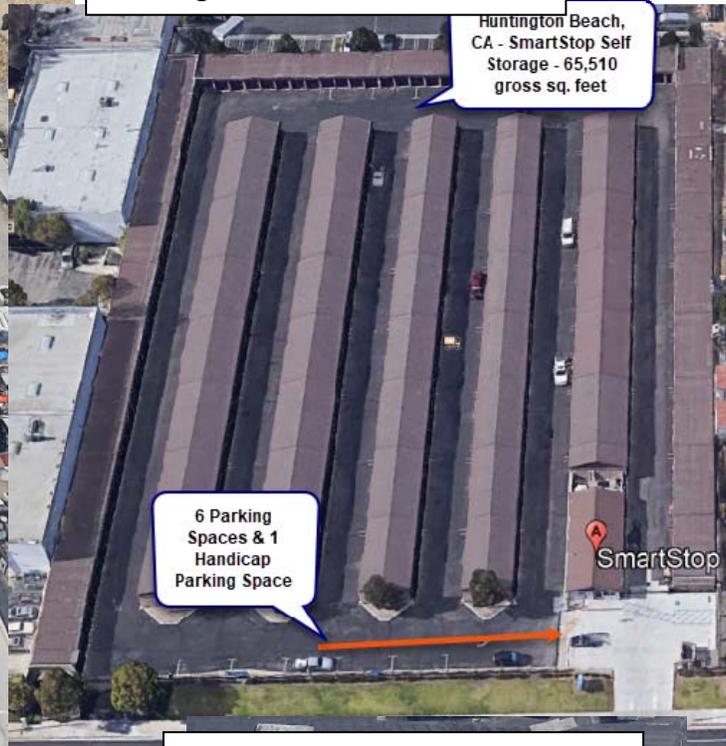
Jay Bullock

Vice President, Planning & Entitlement

1111 W. Gladstone, Azusa



Huntington Beach



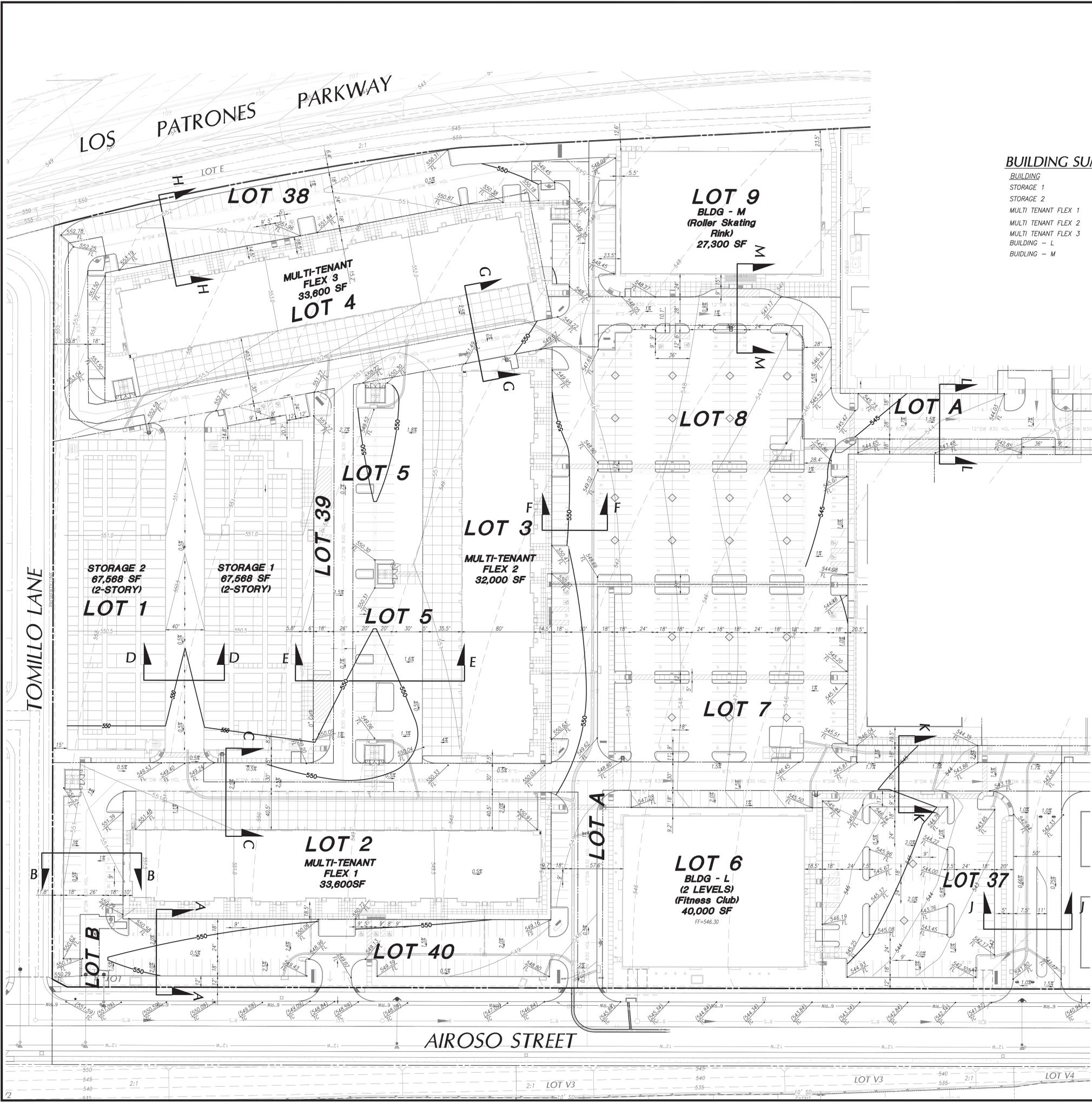
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4200 Westminster, Santa Ana

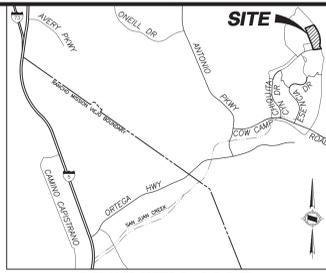


ATTACHMENT 2

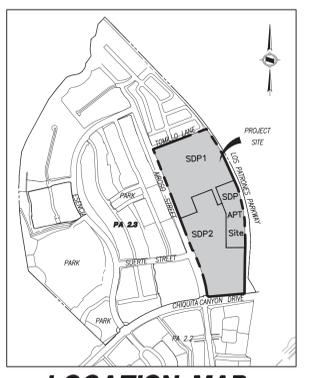


BUILDING SUMMARY

BUILDING	LOT NO.	AREA
STORAGE 1	1	67,568 SF
STORAGE 2	1	67,588 SF
MULTI TENANT FLEX 1	2	33,600 SF
MULTI TENANT FLEX 2	3	32,000 SF
MULTI TENANT FLEX 3	4	33,600 SF
BUILDING - L	6	40,000 SF
BUILDING - M	9	27,300 SF



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- STREET CURB
- MASS GRADED CONTOUR
- STORM DRAIN
- WATER
- SEWER
- ELECTRIC VEHICLE CHARGING STATION
- PROPOSED FIRE HYDRANT

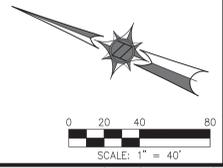
REVISION	DATE	DESCRIPTION

APPLICANT: SENDERO RETAIL, LLC
 28811 ORTEGA HIGHWAY
 SAN JUAN CAPISTRANO, CA 92675
 (949) 240-3363

PREPARED BY: HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes • Irvine, CA 92618 • P: (949) 263-3100 • F: (949) 263-0759

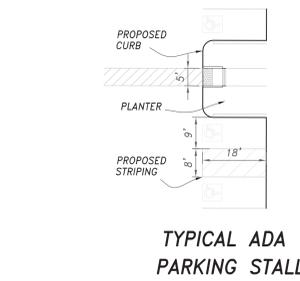
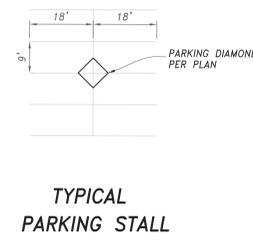
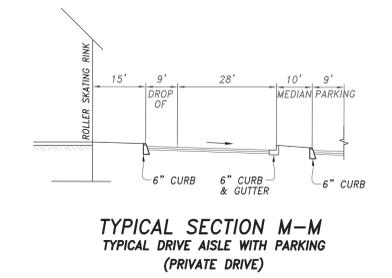
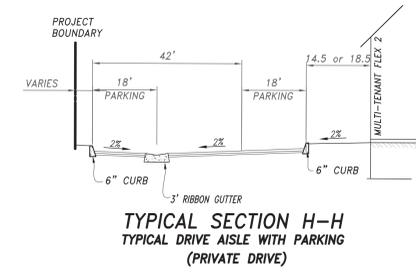
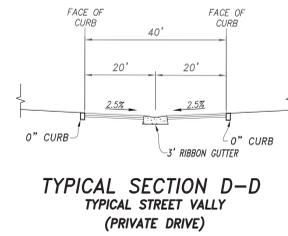
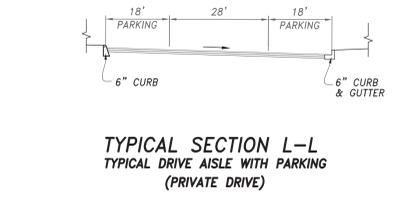
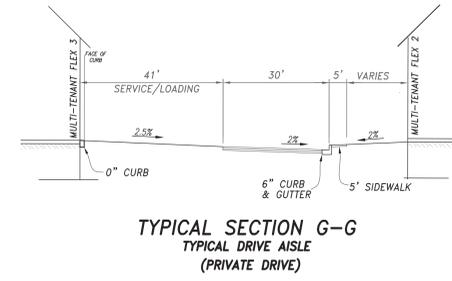
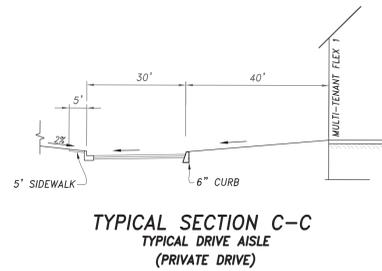
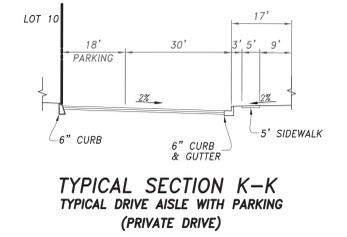
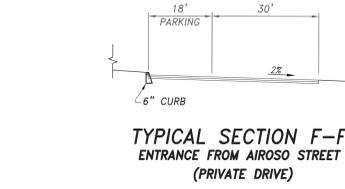
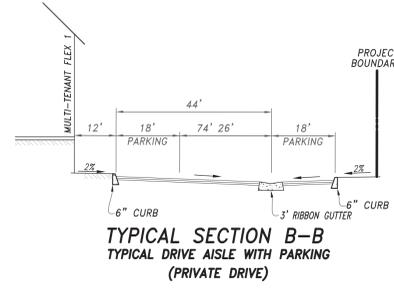
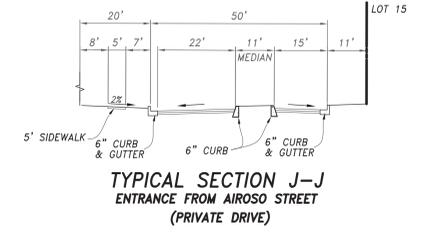
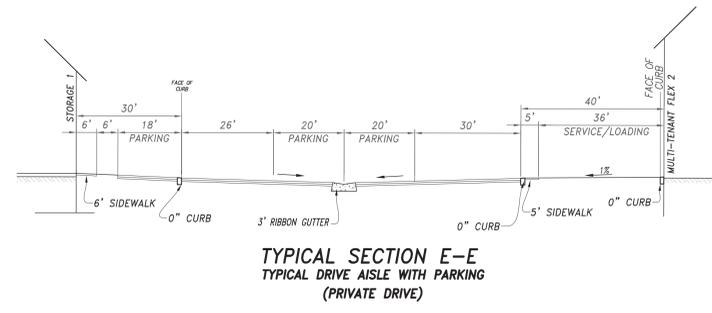
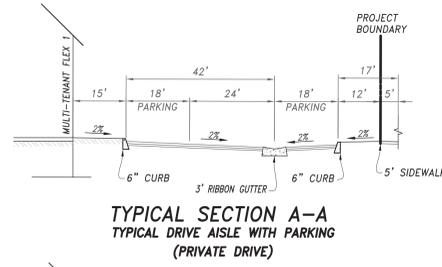
COUNTY OF ORANGE
CONCEPTUAL GRADING PLAN - PA180026
TTM17575 - SENDERO RETAIL, LLC
RETAIL SITE
NORTHWEST CHIQUITA CANYON & AIROSO STREET

DESIGNED BY: --- DATE: 03/15/19 CITY FILE NO.: --- SHEET **GD-1**
 DRAFTED BY: --- CHECKED BY: ---



SDP PERMIT# PA180026

DETAILS

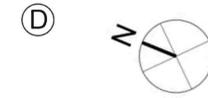
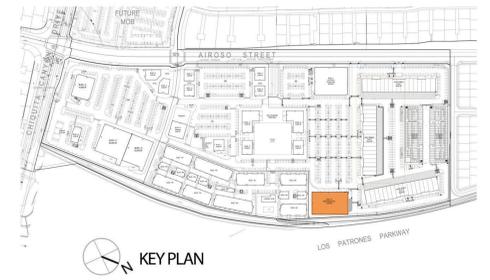
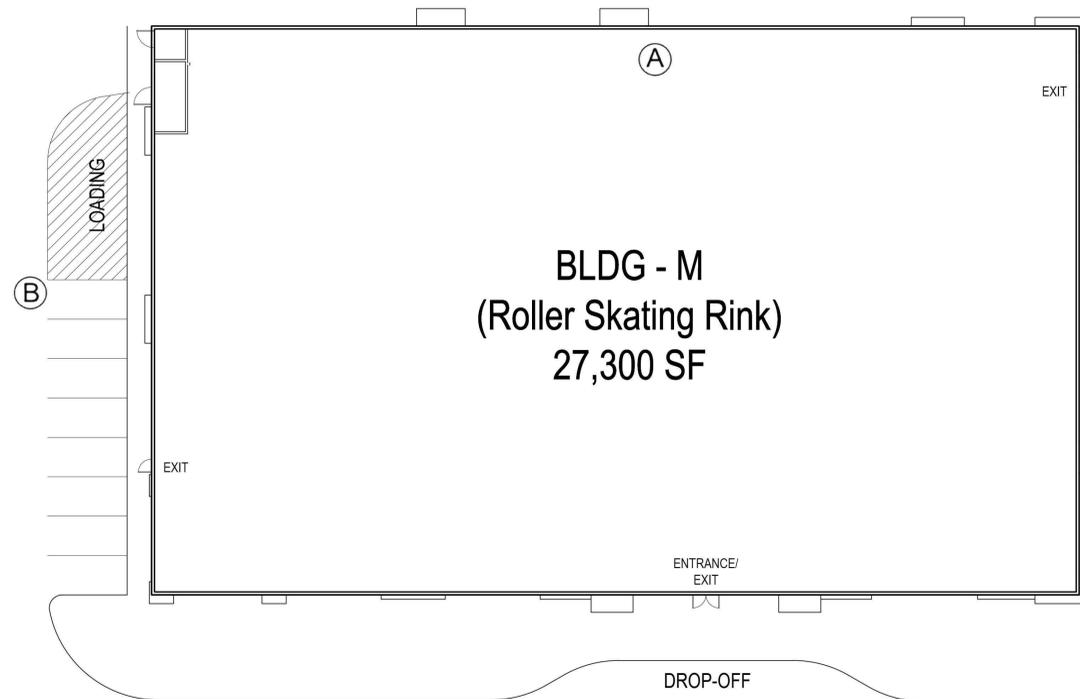


REVISION	
DATE	DESCRIPTION

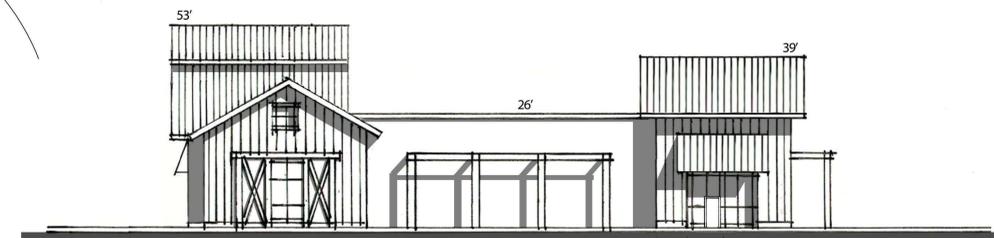
APPLICANT: SENDERO RETAIL, LLC 28511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363	PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Huges • Irvine, CA 92618 • P: (949) 263-5010 • F: (949) 263-0759		
COUNTY OF ORANGE CONCEPTUAL GRADING PLAN - PA180026 TTM17575 - SENDERO RETAIL, LLC RETAIL SITE NORTHWEST CHIQUITA CANYON & AIROSO STREET			
DESIGNED BY: _____ DRAFTED BY: _____ CHECKED BY: _____	DATE: 03/15/19	CITY FILE NO.: -	SHEET GD-2

SDP PERMIT# PA180026

W.O. 2402-43X VTM 17564 - THE RANCH (P42)-2.4 PLANNING AREA VTM 17564 - THE RANCH (P42)-2.4 DDC: ROOM: BIN:



© WEST ELEVATION



© SOUTH ELEVATION



© EAST ELEVATION

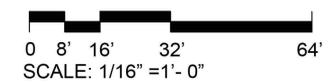


© NORTH ELEVATION

**BUILDING M - ROLLER SKATING RINK
FLOOR PLAN & ELEVATIONS**

A - 2

2014-441 01-17-19



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ESENCIA PA 2.4 PHASE 1

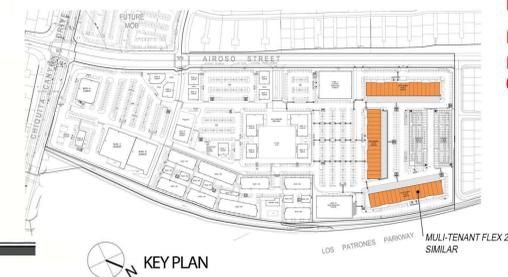
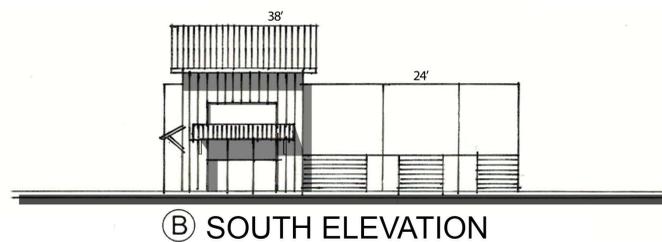
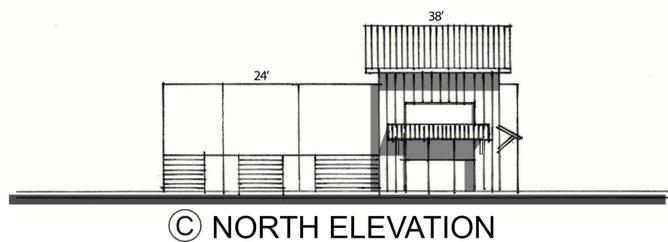
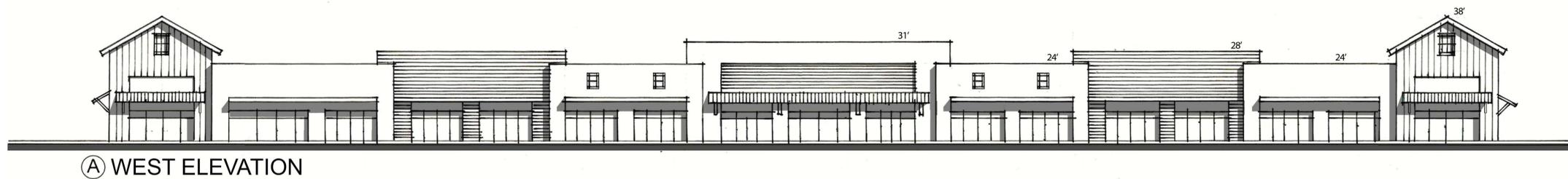
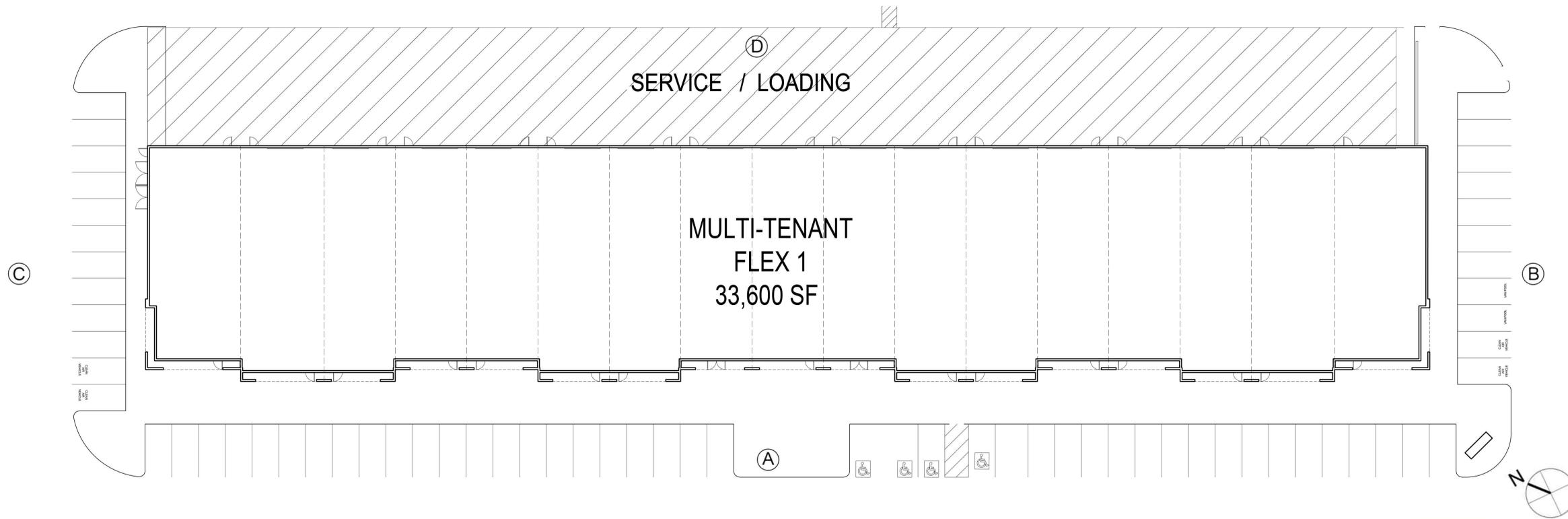
RANCHO MISSION VIEJO, CA

RANCHO MISSION VIEJO

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

SDP PERMIT# PA180026



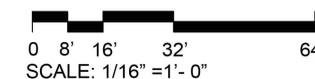
SDP PERMIT# PA180026

**TYP MULTI-TENANT FLEX BUILDING
FLOOR PLAN & ELEVATIONS**

A - 3

ESENCIA PA 2.4 PHASE 1

RANCHO MISSION VIEJO, CA



2014-441 01-17-19

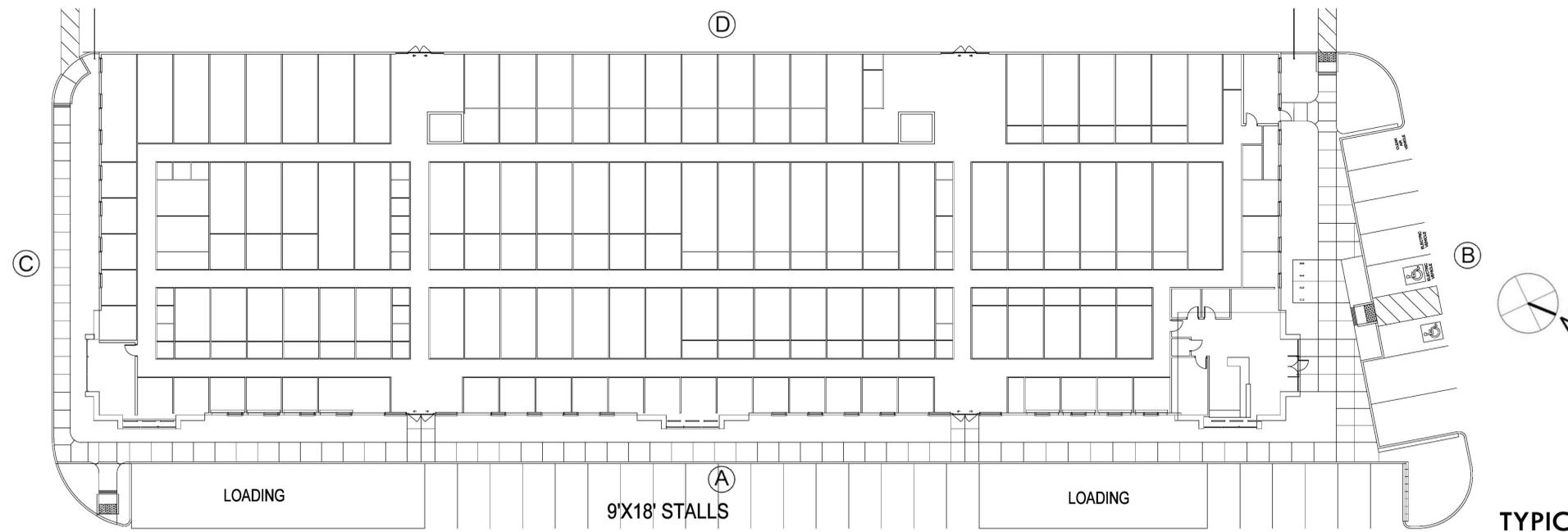


RANCHO MISSION VIEJO

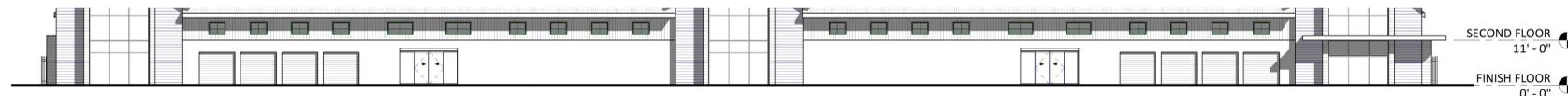
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TYPICAL FLOOR PLAN



(A) EAST ELEVATION



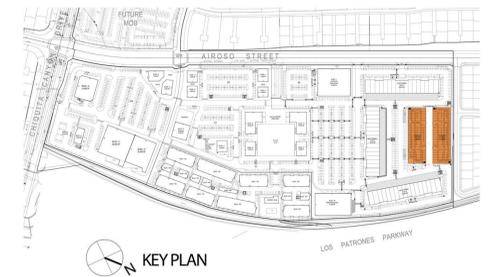
(B) NORTH ELEVATION



(C) SOUTH ELEVATION



(D) WEST ELEVATION



SDP PERMIT# PA180026

**TYP STORAGE BUILDING
FLOOR PLAN & ELEVATIONS**

A - 4

2014-441 01-17-19

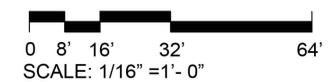


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ESENCIA PA 2.4 PHASE 1

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① AIROSO STREET - BUILDING L - WEST ELEVATION



② LOS PATRONES PARKWAY - BUILDING M - EAST ELEVATION

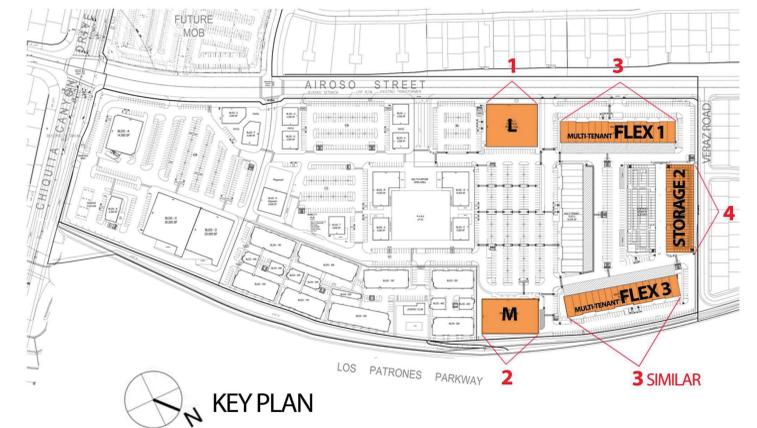
NOTE: LIGHT COLORED ROOF MATERIALS AND PAINT SHALL BE INCORPORATED INTO THE PROJECT TO HELP REFLECT HEAT.



③ AIROSO STREET - MULTI-TENANT FLEX 1 - WEST ELEVATION



④ VERAZ ROAD - STORAGE 2 - NORTH ELEVATION



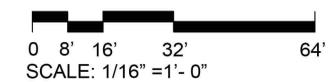
SDP PERMIT# PA180026

A - 5

STREET FACING COLOR ELEVATIONS

ESENCIA PA 2.4 PHASE 1

RANCHO MISSION VIEJO, CA



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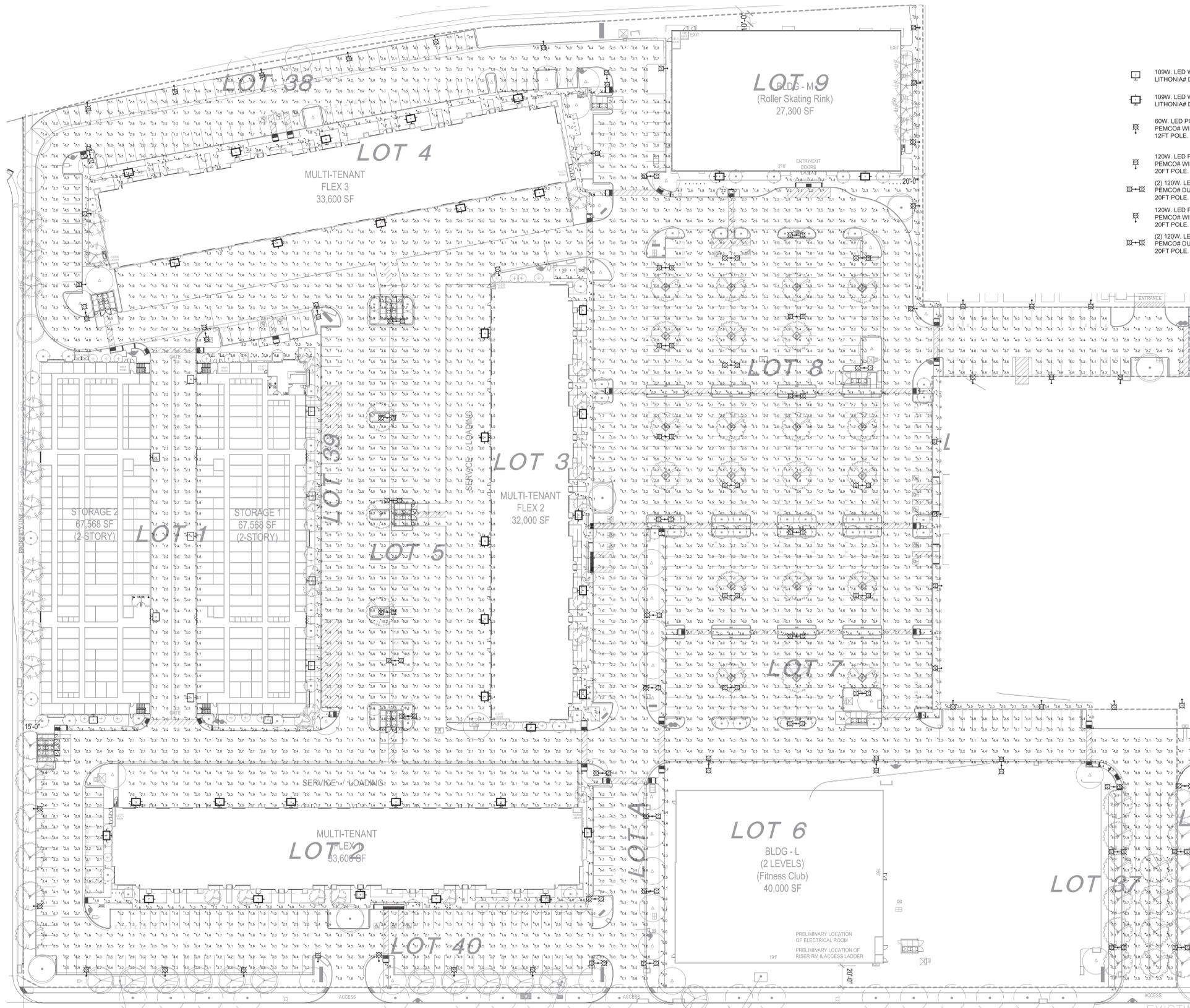


- 109W LED WALL PACK TYPE III
LITHONIA# DSXW2LED-30C-1000mA-40K-T3S-MVOLT
- 109W LED WALL PACK TYPE IV
LITHONIA# DSXW2LED-30C-1000mA-40K-T3S-MVOLT
- ⊕ 60W LED POLE LIGHT TYPE II DISTRIBUTION (SINGLE HEAD)
PEMCO# WIN-W1-NL-60W4K-U-2-16W
20FT POLE.
- ⊕ 120W LED POLE LIGHT TYPE III DISTRIBUTION (SINGLE HEAD)
PEMCO# WIN-W1-NL-120W4K-U-3-16W
20FT POLE.
- ⊕ (2) 120W LED POLE LIGHT TYPE III DISTRIBUTION (DOUBLE HEAD)
PEMCO# DUAL HEAD: WIN-W1-NL-120W4K-U-3-16W
20FT POLE.
- ⊕ 120W LED POLE LIGHT TYPE IV DISTRIBUTION (SINGLE HEAD)
PEMCO# WIN-W1-NL-120W4K-U-4-16W
20FT POLE.
- ⊕ (2) 120W LED POLE LIGHT TYPE IV DISTRIBUTION (DOUBLE HEAD)
PEMCO# DUAL HEAD: WIN-W1-NL-120W4K-U-3-16W
20FT POLE.

Esencia - Subarea 2.4
Mixed Use Center Phase I
SITE LIGHTING PLANS

RANCHO MISSION VIEJO, CA
Tract# Pending (Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9)

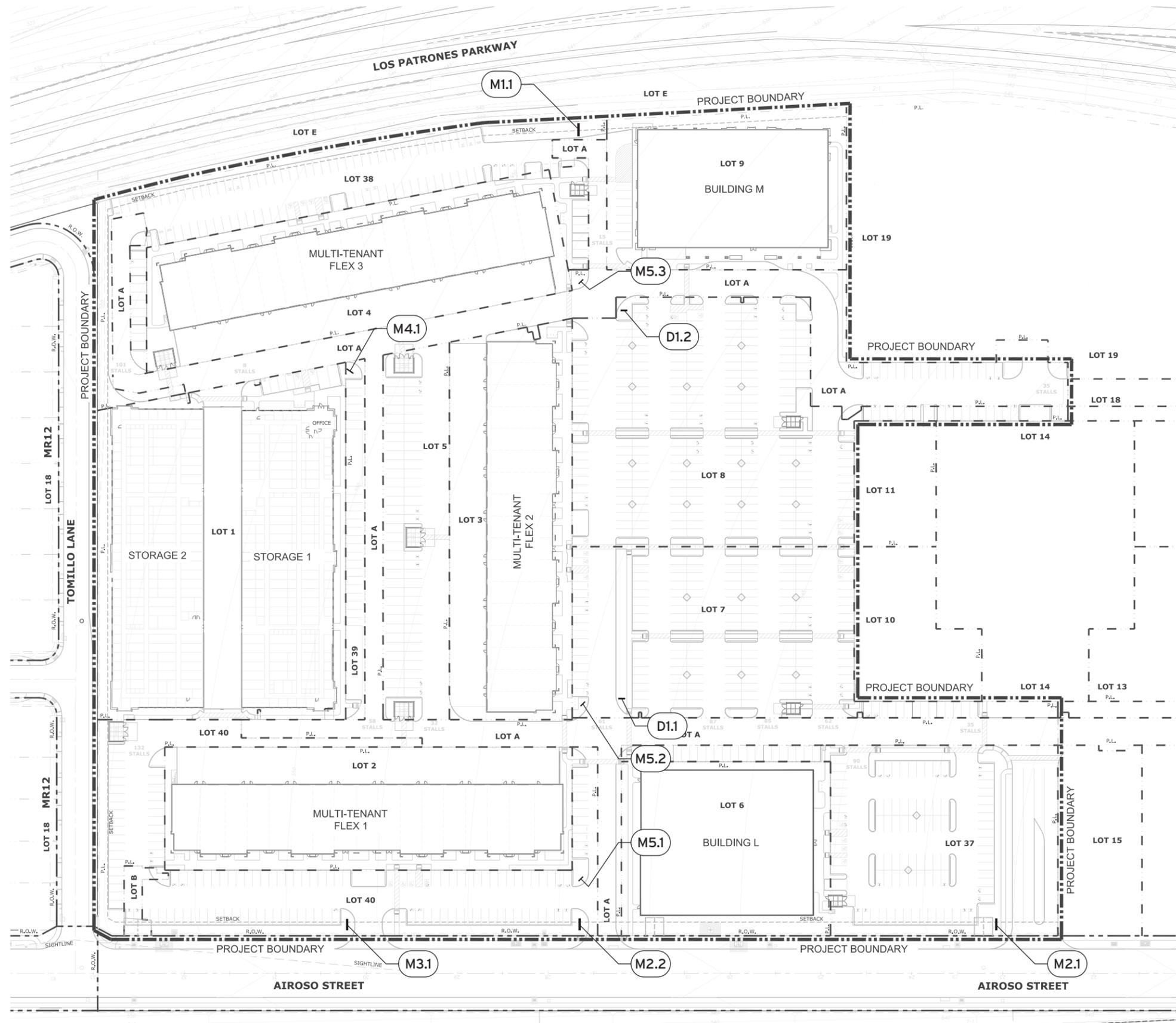
SDP PERMIT# PA180026



NOTE: LIGHTING HAS BEEN DESIGNED AND LOCATED SO THAT ALL DIRECT RAYS ARE CONFINED TO THE PROPERTY IN A MANNER TO SATISFY CONDITION 570 OF THE RANCH REGULATION COMPLIANCE MATRIX.



SCALE: 1" = 40'-0"



Signage Summary

No.	Sign Types	Quantities
M1	Project & Tenant Identification Freeway Monument Sign	1
M2	Primary Project & Tenant Identification Entry Monument Sign	2
M3	Secondary Project & Tenant Identification Entry Monument Sign	1
M4	Single Tenant Identification Monument Sign	1
M5	Multi Tenant Identification Monument Sign	3
D1	Tenant Directional Sign	2
W1	Tenant Identification Wall Sign	T.B.D.

Notes

Temporary marketing/tenant signage may be placed on the property until the Grand Opening of the shopping center.

Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.

1 Site Plan

Scale: 1" = 120'-0"



TheDesignFactor

Contact

26432 Las Alturas Avenue, Laguna Hills, CA 92653
 Ph. (949) 360-5750 Fx. (949) 643-2863
 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

Sheet Title

Site Plan

Sheet Number

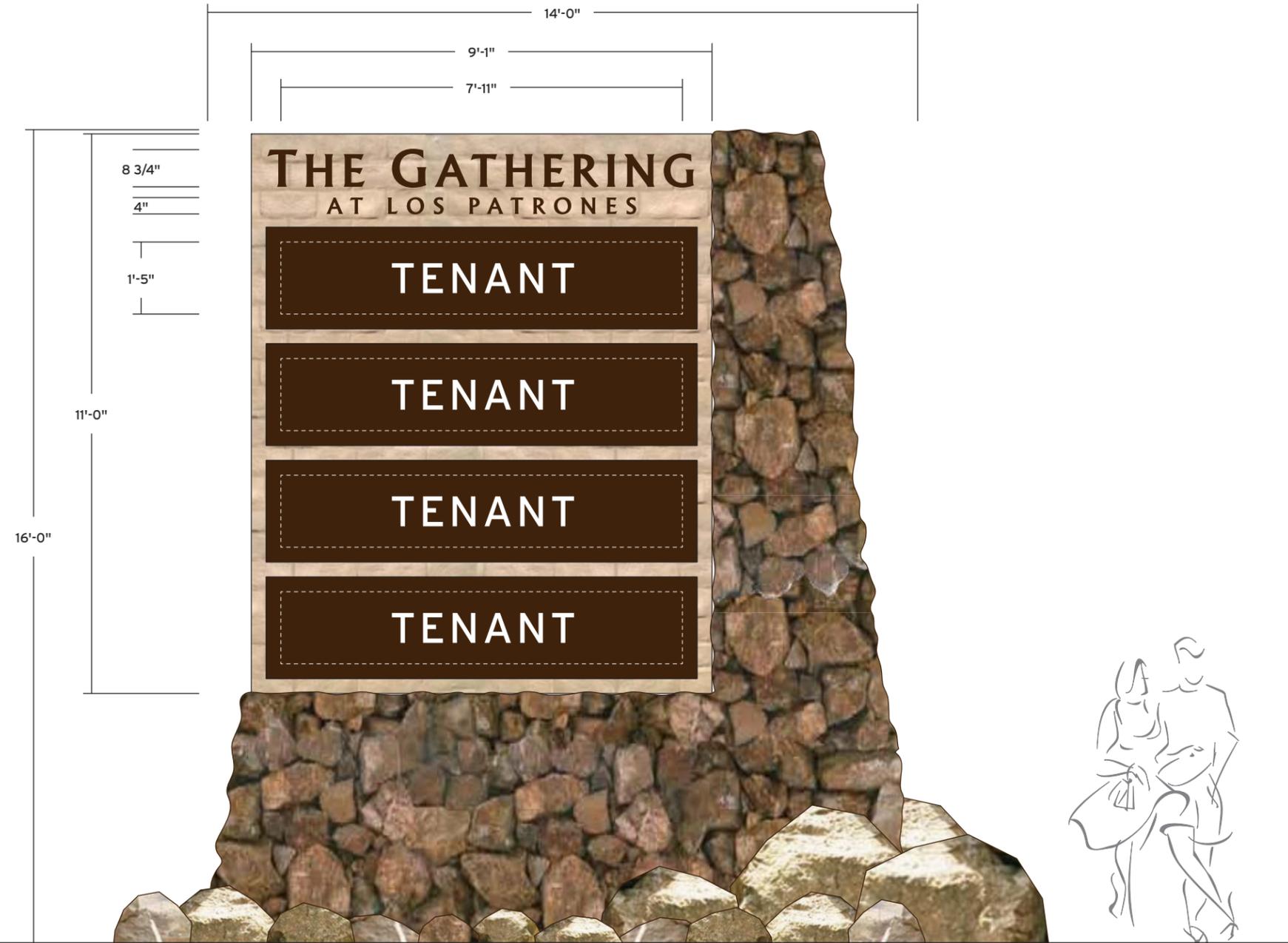
SP 1

Date
 12-16-18

SDP PERMIT# PA180026

Project & Tenant Identification Freeway Monument Sign

Purpose:	To identify the project and up to eight tenants per sign.
Location:	Along Los Patrones Parkway.



1 Details

Scale: 3/8" = 1'-0"

Note: Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.



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 Ph. (949) 360-5750 Fx. (949) 643-2863
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Project

Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

Sheet Title

Project & Tenant Identification
 Freeway Monument Sign

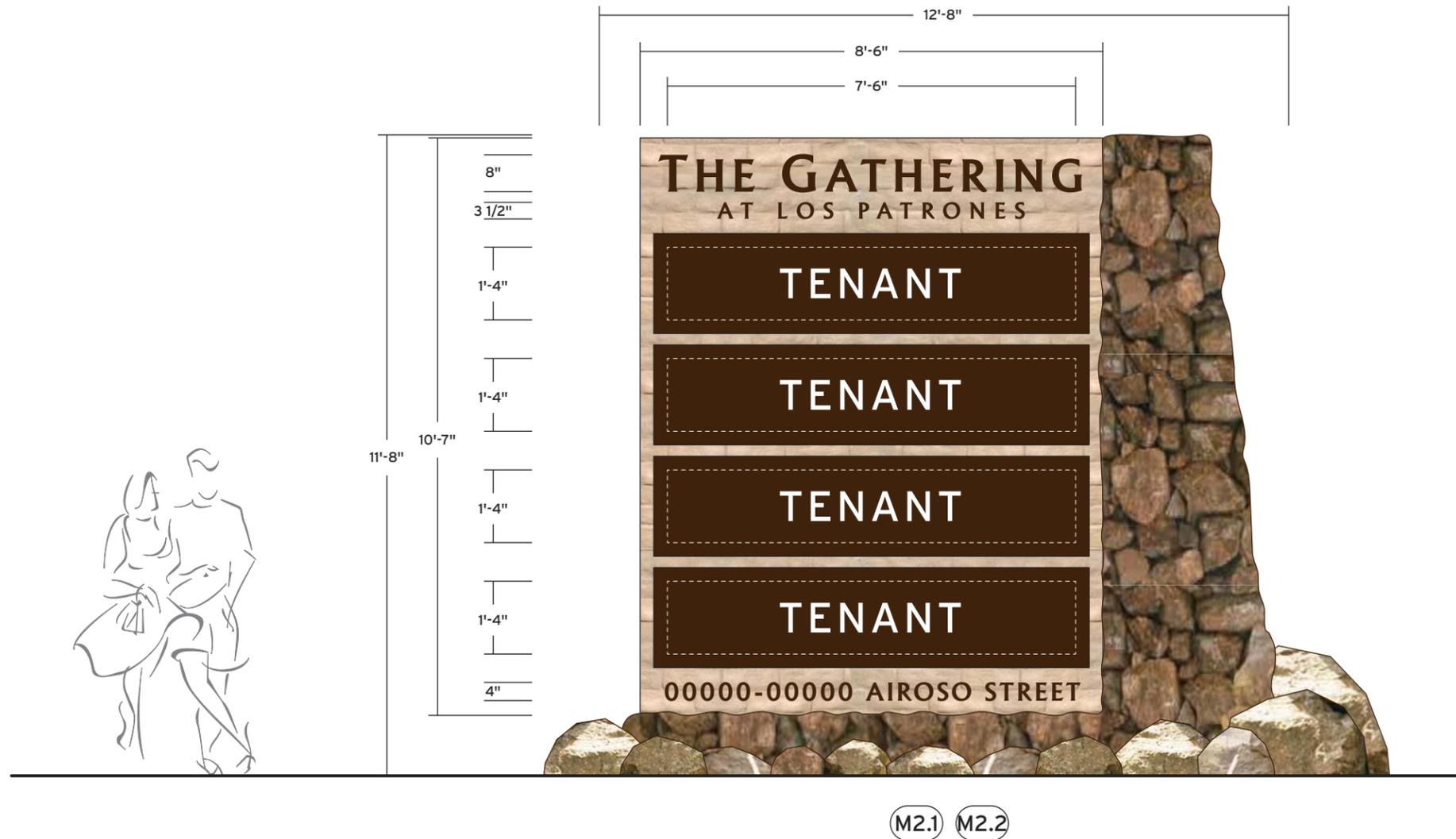
Sheet Number

M1
 Date
 12-16-18

SDP PERMIT# PA180026

Primary Project & Tenant Identification Entry Monument Sign

Purpose:	To identify the project and four tenants per sign.
Maximum Number:	Two double sided sign locations.
Location:	Two each at Airoso Street entries, outside of sight distance triangle.



SDP PERMIT# PA180026

1 Details

Scale: 3/8" = 1'-0"

Note: Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.



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 thedesignfactor@cox.net www.thedesignfactor.biz

Project
 Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

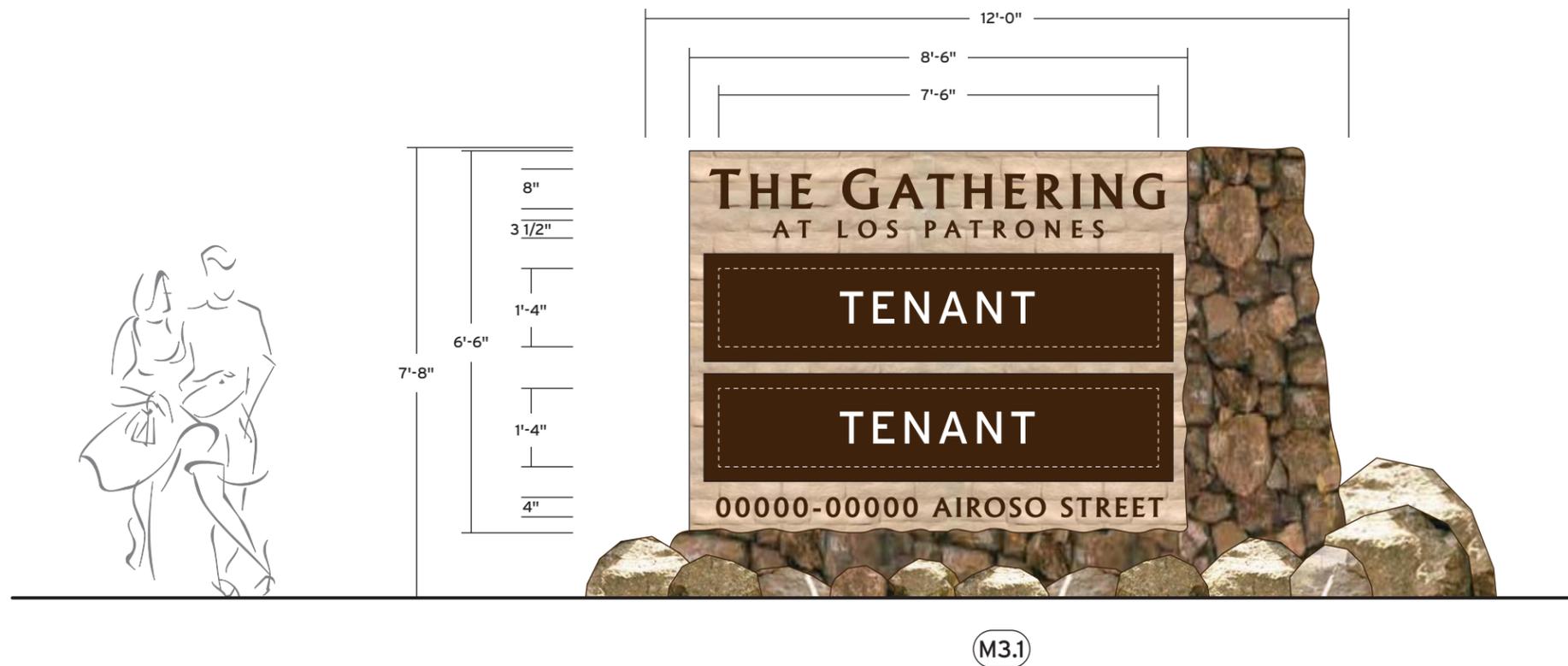
Sheet Title
 Primary Project & Tenant
 Identification Entry Monument Sign

Sheet Number
M2
Date
 12-16-18

Secondary Project & Tenant Identification Entry Monument Sign

Purpose:	To identify the project and two tenants per sign.
Maximum Number:	One double sided sign location.
Location:	One at Airosa Street entry, outside of sight distance triangle.

SDP PERMIT# PA180026



1 Details

Scale: 3/8" = 1'-0"

Note: Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.



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Contact
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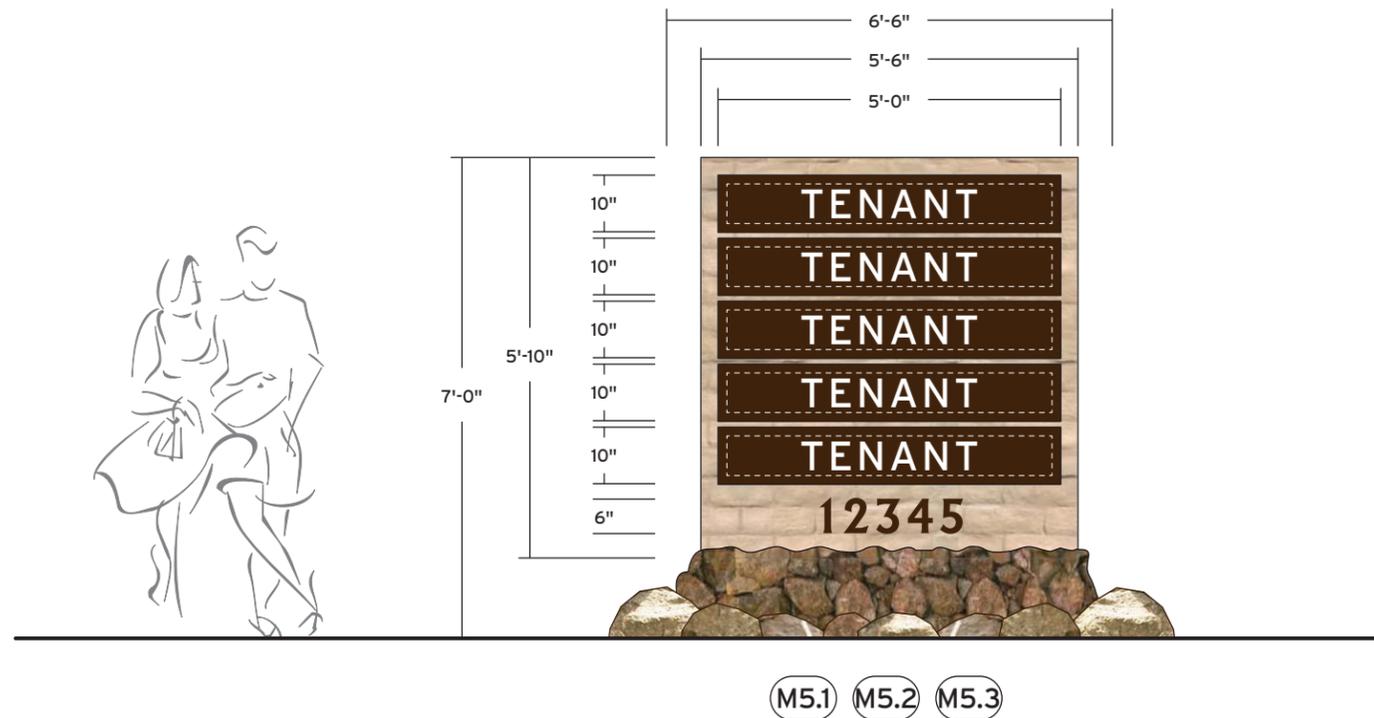
Project
 Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

Sheet Title
 Secondary Project & Tenant
 Identification Entry Monument Sign

Sheet Number
M3
Date
 12-16-18

Multi Tenant Identification Monument Sign

Purpose:	To identify the tenants within a specific building.
Maximum Number:	Single sided sign locations.
Location:	One each at building, outside of sight distance triangle.



1 Details

Scale: 3/8" = 1'-0"

Note: Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.



TheDesignFactor

Contact

26432 Las Alturas Avenue, Laguna Hills, CA 92653
 Ph. (949) 360-5750 Fx. (949) 643-2863
 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

Sheet Title

Multi Tenant Identification
 Monument Sign

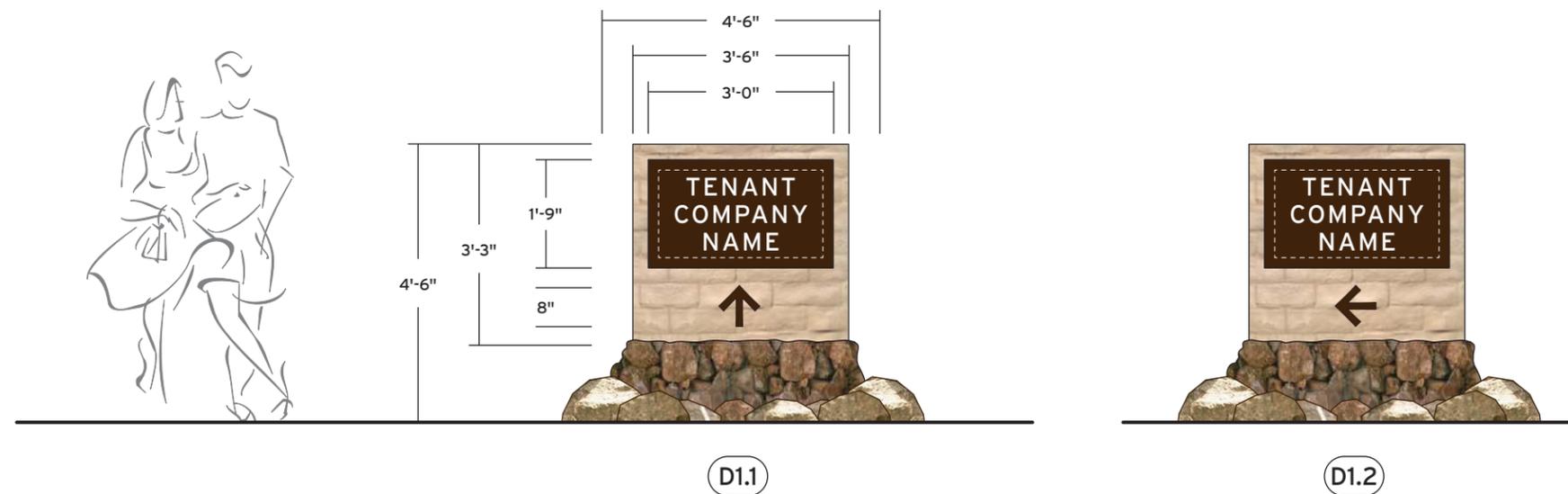
Sheet Number

M5
 Date
 12-16-18

SDP PERMIT# PA180026

Tenant Directional Sign

Purpose:	To direct to specific tenant locations.
Maximum Number:	Single sided sign locations.
Location:	Along primary drive aisles within parking areas.



1 Details

Scale: 3/8" = 1'-0"

Note: Rays caused by illuminated signs will be restricted to the site per County Standard Condition of Approval.



TheDesignFactor

Contact

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 Ph. (949) 360-5750 Fx. (949) 643-2863
 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Planning Area 2.4 - Mixed Use Center - Phase 1
 Sign Program (T.B.D.)
 Site Development Permit (T.B.D.)
 Tract (T.B.D.) - Planning Area 2.4

Sheet Title

Tenant Directional Sign

Sheet Number

D1
 Date
 12-16-18

SDP PERMIT# PA180026

OVERALL FIRE MASTER PLAN

SUBAREA 2.4 MIXED USE CENTER

BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500

ESENCIA PLANNING AREA 2.4 - TENTATIVE TRACT NO. 17564

REVISION OCFA SR278550

PREVIOUSLY APPROVED OCFA SR273826 & 276652

RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

RANCH FIRE PROTECTION PROGRAM WAS APPROVED BY ORANGE COUNTY FIRE AUTHORITY AND ORANGE COUNTY BOARD OF SUPERVISORS DATED: JULY 31, 2007 AND AMENDMENT NO. 1, DATED: MARCH 29, 2013 AND DATED: AUGUST 14, 2014.

ATTACHMENTS USED WITH THIS SUBMITTAL:

- 24" FIRE LANE NO PARKING SIGN LOCATIONS
- FIRE LANE ENTRY SIGN
- FIRE LANE NO PARKING SIGN
- MOUNTING SPECIFICATIONS FOR FIRE LANES AND NO PARKING SIGNS
- MULTIPLE FAMILY RESIDENCE HOSE PULL
- NON-RESIDENTIAL EMERGENCY ACCESS HOSE PULL
- STREET WIDTHS
- FIRE ACCESS ROAD WIDTHS
- FIRE ACCESS ROAD WIDTHS ADJACENT TO FUEL MODIFICATION ZONES
- "S" TURNS
- MINIMUM TURNAROUND AND HAMMERHEAD DIMENSION
- HYDRANT DISTRIBUTION TABLE
- FIRE FLOW REQUIREMENT TABLE
- BLUE DOT HYDRANT MARKER LOCATION
- AUTOMATIC FIRE SPRINKLER REQUIREMENT - TRASH ENCLOSURE CONSTRUCTION
- RADIANT HEAT AND EMBER MITIGATION ZONES

PREMISES IDENTIFICATION & ADDRESSING

PREMISES IDENTIFICATION (CBC 501.2, CFC 505.1)

THREE POSSIBLE CONFIGURATIONS OF BUILDINGS OR UNITS WITHIN A BUILDING MAY EXIST AND ARE IDENTIFIED AS FOLLOWS: FREESTANDING BUILDINGS, MULTIFAMILY BUILDINGS, OR MULTIFAMILY BUILDING CLUSTERS. COMMON TO ALL CONFIGURATIONS ARE THE REQUIREMENTS LISTED IN SECTIONS A THROUGH E BELOW. PROJECTS MAY ALSO BE SUBJECT TO SPECIFIC ADDRESS AND WARDINGING SIGNAGE REQUIREMENTS CONTAINED IN THE LOCAL JURISDICTION'S MUNICIPAL ORDINANCE OR SECURITY CODE, WHICH MAY BE MORE RESTRICTIVE THAN THE REQUIREMENTS LISTED IN THIS GUIDELINE. FOR PROJECTS LOCATED IN THE CITY OF IRVINE, PLEASE SEE IRVINE UNIFORM SECURITY CODE, SECTIONS 5-8.5 AND C AND SECTION 5-8.5-17.1. FOR PROJECTS LOCATED IN SRA LAND, PLEASE SEE ARTICLE 3 IN GUIDELINE 8-04 FOR ADDITIONAL ADDRESSING REQUIREMENTS.

A. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION OF ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD ON WHICH THE PROPERTY IS ADDRESSED. ADDRESSES SHALL NOT BE LOCATED WHERE THEY HAVE THE POTENTIAL OF BEING OBSTRUCTED BY SIGNS, AWNINGS, VEGETATION OR OTHER BUILDING/STRUCTURE ELEMENTS. AN ADDRESS MONUMENT AT THE VEHICLE ENTRANCE OR OTHER LOCATION CLEARLY VISIBLE FROM THE STREET OR ROAD FROM THE PUBLIC ROAD MAY BE PROVIDED IN LIEU OF AN ADDRESS ON THE STRUCTURE WHERE ONLY A SINGLE STREET ADDRESS IS PRESENT AND NO OTHER STRUCTURES ARE ACCESSIBLE FROM THE FIRE LANE SERVING THAT STRUCTURE.

B. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

C. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES OR MORE IN HEIGHT FOR SINGLE-FAMILY RESIDENTIAL STRUCTURES/DUPLEXES, OR INDIVIDUAL UNIT NUMBERS IN MULTIFAMILY RESIDENTIAL STRUCTURES AND 6 INCHES OR MORE FOR COMMERCIAL STRUCTURES OR THE PRIMARY BUILDING ADDRESS OR ADDRESS RANGE POSTED ON MULTIFAMILY RESIDENTIAL STRUCTURES. THE 6-INCH NUMBERS SHALL HAVE A ONE-INCH STROKE AND THE 4-INCH NUMBERS SHALL HAVE A 1/4-INCH STROKE, OR AS REQUIRED BY LOCAL ORDINANCE, WHOEVER IS MORE RESTRICTIVE. BUILDING SETBACK, ELEVATION, AND LANDSCAPING CAN AFFECT THESE MINIMUM SIZE REQUIREMENTS.

D. ADDRESS NUMBERS MAY BE REQUIRED TO BE INTERNALLY OR EXTERNALLY ILLUMINATED BY THE LOCAL JURISDICTION'S SECURITY CODE, WHILE NOT REQUIRED BY THE OCFA. ILLUMINATION OF ADDRESSES IS RECOMMENDED TO FACILITATE RAPID LOCATION OF A SITE OR BUILDING.

E. WHERE IT IS UNCLEAR AS TO WHICH STREET A BUILDING IS ADDRESSED TO (E.G., A BUILDING IS ACCESSIBLE FROM A STREET OTHER THAN THE ONE IT IS ADDRESSED TO, MULTIPLE MAIN ENTRANCES TO THE SITE, OR BUILDING ITSELF, FROM DIFFERENT STREETS), THE NAME OF THE STREET SHALL ALSO BE IDENTIFIED AS PART OF THE POSTED ADDRESS.

F. MULTIFAMILY BUILDINGS - SUITE/APARTMENT NUMBERS SHALL BE PLACED ON OR ADJACENT TO THE PRIMARY ENTRANCE FOR EACH SUITE/APARTMENT AND ANY OTHER DOOR PROVIDING ACCESS TO FIRE DEPARTMENT PERSONNEL, DURING AN EMERGENCY, ALL TIRE RESIDENTIAL AND COMMERCIAL UNITS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL, IN ADDITION, HAVE APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD.

G. MULTI-BUILDING CLUSTERS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATIONS OF ALL BUILDINGS THAT FORM THE CLUSTER. IF ALL BUILDING ADDRESSES ARE NOT CLEARLY VISIBLE OR LEGIBLE FROM THE PUBLIC ROAD SERVING THE STRUCTURES, AN ADDRESS MONUMENT SHALL ALSO BE PROVIDED AT THE ENTRY POINT(S) TO THE SITE INDICATING THE RANGE OF ADDRESSES ACCESSIBLE FROM THAT ENTRANCE.

PARKING ENFORCEMENT LETTER

JANUARY 17, 2019

PLANNING AND DEVELOPMENT SERVICES
ORANGE COUNTY FIRE AUTHORITY
IRVINE, CA 92602-0125

RE: PARKING ENFORCEMENT PLAN, 8027269
SUBAREA 2.4 MIXED USE CENTER, RANCHO MISSION VUE, TENTATIVE TRACT MAP NO. 17564
BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500

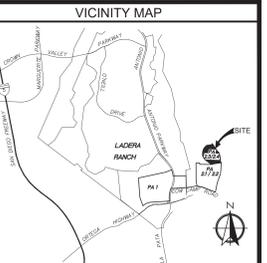
THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED IS STATED AS FOLLOWS:

ALL FIRE LANES WITH SIGNS SHALL BE MAINTAINED AND IN NO EVENT SHALL ANY PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURNAROUND OR DRIVE THROUGH PURPOSES.

THE PROJECT DEVELOPER SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ALLEYS, ROADS AND DRIVES WHICH THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, THE PROJECT DEVELOPER, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING AND NO DRIVE THROUGH" RULES AND REGULATIONS IN ACCORDANCE WITH SECTION 20952.2 OF THE CALIFORNIA VEHICLE CODE AND ORANGE COUNTY FIRE AUTHORITY GUIDELINES. THE LAW SHALL BE ENFORCED BY POLICE OFFICERS AND TOWING VEHICLES IN VIOLATION.

THE PROJECT DEVELOPER WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE THE "PARKING AND NO DRIVE THROUGH" RULES AND REGULATIONS. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMOVING SUCH VEHICLES, INCLUDING WITHOUT LIMITATION TOWING COSTS, CITATIONS AND LEGAL FEES.



COMBUSTIBLE CONSTRUCTION LETTER

JANUARY 17, 2019

PLANNING AND DEVELOPMENT SERVICES
ORANGE COUNTY FIRE AUTHORITY
IRVINE, CA 92602-0125

SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: SR273826
SUBAREA 2.4 MIXED USE CENTER, RANCHO MISSION VUE, TENTATIVE TRACT MAP NO. 17564
BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET C.F.A. GUIDELINE 8-00 PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FRESHENING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOW REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS DELIVERED FOR CONSTRUCTION.

MOTORIZED GATE NOTES

A. ELECTRICALLY OPERATED GATES AND BARRIERS CFC 503.6

1) IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY AND WITHOUT THE USE OF BATTERY BACKUP POWER, EXCEPT AS NOTED BELOW. THE MANUFACTURER'S SPECIFICATION SHEET DEMONSTRATING COMPLIANCE WITH THIS METHOD OF OPERATION DURING POWER LOSS SHALL BE PROVIDED OR SCANNED DIRECTLY ONTO THE PLAN. SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF POWER SHALL BE PROVIDED BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY IMMEDIATELY AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER. THE GATE SHALL BE PROVIDED FOR FAIL-OPEN OPERATION. A CAPACITOR OR BATTERY, MAY ALSO BE USED FOR FAIL-OPEN OPERATION WHERE THE GATE OPERATING MECHANISM DOES NOT HAVE A FAIL-SAFE MODE.

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

3) THE GATE CONTROL FOR ELECTRIC GATES SHALL BE OPERABLE BY A KNOWN EMERGENCY OPERATOR KEY SWITCH WITH 2" COVER. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. THE KEY SWITCH SHALL BE READILY VISIBLE AND CLEARLY LABELED "FIRE DEPT".

4) FOR ELECTRICALLY OPERATED GATES, THE TYPE OF REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED SHALL BE NOTED ON THE PLAN. THE REMOTE OPENING DEVICE IS REQUIRED IN ADDITION TO THE REMOTE KEY SWITCH. THE CURRENTLY AVAILABLE REMOTE OPENING DEVICES FOR USE BY OCFA ARE EITHER OPTICAL OR RADIO CONTROLLED. OPTICAL SYSTEMS WORK THE SAME AS REMOTE KEY SWITCHES EXCEPT THAT THE OPERATOR MUST BE POSITIONED WITHIN STORED LIGHT TO OPEN THE GATE. THE RADIO-CONTROLLED SYSTEM OPENS THE GATE WHEN THE EMERGENCY RESPONDER CLOSES THE RECEIVER. THE OPERATOR MUST BE POSITIONED WITHIN AN INDIVIDUAL SINGLE FAMILY RESIDENCE OR DUPLEX IS EXEMPT FROM THIS REQUIREMENT.

CURRENTLY APPROVED GATE OPENING SYSTEMS INCLUDE:

- 3M OPTICOM
- CLOCKENTRY SYSTEM SHALL BE CONFIGURED IN SINGLE-PULSE MODE WITH 1 SECOND TRANSMISSION WINDOW
- FIRE STRIKE ACCESS PRODUCTS, INC.
- TOMAR

5) UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO MANUAL OPERATION BY MEANS OF THE SWITCH. THE GATE SHALL BE KEPT OPEN FOR TWO LEAVES. THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY AND REMAIN OPEN. SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE TURNING RADIUS, OR OTHER MANEUVERING NECESSARY FOR FIRE VEHICLES TO NAVIGATE THE VEHICLE ENTRY POINT.

6) THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1" CONTRASTING LETTERS WITH A 1/2" BOLD FONT.

7) GATE AND BARRIER LOCKS - GATE OR BARRIER LOCKS SHALL BE REVIEWED AND APPROVED PRIOR TO THEIR INSTALLATION ON ANY NEW AND/OR EXISTING ACCESS GATE OR BARRIER. AUTHORIZATION FOR KNOX PRODUCTS THROUGH THE KNOX BOX COMPANY WEBSITE AT WWW.KNOXBOX.COM. KNOX KEY SWITCHES AND KEY BOXES SERVING ONLY VEHICLE GATES AND NOT BUILDINGS SHALL BE SUBMITTED FOR USE BY BOTH THE FIRE AND POLICE DEPARTMENT. CALL THE OCFA PLANNING AND DESIGN DIVISION AT SECTION 474-6734-100 FOR ANY QUESTIONS REGARDING THE NEED FOR KEY BOXES OR SWITCHES. SEE SECTION 8.3 FOR INFORMATION REGARDING INSTALLATION OF KEY BOXES AND KEY SWITCHES ON PEDESTRIAN GATES AND BUILDINGS.

FIRE MASTER PLAN NOTES

1) OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 PM ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 639-9510.

2) A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO ANY COMBUSTIBLE MATERIALS, ACCESS ROADS, CAPABLE OF SUPPORTING 48,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.

3) FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.

4) ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL, CONTACT THE OCFA INSPECTION DIVISION FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE REQUIRED.

5) ALL FIELD APPROVED SIGNAGE, SET STRIPPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.

6) ALL AREAS WHERE SIGNAGE IS NOT INSTALLED AND REMAINS CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION SHALL BE CLEARLY IDENTIFIED AS SUCH. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.

7) TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REMOVED, INSPECTED AND PERMITTED BY THE OCFA PRIOR TO USE. ALL GATE OR CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

8) ALL GATE OR CONSTRUCTION FENCING SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

9) FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW LINE TO FLOW LINE FOR FIRE LANES WITH ROULED CURBS (E.G., ROLLED RAMPS, ETC.) TO THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT THE APPROVED PLANS OR PRECISE GRADING PLANS CONFORM TO ALL MINIMUM FIRE LANE WIDTH REQUIREMENTS. THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN RANCHO PLAN AND PROJECT PROGRAM (RPPF) FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.

10) PERMANENT AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED AS REQUIRED BY THE OCFA. ALL PHASED ROADS SHALL BE SURFACED TO PROVIDE ALL-WEATHER SURFACE OF 60,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER SURFACE OF 60,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER SURFACE OF 60,000 LBS.

11) FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN RPPF. ALL FIRE LANE SIGNS SHALL BE MAINTAINED IN GOOD CONDITION BY THE DEVELOPER. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION.

12) ALL FIRE HYDRANTS SHALL HAVE A BLUE REFLECTIVE PAVEMENT MARKING. FIRE HYDRANT MARKINGS SHALL BE MAINTAINED IN GOOD CONDITION BY THE DEVELOPER.

13) ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH RPPF. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AUTHORITY, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE RPPF, THEY MAY BE DESIGNED TO LOCAL AUTHORITY REQUIREMENTS PROVIDED THAT SUCH STANDARDS SHALL NOT BE IN CONFLICT WITH THE STANDARDS AND DWELLING UNITS BY EMERGENCY PROVIDERS.

14) APPROVED SIGNAGE SHALL BE INSTALLED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 9 OF THE CFC AND RPPF.

15) APPROVED SIGNAGE SHALL BE MAINTAINED IN ACCORDANCE WITH ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.

16) REGULATORY SIGNAGE SHALL BE PROVIDED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, EXTINGUISHERS, SPRINKLER RIBBERS, ALARM CONTROL PANELS, RESCUE WINDOWS AND OTHER EMERGENCY FEATURES. ALL SIGNAGE SHALL NOT OBSTRUCT ADDRESS NUMBERS OR OTHER SIGNAGE.

17) SIGNAGE SHALL NOT OBSTRUCT ADDRESS NUMBERS OR OTHER SIGNAGE.

18) SIGNAGE SHALL NOT OBSTRUCT ADDRESS NUMBERS OR OTHER SIGNAGE.

19) DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED OR PLACED WITHIN THE MAXIMUM FEET OF COMBUSTIBLE WALLS OR OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

20) ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SLOPE, TURNING RADIUS, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION AND APPROVAL BY THE OCFA.

21) APPROVAL OF THIS PLAN SHALL NOT BE CONSIDERED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN THE RPPF AND RELATED PORTIONS OF THE 2019 CFC AND CFC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

22) AN UNDERGROUND RPPF PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED TO THE OCFA FOR THE APARTMENT BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS.

23) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES AND AMENDMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED. SEVERITY ZONE, SPECIAL FIRE PROTECTION AREA, OR WILDLAND-URBAN INTERFACE FIRE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS IDENTIFIED IN CHAPTER 7 OF THE 2019 CFC, 2016 CFC SECTION 8337 AND RPPF SECTION 8.7. CONSTRUCTION OF NEW STRUCTURES OR ADDITIONAL ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.

24) STRUCTURES MEETING THE CRITERIA IN CFC 501.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.8.3 AND DASDBA GUIDELINES PUBLISHED BY OCFA. SHIELD COMMUNICATION AND TECHNOLOGY DIVISION AND OCFA FOR TECHNICAL AND SUBMITTAL INFORMATION.

25) A CONSTRUCTION PHASING PLAN FOR THIS PROJECT SHALL BE SUBMITTED TO OCFA AS A SEPARATE PLAN AND NO PART OF THIS SUBMITTAL.

26) A PRECISE FIRE MASTER PLAN SHALL BE SUBMITTED SEPARATELY TO OCFA FOR THE APARTMENT BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE APARTMENT BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS.

APARTMENT BUILDING DATA: 100-500 & LEASING

BUILDING NO.	STORIES	CONSTRUCTION	FIRE TYPE	SPRINKLERS	FOOTAGE	FIRE FLOW
BUILDING 100-A-D	2	TYPE V-B	NFPA 13R	1,625	3-3 HRS	1,750
BUILDING 200-A-D	2	TYPE V-B	NFPA 13R	14,010	1,625	3 HRS
BUILDING 300-A-D	2	TYPE V-B	NFPA 13R	23,231	2,000	4 HRS
BUILDING 400-A-F	2	TYPE V-B	NFPA 13R	4,688	1,500	3 HRS
BUILDING 500-A	2	TYPE V-B	NFPA 13R	4,687	1,500	2 HRS
LEASING/CLUB	1	TYPE V-B	FULL NFPA 13	3,120	1,000	2 HRS

FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS

FIRE FLOW OF 2,000 GPM / 4 HOURS FOR THE LARGEST APARTMENT BUILDING 300 WITH 23,231 SF WITH TYPE V-B CONSTRUCTION SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM.

HYDRANT SPACING REQUIREMENT IS 450' MAXIMUM BETWEEN HYDRANTS.

RETAIL BUILDING DATA: A-T

BUILDING NO.	STORIES	CONSTRUCTION	FIRE TYPE	SPRINKLERS	FOOTAGE	FIRE FLOW
BUILDING A	1	TYPE V-B	NFPA 13	14,500	1,625	3 HRS
BUILDING B	1	TYPE V-B	NFPA 13	4,000	1,500	2 HRS
BUILDING C	1	TYPE V-B	NFPA 13	30,000	1,875	3 HRS
BUILDING D	1	TYPE V-B	NFPA 13	20,000	1,500	3 HRS
BUILDING E	1	TYPE V-B	NFPA 13	5,000	1,500	2 HRS
BUILDING F	1	TYPE V-B	NFPA 13	5,000	1,500	2 HRS
BUILDING G	1	TYPE V-B	NFPA 13	4,000	1,500	2 HRS
BUILDING H	1	TYPE V-B	NFPA 13	4,000	1,500	2 HRS
BUILDING J	1	TYPE V-B	NFPA 13	4,500	1,500	2 HRS
BUILDING K	1	TYPE V-B	NFPA 13	3,500	1,500	2 HRS
BUILDING L	2	TYPE V-B	NFPA 13	40,000	2,125	4 HRS
BUILDING M	1	TYPE V-B	NFPA 13	27,300	1,750	3 HRS
BUILDING N	1	TYPE V-B	NFPA 13	8,000	1,500	2 HRS
BUILDING P	1	TYPE V-B	NFPA 13	5,000	1,500	2 HRS
BUILDING Q	1	TYPE V-B	NFPA 13	10,000	1,500	2 HRS
BUILDING R	1	TYPE V-B	NFPA 13	10,000	1,500	2 HRS
BUILDING S	1	TYPE V-B	NFPA 13	5,000	1,500	2 HRS
BUILDING T	1	TYPE V-B	NFPA 13	4,000	1,500	2 HRS

FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS

FIRE FLOW OF 2,125 GPM / 4 HOURS FOR THE LARGEST RETAIL BUILDING T WITH 40,000 SF WITH TYPE V-B CONSTRUCTION SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM.

HYDRANT SPACING REQUIREMENT IS 450' MAXIMUM BETWEEN HYDRANTS.

COMMERCIAL BUILDING DATA: STORAGE & FLEX

BUILDING NO.	STORIES	CONSTRUCTION	FIRE TYPE	SPRINKLERS	FOOTAGE	FIRE FLOW
FLEX 1	1	TYPE V-B	NFPA 13	33,600	2,000	4 HRS
FLEX 2	1	TYPE V-B	NFPA 13	32,000	1,875	3 HRS
FLEX 3	1	TYPE V-B	NFPA 13	33,600	2,000	4 HRS
STORAGE 1	2	TYPE V-B	NFPA 13	67,568	2,750	4 HRS
STORAGE 2	2	TYPE V-B	NFPA 13	67,568	2,750	4 HRS

FIRE FLOW INFORMATION & HYDRANT SPACING REQUIREMENTS

FIRE FLOW OF 2,750 GPM / 4 HOURS FOR THE LARGEST COMMERCIAL STORAGE BUILDINGS 1 AND 2 WITH 67,568 SF WITH TYPE V-B CONSTRUCTION SHALL BE PROVIDED BY THE PROPOSED WATER SYSTEM.

HYDRANT SPACING REQUIREMENT IS 450' MAXIMUM BETWEEN HYDRANTS.

ADDITIONAL NOTES:

1) A CONSTRUCTION PHASING PLAN FOR THIS PROJECT SHALL BE SUBMITTED TO OCFA AS A SEPARATE PLAN AND NO PART OF THIS SUBMITTAL.

2) A PRECISE FIRE MASTER PLAN SHALL BE SUBMITTED SEPARATELY TO OCFA FOR THE APARTMENT BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE APARTMENT BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE STORAGE BUILDINGS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE FLEX BUILDINGS.

SHEET INDEX

F-1 TITLE SHEET, OVERALL SITE PLAN & NOTES

F-2 FIRE MASTER PLAN AND DETAILS

OCFA APPROVAL STAMP

PREPARED BY: fire safe
28811 SENDERO RETAIL, LLC
SAN JUAN CAPSTRANO, CA 92675
(949) 240-3383

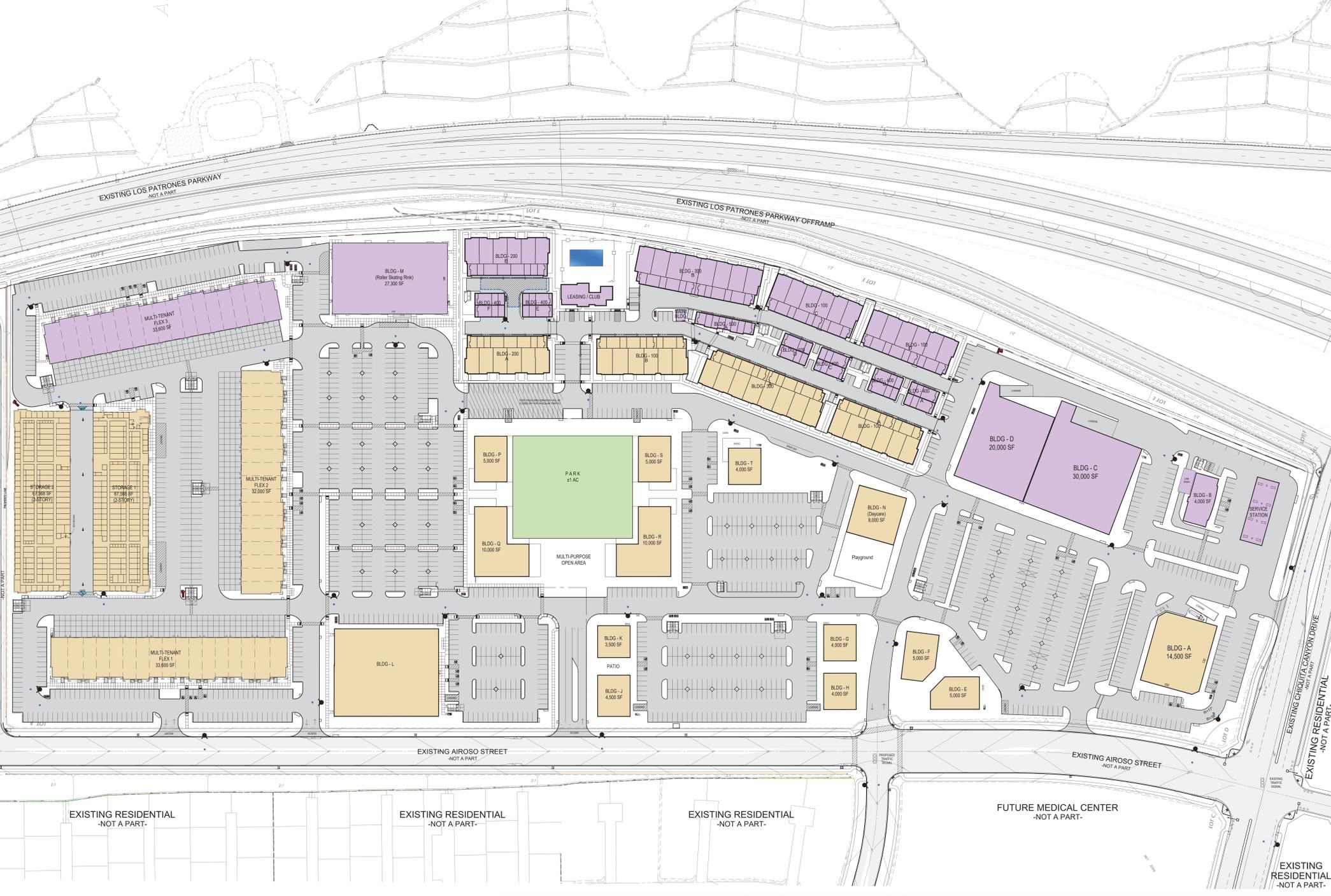
DATE: 03/07/2019

TITLE: OVERALL FIRE MASTER PLAN
SUBAREA 2.4 MIXED USE CENTER
BUILDINGS A-T, FLEX BUILDINGS 1-3,
STORAGE BUILDINGS 1-2 AND
APARTMENT BUILDINGS 100-500
ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17564
PREVIOUSLY APPROVED SR273826 & 276652
OCFA SR278550

DATE: 03/07/2019

SHEET: F-1

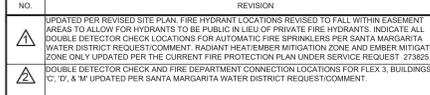
PROJECT: RANCHO MISSION VUE



NO. REVISION

1) UPDATED PER REVISED SITE PLAN, FIRE HYDRANT LOCATIONS REVISED TO FALL WITHIN EASEMENT AREAS TO ALLOW FOR HYDRANTS TO BE PUBLIC IN LIEU OF PRIVATE FIRE HYDRANTS. INDICATE ALL DOUBLE DETECTOR CHECK LOCATIONS FOR AUTOMATIC FIRE SPRINKLERS PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT. RADIANT HEAT/EMBER MITIGATION AND EMBER MITIGATION ZONE ONLY UPDATED PER THE CURRENT FIRE PROTECTION PLAN UNDER SERVICE REQUEST 273826.

2) DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION LOCATIONS FOR FLEX 3, BUILDINGS A, C, D, & T UPDATED PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT.



ARCHITECT: SELF STORAGE BUILDINGS 1 AND 2

H2A CORP
PETER HILLMANN, NCARB, AIA, OAA
CELLPHONE: 678-898-2326
PETER@H2ACORP.COM

ARCHITECT: BUILDINGS A-T, 100-500 AND FLEX 1-3

ARCHITECTS ORANGE
144 N. ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9660

ENGINEER: HUNSAKER & ASSOCIATES
PLANNING, ENGINEERING, & SURVEYING
144 N. ORANGE ST., SUITE 202
IRVINE, CA 92614
(949) 240-9970

OCFA APPROVAL STAMP

DATE: 03/07/2019

SHEET: F-1

PROJECT: RANCHO MISSION VUE

SDP PERMIT# PA180026

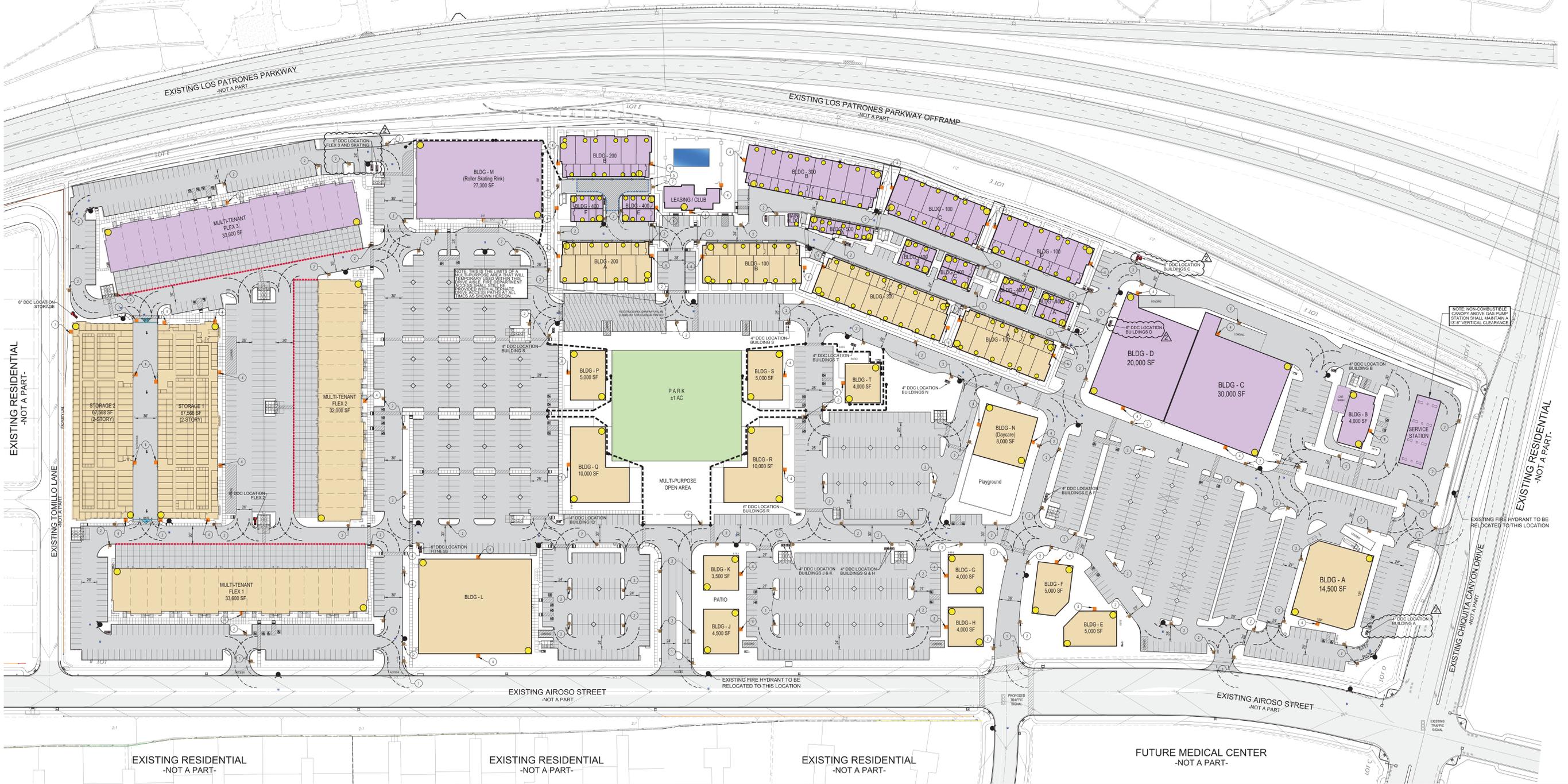
OVERALL FIRE MASTER PLAN

SUBAREA 2.4 MIXED USE CENTER

BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500

ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17564
OCFA SR273826

FIRE LANE CURB MARKING DETAILS	CONSTRUCTION NOTES	LEGEND
<p>SIGN INSTALLATION NOTES</p> <ol style="list-style-type: none"> HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0" IN ALL OTHER AREAS. DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES. 	<ol style="list-style-type: none"> INSTALL FIRE LANE ENTRANCE SIGN PER RANCH PLAN FIRE PROTECTION PROGRAM AND DETAIL HEREON. INSTALL FIRE LANE NO PARKING SIGN PER RANCH PLAN FIRE PROTECTION PROGRAM AND DETAIL HEREON. INSTALL SUB-KEYED KNOX KEY SWITCH. INSTALL SUB-KEYED KNOX BOX WITH EXTRA SETS OF KEYS. INSTALL HAMMERHEAD TURNAROUND PER RANCH PLAN FIRE PROTECTION PROGRAM AND DETAIL HEREON. <p>FIRE LANE RED PAINTED ASPHALT DETAIL</p> <ol style="list-style-type: none"> PAVEMENT ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED. "FIRE LANE NO PARKING" SHALL BE PAINTED ON PAVEMENT IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30" ON CENTER ON PORTION THEREOF. 	<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT WITH BLUE MARKER FIRE LANE SIGNAGE AS INDICATED ON PLAN AND DETAILS HEREON INDICATES 150' HOSE PULL MAXIMUM ON NON-RESIDENTIAL BUILDINGS INDICATES APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX WITH KEYS OF ENTRY DOOR/GRATE KEYS OR SUBMERCED SWITCH INDICATES RED PAINTED FIRE LANE MARKING ON ASPHALT PER DETAIL HEREON INDICATES LOCATION OF MOTORIZED GATE ENTRY AND EXIT INDICATES STRUCTURES WITHIN THE RADIANT HEAT ZONE. REFER TO 2016 CALIFORNIA BUILDING CODE CHAPTER 7A AND THE RANCH PLAN FIRE PROTECTION PROGRAM SECTION B.7 FOR CONSTRUCTION REQUIREMENTS. SEE THE CBC SCREENING FORM ON FIRE PROTECTION PLAN SR273826. INDICATES STRUCTURES WITHIN THE EMBER MITIGATION ZONE. REFER TO 2016 CALIFORNIA BUILDING CODE CHAPTER 7A AND THE RANCH PLAN FIRE PROTECTION PROGRAM SECTION B.7 FOR CONSTRUCTION REQUIREMENTS. SEE THE CBC SCREENING FORM ON FIRE PROTECTION PLAN SR273826. INDICATES THE LIMITS OF A PROPOSED MULTIPURPOSE AREA THAT WILL TEMPORARILY BE USED WITHIN THIS DRIVE ABLE. FIRE DEPARTMENT ACCESS SHALL STILL BE PROVIDED WITH ALTERNATE DRIVE ACCESS PATHS AT ALL TIMES AS SHOWN HEREON. 4" MIN. BUILDING ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS) 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS) INDICATES REQUIRED TURNING RADIUS: 20' WIDE PATH WITH 17" INSIDE AND 58" OUTSIDE INDICATES PROPOSED 6" DOUBLE DETECTOR CHECK LOCATIONS. SHOWN FOR REFERENCE ONLY AND NOT A PART OF THIS SUBMITTAL. REFER TO UNDERGROUND FIRE PROTECTION PLAN OCFA SR273826. INDICATES PROPOSED 4" DOUBLE DETECTOR CHECK LOCATIONS. SHOWN FOR REFERENCE ONLY AND NOT A PART OF THIS SUBMITTAL. REFER TO UNDERGROUND FIRE PROTECTION PLAN OCFA SR273826. PROPOSED ROAD WITH ALL-WEATHER PAVED SURFACE AND RANCH PLAN FIRE PROTECTION PROGRAM REQUIREMENTS TO SUPPORT VEHICULAR LOADS OF 60,000 LBS. EXISTING DRIVE - NOT A PART OF THIS REVIEW SHOWN HEREON.



<p>NO. 1</p> <p>REVISION</p> <p>UPDATED PER REVISED SITE PLAN. FIRE HYDRANT LOCATIONS REVISED TO FALL WITHIN EASEMENT AREAS TO ALLOW FOR HYDRANTS TO BE PUBLIC IN LIEU OF PRIVATE FIRE HYDRANTS. INDICATE ALL DOUBLE DETECTOR CHECK LOCATIONS FOR AUTOMATIC FIRE SPRINKLERS PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT. RADIANT HEAT/EBSER MITIGATION ZONE AND EMBER MITIGATION ZONE ONLY UPDATED PER THE CURRENT FIRE PROTECTION PLAN UNDER SERVICE REQUEST 273826.</p> <p>NO. 2</p> <p>REVISION</p> <p>DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION LOCATIONS FOR FLEX 3, BUILDINGS A, C, D, & M UPDATED PER SANTA MARGARITA WATER DISTRICT REQUEST COMMENT.</p>	<p>DRAWING SCALE</p> <p>GRAPHIC SCALE</p> <p>1" = 50'</p>	<p>ARCHITECT: SELF STORAGE BUILDINGS 1 AND 2</p> <p>H2A CORP</p> <p>PETER HILLERMAN, NCARB, AIA, OAA</p> <p>CELLPHONE: 678-858-3236</p> <p>PETER@H2ACORP.COM</p>	<p>ARCHITECT: BUILDINGS A-T, 100-500 AND FLEX 1-3</p> <p>ARCHITECTS ORANGE</p> <p>144 N. ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9660</p>	<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES</p> <p>PLANNING • DESIGNING • SURVEYING</p> <p>302 N. EL CAMINO REAL, SUITE 202</p> <p>SAN CLEMENTE, CA 92672</p> <p>(949) 240-9911</p>	<p>PREPARED FOR:</p> <p>SENDERO RETAIL, LLC</p> <p>28811 ORTEGA HIGHWAY</p> <p>SAN JUAN CAPISTRANO, CA 92675</p> <p>(949) 240-3363</p>	<p>TITLE:</p> <p>OVERALL FIRE MASTER PLAN</p> <p>SUBAREA 2.4 MIXED USE CENTER</p> <p>BUILDINGS A-T, FLEX BUILDINGS 1-3,</p> <p>STORAGE BUILDINGS 1-2 AND</p> <p>APARTMENT BUILDINGS 100-500</p> <p>ESENCIA PLANNING AREA 2.4</p> <p>TENTATIVE TRACT NO. 17564</p> <p>PREVIOUSLY APPROVED SR273826 & 27652</p> <p>OCFA SR278550</p> <p>RANCHO MISSION VIEJO</p>	<p>DATE:</p> <p>03/07/2019</p> <p>SHEET:</p> <p>F-2</p>
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SDP PERMIT# PA180026

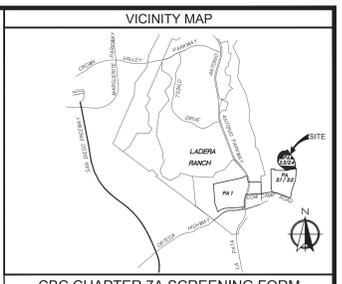
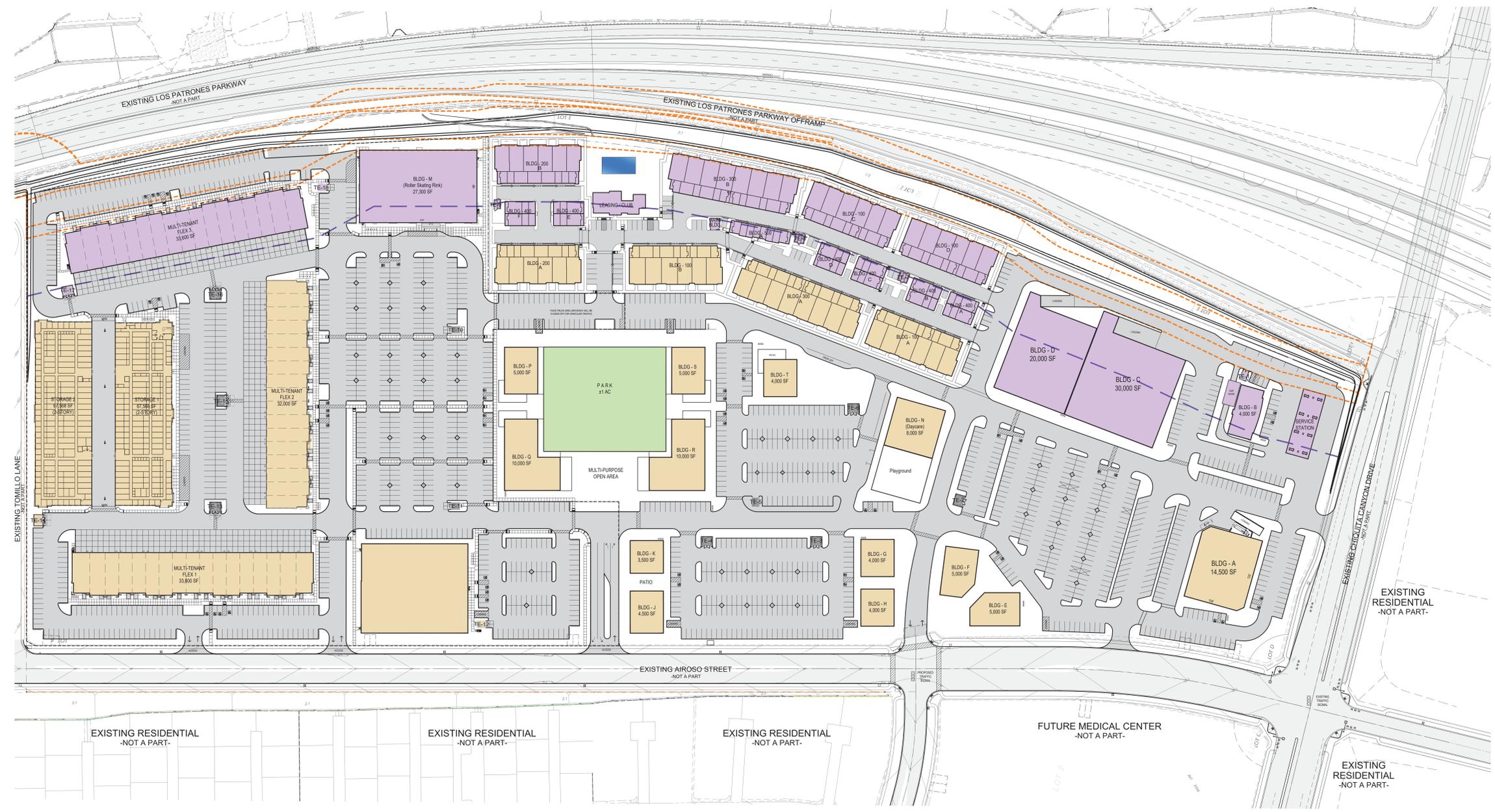
3/27/2019 - SUBAREA 2.4 MIXED USE CENTER - OVERALL FIRE MASTER PLAN

OVERALL FIRE PROTECTION PLAN

SUBAREA 2.4 MIXED USE CENTER

BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500

ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17564
OCFA SR273825



CBC CHAPTER 7A SCREENING FORM
Attachment 15a of the Ranch Plan Fire Protection Program

RADIANT HEAT/EMBER MITIGATION ZONE

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

Chapter 7A Code Section Yes No OCFA has approved the following

702.01.1	Yes	
702.01.2	Yes	
702.01.3	Yes	
702.01.4	Yes	
702.01.5	Yes	
702.01.6	Yes	
702.01.7	Yes	
702.01.8	Yes	
702.01.9	Yes	
702.01.10	Yes	
702.01.11	Yes	
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702.01.94	Yes	
702.01.95	Yes	
702.01.96	Yes	
702.01.97	Yes	
702.01.98	Yes	
702.01.99	Yes	
702.01.100	Yes	

CBC CHAPTER 7A SCREENING FORM
Attachment 15b of the Ranch Plan Fire Protection Program

EMBER MITIGATION ZONE ONLY

Ranch Plan Fire Protection Program
Fire Protection Plan 2016 CBC Chapter 7A Screening Form
Ember Mitigation Zone Only

Chapter 7A Code Section Yes No OCFA has approved the following

702.01.1	Yes	
702.01.2	Yes	
702.01.3	Yes	
702.01.4	Yes	
702.01.5	Yes	
702.01.6	Yes	
702.01.7	Yes	
702.01.8	Yes	
702.01.9	Yes	
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702.01.59	Yes	
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702.01.91	Yes	
702.01.92	Yes	
702.01.93	Yes	
702.01.94	Yes	
702.01.95	Yes	
702.01.96	Yes	
702.01.97	Yes	
702.01.98	Yes	
702.01.99	Yes	
702.01.100	Yes	

STRUCTURE ABBREVIATION LEGEND

MAINT. BLDG - MAINTENANCE BUILDING
TE-# - TRASH ENCLOSURE

SYMBOL LEGEND

INDICATES RADIANT HEAT LINE 10' FROM THE FUEL MODIFICATION INTO THE DEVELOPMENT SITE PER ATTACHMENT 15(b) OF THE RANCH PLAN FIRE PROTECTION PROGRAM AMENDMENT 2 DATED AUGUST 14, 2014.

INDICATES FUEL MODIFICATION LIMITS PER CONCEPTUAL FUEL MODIFICATION PLAN OCFA SR 273825 AND PRECISE FUEL MODIFICATION PLAN SR 273714.

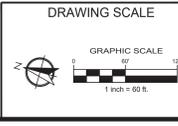
OCFA APPROVAL

DATE: 02/07/2019

SHEET: F-1

RANCHO MISSION VIEJO

NO.	REVISION



ARCHITECT: SELF STORAGE BUILDINGS 1 AND 2
H2A CORP
PETER HILLERMAN, INC., AIA, OAA
CELLPHONE: 618-888-7316
PETER@H2ACORP.COM

ARCHITECT: BUILDINGS A-T, 100-500 AND FLEX 1-3
ARCHITECTS ORANGE
144 N. ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

PREPARED BY:
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-9911

PREPARED FOR:
firesafe
SENDERO RETAIL, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

TITLE:
OVERALL FIRE PROTECTION PLAN
SUBAREA 2.4 MIXED USE CENTER
BUILDINGS A-T, FLEX BUILDINGS 1-3, STORAGE BUILDINGS 1-2 AND APARTMENT BUILDINGS 100-500
ESENCIA PLANNING AREA 2.4
TENTATIVE TRACT NO. 17564
OCFA SR273825

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SDP PERMIT# PA180026

ATTACHMENT 3

MEMORANDUM

Date: October 18, 2018
To: Jay Bullock, Rancho Mission Viejo
From: Spencer Reed, PE
Subject: Parking Assessment for Phase 1 of the Esencia Mixed-Use Project

OC12-0232

This memorandum documents the results of a parking assessment we conducted for Phase 1 of the Esencia Mixed-Use Project in Rancho Mission Viejo (RMV). The Codified Ordinances of the County of Orange Section 7-9-145.6 does not include specific parking standards for land uses in Phase 1; therefore, we evaluated the parking demand for the phase.

Project Description

The proposed Phase 1 of development (Project) consists of 135,136 square feet (sf) of storage facilities, 99,200 sf of flex space, a 27,300 sf roller skating rink, and a 40,000 sf fitness club. RMV has described the flex space as units that have a small office/retail space in the front with a workshop/warehouse attached in the rear with a garage door. The anticipated users of these units include businesses such as contractors, dance studios, appliance repair persons, commercial printing, and other similar businesses.

Parking Demand

Average peak period parking demand rates for the land uses of the Project are provided in *Parking Generation, 4th Edition* (ITE, 2010). The ITE land uses of Mini-Warehousing (ITE Code 151), Industrial Park (ITE Code 130), Roller Skating Rink (ITE Code 464), and Health/Fitness Club (ITE Code 492) were used for this analysis. The Industrial Park land use was selected for the flex space. The ITE description for Industrial Park as a highly diversified facility with a mix of manufacturing, service, and warehouse facilities matches the description of the flex space.

The average peak parking demand rate of each ITE land use was utilized for the analysis. The average peak period parking demand rate is identified as the average of all the sites observed peak period parking demand (vehicles parked) divided by the quantity of the independent variable (such



as building area) expressed as a rate. Table 1 presents the average weekday peak parking demand rates and peak parking space demand for the various land uses of the Project. The average weekday peak parking demand rates represent a worst-case estimate of parking demand, as weekend rates are lower than weekday rates. The time period of the peak parking demand varies among the land uses, and therefore a simple summation of the individual use demand is higher than if they are combined.

Based on *Parking Generation, 4th Edition*, the Project has an estimated parking demand of 512 spaces.

To provide a suitable margin of available spaces to account for turnover and inefficiencies, the industry standard is to supply an additional 10-15% over the estimated demand. Table 2 presents the recommended parking supply for each land use with a 15% buffer.

Findings and Recommendations

Applying *Parking Generation, 4th Edition* parking demand rates to the Project results in an estimated parking demand of 512 parking spaces. Table 2 presents the parking demand and the estimated supply for each land use.

We recommend that a total of 603 parking spaces be supplied for the Project to provide a 15% buffer for the parking demand. The peak parking demand for each land use would occur at different time periods, therefore the total parking demand identified in Table 1 not anticipated to occur. The recommended parking supply of 603 parking spaces should be sufficient to meet the parking demand of the Project.

TABLE 1
ITE PARKING GENERATION 4TH EDITION
PARKING DEMAND

Land Use	ITE Code	Size	Parking Demand Rate [a]	Rate Unit	Parking Demand
Storage Facilities	151	135,136 sf	0.14	per 1,000 sf GFA	18.92
Flex Space	130	99,200 sf	1.27	per 1,000 sf GFA	125.98
Roller Skating Rink	464	27,000 sf	5.80	per 1,000 sf GFA	156.60
Fitness Club	492	40,000 sf	5.27	per 1000 sf GFA	210.80
Total Demand					512

Notes:

sf - square feet

GFA - gross floor area

[a]: Source - *Parking Generation, 4th Edition* (Institute of Transportation Engineers [ITE], 2010), unless otherwise noted.

**TABLE 2
PARKING SUPPLY AND DEMAND
COMPARISON**

Land Use	Size	Parking Demand [a]	Recommended Parking Supply	Recommended Demand/Supply
Storage Facilities	135,136 sf	18.92	22.26	85%
Flex Space	99,200 sf	125.98	148.21	85%
Roller Skating Rink	27,000 sf	156.60	184.24	85%
Fitness Club	40,000 sf	210.80	248.00	85%
Total		512	603	85%

Notes:

sf - square feet

GFA - gross floor area

[a]: Per *Parking Generation, 4th Edition* (Institute of Transportation Engineers [ITE], 2010).