

PRELIMINARY
SUBDIVISION COMMITTEE REPORT

DATE: July 17, 2019

TO: OC Subdivision Committee

FROM: OC Development Services

SUBJECT: Vesting Tentative Tract Map 17269 and Vesting Tentative Tract Map 17270, The Preserve at San Juan

PROPOSAL: The Preserve at San Juan project proposes a gated community development of 72 single-family residential lots in two noncontiguous Vesting Tentative Tract Maps areas. VTTM 17269 proposes 29 residential lots and 13 lettered lots and VTTM 17270 proposes 43 residential lots and 19 lettered lots.

ZONING: Agricultural Residential (AR)

GENERAL PLAN: 1A Rural Residential

LOCATION: The Project is located approximately 2,300 feet west of the intersection of Ortega Highway and Long Canyon Road on Long Canyon Road, within the unincorporated area of Orange County and near or abutting the Riverside County jurisdictional boundary; within the Fifth (5th) Supervisorial District; Assessor's Parcel Numbers. 125-120-37, 125-120-39, 40, and 41.

**LANDOWNER/
SUBDIVIDER:** Jeff Weber, Silveroak Capital – SIQ Acquisitions LLC
The Preserve at San Juan, LLC

**STAFF
CONTACT:** Kevin Canning, Contract Planner
Phone: (714) 667-8847 Email: Kevin.Canning@ocpw,ocgov.com

RECOMMENDED ACTIONS

Development Services/Planning recommends that the Subdivision Committee:

- a) Receive staff report for both proposed maps and public testimony as appropriate;
- b) Find that FEIR No. 618, previously certified by the Board of Supervisors on April 10, 2018, is adequate, complete and appropriate environmental documentation for VTTM 17269 and VTTM 17270 consistent with CEQA, the State CEQA Guidelines, and the County Local CEQA Procedures Manual
- c) Conditionally approve Vesting Tentative Tract Map 17269 subject to Attachment 1 Findings for

VTTM 17269 and Attachment 2 Conditions of Approval for VTTM 17269.

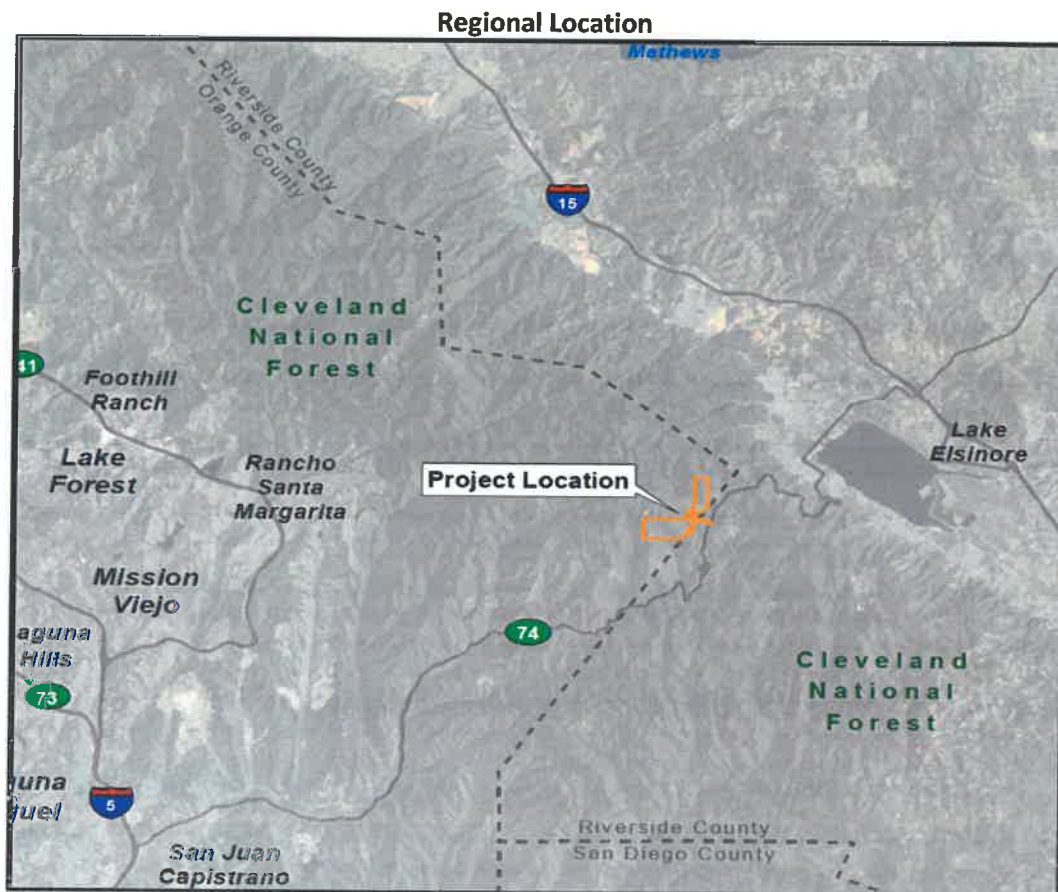
- d) Conditionally approve Tentative Tract Map 17270 subject to Attachment 3 Findings for VTTM 17270 and Attachment 4 Conditions of Approval for VTTM 17270.

NOTE: This Report will discuss the two vesting maps as a single project, with clarifications and exceptions as necessary and appropriate. However, the Committee will be required to take a separate action on each proposed map.

BACKGROUND AND EXISTING CONDITIONS

On April 10, 2018, the Board of Supervisors certified EIR No. 618, approved General Plan Amendment LUE 17-1 and adopted Ordinance No. 18-001 for Zone Change 17-01 which established the currently effective zoning designation of AR “Agricultural Residential”.

A complete discussion of the Project Description and the Existing Site Conditions, including site and vicinity exhibits, is provided in Attachment 7 – Project Description which has been excerpted from EIR No. 618. Staff recommends that Committee members review that attachment in addition to the summary discussion below.



The proposed project site consists of two non-contiguous parcels located in the southeastern portion of unincorporated Orange County. The site is roughly one-half mile of Ortega Highway. The two map areas are also separated by Long Canyon Road (which is sometimes identified as Main Divide Truck Trail on

some maps and online sources). The project site is approximately 19 miles east of the intersection of Ortega Highway and Antonio Parkway. The sites abut both federally-owned property in the Cleveland National Forest and the Orange County/Riverside County boundary. The project is just east of El Cariso Village, a small rural residential area within unincorporated Riverside County, and is six miles southwest of the City of Lake Elsinore in Riverside County. The properties are vacant and unimproved except for limited graded areas and miscellaneous structures. There is an occupied residence in the southwest corner of one of the parcels.

A portion of north parcel contains the previously used McConville Airstrip (FAA Identifier CA42) that has a gravel surface approximately 1,000 feet long and lies in a northeast to southwest direction on a slope. The airstrip was previously used for training and landing of small aircraft in rural areas. A hangar/maintenance structure, bunker, and a shed that contains tools, equipment and various oils and lubricants is located adjacent to the airstrip. A portion of the northerly parcel is connected to the electricity grid and contains two active water wells and several water storage tanks.

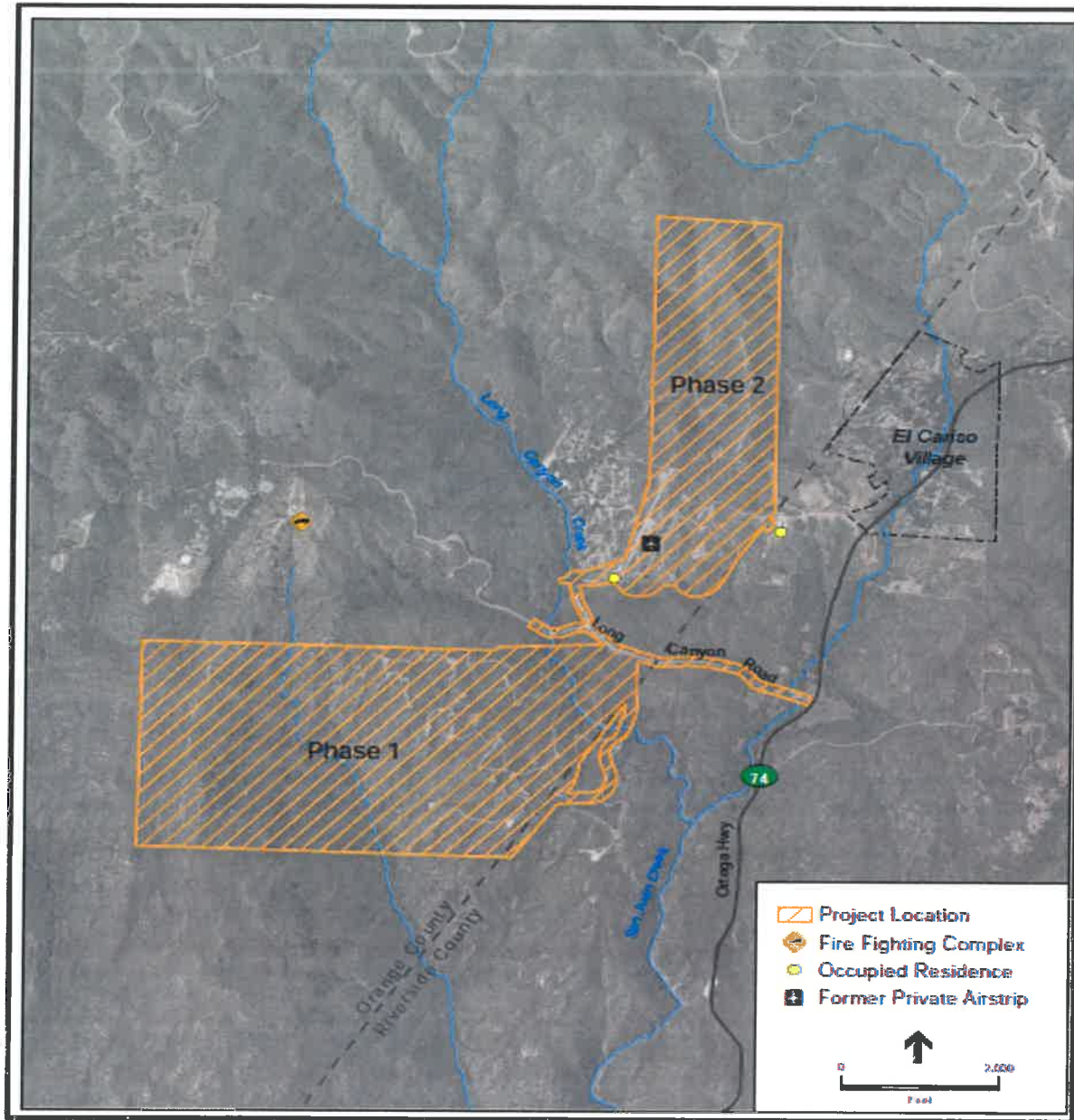
This southerly site consists of gently sloping terrain in the southern portion of the parcel and steep, rugged terrain in the northern portion of the parcel. The majority of the south parcel is undisturbed and supports dense chaparral, densely vegetated hills, and scattered patches of oak woodland. Long Canyon Creek crosses the southwest corner of the parcel. Existing disturbance areas are generally located in the northeastern portion of the South Parcel. This area of that parcel currently includes a network of dirt roads and trails and one abandoned residence with a shed containing a water well and cistern.

PROPOSED PROJECT

VTTM 17269 (also referred to as Phase 2 or North Parcel within Attachment 7) proposes the development of the 194.5 acre area with a gated community of 29 residential lots, each with an average net (or pad) area of 23,667 square feet, private streets and various lettered open space lots. The project site will be accessed from Ortega Highway via Long Canyon Road and then an access roadway over federally-owned national forest land. A condition of approval is recommended that will require documentation that access rights in perpetuity for crossing the federal land has been acquired.

VTTM 17270 (referred to as Phase 1 or South Parcel within Attachment 7) involves development of the 389.6-acre with a gated community of 43 residential lots with an average net (or pad) area of 23,997 square feet, private streets and various open space lots. Completion of the proposed circulation system for the development will require a federal approval from the Forest Service, as noted above, for a secondary emergency vehicle access and also the private street extension and loop, which lies within Riverside County. Conditions have been recommended to address this situation.

Project Location



DISCUSSION/ANALYSIS

Drainage

The map is not located within a Master Plan of Drainage (MPD) area. No MPD facilities are involved and no MPD fees are required.

Recreation and Open Space

Master Plan of Regional Recreation Facilities

There are no Master Plan regional park dedication requirements for the project.

Master Plan of Regional Riding and Hiking Trails

There are no Master Plan riding and hiking trail requirements for the project.

Master Plan of Local Parks (Local Park Code)

The combined 72 lot project would be required to provide 0.576 acres of local park land or the specified in-lieu fees. The site is located within Community Analysis Area (CAA) 70. For a project at this proposed density the current in-lieu fee for this area is \$7,600 per single family dwelling, but the fee collected at issuance of building permit will be as in effect at that time. The fee could also be paid earlier, if desired.

Resources Element – Open Space Component

There are no Open Space dedications requirements for the project. The project design does provide for large open areas buffering the proposed residential areas from adjacent forestry and open space areas, and mitigation measures will provide for the protection of sensitive plant and animal species as well as oak tree resources on the site.

OCTA Strategic Plan for Bikeways

No bikeways on the OCTA Strategic Plan for Bikeways are within the area of this project.

Public Services and Utilities

Schools

This project is within the boundaries of the Capistrano Unified School District. The developer will satisfy this requirement by paying school fees to the District prior to the issuance of building permits.

Facilities Fee Programs

This project area is not included within a facilities fee program area.

Water

The development of the project will require annexation into the adjacent Elsinore Valley Municipal Water District (EVMWD). An existing EVMWD 'out of boundary' water distribution pipeline runs adjacent to the project site. Water supplies to the proposed project would be supplied through this pipeline, and the portions of the project site that would require potable water (approximately 133.4 acres) would be annexed into the EVMWD, and other associated, water district service area. Areas of the project site that would remain in natural open space, or fuel modification areas that do not require irrigation, would not be annexed into the water service area.

EVMWD is wholly within the boundaries of Western Municipal Water District (Western), which is wholly within the boundaries of Metropolitan Water District (MWD) which provides water supplies. Because of this arrangement, the area to be included in the EVMWD service area would also be annexed into the boundaries of Western and MWD. These service area boundary changes require approval by Riverside County Local Agency Formation Commission (Riverside LAFCO). A condition of approval is recommended that would require completion of the required annexations prior to the issuance of a grading permit.

Project EIR No. 618 states that the applicant may utilize the existing on-site water wells as a source of water during initial clearing and grading. A condition of approval is recommended that would require the subdivider to submit studies or other necessary documentation that demonstrates that the on-site wells or other interim measures proposed will provide sufficient amounts of water and/or water storage

necessary for the proposed level of grading until such time as municipal connections are available.

Sewer

There is no sewer currently available to this property. Wastewater generated by the project would be treated and disposed of through the use of onsite wastewater treatment systems located on each lot. The onsite wastewater treatment systems installed on each lot would consist of three components: (1) a 1,500-gallon septic tank; (2) three modular peat fiber biofilters; and (3) a 300-gallon water reuse pump station. A condition of approval is recommended to ensure adequate facilities are in place prior to the issuance of building permits.

Water Quality Control

This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region. The project has received approval of a Conceptual Water Quality Management Plan.

Fire Protection and Safety

Existing fire protection services are provided by the Orange County Fire Authority (OCFA). This property is located in a very high fire hazard area due to wildland exposure, as identified in the State Responsibility Area map. A Fire Master Plan and a Conceptual Fuel Modification Plan have already received OCFA approval.

Circulation

Scenic Highway Corridors:

There are no requirements based upon the Master Plan of Scenic Highways applicable to this map.

Access/Highways/Streets/Roads

Access to this site is taken from Ortega Highway. The subdivider will be required to construct a protected left turn pocket and right turn deceleration lane on Ortega. From Ortega Highway, the property is accessed via Long Canyon Road, with a 60-foot right-of-way and paved to 24 feet. From Long Canyon Drive, VTTM 17269, to the north, will be accessed across Cleveland National Forest land, and the subdivider must acquire access rights in perpetuity from the Forestry Service prior to the development of this property. On the south side, VTTM 17269 can be accessed directly from Long Canyon Drive for its main entry, however a secondary emergency vehicle access will also require access rights granted from the U.S. Forestry Service.

On-site private streets will be designed to rural standards. Additionally, within both map areas the completion of the project's circulation will require roadway extensions and connections through adjacent off-site property that is located within Riverside County. This adjacent property is also owned by the subdivider. Proposed conditions will require that Riverside County approvals for the circulation extensions are in place prior to the issuance of a grading permit.

Major Thoroughfare and Bridge Fee Programs

There are no requirements for participation in Major Thoroughfare and Bridge Programs applicable to these maps.

Off-Site Fee Program

Individually, neither map is responsible for participation in fee programs off-site which would involve expenditures in excess of \$236,790. Accordingly, the provisions of Section 66452.6(a) of the Subdivision

Map Act do not apply to VTTM 17269 or VTTM 17270.

Deviations from Standards of Design

The developer may request deviations from County standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County-approved standard design criteria will prevail. The developer requests the following deviations:

- Specified Type “C” slopes to be in excess of 20-feet in height on both maps
- Centerline radius of 100 feet for Street “A” of VTTM 17269
- Centerline radii of 125 feet, 132 feet, 150 feet and 175 feet, for designated segments of Street “C” of VTTM 17270
- Centerline radius of 150 feet for Street “C” of VTTM 17270
- Centerline radius of 125 feet for Street “D” of VTTM 17270
- Right-of-way width of 30 feet for Street “E” of VTTM 17270
- No sidewalks on internal streets

OCPW Traffic has concurred in the approval of the traffic-related deviations.

REFERRAL FOR COMMENT AND PUBLIC NOTICE

Copies of the map were distributed for review and comment to County staff and all comments were addressed through plan revisions and incorporated into the Board’s approval action for the construction and creation of the project. Through focused coordination meetings and a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received by any County divisions.

Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Boulevard, and in the lobby at the HGO building located at 300 N. Flower Street at least ten days prior to this public hearing, as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE

The proposed project is covered by FEIR 618, certified on April 10, 2018 by the Board of Supervisors. Prior to action on each of the subject Vesting Tentative Tract Maps, the Subdivision Committee must find that FEIR 618 is adequate to satisfy the requirements of CEQA for the proposed project. A finding for that purpose is included in the recommended Findings for each map.

A complete copy of FEIR 618 may be accessed on-line at the web link listed as Attachment 8 below. Additionally, the PA130026 Staff Report (Attachment 11) contains a summary of the FEIR findings as well as a copy of the Mitigation Monitoring and Reporting Program (MMRP).

CONCLUSION

Staff recommends that the Subdivision Committee approve, by individual actions, VTTM 17269 and VTTM 17270, pursuant to the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps) and subject to the attached Findings

and Conditions of Approval.

Submitted by



Richard Vuong, Division Manager
OC Development Services/Planning

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

CERTIFICATION

I hereby certify that the Vesting Tentative Tract Map 17269 and Vesting Tentative Tract Map 17270 were each and separately approved by the Orange County Subdivision Committee on July 17, 2019, per the findings and conditions applicable to each map in attachments provided and will expire on July 17, 2022 per Orange County Subdivision Code Section 7-9-258, unless otherwise extended.

Colby Cataldi
Chairman, Subdivision Committee

APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS

1. Findings for VTTM 17269
2. Conditions of Approval for VTTM 17269
3. Findings for VTTM 17270
4. Conditions of Approval for VTTM 17270

The following attachments are in the "The Preserve at San Juan" folder located at
http://www.ocpublicworks.com/ds/planning/projects/5th_district/5th_district_archived/the_preserve_at_san_juan

5. Vesting Tentative Tract Map 17269 (map)
6. Vesting Tentative Tract Map 17270 (map)
7. Project Description from Final EIR No. 618
8. Final EIR No. 618 (full copy)
9. Preserve MMRP and PDFs
10. The Preserve Area Plan (PA130026)
11. PA130026 Planning Commission Staff Report

12. SR190993 – Preserve San Juan - Fire Master Plan (approved)
13. OCFA approved 9-20-16 Ortega (Conceptual Fuel Modification Plan - approved)



Recommended Findings VTTM 17269

- | | | |
|---|---------------------------------|------------------|
| 1 | GENERAL PLAN | VTTM17269 |
| That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law. | | |
| | | |
| 2 | DESIGN & IMPROVEMENT | VTTM17269 |
| That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan | | |
| | | |
| 3 | FEIR 618 | VTTM17269 |
| That Final EIR No. 618, previously certified by the Board of Supervisors on April 10, 2018, reflects the independent judgment of the County of Orange and satisfies the requirements of CEQA for this vesting tentative tract map, which is a necessarily included element contemplated as part of the whole of the action. | | |
| <p>A. FEIR 618 is adequate to satisfy the requirements of CEQA for approval by the Board of Supervisors; and,</p> <p>B. The circumstances of the project are substantially the same as described in FEIR 618 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 the FEIR 618 was adopted has become known, and no further environmental review is required.</p> <p>C. The additions, clarifications and/or changes to the original CEQA documentation addressed in the Responses to Comments for DEIR 618 do not involve new or more severe significant environmental effects which were not addressed by FEIR 618 and none of the other conditions described in CEQA Guidelines Section 15088.5 calling for the recirculation of the EIR have occurred; and</p> <p>D. All mitigation measures are fully enforceable pursuant to CEQA (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.</p> | | |
| | | |
| 4 | DEVELOPMENT TYPE | VTTM17269 |
| That the proposed site is physically suitable for the proposed type of development. | | |
| | | |
| 5 | DEVELOPMENT DENSITY | VTTM17269 |
| That the proposed site is physically suitable for the proposed density of development. | | |
| | | |
| 6 | NCCP NOT SIGNIFICANT | VTTM17269 |
| That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program. | | |
| | | |
| 7 | PUBLIC HEALTH | VTTM17269 |
| That the design of the subdivision and the type of improvements proposed are not likely to cause serious | | |

public health problems.

8 PUBLIC EASEMENTS VTTM17269

That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.

9 DESIGN COMPLIANCE VTTM17269

That the design and improvement of the proposed subdivision is suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.

10 COMPATIBILITY VTTM17269

That the use, activity or improvement(s) proposed, subject to the specified conditions and adopted Mitigation Measures and Conditions of Approval, is consistent with the provisions of the Zoning Code regulations applicable to the property.

11 PUBLIC FACILITIES VTTM17269

That the approval of the map is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

12 SUBDIVISION AND ZONING CODE COMPLIANCE VTTM17269

That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

13 WASTEWATER SYSTEM VTTM17269

That the discharge of wastewater from the proposed subdivision will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region because the project will provide for an on-site sewage absorption system and additional mitigation measures have been applied that will address other water run-off issues.

14 DEVIATIONS FROM STANDARD PLANS VTTM17269

That the Subdivision Committee individually considered each requested deviation from an adopted County Standard Plan and finds that each is justified based upon specific special circumstances applicable to the project site.



Conditions of Approval VTTM 17269

1 BASIC/ZONING REG VTTM 17269

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

2 BASIC/TIME LIMIT VTTM 17269

This approval is valid for a period of 36 months from the date of final determination, unless an extension is otherwise allowable by State law. 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.

3 BASIC/COMPLIANCE VTTM 17269

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 Subdivision Committee.

4 INDEMNIFICATION VTTM 17269

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 Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. 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.

5 BASIC APPEAL/EXACTIONS VTTM 17269

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.

6 **MAP NOTES** **VTTM 17269**

Prior to recordation of a subdivision map (except maps for financing and conveyance purposes only), the following notes shall be placed on the map and approved by the Manager, Permit Services:

1. "Conditions of Approval of Planning Application PA130026 are applicable and shall be satisfied."
2. "Mitigation Measures and Project Design Features of EIR No. 618 are applicable and shall be satisfied."

7 **PRIVATE STREET NOTIFICATION** **VTTM 17269**

Prior to the recordation of a subdivision map the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Permit Services, that states:

"The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors."

8 **INTERNAL CIRCULATION** **VTTM 17269**

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, Permit Services, for the design of the following improvements:

- 1) Internal street common private drive system.
- 2) Entrance to the site to emphasize that the development is private by use of signs and other features.
- 3) Internal streets depicted as connecting to off-site roadways, including any interim design if off-site connections are to be phased (i.e., dead end roadways)

B. Prior to the recordation of a subdivision map, the applicant shall construct, or provide evidence of an acceptable form of financial security, the above improvements in a manner meeting the approval of the Manager, OC Planning.

9 **GRADING WATER** **VTTM 17269**

Prior to the issuance of any grading permit, or on-site clearing and grubbing, the subdivider shall provide information and studies, in a manner meeting the approval of the Manager, Permit Services, that document the manner and method in which an adequate water capacity and delivery system will be achieved to mitigate dust suppression and other water demands for the initial clearing and grading of the site.

10 **VECTOR CONTROL** **VTTM 17269**

Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence

to the Manager, Permit Services, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the Manager, Permit Services in consultation with the Vector Control District.

11 ACCESS GATES AND REMOTE GATE OPENING DEVICES VTTM 17269

Prior to the issuance of any grading or building permits allowing construction of any gate or remote opening gate across an OCFA required accessway, the applicant shall provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance all applicable Fire Code standards and guidelines.

12 EASEMENT SUBORDINATION VTTM 17269

Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or other applicable County agency, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Permit Services, for review and approval. Further, a copy of the approved easement shall be furnished to the Manager, Permit Services, prior to the final inspection approval.

13 PA 13026 CONDITIONS OF APPROVAL VTTM 17269

All Conditions of Approval of PA13026, as acted upon by the Board of Supervisors, are applicable to this map. If there is a conflict between the provisions or the required timing for compliance of Conditions of Approval for PA130026 and/or the Conditions of Approval VTTM 17269, the more restrictive interpretation shall apply, as determined by the Manager, OC Planning.

14 FINAL EIR 618 MITIGATION MEASURES VTTM 17269

All Mitigation Measures and Project Design Features of Final EIR 618 (Mitigation Monitoring and Reporting Program), as certified by the Board of Supervisors, are applicable to this map. If there is a conflict between the provisions or the required timing for compliance for Mitigation Measures/Project Design Features of Final EIR 618, the Conditions of Approval for PA13026 and/or the Conditions of Approval for VTTM 17269, the more restrictive interpretation shall apply, as determined by the Manager, OC Planning.

15 VEHICLE ACCESS - OFF-SITE CONNECTIONS VTTM 17269

Prior to the issuance of a grading permit or recordation of a subdivision map, whichever comes first, the subdivider shall provide evidence, in a manner acceptable to the Manager, OC Planning, that all right-of-way, access rights and necessary roadway improvements to or across off-site properties necessary to implement the project have been secured in perpetuity.

16 STREET IMPROVEMENTS VTTM 17269

Prior to the recordation of a subdivision map, the subdivider shall design the public and private improvements indicated on Vesting Tentative Tract Map No. 17269 and shall either dedicate to the County of Orange, or at the discretion of the Planning Director irrevocably offer to dedicate to the County of Orange any right-of-way necessary to accomplish this, all in a manner meeting the approval of the Manager, Traffic Engineering.

Prior to the recordation of a subdivision map, the subdivider shall design and construct, or provide evidence of an acceptable form of financial security, the following improvements in accordance with plans and specifications meeting the approval of the Manager, Permit Services:

A. Streets, turn pockets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. If applicable, all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Permit Services.

B. The water distribution system and appurtenances that shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief, and any applicable water service agency as applicable.

C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. Said improvements shall be constructed to the satisfaction of the Manager, OC Inspection prior to the first certificate of use and occupancy.

17 UTILITY MASTER PLAN VTTM 17269

A. Prior to the issuance of any grading permit, the subdivider shall submit to the Manager, Permit Services, a conceptual utility master plan for wet and dry utilities that describes and depicts the areas and facilities to be constructed and maintained and the agency that will be responsible for each. The purpose of the plan is informational to ensure understanding and coordination among and between the agencies and utility companies. The plan shall also identify reviewing, permitting and inspection responsibilities for all identified facilities. The Manager, Permit Services, at his sole discretion, may request evidence of concurrence of the master plan by each applicable non-Orange County agency. The plan shall include a conceptual construction phasing exhibit.

18 FIRE MASTER PLAN VTTM 17269

The subdivider shall comply with the approved Fire Master Plan, including the following measures:

A. Prior to the issuance of a grading permit, the applicant must provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating that a Fire Master Plan has been prepared that complies with Fire Code Chapter 5, Guideline B-09 and Guideline B-09a. The Fire Master Plan shall specifically address the timing of construction and the functional opening/operation of the two on-site water storage tanks and the emergency vehicle access, in a manner meeting the approval of OCFA.

B. Prior to issuance of a grading permit, the applicant shall provide evidence that easements have been secured to allow for the installation and on-going maintenance for any off-site fuel modification areas. This information shall be included with the Fire Master Plan.

C. Prior to the issuance of a building permit or the placement of combustible materials on site, whichever occurs first, the applicant must provide the Manager, Permit Services with a clearance from OCFA allowing the introduction of combustible materials into the project area.

D. Prior to the approval of final inspection, the applicant must provide the Manager, Permit Services with a clearance from OCFA confirming that the approved fuel modification plan has

been installed and completed.

19 SOILS REPORT VTTM 17269

Prior to the issuance of any grading report, the subdivider shall submit an updated geotechnical report based on the currently proposed project plans/maps. The updated geotechnical report and design recommendations should reference and be in accordance with 2016 CBC requirements. Updated report should include confirmation of all geotechnical recommendations for site development and construction of the proposed improvements as indicated on the currently submitted plans.

20 HYDROLOGY VTTM 17269

The project's hydrological improvements shall be constructed in substantial conformance with the conceptual reports approved for PA130026 and EIR No. 618, with the following clarifications:

- A. All concrete energy dissipators in the main stream are subject to the approval of the resources agencies (USACE, CDFG and WQCRB).
- B. The outlets and the energy dissipators in Riverside County shall be approved by all applicable agencies involved.



Recommended Findings VTTM 17270

-
- | | | |
|--|---------------------|------------------|
| 1 | GENERAL PLAN | VTTM17270 |
| <p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p> | | |
-
- | | | |
|---|---------------------------------|------------------|
| 2 | DESIGN & IMPROVEMENT | VTTM17270 |
| <p>That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan</p> | | |
-
- | | | |
|---|-----------------|------------------|
| 3 | FEIR 618 | VTTM17270 |
| <p>That Final EIR No. 618, previously certified by the Board of Supervisors on April 10, 2018, reflects the independent judgment of the County of Orange and satisfies the requirements of CEQA for this vesting tentative tract map, which is a necessarily included element contemplated as part of the whole of the action.</p> | | |
| <p>A. FEIR 618 is adequate to satisfy the requirements of CEQA for approval by the Board of Supervisors; and,</p> | | |
| <p>B. The circumstances of the project are substantially the same as described in FEIR 618 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 the FEIR 618 was adopted has become known, and no further environmental review is required.</p> | | |
| <p>C. The additions, clarifications and/or changes to the original CEQA documentation addressed in the Responses to Comments for DEIR 618 do not involve new or more severe significant environmental effects which were not addressed by FEIR 618 and none of the other conditions described in CEQA Guidelines Section 15088.5 calling for the recirculation of the EIR have occurred; and</p> | | |
| <p>D. All mitigation measures are fully enforceable pursuant to CEQA (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.</p> | | |
-
- | | | |
|--|-------------------------|------------------|
| 4 | DEVELOPMENT TYPE | VTTM17270 |
| <p>That the proposed site is physically suitable for the proposed type of development.</p> | | |
-
- | | | |
|---|----------------------------|------------------|
| 5 | DEVELOPMENT DENSITY | VTTM17270 |
| <p>That the proposed site is physically suitable for the proposed density of development.</p> | | |
-
- | | | |
|--|-----------------------------|------------------|
| 6 | NCCP NOT SIGNIFICANT | VTTM17270 |
| <p>That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.</p> | | |
-
- | | | |
|---|----------------------|------------------|
| 7 | PUBLIC HEALTH | VTTM17270 |
| <p>That the design of the subdivision and the type of improvements proposed are not likely to cause serious</p> | | |

public health problems.

8 **PUBLIC EASEMENTS** **VTTM17270**

That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision.

9 **DESIGN COMPLIANCE** **VTTM17270**

That the design and improvement of the proposed subdivision is suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.

10 **COMPATIBILITY** **VTTM17270**

That the use, activity or improvement(s) proposed, subject to the specified conditions and adopted Mitigation Measures and Conditions of Approval, is consistent with the provisions of the Zoning Code regulations applicable to the property.

11 **PUBLIC FACILITIES** **VTTM17270**

That the approval of the map is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

12 **SUBDIVISION AND ZONING CODE COMPLIANCE** **VTTM17270**

That the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

13 **WASTEWATER SYSTEM** **VTTM17270**

That the discharge of wastewater from the proposed subdivision will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region because the project will provide for an on-site sewage absorption system and additional mitigation measures have been applied that will address other water run-off issues.

14 **DEVIATIONS FROM STANDARD PLANS** **VTTM17270**

That the Subdivision Committee individually considered each requested deviation from an adopted County Standard Plan and finds that each is justified based upon specific special circumstances applicable to the project site.



Conditions of Approval VTTM 17270

1 BASIC/ZONING REG VTTM 17270

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

2 BASIC/TIME LIMIT VTTM 17270

This approval is valid for a period of 36 months from the date of final determination, unless an extension is otherwise allowable by State law. 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.

3 BASIC/COMPLIANCE VTTM 17270

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 Subdivision Committee.

4 INDEMNIFICATION VTTM 17270

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 Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. 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.

5 BASIC APPEAL/EXACTIONS VTTM 17270

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.

6 MAP NOTES VTTM 17270

Prior to recordation of a subdivision map (except maps for financing and conveyance purposes only), the following notes shall be placed on the map and approved by the Manager, Permit Services:

1. "Conditions of Approval of Planning Application PA130026 are applicable and shall be satisfied."
2. "Mitigation Measures and Project Design Features of EIR No. 618 are applicable and shall be satisfied."

7 PRIVATE STREET NOTIFICATION VTTM 17270

Prior to the recordation of a subdivision map the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Permit Services, that states:

"The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors."

8 INTERNAL CIRCULATION VTTM 17270

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, Permit Services, for the design of the following improvements:

- 1) Internal street common private drive system.
- 2) Entrance to the site to emphasize that the development is private by use of signs and other features.
- 3) Internal streets depicted as connecting to off-site roadways, including any interim design if off-site connections are to be phased (i.e., dead end roadways)

B. Prior to the recordation of a subdivision map, the applicant shall construct, or provide evidence of an acceptable form of financial security, the above improvements in a manner meeting the approval of the Manager, OC Planning.

9 GRADING WATER VTTM 17270

Prior to the issuance of any grading permit, or on-site clearing and grubbing, the subdivider shall provide information and studies, in a manner meeting the approval of the Manager, Permit Services, that document the manner and method in which an adequate water capacity and delivery system will be achieved to mitigate dust suppression and other water demands for the initial clearing and grading of the site.

10 VECTOR CONTROL VTTM 17270

Prior to the issuance of any preliminary grading permits or site clearance activities, the applicant shall provide evidence to the Manager, Permit Services, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the Manager, Permit Services in consultation with the Vector Control District.

11 ACCESS GATES AND REMOTE GATE OPENING DEVICES VTTM 17270

Prior to the issuance of any grading or building permits allowing construction of any gate or remote opening gate across an OCFA required accessway, the applicant shall provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance all applicable Fire Code standards and guidelines.

12 EASEMENT SUBORDINATION VTTM 17270

Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or other applicable County agency, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Permit Services, for review and approval. Further, a copy of the approved easement shall be furnished to the Manager, Permit Services, prior to the final inspection approval.

13 PA 13026 CONDITIONS OF APPROVAL VTTM 17270

All Conditions of Approval of PA13026, as acted upon by the Board of Supervisors, are applicable to this map. If there is a conflict between the provisions or the required timing for compliance of Conditions of Approval for PA130026 and/or the Conditions of Approval VTTM 17270, the more restrictive interpretation shall apply, as determined by the Manager, OC Planning.

14 FINAL EIR 618 MITIGATION MEASURES VTTM 17270

All Mitigation Measures and Project Design Features of Final EIR 618 (Mitigation Monitoring and Reporting Program), as certified by the Board of Supervisors, are applicable to this map. If there is a conflict between the provisions or the required timing for compliance for Mitigation Measures/Project Design Features of Final EIR 618, the Conditions of Approval for PA13026 and/or the Conditions of Approval for VTTM 17270, the more restrictive interpretation shall apply, as determined by the Manager, OC Planning.

15 VEHICLE ACCESS - OFF-SITE CONNECTIONS VTTM 17270

Prior to the issuance of a grading permit or recordation of a subdivision map, whichever comes first, the subdivider shall provide evidence, in a manner acceptable to the Manager, OC Planning, that all right-of-way, access rights and necessary roadway improvements to or across off-site properties necessary to implement the project have been secured in perpetuity.

16 STREET IMPROVEMENTS VTTM 17270

Prior to the recordation of a subdivision map, the subdivider shall design the public and private

improvements indicated on Vesting Tentative Tract Map No. 17270 and shall either dedicate to the County of Orange, or at the discretion of the Planning Director, irrevocably offer to dedicate to the County of Orange any right-of-way necessary to accomplish this, all in a manner meeting the approval of the Manager, Traffic Engineering.

Prior to the recordation of a subdivision map, the subdivider shall design and construct, or provide evidence of an acceptable form of financial security, the following improvements in accordance with plans and specifications meeting the approval of the Manager, Permit Services:

A. Streets, turn pockets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. If applicable, all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Permit Services.

B. The water distribution system and appurtenances that shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief, and any applicable water service agency as applicable.

C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. Said improvements shall be constructed to the satisfaction of the Manager, OC Inspection prior to the first certificate of use and occupancy.

17 UTILITY MASTER PLAN VTTM 17270

A. Prior to the issuance of any grading permit, the subdivider shall submit to the Manager, Permit Services, a conceptual utility master plan for wet and dry utilities that describes and depicts the areas and facilities to be constructed and maintained and the agency that will be responsible for each. The purpose of the plan is informational to ensure understanding and coordination among and between the agencies and utility companies. The plan shall also identify reviewing, permitting and inspection responsibilities for all identified facilities. The Manager, Permit Services, at his sole discretion, may request evidence of concurrence of the master plan by each applicable non-Orange County agency. The plan shall include a conceptual construction phasing exhibit.

18 FIRE MASTER PLAN VTTM 17270

The subdivider shall comply with the approved Fire Master Plan, including the following measures:

A. Prior to the issuance of a grading permit, the applicant must provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating that a Fire Master Plan has been prepared that complies with Fire Code Chapter 5, Guideline B-09 and Guideline B-09a. The Fire Master Plan shall specifically address the timing of construction and the functional opening/operation of the two on-site water storage tanks and the emergency vehicle access, in a manner meeting the approval of OCFA.

B. Prior to issuance of a grading permit, the applicant shall provide evidence that easements have been secured to allow for the installation and on-going maintenance for any off-site fuel modification areas. This information shall be included with the Fire Master Plan.

C. Prior to the issuance of a building permit or the placement of combustible materials on site, whichever occurs first, the applicant must provide the Manager, Permit Services with a clearance from OCFA allowing the introduction of combustible materials into the project area.

D: Prior to the approval of final inspection, the applicant must provide the Manager, Permit Services with a clearance from OCFA confirming that the approved fuel modification plan has been installed and completed.

19 SOILS REPORT VTTM 17270

Prior to the issuance of any grading report, the subdivider shall submit an updated geotechnical report based on the currently proposed project plans/maps. The updated geotechnical report and design recommendations should reference and be in accordance with 2016 CBC requirements. Updated report should include confirmation of all geotechnical recommendations for site development and construction of the proposed improvements as indicated on the currently submitted plans.

20 HYDROLOGY VTTM 17270

The project's hydrological improvements shall be constructed in substantial conformance with the conceptual reports approved for PA130026 and EIR No. 618, with the following clarifications:

- A. All concrete energy dissipators in the main stream are subject to the approval of the resources agencies (USACE, CDFG and WQCRB).
- B. The outlets and the energy dissipators in Riverside County shall be approved by all applicable agencies involved.

All other attachments for the Subdivision Committee's use and consideration of VTTM 17269 and VTTM 17270 are located online at:

http://www.ocpublicworks.com/ds/planning/projects/5th_district/5th_district_archived/the_preserve_at_san_juan

and are labelled as "Subdivision Committee"

THE PRESERVE
VESTING TENTATIVE TRACT NO. 17269
ORANGE COUNTY, CALIFORNIA

NOTES

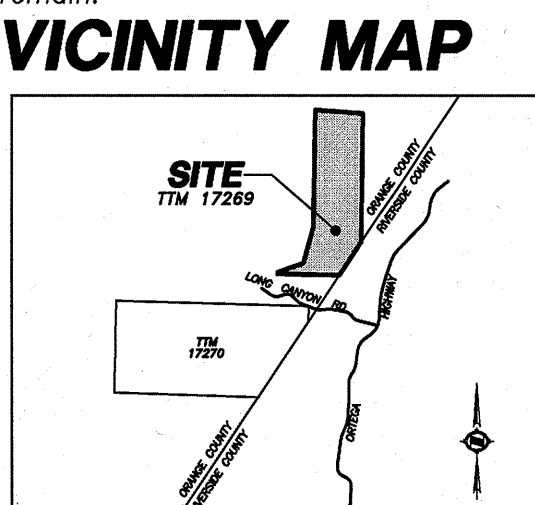
1. Assessor Parcel Numbers: 125-120-32 and 125-120-37
2. Existing Land Use: Vacant Land
3. Existing General Plan Land Use Designation: Open Space and Cleveland National Forest
4. Existing Zoning: General Agricultural (A1)
5. Proposed Zoning: Agricultural Residential (AR)
6. Water service provided by Elsinore Valley Municipal Water District (EVMWD)
7. Sewer service provided by Elsinore Valley Municipal Water District (EVMWD)
8. Gas service provided by Southern California Gas Company
9. Electric service provided by Southern California Edison Company
10. Telephone service provided by Verizon
11. Cable service provided by Verizon
12. The project site is located within Saddleback Valley Unified School District
13. All grading and erosion control shall be consistent with the requirements from Orange County Grading Manual and Orange County Grading and Excavation Code
14. Street improvements shall be designed per the Orange County Highway Design Manual and Orange County Public Works Standard Plans
15. Drainage improvements shall be designed per the Orange County Local Drainage Manual and Orange County Flood Control District Design Manual
16. Multiple Final Tract Maps may be filed on Vesting Tentative Tract Map 17269
17. Project site is located within Zone D area in which flood hazards are undetermined, but possible, per firm map Community Panel Number 06059C0375H dated February 16, 2004
18. Approximate Earthwork Quantities:
Cut: 313,880 CYS
Fill: 313,880 CYS
19. All man-made slopes to be Type "C" unless noted otherwise
20. The Preserve at San Juan Area Plan (PA130026) is associated with this vesting tentative map

EASEMENTS

- A. Nonexclusive easement for pedestrian and vehicular ingress and egress and incidental purposes, in favor of The Preserve at San Juan, LLC, a California limited liability company. Recorded March 28, 2011 as Instrument No. 2011000158063 of Official Records. To remain.
- B. A right of way for the construction, maintenance and full, free and quite use and enjoyment of a line to support private and/or public telephone, telegraph and other types of communication circuits traversing the above described premises, over a portion of the land. To remain.
- C. This grant shall be effective so long as said easement be actually used for the purposes above specified, and all rights hereunder shall revert to the owner of the land as soon as the said use thereof shall be abandoned and discontinued for a period of five years or more, as conveyed to United States of America in Deed recorded November 1, 1959 in Book 1015, Page 412 of Official Records.
- D. An easement for either or both pole lines, conduits and incidental purposes, in favor of Southern California Edison Company. Recorded July 24, 1963 as Book 6645, Page 335 of Official Records. To remain.
- E. An easement for either or both pole lines, conduits and incidental purposes, in favor of California Water and Telephone Company. Recorded as Book 7639, Page 855 of Official Records. To remain.
- F. An easement for utility purposes over a portion of the land as disclosed by Superior Court Case No. D-16-73-11 and as shown on said Parcel Map. To remain.
- G. An easement for either or both pole lines, conduits and incidental purposes, in favor of Southern California Edison Company, a Corporation. Recorded August 9, 1995 as Instrument No.95-342662 of Official Records. To remain.
- H. An easement for ingress and egress utility and incidental purposes, in favor of Flora Adina Nilson, an unmarried woman. Recorded January 31, 2000 as Instrument No.00-52429 of Official Records. To remain.

LOT SUMMARY

1 - 29	RESIDENTIAL LOTS	21.19 ACRES
30	RESERVOIR SITE	2.6 ACRES
A - C	PRIVATE STREETS	6.7 ACRES
D & E	COMMON DRIVES	1.5 ACRES
F - L	OPEN SPACE	162.0 ACRES
M	EMERGENCY ACCESS	0.5 ACRES
TOTAL		194.5 ACRES



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SBM.

STATEMENT OF OWNERSHIP

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

DOUGLAS L. STALEY
DATE 6-5-19

LOT AREA TABLE

Lot No.	Gross S.F.	Net S.F.	Lot No.	Gross S.F.	Net S.F.
1	27,222	15,833	16	31,470	24,656
2	42,796	37,177	17	33,460	28,223
3	28,051	24,025	18	30,902	26,304
4	29,836	26,088	19	43,575	28,820
5	20,369	19,843	20	49,107	34,618
6	21,852	19,650	21	73,395	17,089
7	21,652	18,883	22	27,630	18,530
8	38,382	26,174	23	45,476	25,026
9	28,252	23,854	24	35,224	23,869
10	15,488	14,458	25	45,175	29,295
11	14,672	13,695	26	40,854	19,571
12	18,594	18,594	27	39,933	28,413
13	25,573	19,239	28	48,780	28,789
14	22,204	21,693	29	41,320	35,462
15	28,978	24,656			
Total Gross		921,122	Total Net		686,333
S.F.		21.19	S.F.		15.19
Acres		31.833	Acres		23.667
Gross Average S.F.		31,833	Net Average S.F.		23,667

LOT AREA TABLE

Lot No.	S.F.	Acres
A	203,031	4.62
B	27,034	0.62
C	62,255	1.43
D	16,348	0.37
E	52,492	1.21
F	48,803	1.02
G	208,648	4.74
H	794,948	18.25
I	405,804	9.30
J	330,101	7.58
K	203,076	4.66
L	5,097,400	117.02
M	15,789	0.36
Total S.F.		7,456,429
Total Acres		171.38

SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
(B) MAINTAINED BY HOME OWNERS ASSOCIATION
(C) MAINTAINED BY PRIVATE OWNERS

DEVIATIONS FROM DESIGN STANDARDS

MAN-MADE SLOPES		
LOT	TYPE	SLOPE
23	TYPE "C"	>20°
24	TYPE "C"	>20°
26	TYPE "C"	>20°
28	TYPE "C"	>20°
29	TYPE "C"	>20°

CURVED LOCAL STREETS & HIGHWAY RADII

STREET	CENTERLINE RADIUS
"A"	100'

SIDEWALKS & PEDESTRIAN WAYS

NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

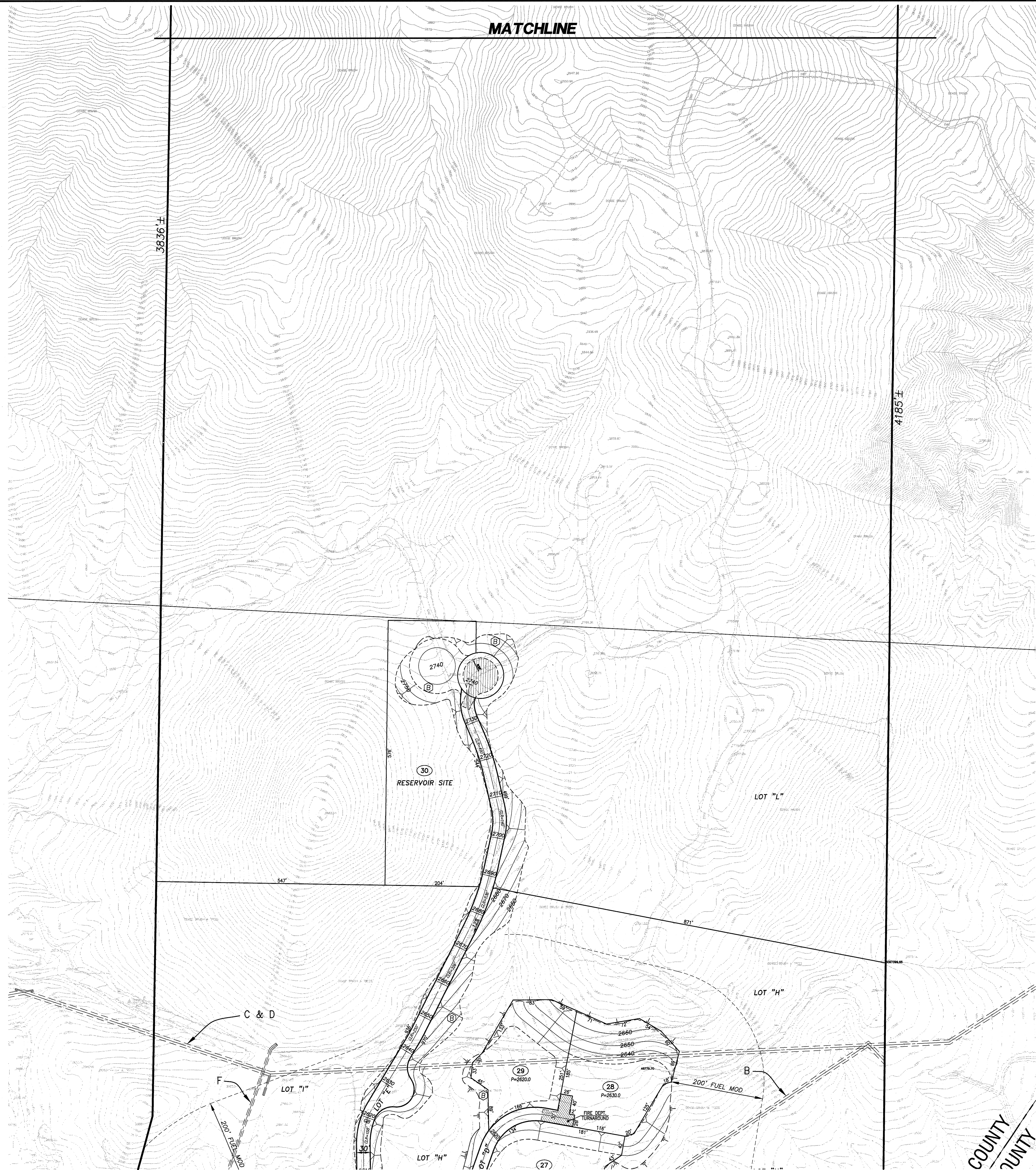
NO.	DATE	REVISION	BY
11/18/18	ADDRESSED COUNTY COMMENTS		JS
05/16/16	ADDED MAINTENANCE ACCESS COVENANTS		JS
04/21/15	ADDED EMERGENCY ACCESS LOT "M" (ACREAGE FROM OPEN SPACE)		PA
04/14/15	ADDED RESIDENTIAL LOTS		JS
12/2013	GRADE REVISIONS ON LOT "B" AND LOTS 9 & 10.		LP

DATE	06/04/19
W.O.	3852-1
GROSS AREA	194.5 AC±
CONTOUR INTERVAL	5'
TOTAL LOTS	30 NUMBERED 13 LETTERED

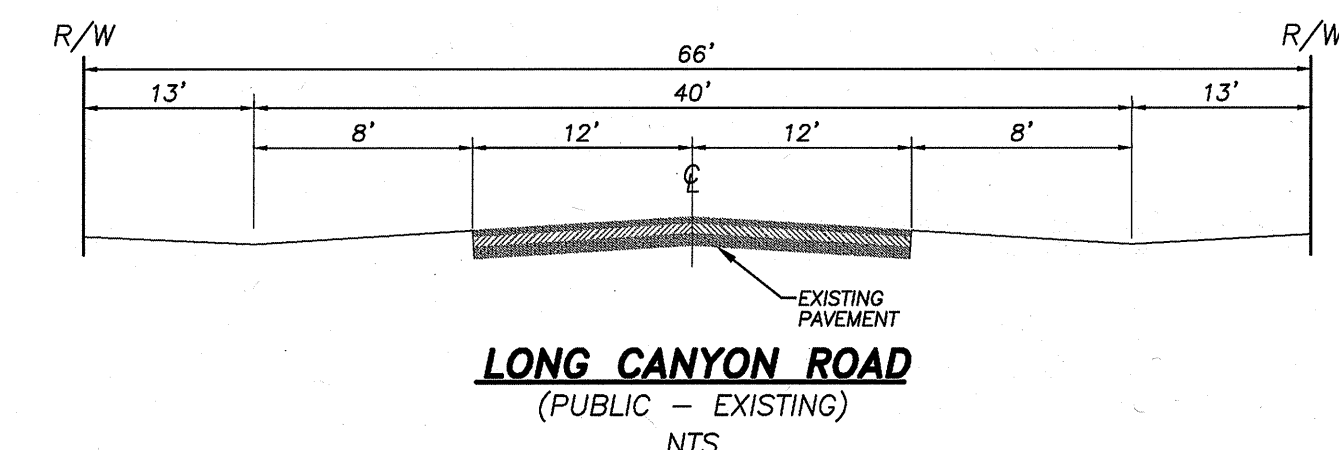
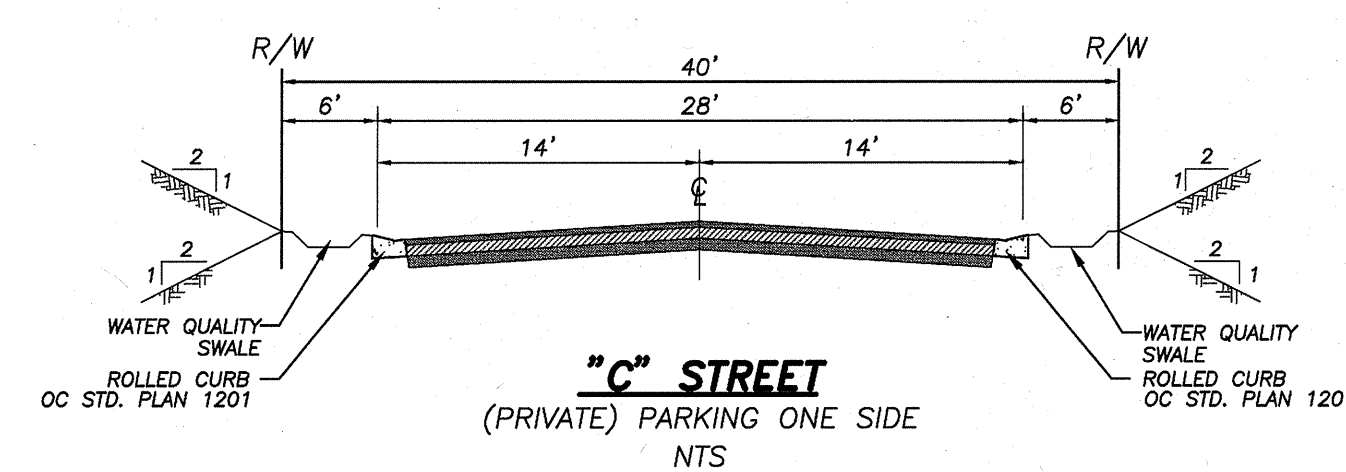
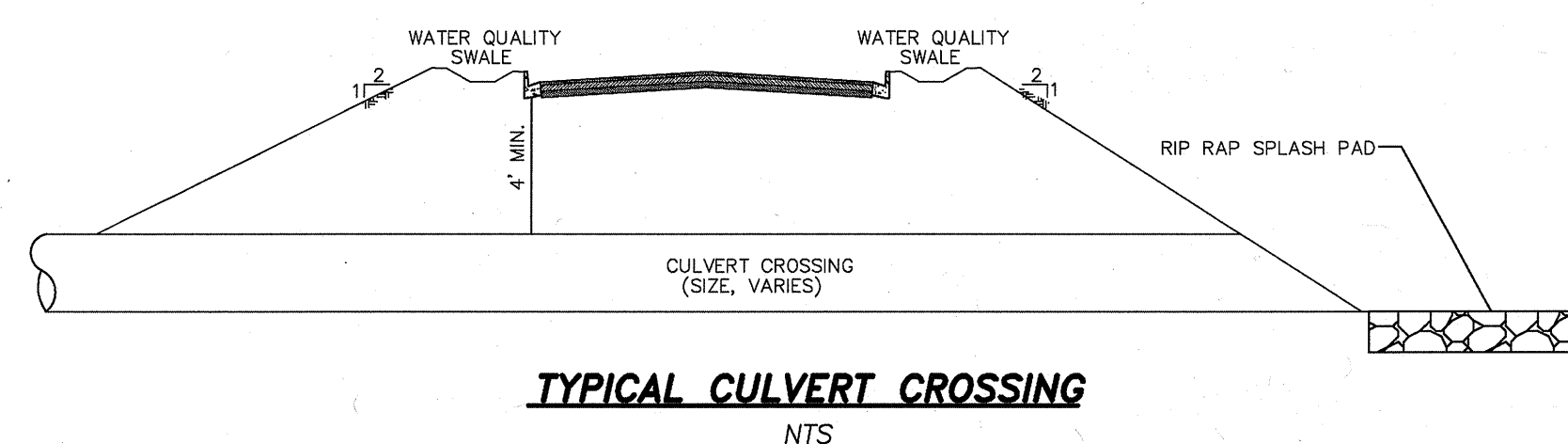
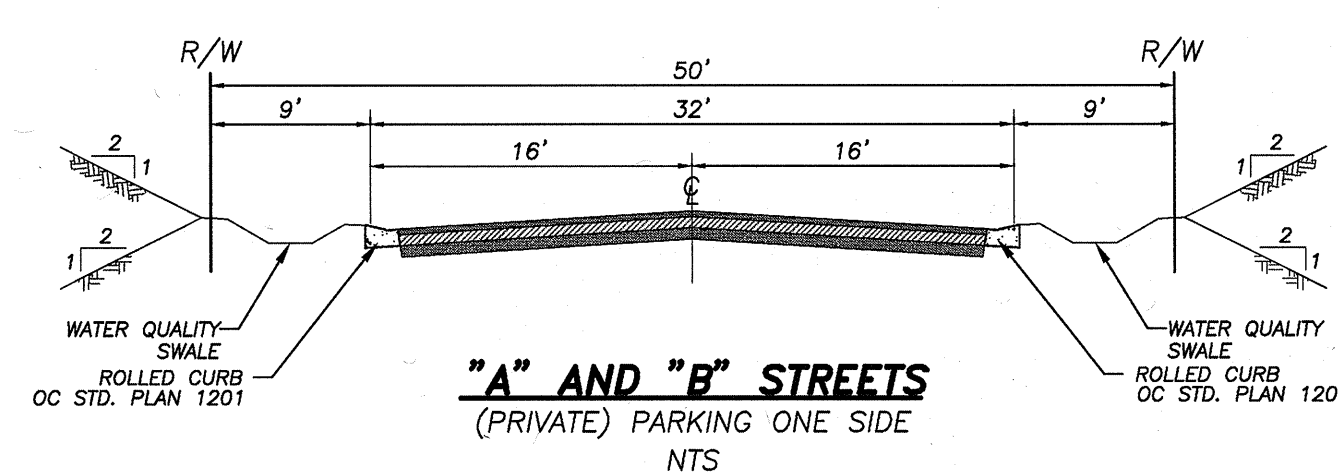
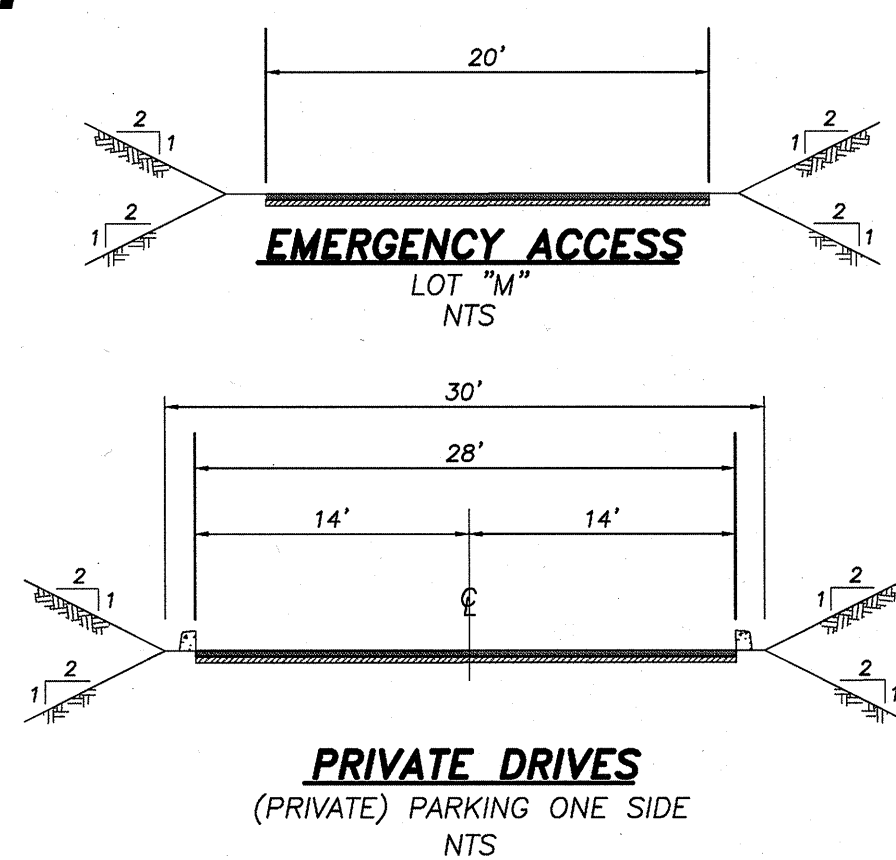
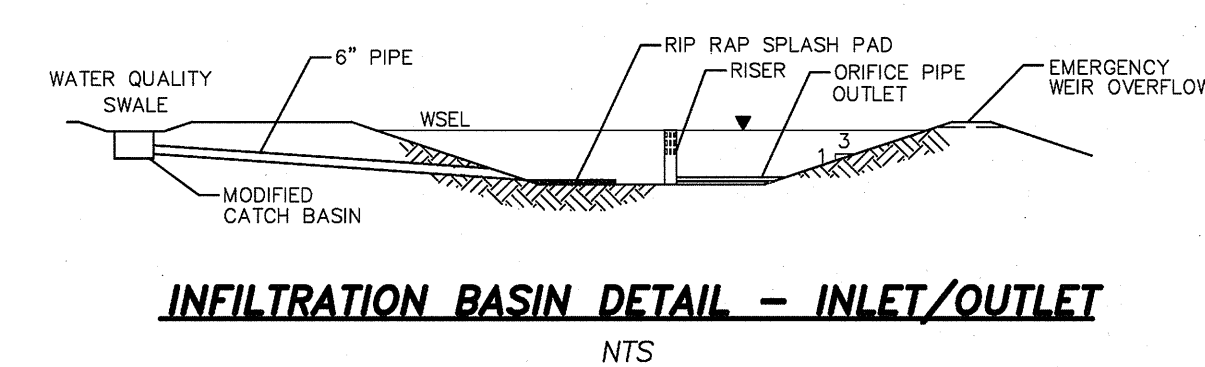
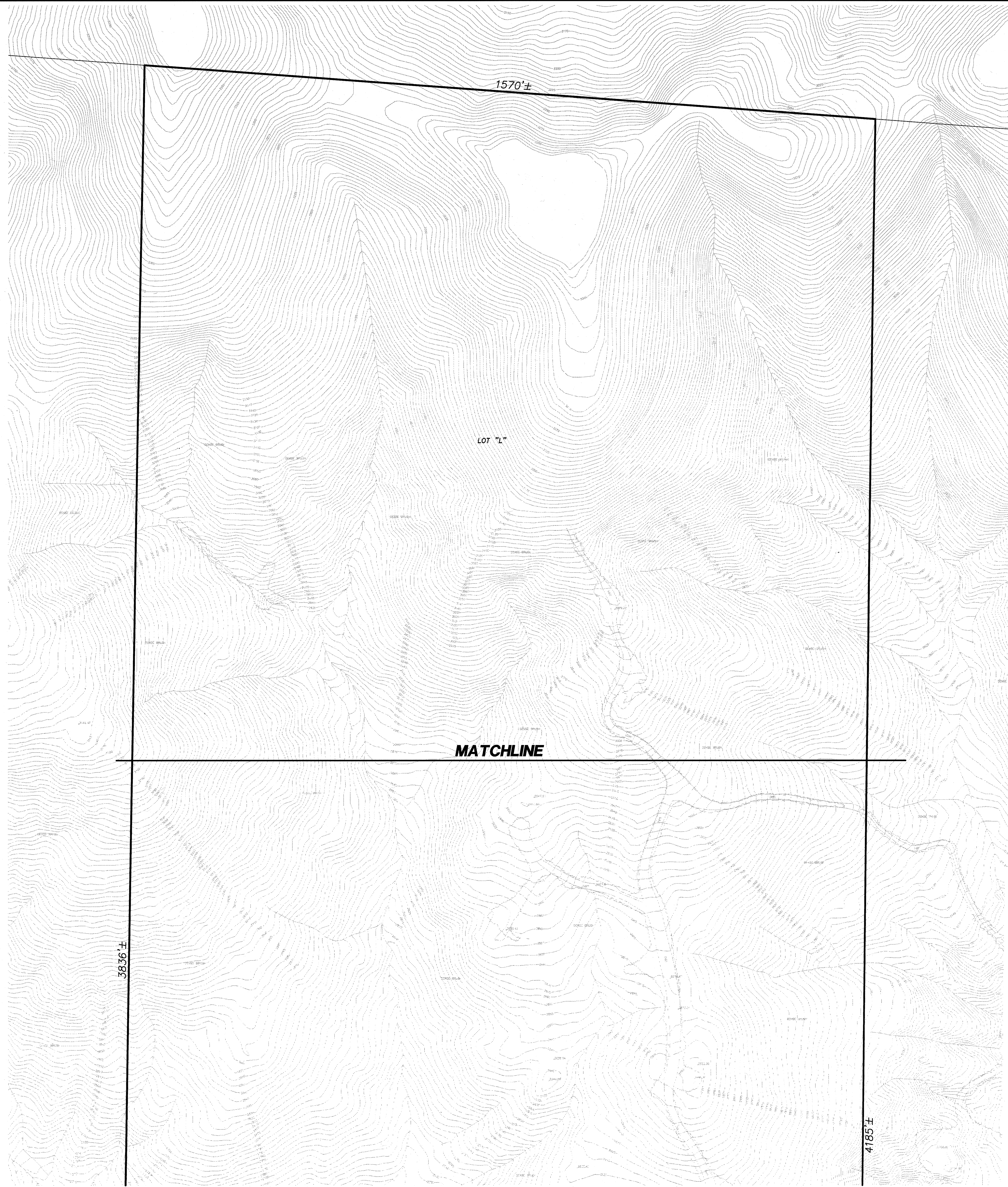
PREPARED FOR:

The Preserve
at San Juan, LLC
4000 Barranca Parkway
Suite 250
Irvine, CA 92604

VESTING
TENTATIVE TRACT
NO. 17269



SEE SHEET 1



DEVIATIONS FROM DESIGN STANDARDS

MAN-MADE SLOPES

LOT	TYPE	SLOPE
23	TYPE "C"	>20'
24	TYPE "C"	>20'
25	TYPE "C"	>20'
26	TYPE "C"	>20'
29	TYPE "C"	>20'

CURVED LOCAL STREETS & HIGHWAY RADII

STREET	CENTERLINE RADIUS
"A"	100'

SIDEWALKS & PEDESTRIAN WAYS

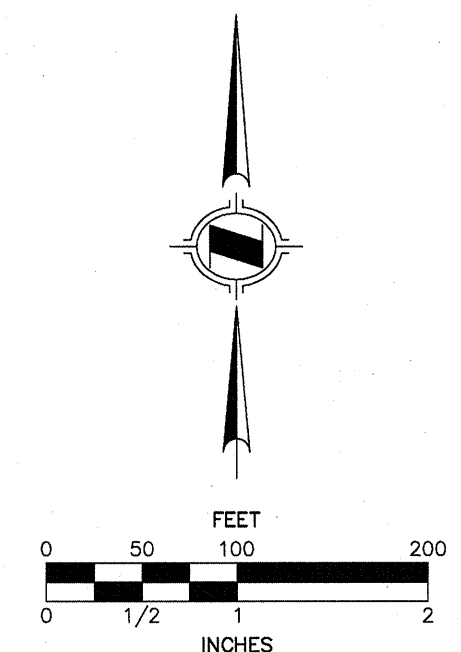
NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
- (B) MAINTAINED BY HOME OWNERS ASSOCIATION
- (C) MAINTAINED BY PRIVATE OWNERS

ALL MAN-MADE SLOPES TO BE TYPE "C" UNLESS NOTED OTHERWISE.

INDICATES A RIGHT-OF-WAY, FOR AN EXISTING 66 FEET WIDE PUBLIC ROAD, FOREST SERVICE PROJECT# 0417, MAIN DIVIDE, AS RESERVED IN A DEED RECORDED DECEMBER 18, 1984 AS INSTRUMENT NO. 84-521063, OF OFFICIAL RECORDS



PREPARED FOR:

**The Preserve
at San Juan, LLC**
4000 Barranca Parkway
Suite 250
Irvine, CA 92604

PREPARED BY:

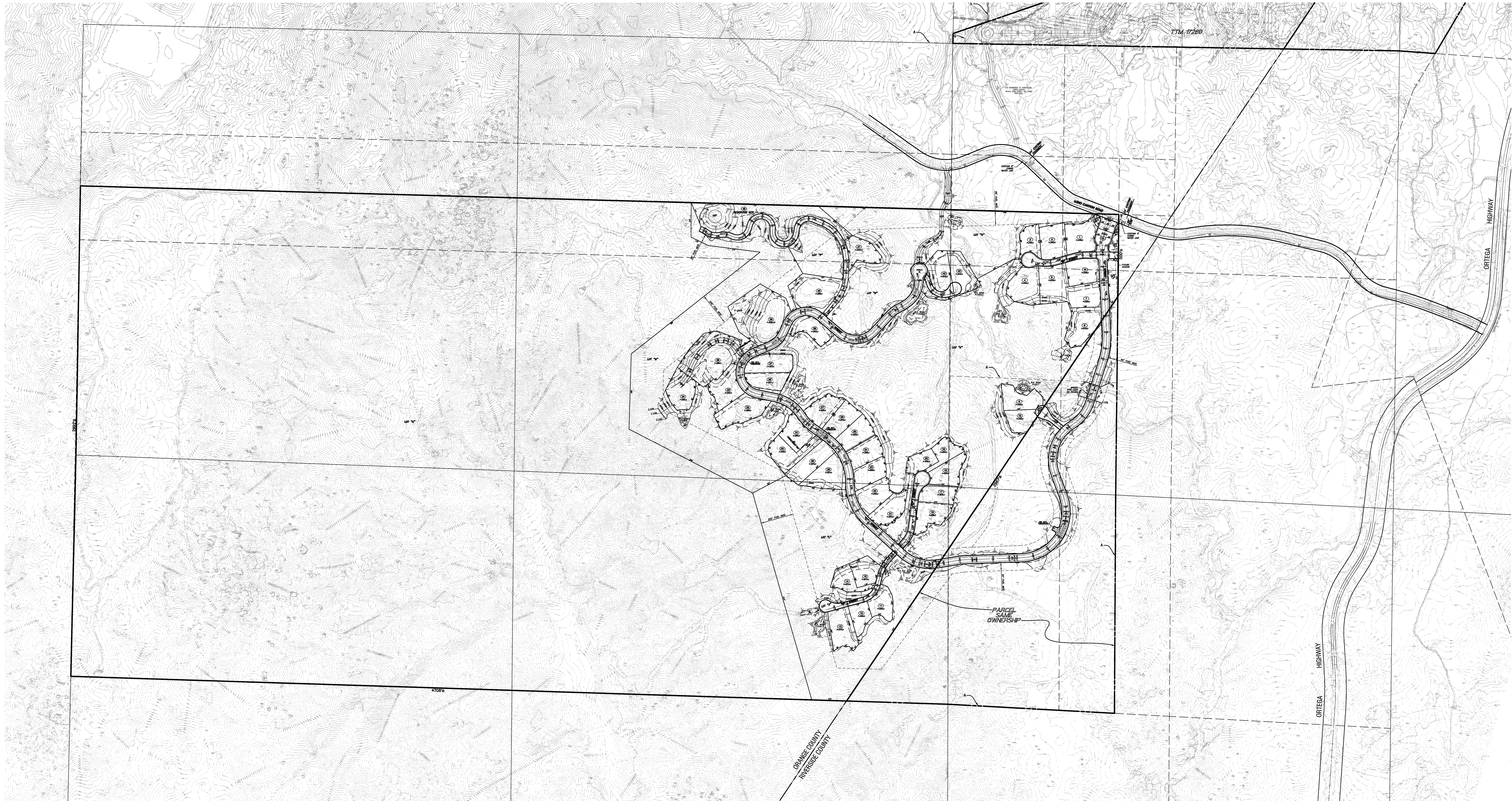


HUNSAKER & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
Tel: (949) 583-0799 Fax: (949) 583-0100

VESTING TENTATIVE TRACT NO. 17269

SHEET 2 OF 2

THE PRESERVE
VESTING TENTATIVE TRACT NO. 17270
ORANGE COUNTY, CALIFORNIA



NOTES

- Assessor Parcel Numbers: 125-120-26 and 125-120-31
- Existing Land Use: Vacant Land
- Existing General Plan Land Use Designation: Open Space and Cleveland National Forest
- Existing Zoning: General Agricultural (A1)
- Proposed Zoning: Agricultural Residential (AR)
- Water service provided by Elnore Valley Municipal Water District (EVMWD)
- Sewer service provided by Elnore Valley Municipal Water District (EVMWD)
- Gas service provided by Southern California Gas Company
- Electric service provided by Southern California Edison Company
- Cable service provided by Verizon
- The project site is located within Saddleback Valley Unified School District
- All grading and erosion control shall be consistent with the requirements from County Grading Manual and Orange County Public Works Standard Plans
- Street improvements shall be designed per the Orange County Highway Design Manual and Orange County Public Works Standard Plans
- Drainage improvements shall be designed per the Orange County Local Drainage Manual and Orange County Flood Control District Design Manual
- Multiple Final Tract Maps may be filed on Vesting Tentative Tract Map 17270
- Project site is located within Zone D, area in which flood hazards are undetermined, but possible, per firm map Community panel number 06059C0375H dated February 18, 2004
- Approximate Earthwork Quantities:
Cut: 221,700 C.Y.
Fill: 221,700 C.Y.
- All man-made slopes to be Type "C" unless noted otherwise
- The Preserve at San Juan Area Plan (PA130026) is associated with this vesting tentative map.

EASEMENTS

- A. Nonexclusive easement for pedestrian and vehicular ingress and egress and incidental purposes, in favor of The Preserve at San Juan, LLC, a California limited liability company, Recorded March 28, 2011 as Instrument No. 2011000158063 of Official Records. To remain.

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF SECTION 19, AND OF THE NORTHWEST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 6 SOUTH, RANGE 5 WEST, SBM.

STATEMENT OF OWNERSHIP

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

DOUGLAS L. STALEY
DATE 6-5-19

LOT SUMMARY

1 - 43	RESIDENTIAL LOTS	31.99 ACRES
44	ENTRY GATE	0.5 ACRES
45	RESERVOIR SITE	2.54 ACRES
A - F	PRIVATE STREETS	7.55 ACRES
G - Q	OPEN SPACE	346.11 ACRES
	LONG CANYON ROAD	0.1 ACRES
	TOTAL	388.8 ACRES

SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
(B) MAINTAINED BY HOME OWNERS ASSOCIATION
(C) MAINTAINED BY PRIVATE OWNERS

DEVIATIONS FROM DESIGN STANDARDS

MAN-MADE SLOPES

LOT	TYPE	SLOPE
1	TYPE "C"	2:20'
2	TYPE "C"	2:20'
3	TYPE "C"	2:20'
4	TYPE "C"	2:20'
5	TYPE "C"	2:20'
6	TYPE "C"	2:20'
7	TYPE "C"	2:20'
8	TYPE "C"	2:20'
9	TYPE "C"	2:20'
10	TYPE "C"	2:20'
11	TYPE "C"	2:20'
12	TYPE "C"	2:20'
13	TYPE "C"	2:20'
14	TYPE "C"	2:20'
15	TYPE "C"	2:20'
16	TYPE "C"	2:20'
17	TYPE "C"	2:20'
18	TYPE "C"	2:20'
19	TYPE "C"	2:20'
20	TYPE "C"	2:20'
21	TYPE "C"	2:20'
22	TYPE "C"	2:20'

CURVED LOCAL STREETS & HIGHWAY RADII

STREET	CENTERLINE RADIUS
"C"	132', 150', 125', 175'
"D"	150'
"E"	125'

STREET WIDTHS

TYPE	STREET	WIDTH
PRIVATE	"E"	30' RW

SIDEWALKS & PEDESTRIAN WAYS

NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

LOT AREA TABLE

Residential Area					
Lot No.	Gross S.F.	Net S.F.	Lot No.	Gross S.F.	Net S.F.
1	31,528	31,261	23	25,887	22,668
2	31,728	29,322	24	26,738	24,223
3	20,708	16,229	25	27,710	27,708
4	38,155	26,887	26	26,636	26,636
5	38,719	28,896	27	27,719	22,416
6	29,552	27,847	28	36,673	24,349
7	28,883	20,533	29	32,845	27,355
8	39,031	24,802	30	33,636	20,100
9	28,674	28,259	31	27,013	24,938
10	21,532	20,458	32	39,867	33,665
11	23,092	18,230	33	33,338	24,951
12	18,636	18,431	34	32,214	24,826
13	34,181	27,158	35	61,636	25,113
14	21,519	14,472	36	26,599	21,874
15	24,200	12,777	37	29,820	28,922
16	29,337	28,063	38	26,919	19,059
17	23,115	23,115	39	89,674	31,917
18	27,446	27,446	40	54,478	35,343
19	20,578	20,578	41	26,771	24,550
20	18,788	14,869	42	43,429	18,640
21	29,019	21,502	43	33,080	16,658
22	30,451	24,253			
Total Gross					
S.F.				1,393,602	
Acres				31.99	
Gross Average S.F.				32,409	
Total Net					
S.F.				1,031,899	
Acres				26.69	
Net Average S.F.				23,997	

LOT AREA TABLE

Lot No.	S.F.	Acres
A	45,132	1.04
B	174,123	4.00
C	24,010	0.55
D	21,901	0.50
E	54,516	1.25
F	9,325	0.21
G	2,474	0.06
H	1,244	0.03
I	5,433	0.12
J	16,392	0.38
K	1,379,861	31.68
L	682,252	15.36
M	672,042	15.43
N	304,805	7.00
O	191,626	4.40
P	82,075	1.88
Q	11,751,225	269.77
R	1,773	0.04
S	11,905	0.27
Total S.F.		15,419,114
Total Acres		353.97

MAINTENANCE ACCESS COVENANTS:
WHERE INDICATED, A MINIMUM OF 7' WIDE MAINTENANCE ACCESS COVENANT SHALL BE PROVIDED ON PRIVATE LOTS FOR EMERGENCY ACCESS AND MAINTENANCE TO THE FUEL MODIFICATION ZONES. ANY GATES INSTALLED INTO THE FUEL MODIFICATION AREA AND SHALL BE A MINIMUM OF 36 INCHES WIDE. THE COVENANTS SHALL BE MAINTAINED FREE OF VEGETATION OR ANY STRUCTURES GREATER THAN 5 INCHES IN HEIGHT. MAINTENANCE COVENANTS OVER LOTS SHALL BE INCLUDED WITHIN THE CC&RS.

NO.	DATE	REVISION	BY
3	11/18/18	ADDRESSES COUNTY COMMENTS	JS
2	05/16/16	ADDED MAINTENANCE ACCESS COVENANTS	JS
1	4/11/14	ADDED RESIDENTIAL LOTS	JS

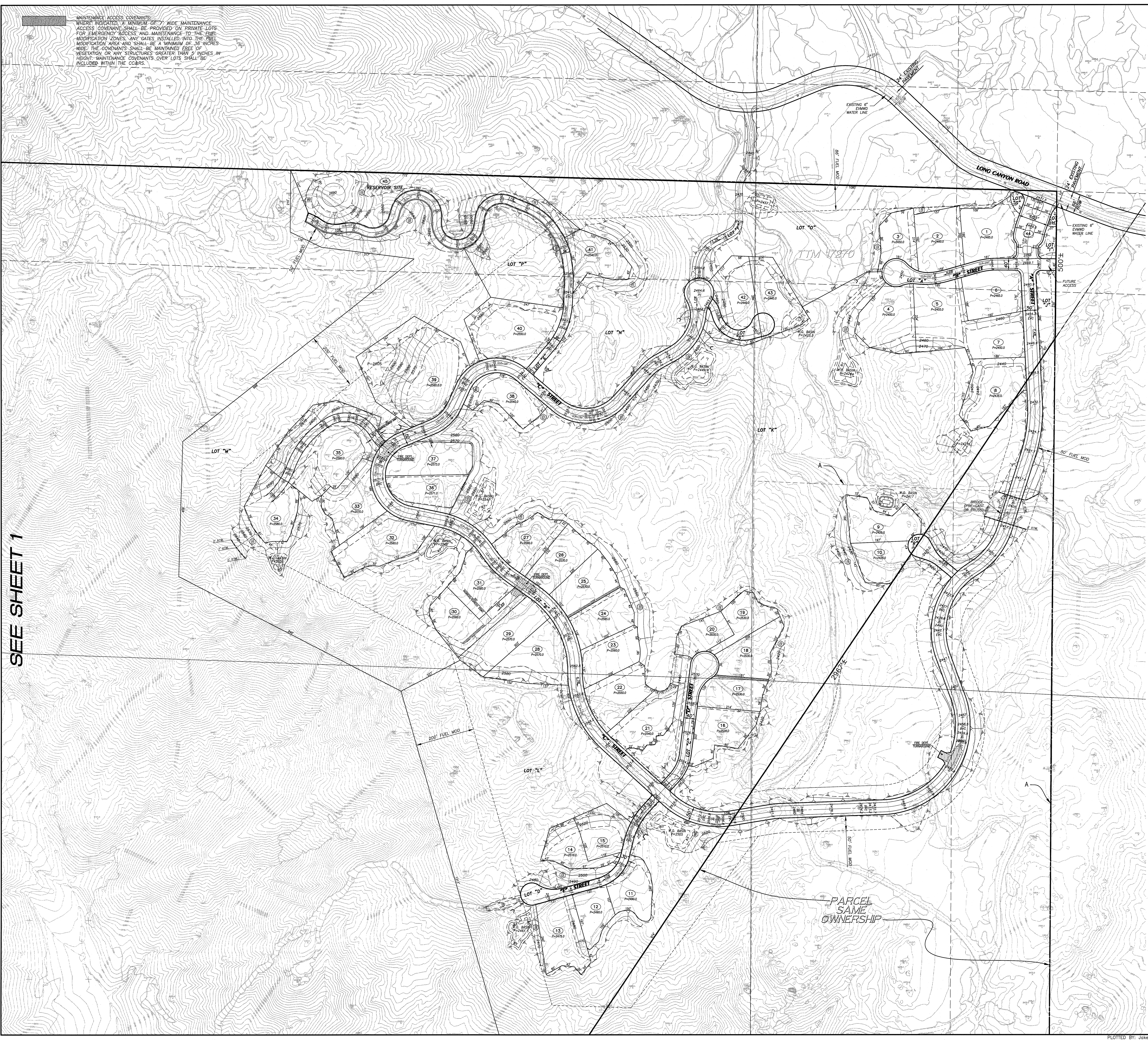
DATE 06/04/19
W.O. 3852-1
GROSS AREA 388.6 AC±
CONTOUR INTERVAL 5'
TOTAL LOTS 45 NUMBERED
17 LETTERED

PREPARED FOR:
The Preserve at San Juan, LLC
4000 Barranca Parkway
Suite 250
Irvine, CA 92604

PREPARED BY:

H & A
HUNSAKER & ASSOCIATES
IRVINE, N.C.
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
PO (949) 383-0799 • F (949) 383-0700

VESTING TENTATIVE TRACT NO. 17270
SHEET 1 OF 2
JUN 0 5 2019



SEE SHEET 1

VICINITY MAP

INDICATES A RIGHT-OF-WAY, FOR AN EXISTING 66 FEET WIDE PUBLIC ROAD, FOREST SERVICE PROJECT 0417, MAIN DRIVE, AS RESERVED IN A DEED RECORDED DECEMBER 18, 1984 AS INSTRUMENT NO. 84-521063, OF OFFICIAL RECORDS

DEVIATIONS FROM DESIGN STANDARDS
MAN-MADE SLOPES

LOT	TYPE	SLOPE
4	TYPE "C"	>20"
5	TYPE "C"	>20"
14	TYPE "C"	>20"
15	TYPE "C"	>20"
35	TYPE "C"	>20"
39	TYPE "C"	>20"
42	TYPE "C"	>20"

CURVED LOCAL STREETS & HIGHWAY RADII

STREET	CENTERLINE RADIUS
"C"	132', 150', 125', 175'
"A"	125'
"E"	125'

SLOPE DESIGNATIONS

(A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
(B) MAINTAINED BY HOME OWNERS ASSOCIATION
(C) MAINTAINED BY PRIVATE OWNERS
ALL MAN-MADE SLOPES TO BE TYPE "C" UNLESS NOTED OTHERWISE.

SIDEWALKS & PEDESTRIAN WAYS

NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

PREPARED FOR:
The Preserve at San Juan, LLC
4000 Barranca Parkway
Suite 250
Irvine, CA 92604

PREPARED BY:

HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
PH (949) 383-0739 • FAX (949) 383-0100

VESTING TENTATIVE TRACT NO. 17270
SHEET 2 OF 2
PLOTTED BY: Jake Smith DATE: Jun. 04, 2019 04:55:50 PM FILE: F:\0188\Planning\0A_Project\TTM\TTM-17270.dwg
JUN 05 2019