ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: February 3, 2022

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Planning Application PA21-0092 for a Site Development Permit to allow for an 89-unit residential project, a model home complex, and two Project Specific Alternative Site Development Standards

PROPOSAL: Rancho Mission Viejo request approval of a Site Development Permit to allow for the development of 15 planned concept detached single-family dwellings and 74 planned concept two-family duplex dwellings on an 9.10-acre site, a model home complex, and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for a minimum 5.3-foot aggregate setback for 11 lots where 10-foot aggregate setbacks are the minimum required. The second Project Specific Alternative Site Development Standard would allow for a 63.7% building site coverage for 1 lot where 60% is the maximum building site coverage permitted.

ZONING: Ranch Plan Planned Community (PC) – Planned Concept Detached Dwellings (PC Section III.A.2)

GENERAL PLAN: "6 Urban Activity Center"

LOCATION: The project site is located in southeastern unincorporated Orange County, in Subarea 3.2a, Lots 25 through 37, Y, Z, AA, EE and JJ of "A" Tract Map 17932, of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

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

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

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

1) Receive staff report and public testimony as appropriate;
2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0092, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
    a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in PA21-0092. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
    b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA21-0092.
    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 PA21-0092, 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 comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015 by the Planning Commission (PA140072-PA140081) and revised administratively on May 22, 2017 (PA150047). On September 11, 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) which reflect the applicant's plan to develop Planning Area 3 in smaller phases. Final Tract Map 17932 for Subarea 3.2a was approved on December 14, 2021 by the County of Orange Board of Supervisors and was recorded on December 22, 2021. Currently, Subarea 3.2a is being graded under issued permit GRD21-0058 and supporting infrastructure (Streets and Storm Drains, etc.) is in various stages of construction.

Proposed Project

The applicant, Rancho Mission Viejo, request approval of a Site Development Permit to allow for the development of 15 planned concept detached single-family dwellings and 74 planned concept two-family duplex dwellings on an 9.10-acre site, a model home complex, and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for a minimum 5.3-foot aggregate setback for 11 lots where 10-foot aggregate setbacks are the minimum required. The second Project Specific Alternative Site Development Standard would allow for a 63.7% building site coverage for 1 lot where 60% is the maximum building site coverage permitted. The inclusion of Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per the Ranch Plan Planned Community Program Text and the County of Orange Zoning Code.

This application was processed concurrently with "B" Vesting Tentative Tract Map 19149 (VTTM 19149) which was approved by the OC Subdivision Committee on January 19, 2022. VTTM 19149 proposes to subdivide the 9.10-acre project site within Subarea 3.2a of the Ranch Plan Planned Community into 73 legal lots: 37 numbered lots for planned concept two-family duplex dwellings, 15 numbered lots for planned concept single-family detached dwellings, 6 lettered lots for usable project open space, 13 lettered lots for private alleys, and 2 lettered lots for landscaped slopes and open space areas. Further discussion is provided in the Discussion/Analysis section.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Williams Way, Future Tract 19151 – Trumark single-family homes
- South: Future Public Park
- East: Legado Road
- West: Future Ranch Camp Recreation Facility, Future Tract 19150 – Lennar single-family homes.

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the PA 3.2a Builder Map, Exhibit 2.

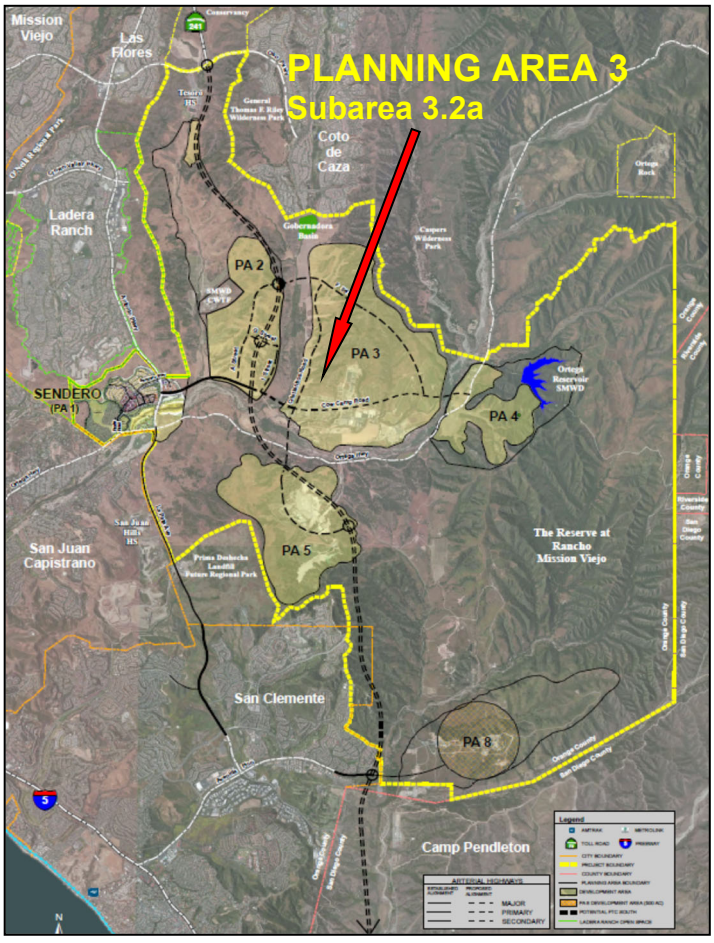


Exhibit 1 - General Vicinity Map

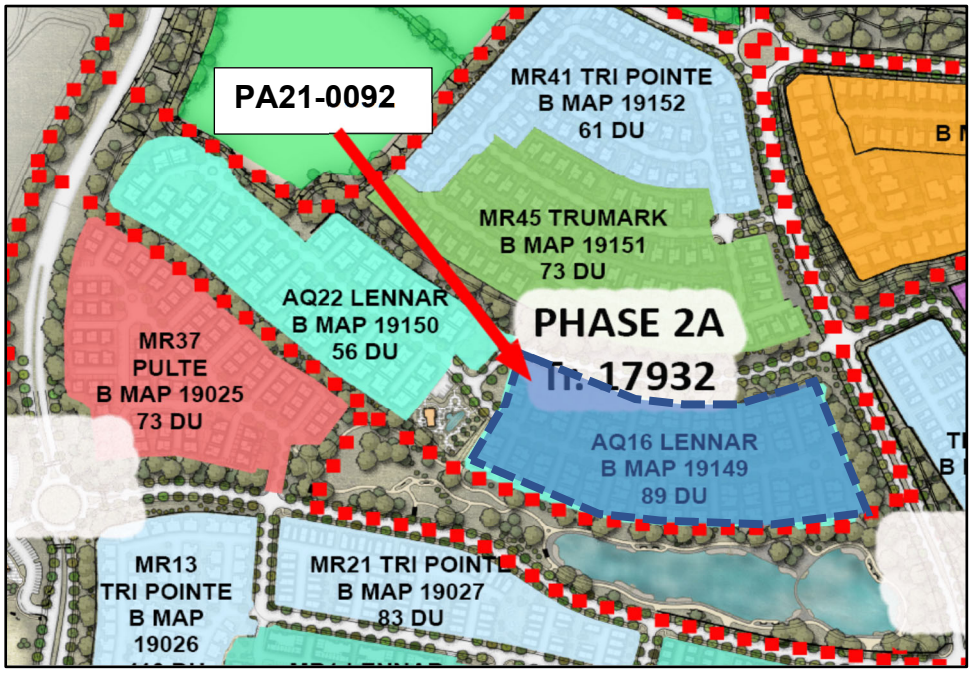


Exhibit 2 – PA 3.2a Builder Map

DISCUSSION/ANALYSIS:

General Description

The project proposes the construction of 15 planned concept detached single-family dwellings and 74 planned concept two-family duplex dwellings, landscaped open spaces, private motor courts, and a public street. The project is proposed as an Age Qualified (AQ) development which is age restricted to 55+, as regulated by the Covenants, Conditions and Restrictions of the project. The proposed project site is located within "B" VTTM 19149, a subdivision of a 9.10-acre site into 73 legal lots: 37 numbered lots for planned concept two-family duplex dwellings, 15 numbered lots for planned concept single-family detached dwellings, 6 lettered lots for usable project open space, 13 lettered lots for private alleys, and 2 lettered lots for landscaped slopes and open space areas. The project has been designed to be consistent with the lotting, site planning, and roadway designs that were approved within VTTM 19149.

The proposed site plan includes two pocket parks and usable open space in the form of landscaped areas. The first pocket park measures approximately 6,145 square feet in size and is located on Lots N and R in the western portion of the project site. The second pocket park measures approximately 12,256 square feet in size and is located on Lots O and U in the eastern portion of the project site. Both pocket parks include benches, trash receptacles, trees and turf.

The project consists of five, single and two-story residential dwelling unit plan types ranging in size from 1,116 to 1,902 square feet. A total of 89 dwelling units are proposed within 15 single-family detached homes and 37 duplex buildings for a total of 52 buildings. The 89 units will consist of 55 two-bedroom units and 34 three-bedroom units. The majority of the units proposed are single-story which is the plan type preferred by AQ buyers. Only 19 of the 89 units (21%) proposed are two-story. A summary of the different unit plan types is provided in Table 1.

Table 1
Unit Plan Type Summary

Unit Plan Type	No. of Bedrooms and bathrooms	Unit Sq. Ft.	Unit Quantity in Project
1	2BR/2BA	1,116	11
2	2BR/2BA	1,156	26
3	2BR/2BA	1,297	18
3x (two-story)	3BR/3BA	1,857	19
4	3BR/3BA	1,902	15
Total Units			**89**

The duplex buildings will include a combination of two and three-bedroom units and the single-family homes will be three-bedroom units. A summary of the different building types is provided in Table 2.

Table 2
Building Plan Type Summary

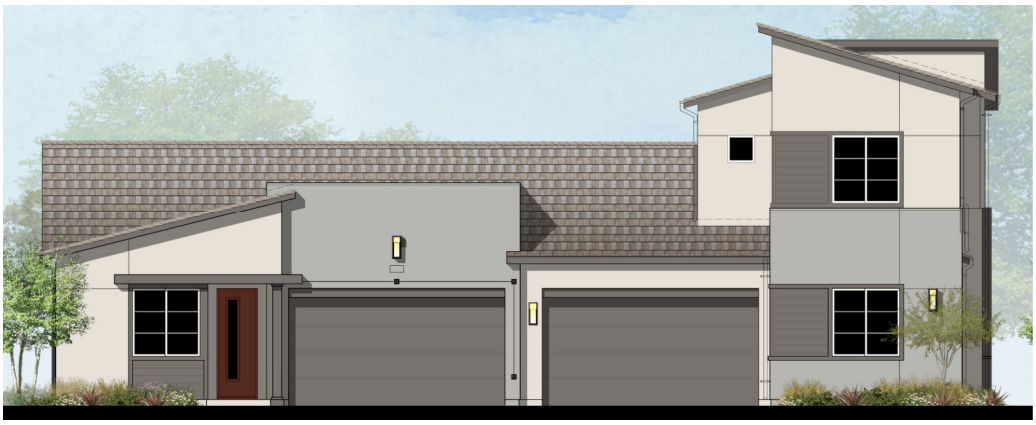
Building Plan Type	Square Feet	Unit Plan Type 1	Unit Plan Type 2	Unit Plan Type 3	Unit Plan Type 3x	Unit Plan Type 4	No. of Units per Building	Number of Buildings
1 (Duplex)	2,413	x		x			2	6
2 (Duplex)	2,973	x			x		2	5
3 (Duplex)	2,453		x	x			2	12
4 (Duplex)	3,013		x		x		2	14
5 (SF Detached)	1,902					X	1	15
Total Units								**52**

Three different architectural styles are proposed for the project which are identified as Progressive Spanish, Contemporary, and Farmhouse. The proposed architectural styles are consistent with the themes of the Ranch Plan and with the overall architectural style being applied in Subarea 3.2a.

The proposed Progressive Spanish architecture features a smooth stucco finish, stone/brick enhancements, arched entryways, and tile roofs. Color schemes incorporate a light and neutral toned color palette as shown in the following elevation.

Spanish

The proposed Contemporary architecture features scored stucco, horizontal wood siding, shed roofs, and decorative light fixtures. Color schemes incorporate a neutral color palette as shown in the following elevations.



Contemporary

The proposed Farmhouse architecture features horizontal wood siding, multi-angle roofs, grid pane windows, and decorative window eaves. Color schemes incorporate an neutral color palette as shown in the elevations below.

Farmhouse

Site Development Standards

With the exception of the two proposed Project Specific Alternative Site 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 Planned Concept residential project is a principal permitted use subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.A.2.a.3. The table below is a comparison of the proposed project with the Ranch Plan PC Program Text Use Regulations & Development Standards for "Planned Concept Detached Dwellings" (PC Section III.A.2.d.). The two proposed Project Specific Alternative Site Development Standards are identified in the table below with an asterisk and further discussed in the section following the table.

Table 3
Project Comparison with the Planned Concept Detached Dwellings
Site Development Standards

Standard	Required/Permitted	Proposed
1) Minimum Building Site Area	No Minimum	
2) Net Density	Greater than 8.0 units/acre, and lots less than 3,000 square feet (SF)	Complies;13.17 Du/AC, residential lots greater than 3,000 (SF) permitted per ADS D-8
3) Minimum Building Site Width	No minimum	
4) Maximum Building Site Coverage	60% maximum for multiple units No maximum for individual lots	**63.7% max coverage*** for Duplexes (ADS D-14)
5) Maximum Building Height	35' maximum (+architectural features)	Complies. 28'-6"max.
6) Minimum Building Setback Requirements	a) Front: 12' min. from back of street curb or 3' from P/L, whichever is greater. b) Rear: 5' min from P/L. If rear setback is adjacent to alley then 3' min to P/L or 14' to centerline c) Side: 10' min. one side, or 10' aggregate; Building separation shall be 10' or can be 8' provided certain criteria is met (see (1)-(5) on page 32 of PC Text) d) Side abutting street: 5' e) Patios: 3' (5' adjacent to street) f) Projections: 4' into any required setback, or 1' from P/L	Complies. a) Min 12' from back of street curb/min. 3' from P/L proposed b) Min 6' feet proposed from P/L. **c) 5.3' aggregate setback*,** 10.5' building separation d) Min. 5' proposed for all applicable lots. e) Min 3'/5' proposed f) Max. 4' into any required setback, or min 1' from P/L proposed.

Standard	Required/Permitted	Proposed
7) Access	20' wide min. right of access	Complies. 24' min. access provided by private alleys
8.a) Usable Project Open Space	(2) If located adjacent to a local public park with direct, convenient access thereto, usable project open space may be reduced from ten percent (10%) to five percent (5%).	Complies. 5.1% provided, project is adjacent to future public park
8.b) Usable Private Open Space	150 square feet per unit required, length to width ratio of 3:1 or less.	Complies. 200 square feet provided
9) Off-Street Parking	Per ADS D-3a, 196 spaces required	224 provided (178 garage, 46 uncovered)
10) Garage and Carport Placement	Per ADS D-5, driveway min. length 7' or less, or 17' (assuming a roll-up garage door) or more from back of sidewalk or back of curb	Complies: 6' max. provided
11) Private Drives, Alleys, and Driveways	Private Drive: Min. 24' paved width Alley: Min. 22' paved width, or 24' if required for emergency access. Driveways: 30' unobstructed back-up area.	Complies: 24' min. as depicted on Sheet 2 30' min. of unobstructed back-up area provided.
12) Signs	Shall be provided in accordance with Section III.L	N/A – No proposed project signage (Model complex signage discussed on Page 13)
13) Fences and Walls	a) 6' maximum within area where buildings can be placed. b) 7.5' maximum along boundary, except 3.5' at intersections.	Complies: All proposed walls do not exceed maximum height requirements.
14) Lights	All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.	Not applicable: Project streets and alleys are internal and not adjacent to open space. However, project will comply with Standard Condition 4.10-3 which requires that that all exterior lighting be designed and located so that all direct rays are confined to the property

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

Project Specific Alternative Site Development Standard (PSASDS)

The current proposal includes a request for two Project Specific Alternative Site Development Standards (PSASDS). The first PSASDS would allow for a minimum 5.3-foot aggregate setback for 11 lots where 10-foot aggregate setbacks are the minimum required. The second PSASDS would allow for a 63.7% building site coverage for 1 lot where 60% is the maximum building site coverage permitted. The inclusion of Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold below as part of its approval of a Site Development Permit:

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

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

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

   The applicant is requesting two Project Specific Alternative Site Development Standards. The first PSASDS would allow for a minimum 5.3-foot aggregate setback where 10-foot aggregate setbacks are the required minimum. The second PSASDS would allow for a 63.7% building site coverage where 60% is the maximum building site coverage permitted. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-150. If these PSASDS are approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and Zoning Code.

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

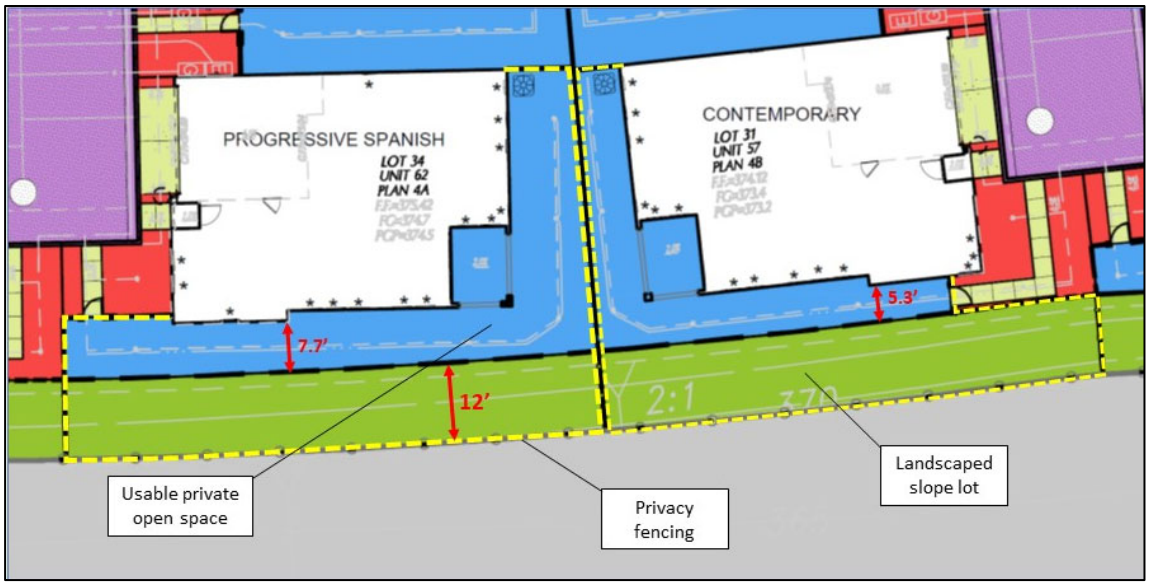
   The request is in compliance with CEQA as stated on Page 13 of this report under "CEQA Compliance."

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

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

   The PSADS to allow for a minimum 5.3-foot aggregate setback will affect 11 of the 52 proposed residential lots. More specifically, it will affect the lots along the southern boundary of the project site adjacent to landscaped down slopes. These lots (30, 31, 34, 35, 38, 39, 42, 43, 46, 47, 50) will have a zero side yard setback on the north side, and side yard setbacks ranging from 5.3 feet to 8.5 feet on the south side adjacent to the slope. Although the reduced aggregate setbacks for these lots will provide less usable area, the lots have been designed to provide over twice the minimum amount of usable private open space (150 sq ft). In addition, these lots (and all lots along the southern

boundary) will have exclusive use of the adjacent 12-foot-wide landscaped slope Lots P and Q through recorded Covenants, Conditions, and Restrictions. Although use of the slope will not provide additional usable private open space, it will provide for additional setback allowing for placement of privacy fencing down the slope. By not having to place privacy fencing at the top of the slope, these lots will have unrestricted views from the side/rear yards. The following exhibit illustrates the reduced aggregate setbacks in relation to the adjacent landscaped slope lots and the additional setback to privacy fencing.



The second PSASDS to allow for a 63.7% building site coverage will affect 1 of the 37 proposed residential duplex lots, specifically Lot 5. The project proposes a 3,200 square foot duplex unit on a 5,027 square foot lot. As a result, Lot 5 will have a building site coverage of 63.7%, which exceeds the maximum permitted building site coverage (60%) by 3.7%, or approximately 184 square feet. Although the permitted site coverage is exceeded, Lot 5 still provides the required 150 square feet of usable private open space for each unit. Additionally, Lot 5 complies with all other development standards including setbacks and building separation, which is illustrated in the exhibit below.

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

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

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

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

   The requested PSASDS to allow for a minimum 5.3-foot aggregate will result in an equivalent project as the PSASDS will not result in any adverse impacts. Although the reduced aggregate setbacks will result in reduced side yards for the lots discussed in section 4, those lots have been provided with twice the minimum amount of usable private open space (150 sq ft). Privacy issues and potential visual impacts are not a factor as the reduced setbacks are located along the southern boundary of the project site adjacent to a landscaped down slope. The reduced side yards will not be adjacent to any other units and they will not be visible from the public right of way.

   The requested PSASDS to allow for a 63.7% building site coverage will result in an equivalent project as the PSASDS will not result in any adverse impacts. As previously discussed, the project is proposed as an AQ development in which single-story units are the preferred plan type. As a result, 16 of the 37 proposed duplex lots will have building site coverages of over 59%, which includes Lot 5. Although the permitted site coverage will be exceeded on Lot 5 due to the larger single-story building footprint, it is in character with the plotting of this AQ development. All other applicable development standards will be complied with as discussed in Section 4, and no other lots within the project will be impacted by the proposed PSASDS.

Staff supports the request for the Project Specific Alternative Site Development Standards based on the analysis provided above. With the approval of the Project Specific Alternative Site Development Standards, the project will result in an equivalent project with no adverse impacts to the public and the surrounding community.

Circulation.

Vehicular access to the project site will be provided via Sunrise Road, a proposed public street which also provides internal access. A system of 13 private alleys will provide direct vehicular access to the individual dwellings from Sunrise Road. The project site plan on Sheet ATE-1 has been provided with a typical private alley vehicle turning exhibit, which illustrates adequate vehicular maneuverability for garage access.

Pedestrian circulation for the project site will be provided via 4-foot minimum pedestrian walkways throughout the project. The pedestrian walkways will provide access to the public right-of-way along Sunshine Road, to the individual dwellings, and to the open space areas.

Parking

Per the Ranch Plan ADS D-3 (Reduced Age Qualifying Parking), the project is required to provide 178 spaces to serve the residents and 17.8 spaces to serve guests, for a total of 196 required spaces. A detailed summary of the parking requirements for this project is provided in the following table.

Table 4
Parking Requirements Per Ranch Plan ADS D-3a
(Reduced Age Qualifying Parking)

Unit Plan Type	Parking Factor	Unit Count	Total Spaces per Unit Plan Type	Guest Spaces (0.2/unit)	Total Spaces Required
1	2 covered	11	22	2.2	24.2
2	2 covered	26	52	5.2	57.2
3	2 covered	18	36	3.6	39.6
3x	2 covered	19	38	3.8	41.8
4	2 covered	15	30	3.0	33
Total Spaces		**89**	**178**	**17.8**	195.8**≈196**

The project will provide a total of 224 parking spaces which exceeds the minimum parking requirement of 196 spaces by 28 parking spaces. Pursuant to the requirements of ADS D-3a, each unit will have a two car garage (178 spaces total) which will take access from private alleys. The garage spaces will be directly connected to the unit they are assigned to. The required guest spaces (17.8) will be disbursed evenly throughout the project site along Sunshine Road on both sides of the street as permitted under ADS D-3a. A Parking Exhibit has been provided as Sheet ATE-1 of the project plans to show that all guest spaces will be located within 200 feet of the unit to which they are assigned to. Staff has reviewed the parking plans and concurs that the proposed parking is in compliance with ZC Section 7-9-145.

Open Space

Per Section III.A.2.d.8)a)2) of the Ranch Plan PC Program Text, if the proposed project is located adjacent to a local public park and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%). The proposed project is adjacent to a future public park and direct, convenient access will be provided via a future community path on the west side of the project. Therefore, the project will meet the open space minimum requirements by reserving 5.1 percent of the net residential area for usable open space. The proposed usable open space consists of two pocket parks and usable open space in the form of landscaped areas. The first pocket park measures approximately 6,145 square feet in size and is located on Lots N and R in the western portion of the project site. The second pocket park measures approximately 12,256 square feet in size and is located on Lots O and U in the eastern portion of the project site. Both pocket parks include benches, trash receptacles, trees and turf.

Per Section III.A.2.d.8)b) of the Ranch Plan PC Program Text, a minimum of 150 square feet of usable private open space shall be provided for each dwelling unit. The ratio of length to width of any usable private open space area may be no more than three-to-one. Sheet 2 of the project plans shows the required 150 square feet of usable open space has been provided for each unit. Sheet L-5 of the project plans illustrates that more than twice the minimum amount of usable private open space has been provided for each unit.

Landscaping

The applicant provided a conceptual landscaping plan for the proposed project site reflects that all passive and active open space will include a combination of hardscaping and landscaping. Prior to grading permit

issuance, the applicant shall provide detailed landscaping plans that demonstrate compliance with the requirements as identified in the 2016 Landscape Irrigation Code and Implementation Guidelines and the landscape development standards of the PC text(Condition no.8).

Mitigation measure 4.7-3 of EIR 589 requires that trees be incorporated into the design of the project parking areas and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. The provided conceptual landscape plans indicate trees will be provided adjacent to pedestrian paths. Condition of Approval No. 14 has been included to ensure shade trees are incorporated into the landscaping plans.

Model Complex

The project will include temporary model homes located on Lots 1 through 4, and more specifically located near the entrance of the project site at the corner of Williams Way and Sunshine Road. Plan type units 1A, 2B, 3A, 3XD, and 4C will serve as the model units. Identification signage, flags, and enhanced landscaping for the model homes site are shown on Sheet L-1 of the project plans and have been determined to meet all applicable County and Ranch Plant PC Text standards and requirements. As these model homes are proposed to be viewed by appointment only (no walk-ins) and the model units will be used only to show the floor plans to prospective buyers, no temporary sales office nor dedicated model complex parking lot is proposed. All sales are to take place off-site at the office of the homebuilder, and no other use will occur at the model home site.

The proposed model homes are in compliance with the applicable zoning regulations as required by Orange County Zoning Code §7-9-136.1. The model homes will not be converted to permanent use as residential dwellings until the model home sales complex is removed and the individual lots becomes legal building sites upon tract recordation.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request (SR) number 293585, approved on December 3, 2021. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and OC Development Services/Land Development will continue to coordinate during the permitting and construction process to ensure establishment of Site Development Permit PA21-0092 in compliance with associated fire safety and fire protection requirements.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the site development permit application package was distributed for review and comment to County staff and consultants, including Land Development, Traffic & Development Support, Inspection Services, Building & Safety, and the Orange County Fire Authority. 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 or Agencies.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on January 21, 2022. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the County Administrations South (CAS) Building, as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed Site Development Permit PA21-0092.

CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit allow for the development of 15 planned concept detached single-family dwellings and 74 planned concept two-family duplex dwellings on an 9.10-acre site, a model home complex, and two Project Specific Alternative Site Development Standard, consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Planned Concept Detached Single-Family Dwellings" (PC Section III.A.2.d.). This proposal is in compliance with Ranch Plan PC Program Text and is compatible with the surrounding development. The requests to allow for 5.3-foot aggregate setbacks and 63.7% building site coverage may be allowed as Project Specific Alternative Site Development Standards subject to the approval of the Zoning Administrator in a public hearing per the Ranch Plan PC Text Section II.C.4 b, Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of planning application PA21-0092 for a Site Development Permit including two Project Specific Alternative Site Development Standards, subject to the attached Findings and Conditions of Approval.

Submitted by:

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

Approved by,

Amanda Carr, Deputy Director
OC Public Works, OC Development Services

APPENDICES:

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

ATTACHMENTS:

1. Applicant's Letter of Project Proposal
2. Project Plans with Fire Master Plan

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of $500.00 filed at the County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A

Appendix A
Findings
PA21-0092

1 **EIR AND ADDENDUM** **PA21-0092**

That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and p A130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval:

a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA21-0092, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;

b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA21-0092. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

2 **ENVIRONMENTAL MONITORING** **PA21-0092**

That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County´s building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).

3 **GENERAL PLAN** **PA21-0092**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

4 **ZONING** **PA21-0092**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.

5 **COMPATIBILITY** **PA21-0092**

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

6 **GENERAL WELFARE** **PA21-0092**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

7 **PUBLIC FACILITIES** **PA21-0092**

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

8 **NUMBER OF DWELLING UNITS** **PA21-0092**

That the number of dwelling units permitted by this use permit is compatible with existing and planned infrastructure facilities.

9 **PARKING AND CIRCULATION** **PA21-0092**

That the access, parking and circulation facilities will not result in excess traffic safety hazards.

10 **SEWER SYSTEM** **PA21-0092**

That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

11 **MODEL HOME COMPLEX** **PA21-0092**

That the operation of a model home complex will not conflict with adjacent and nearby residential uses.

12 **ALTERNATIVE DEVELOPMENT STANDARDS** **PA21-0092**

That the alternative development standards will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community

APPENDIX B

Appendix B Conditions of Approval
PA21-0092

1 **RANCH PLAN REGULATION COMPLIANCE MATRIX PA21-0092**

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 PA21-0092**

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 PA21-0092**

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 PA21-0092**

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.

5 **BASIC/COMPLIANCE PA21-0092**

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.

6 **INDEMNIFICATION PA21-0092**

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

7 **BASIC/APPEAL EXACTIONS PA21-0092**

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.

8 **PRIVATE LANDSCAPING PA21-0092**

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State´s Model Water Efficient Landscape Ordinance (MWELO - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).

B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.

9 **WATER QUALITY MANAGEMENT PLAN PA21-0092**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

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

10 **COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM PA21-0092**

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

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP;
- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
- Demonstrate that the applicant has RECORDED one of the following:

1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association;
2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.

11 **EROSION AND SEDIMENT CONTROL PLAN PA21-0092**

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

12 **BEST MANAGEMENT PRACTICES PA21-0092**

Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.

13 **SHADE TREES PA21-0092**

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

15 **MODEL HOME COMPLEX PA21-0092**

A. Within ninety (90) days after the termination of the use of the subject property as a model home sales complex, the applicant shall remove the signs and revise the model home complex as necessary to comply with the current applicable zoning regulations.

B. The use approved by this action shall expire three (3) years from the issuance of the temporary certificate of use and occupancy . Applicant may apply for one (1) one year extension for this permit.

C. Notwithstanding this site plan, applicant shall submit a changed plan to reflect exact size, location and copy of signs associated with the model homes. The signed copy shall be limited to matters relating to the recorded track within in which the signs are located. Such signs shall have a time limit of existence concurrent with the use of the permitted temporary model homes within the recorded tract. No signs shall be posted or placed on public or private property advertising or directing people to the development which is the subject of this permit, unless such sign is allowed by all applicable permits and is expressly permitted by written consent of the property owner. It is expressly understood and accepted by the applicant that this condition is applicable to any sign advertising or directing people to the development, regardless of whether the applicant directly posted or placed the sign in question. A maximum of ten (10) on site pennants are permitted in connection with the model home sales complex use.

16 **MODEL HOME COMPLEX PA21-0092**

On-site sales, non-appointments showings (walk-ins), group showings, and open houses are prohibited with the model home complex. If any of said previous items are requested, the following items are required;

- Approval of a new Planning Application;
- Issuance of a non-residential building permit (BNR) for sales office if any sales office is proposed.

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

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

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory drainage plans		Each PA			
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA			
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Water Quality Management Plan		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA			
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	~~County of Orange Manager of Building Inspection~~ **Manager, OC Inspection Division** (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	~~County of Orange Manager of Building Permits,~~ **Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA			
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved grading plans verifying adequate sight distance		Each PA			
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of compliance with Rule 403 and Rule 402		Each PA			

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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 N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services~~, **Director, OC Planning and Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA			

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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			
574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA			
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			

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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					
COA# 9		PA19-0103		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			

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COA# 9 (cont.)		PA19-0103		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 Standard Condition WQ01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Water Quality Management Plan		Each PA			
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA			
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	~~County of Orange Manager of Building Inspection~~ **Manager, OC Inspection Division** (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ05)	~~County of Orange Manager of Building Permits,~~ **Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA			
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T05)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA			

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550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~,	Submittal of satisfactory street improvement plans		Each PA			
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA			
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA			
550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory internal pedestrians circulation plans		Each PA			
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services~~, **Director, OC Planning and Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA			
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA			
561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA			

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561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA			
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition N08)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Approved acoustical analysis		Each PA			
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services in consultation with Manager, HBP~~, **Director, OC Planning**	Approved landscaping plan and irrigation plan		Each PA			

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564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan−Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)	See above	See above		Each PA			
570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA			
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			

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617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained					
COA#12		PA19-0103	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)**						

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

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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: • 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.):	• 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.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03)	See above	See above		Each PA			

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560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and 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			

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568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA			
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**	Approved irrigation management report for each landscape irrigation system		Each PA			
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved “A” Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the “B” and “C” Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning					
COA #15		PA19-0103		Prior to the issuance of any certificate of use and occupancy				Prior to issuance of any certificate of occupancy, the adjacent off-site parking spaces on the west side of the project site (within Lots A and C of Tract 18194) shall be labeled/stenciled in a manner that restricts parking by residents and guests of the project. The labeling/stenciling of the parking stalls and associated maintenance shall be discussed in detail and recorded in the Covenants, Conditions, and Restrictions (CC&Rs) for Tract 18194.A copy of the recorded CC&Rs shall be provided to the Manager, Land Development Division for verification.	~~Director, PDS~~, **Manager, Land Development Division**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning					

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

RANCHO MISSION VIEJO

May 25, 2021, Updated August 30, 2021 and December 1, 2021

Bea Bea Jiménez
Division Manager
Land Development
OC Public Works
601 North Ross Street
Santa Ana, CA 92701

SUBJECT:
Planning Application for a Site Development Permit PA21-0092 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.2 for the AQ16 project

Dear Ms. Jiménez,

PROPOSAL:
Rancho Mission Viejo and Lennar Homes requests Zoning Administrator approval of Site Development Permit PA21-0092 to allow 89 Planned Concept Detached Dwellings on 52 numbered residential lots and 25 lettered lots for landscaped open space, private motor court purposes. "B" Vesting Tentative Tract Map TT19149 is being processed concurrently.

ZONING:
Ranch Plan Planned Community (PC) – Subarea Plan 3.1 Planned Concept Detached Dwellings (PC Text Section III.A.2)

LOCATION:
The AQ16 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.2 and Vesting Tentative Tract Map 17932, Lots 25-37 in unincorporated Orange County, California.

LANDOWNER/SUBDIVIDER:
The specific land ownership entity for the proposed project site is RMV PA3 Development LLC (referred to as Rancho Mission Viejo, or "RMV"). The site will eventually be owned by, and homes built by, a neighborhood builder.

SURROUNDING LAND USE:
Land uses immediately surrounding the project site include the following:

- Westerly: Ranch Canyon arterial roadway and permanent Open Space
- Southerly: Subarea 3.1 – future residential and recreational
- Easterly: Subareas 3.2b and 3.3 – future residential
- Northerly: Subarea 3.4 – future residential and recreational

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, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community encompasses 75 percent permanent open space, with development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on September 11, 2019 including Subarea Plan 3.2 (PA180030). VTTM 17932 for Subarea Plan 3.2a is anticipated to be approved by the Subdivision Committee in the summer of 2021. Grading for Subarea 3.2 is under review as Rough Grading Permit GRD21-0058 (currently in second plancheck).

PROPOSED PROJECT:
The applicant, RMV, requests approval of Site Development Permit PA21-0092 to allow 89 Planned Concept Detached Dwellings (15 detached DUs and 74 duplex units) on 52 numbered residential lots and 25 lettered lots for landscaped open space, private motor court purposes, all within the proposed 9.11-acre TT19149. The project will also include street and infrastructure improvements, landscaping, and minor precise grading. A model home complex is proposed within Lots 87-89 of TT19149.
The 52 numbered lots range in size from 2,978 square feet up to 7,242 square feet. The site has a net residential acreage of 6.78 acres (excluding streets, motorcourts, alleys and HOA slopes) for a net residential density of 13.19 dwelling units per acre.

ZA approval of a Project Specific ADS is necessary to allow less than the PC Text Section III.A.2.d.6.c. required 10' aggregate side yard setbacks for Lots 30, 31, 34, 35, 38, 39, 42, 43, 46, 47 and 50. Therefore, a Project Specific Alternative Development Standard (PSADS) is proposed per the following rationale:

1. The minimum Usable Private Open Space square footage in each of the ten impacted lots is 691 SF (ranging up to 1,028 SF), which exceeds the 150 square foot minimum by 360% up to 585%.
2. This southerly tier of lots have the unique advantage of a downslope fence feature to allow for unimpeded views, with the fence being located at the bottom of the adjacent HOA-maintained 2:1 landscaped slope (Lots Q and P). Therefore, the effective minimum aggregate setback of these ten impacted lots would be 17.3-feet (ranging up to 20.5-feet), which exceeds the required 10' aggregate setback by 73% up to 105%.

An additional Project Specific ADS for Lot 5 to allow for 63.7% lot coverage, which is a 3.7% increase over the allowed 60% lot coverage allowed per PC Text Section III.A.2.d.4. Per PC Text Section II.B, General Provision 25.f., this alternative development standard will result in an equivalent project as the primary factor in this lot not meeting the standard is due to the primarily single story nature of the Lennar Age Qualified project, which meets all other standards for height, open space, parking. In the future RMV and the builders will aim to meet each of the required site development standards.

The project proposes a site design with motor court layout with dwellings having garages accessible via private motor courts taking access off public Spur Street. This design reduces

driveway approaches on Spur Street, enhancing the streetscape by reducing the visual impact of garages, resulting in a street scene with a traditional neighborhood feel.

Ranch Plan PC Text Section III.A.2.d.8.a) requires 10% of the net residential area of each Planned Concept project to be reserved as convenient, accessible and usable open space. However, because the PA21-0092 site is located adjacent to proposed park site (VTTM 17921, Lots 39 – "The Perch"), the usable project open space may be reduced to 5%. PA21-0092 provides a total of 0.44 acres of Usable Project Open Space, which equals 6.5% of the site's net acreage of 6.71 acres, in excess of the required 5% net acreage standard.

The proposal includes five main plan types, with square footages ranging from 1,763 to 2,110 square feet. A summary of the different plan types is provided in the table below.

Plan Type Summary

Plan Type	Square Footage	Bedroom Count	Total DUs
1	1,082	2	11
2	1,137	2	26
3	1,287	2	18
3x	1,761	3	19
4	1,861	3	15
TOTAL			89

REFERRAL FOR COMMENT AND PUBLIC NOTICE:
The applicant understands that copies of the site development permit and concurrent tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority. The applicant also understands that if no hearing is required (i.e., OC staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text), then no public notice of a Zoning Administrator hearing is required.

CONSISTENCY ANALYSIS:
The proposed SDP is consistent with the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

a. General Plan – The OC General Plan Land Use Element designates Subarea 3.2 of Ranch Plan as "1B, Suburban Residential (0.5 to 18 du/ac)", per GPA 01-01. The proposed SDP and VTTM are consistent with the 1B "Suburban Residential designation.

b. Zoning – The proposed SDP is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III), with the exception of the Section III.A.2.d.6.c. requirement of 10' aggregate side yard setbacks for Lots 30, 31, 34, 35, 38, 39, 42, 43, 46, 47 and 50. ZA approval of a Project Specific ADS is therefore requested.

c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.

d. Area Plans – The proposed SDP is consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.2 (PA190030).

e. CEQA – The proposed SDP and VTTM are consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.

f. Alternative Development Standards – All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.

g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

AREA PLAN CONSISTENCY:
The table below summarizes how this Site Development Permit PA21-0092 application by RMV proposing to allow 89 Planned Concept Detached Dwellings (as highlighted below) is in compliance with the September 11, 2019 Planning Commission approval of the Subarea Area Plan 3.2 (PA180030):

Planning Area	Residential					
	Gross AC	Net AC	Max DU	Conv SF DU	Planned Conc. DU	Age Qualified DU
Subarea 3.2	102	74	805	125	435	130
Proposed Subarea 3.2a Projects				**From PA180030 Master Area Plan: Table 2**		
AQ16	9.11	6.71	89		89	89
AQ22	8.4	6.2	56		56	56
MR41	8.58	5.17	61	61		
MR45	10.74	7.89	73	73		
Subarea 3.2a Subtotal	**36.83**	**25.97**	**279**	**134**	**145**	**145**

PARKING:
Per ADS D-3 Reduced Age Qualified Parking, the AQ16 project is required to provide 2.2 parking spaces per unit (2 in a garage, 0.2 within 200 feet) for a total of 195.8 required spaces as shown on Sheet SDP-2. 226 parking spaces are proposed, including all guest parking spaces located within 200 feet walking distance of each home as shown on Sheet ATE-1.

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

Section III.A.2 (Planned Concept Detached Dwellings), which are the Site Development Standards applicable for the proposal.

PA21-0092 AQ16	**Planned Concept Detached Dwellings** III.A.2.d. Site Development Standards	**Compliance**
1) Building Site Area	No minimum	See Site Area, Density, & Usable Project Open Space Calculations table on Sheet SDP-2
2) Net Density	Greater than 8.0 units/acre, and lots less than 3,000 square feet (s.f.). If lots are greater than 3,000 s.f., ADS D-8 shall apply	Lots size from 2,978 SF up to 7,242 SF, Net residential density of 13.19 DU/AC
3) Building Site Width	No minimum	√
4) Building Site Coverage	60% maximum for each development unit if there is more than one d.u. per lot. No maximum for individual lots.	√
5) Building Height	35' maximum (+ architectural features)	27'-6"
6) Building setbacks – Planned Concept Detached Dwelling Setbacks	a) Front: 12' min. from back of street curb or 3' from p/l, whichever is greater. b) Rear: 5' min from p/lIf rear setback is adjacent to alley then 3' min to p/l or 14' to centerline c) Side: 10' min. one side, or 10' aggregate; Building separation shall be 10' or can be 8' provided certain criteria is met (see 1-5 on page 32 of PC Text) d) Side abutting street: 5' e) Patios: 3' (5' adjacent to street) f) Projections: 4', or 1' from property line	All minimum setbacks are met for items a, b and d-f. ZA approval of a Project Specific Alternative Development Standard is proposed (see Project Description section on Page 2 of this letter)
7) Access	Shall either: a) abut a public street having recorded right of access for min width of 10' b) have recorded right of access for min width of 20'	Access provided by public street (Spur Street)
8.a) Usable Project Open Space	10% min. of the net residential area of project; may be reduced to 5% min. if project located adjacent to local public park and has direct convenient access	Proposed 6.5% Usable Project Open space exceeds 5% standard (see Page 2)

8.b) Usable Private Open Space	150 square feet per unit. The ratio of length to width may be no more than 3:1	Proposed Usable Private Open space far exceeds 150 SF/DU standard
9) Off-Street Parking	Use Bedroom Count, per ADS D-9 and D-10	226 spaces provided meets the requirement of 195.8 parking spaces. (see Page 4)
10) Garage, Carport Placement ADS D-5 17-Foot Driveways	Min. setback of 7' or less, 17' assuming a roll-up garage door or more from back of sidewalk or back of curb	Driveways are all either less than 7-ft. or greater than 18-ft.
11) Private Drives, Alleys ADS G3 Alleys, Private Drives and Courts Emergency Access Required	a) Private Drives: minimum paved width of 24-feet. b) Alleys minimum paved width of 22-feet, or 24-feet if required for emergency access.	All minimum private drives, alleys or motorcourt widths are a minimum of 24-feet
12) Signs Section III.L.2.a.1) Freestanding Temporary Signs Sales office	a) Signage plan drawings indicating type, size, color, height, location etc. b) Such signs not to exceed height of 16', length of 10', total area 80 s.f.	A model site plan will be submitted subsequently, including signage
13) Fences and Walls	6' within area where buildings can be placed, 7.5' along boundary, except 3.5' at intersections.	Fences & walls shall meet standards, per separate fence & wall plan
14) Lights	Confine rays to premises	Understood: Landscape and motorcourt lights shall comply

ALTERNATIVE DEVELOPMENT STANDARDS:
As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed in Note 12 on Sheet SDP-1.

Upon review of this application our hope is that staff supports administrative approval of the Site Development Permit (i.e., staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text, and no public notice of a Zoning Administrator hearing is required).

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

Sincerely,

Jay Bullock
Vice President, Planning and Entitlement
Rancho Mission Viejo

ATTACHMENT 2

VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2
LENNAR - AQ16

SITE DEVELOPMENT PLAN
PA21-0092

5TH SUBMITTAL
11/30/2021

TEAM

LENNAR HOMES

CONTACT: DEREK KEGLEY
15131 ALTON PARKWAY, SUITE 365, IRVINE, CA 92618
(949) 349.8114 WWW.LENNAR.COM

BASSENIAN LAGONI ARCHITECTS

CONTACT: MICHAEL STONE
2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660
(949) 553-9100 WWW.BASSENIANLAGONI.COM

HUNSAKER & ASSOCIATES

CONTACT: KAYE CHICKERING
3 HUGHES, IRVINE, CA 92618
949.583.1010 WWW.HUNSAKER.COM

BRIGHTVIEW

CONTACT: KEN PARK
8 HUGHES, SUITE 150, IRVINE, CA 92618
949.238.4900 WWW.BRIGHTVIEW.COM

LIST OF REFERENCE DOCUMENTS:

- TT19149

TS-1	TITLE SHEET
SDP-1	SITE DEVELOPMENT PLAN
SDP-2	SITE DEVELOPMENT PLAN
UE-1	UTILITY LAYOUT EXHIBIT
ATE-1	AUTO-TURN EXHIBIT
SW-1	CONCEPTUAL GRADING PLAN
SW-2	CONCEPTUAL GRADING PLAN
A0.4	CONCEPTUAL MODEL STREET SCENE
A1.1	BUILDING '1A' FLOOR PLAN
A1.3	BUILDING '1A' PLAN 1 & PLAN 3 - ELEVATIONS & ROOF PLAN
A1.6	BUILDING '1B' PLAN 1 & PLAN 3 - COLORED ELEVATIONS & ROOF PLAN
A2.1	BUILDING '2A' 1ST FLOOR PLAN
A2.2	BUILDING '2A' 2ND FLOOR PLAN
A2.4	BUILDING '2A' PLAN 1 & PLAN 3X - ELEVATIONS & ROOF PLAN
A2.8	BUILDING '2C' PLAN 1 & PLAN 3X - ELEVATIONS & ROOF PLAN
A3.1	BUILDING '3A' FLOOR PLAN
A3.3	BUILDING '3A' PLAN 2 & PLAN 3 - ELEVATIONS & ROOF PLAN
A3.6	BUILDING '3B' PLAN 2 & PLAN 3 - ELEVATIONS & ROOF PLAN
A3.9	BUILDING '3C' PLAN 2 & PLAN 3 - ELEVATIONS & ROOF PLAN
A4.1	BUILDING '4A' 1ST FLOOR PLAN
A4.2	BUILDING '4A' 2ND FLOOR PLAN
A4.4	BUILDING '4A' PLAN 2 & PLAN 3X - ELEVATIONS & ROOF PLAN
A4.8	BUILDING '4B' PLAN 2 & PLAN 3X - ELEVATIONS & ROOF PLAN
A4.12	BUILDING '4C' PLAN 2 & PLAN 3X - COLORED ELEVATIONS & ROOF PLAN
A5.1	BUILDING '5A' FLOOR PLAN
A5.3	BUILDING '5A' FLOOR PLAN
A5.6	BUILDING '5B' - ELEVATIONS & ROOF PLAN
A5.9	BUILDING '5C' - COLORED ELEVATIONS & ROOF PLAN

L-1	MODELS SITE PLAN
L-2	OVERALL SITE PLAN
L-3	OPEN SPACE ENLARGEMENT PLANS
L-4	TREE AND SHRUB PLANTING LEGENDS
L-5	OWNERSHIP / MAINTENANCE EXHIBIT
L-6	WALL AND FENCE EXHIBIT
L-7	WALL AND FENCE DETAILS

AQ16 SIGNAGE DESIGN

SP	SIGN LOCATION PLAN
1	PARKING REGULATIONS SIGN
2	'FIRE LANE NO PARKING' SIGN
3	'FIRE LANE END NO PARKING' SIGN
4	WAYFINDING SIGN
5	GARAGE ADDRESS SIGN
6	UNIT ENTRY ADDRESS SIGN
7	COMMUNITY INFORMATION SIGN
8	MODEL INFORMATION SIGN

F-1	FIRE MASTER PLAN
F-2	FIRE MASTER PLAN

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. BY ISSUANCE OF THIS PERMIT, THE OWNER RELEASE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

AQ16 PA3.2

RANCHO MISSION VIEJO, CALIFORNIA

LENNAR

PA21-0092
Sht. TS-1

PLOTTED BY: Nhan Tran DATE: Nov. 30, 2021 12:06:08 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Site Plan\TITLE.dwg

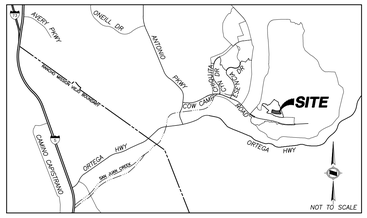
SITE DEVELOPMENT PLAN - VTTM 19149
RIENDA AQ16

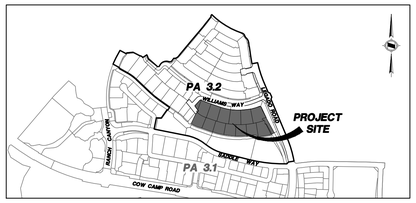
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

LOTS 25 THROUGH 37, LOTS Y, Z, AA, EE AND JJ IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT 17932

VICINITY MAP





LOCATION MAP
NOT TO SCALE

NOTES

1. EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD19-0108 AND ROUGH GRADED PER GRD21-0058 TO ALLOW FOR FUTURE DEVELOPMENT.
2. PROPOSED LAND USE: RESIDENTIAL – 89 DWELLING UNITS.
3. THE PLANNING AREA 3 (PA18-0030) MASTER AREA PLAN AND SUBAREA PLAN 3.2 (PA180030) DESIGNATE THE EXISTING ZONING: AQ16 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3.2, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT.
4. THE PLANNING AREA 3 (PA18-0030) MASTER AREA PLAN AND SUBAREA PLAN 3.2 (PA180030) DESIGNATE THE PROJECT SITE AS RESIDENTIAL. THIS VESTING TENTATIVE TRACT MAP MORE SPECIFICALLY IDENTIFIES THIS SITE DESIGNATION AS SENIOR HOUSING PLANNED CONCEPT – PER PC TEXT SECTION III.A.2, CONSISTENT WITH THE REFERENCED RANCH PLAN PC TEXT SITE DEVELOPMENT STANDARDS.
5. ADJACENT LAND USE ZONING
   - NORTH: PUBLIC STREET/FUTURE RESIDENTIAL — RANCH PLAN PLANNED COMMUNITY
   - SOUTH: PRIVATE OPEN SPACE — RANCH PLAN PLANNED COMMUNITY
   - EAST: PUBLIC STREET/FUTURE RESIDENTIAL — RANCH PLAN PLANNED COMMUNITY
   - WEST: FUTURE RESIDENTIAL — RANCH PLAN PLANNED COMMUNITY
6. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
7. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
8. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
9. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
   - GAS: SOUTHERN CALIFORNIA GAS COMPANY
   - ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   - TELEPHONE: AT&T AND COX COMMUNICATIONS
   - CABLE TELEVISION: COX COMMUNICATIONS
10. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
11. ACCESS TO THE SITE IS PROPOSED VIA WILLIAMS WAY. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.
12. PER THE RANCH PLAN PLANNED COMMUNITY–WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 26, 2018; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED.

A-1	36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
A-11	CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
A-19	CUL DE SACS WITH RAISED LANDSCAPE MEDIAN
A-20	ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
A-36a	MODIFIED 0" CURB ON PRIVATE STREETS
B-2	INTERSECTION SIGHT LINE STANDARDS
B-8	CORNER RAMP CONDITION TYPICAL INTERSECTION
B-9	MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
D-3a	REDUCED "SENIOR CITIZEN" PARKING
D-5	17 – FOOT DRIVEWAYS
D-8	PLANNED CONCEPT DETACHED DWELLINGS GREATER THAN 3,000 SF
D-14	TWO-FAMILY RESIDENCES (DUPLEXES)
G-3a	PRIVATE ALLEY DRIVE ALLOWING EMERGENCY VEHICLE ACCESS
G-7	REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
G-8	REDUCED LOCAL DEPRESSION ON PUBLIC STREET
G-9	ROLLED CURB ON PRIVATE STREETS
G-10	GRATED INLETS CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS
G-11	REDUCED LOCAL DEPRESSION WITH ROLLED CURB ON PRIVATE STREETS
J-5	CLASS III NEV ROUTE

13. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
14. ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19149.
15. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE COUNTY OF ORANGE ON THE FINAL MAP OVER ALL PRIVATES STREETS.
16. ALL PROPOSED SEWER AND WATER SHALL BE DEDICATED TO SANTA MARGARITA WATER DISTRICT AS PUBLIC UTILITIES.
17. ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCFA REQUIREMENTS.
18. PROJECT WILL BE SHARING BMP FACILITIES WITH THE MASTER WQMP FOR THE PLANNING AREA.
19. CONSTRUCTION PLANS WILL COMPLY WITH ALL ACCESSIBILITY CODE REQUIREMENTS.

STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19149 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3.

DATED THIS 29th DAY OF July

BY: _____

PRINTED NAME: Paul Johnson

TITLE: Executive Vice President - Community Development

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- 600 PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- 580 MASS GRADED CONTOUR
- P= PAD ELEVATION
- STREET LIGHT
- SUB AREA PLAN 3.2 BOUNDARY
- STREETS, ALLEYS, DRIVEWAYS, AND COURTS
- USABLE PROJECT OPEN SPACE
- HOA OWNED/HOMEOWNER MAINTAINED SLOPES
- HOA MAINTAINED SLOPES
- USABLE PRIVATE OPEN SPACE (MINIMUM 150 SF. 3:1 RATIO) HOMEOWNER MAINTAINED SLOPES
- BLDG 4B COMPOSITE BUILDING NUMBER
- 000 XXX UNIT NUMBER / PLAN TYPE

EASEMENT NOTES

1. INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19149 TO THE SANTA MARGARITA WATER DISTRICT.
2. INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19149.
3. INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17932 TO THE COUNTY OF ORANGE.
4. INDICATES AN EASEMENT FOR WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17932 TO THE SANTA MARGARITA WATER DISTRICT.
5. INDICATES AN EASEMENT FOR SEWER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17932 TO THE SANTA MARGARITA WATER DISTRICT.

BENCHMARK

OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11'
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.

0 20 40 80
SCALE: 1" = 40'

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AFFECTED AGENCIES. THIS REVIEW SHALL NOT BE CONSTRUED TO RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS, AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.
01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

PA21-0092

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY	HUNSAKER & ASSOCIATES IRVINE, INC PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

COUNTY OF ORANGE

REVISION	
DATE	DESCRIPTION
▪	▪

SITE DEVELOPMENT PLAN - VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:	CITY FILE NO.:	SHEET
	--	--	10/6/21	--	SDP-1

PLOTTED BY: Katherine Chickering DATE: Nov. 21, 2021 11:58:04 AM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Site Plan\SITE PLAN_SHT1.dwg

W.O. 3916-73X VTTM 19149 PLANNING AREA AQ16 – THE RANCH (PA3.2)

PLAN TYPE SUMMARY

LOT NUMBER	UNIT NUMBER	PLAN TYPE	BUILDING NUMBER	LOT SIZE S.F.	LOT COVERAGE S.F.	LOT COVERAGE % (60% MAX)
1	1	3X	4B	5,357	3,212	60.0%
	2	2				
2	3	4	5C	3,506	1,694	48.3%
3	4	2	4B	5,445	3,212	59.0%
	5	3X				
4	6	1	1A	5,295	3,200	60.0%
	7	3				
5	8	3	1B	5,027	3,200	63.7%
	9	1				
6	10	3	3A	5,783	3,245	56.1%
	11	2				
7	12	2	4B	5,960	3,212	53.9%
	13	3X				
8	14	1	2C	5,296	3,167	59.8%
	15	3x				
9	16	3	1B	5,380	3,200	59.5%
	17	1				
10	18	3X	4C	5,813	3,212	55.3%
	19	2				
11	20	2	3A	5,829	3,245	55.7%
	21	3				
12	22	1	2C	5,622	3,167	56.3%
	23	3X				
13	24	3X	2A	5,622	3,167	56.3%
	25	1				
14	26	3	3B	5,733	3,245	56.6%
	27	2				
15	28	2	4C	5,783	3,212	55.5%
	29	3X				
16	30	1	1B	5,622	3,200	56.9%
	31	3				
17	32	3X	2C	5,622	3,167	56.3%
	33	1				
18	34	3	3A	5,980	3,245	54.3%
	35	2				
19	36	2	4B	6,012	3,212	53.4%
	37	3X				
20	38	1	1A	5,627	3,200	56.9%
	39	3				
21	40	3	1B	5,542	3,200	57.7%
	41	1				
22	42	3X	4C	5,898	3,212	54.5%
	43	2				
23	44	2	3B	7,463	3,245	43.5%
	45	3				
24	46	1	2A	7,448	3,167	42.5%
	47	3X				
25	48	3	3C	6,185	3,245	52.5%
	49	2				
26	50	4	5B	4,357	1,694	38.9%
27	51	4	5A	3,173	1,694	53.4%
28	52	2	4B	6,269	3,212	51.2%
	53	3X				
29	54	3	3A	5,568	3,245	58.3%
	55	2				
30	56	4	5C	3,883	1,694	43.6%
31	57	4	5B	2,894	1,694	58.5%
32	58	2	4C	5,359	3,212	59.9%
	59	3X				
33	60	3X	4B	5,344	3,212	60.0%
	61	2				
34	62	4	5A	3,197	1,674	52.4%
35	63	4	5B	3,195	1,673	52.4%
36	64	2	3C	5,377	3,245	60.0%
	65	3				
37	66	3X	4A	5,373	3,212	59.8%
	67	2				
38	68	4	5C	3,198	1,694	53.0%
39	69	4	5A	3,253	1,694	52.1%
40	70	2	3B	5,502	3,245	59.0%
	71	3				
41	72	3	3C	5,502	3,245	59.0%
	73	2				
42	74	4	5B	3,253	1,694	52.1%
43	75	4	5C	3,142	1,694	53.9%
44	76	2	4A	5,416	3,212	59.3%
	77	3X				
45	78	3X	4B	5,379	3,212	59.7%
	79	2				
46	80	4	5A	3,170	1,694	53.4%
47	81	4	5B	3,199	1,694	53.0%
48	82	2	3C	5,429	3,245	59.8%
	83	3				
49	84	3X	4B	5,415	3,212	59.3%
	85	2				
50	86	4	5C	3,306	1,694	51.2%
51	87	4	5A	3,598	1,694	47.1%
52	88	2	3C	6,518	3,245	49.8%
	89	3				

REQUIRED PARKING SUMMARY *(PER ADS D-3a)*

Plan #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	PARKING SPACES (PER UNIT)		RESIDENT PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	GUEST PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
						RESIDENT PARKING (PER UNIT TYPE)	GUEST PARKING REQUIRED (PER UNIT TYPE)			
1	1116	2	2	11	12.4%	2.0	0.2	22.0	2.2	24.2
2	1156	2	2	26	29.2%	2.0	0.2	52.0	5.2	57.2
3	1297	2	2	18	20.2%	2.0	0.2	36.0	3.6	39.6
3x	1857	3	3	19	21.3%	2.0	0.2	38.0	3.8	41.8
4	1902	3	3	15	16.9%	2.0	0.2	30.0	3.0	33.0
Total				89				178.0	17.8	195.8

PROVIDED PARKING SUMMARY

	Total
GARAGE PARKING	178
UNCOVERED SPACES IN DRIVEWAYS	0
UNCOVERED SPACES ON PUBLIC STREET	46
TOTAL	224

USABLE PROJECT OPEN SPACE CALCULATIONS

TOTAL UNITS		89	DU
GROSS SITE AREA		9.10	AC
NET RESIDENTIAL AREA (GROSS SITE AREA - STREETS, ALLEYS, DRIVEWAYS, HOA SLOPES AND FUEL MOD)		6.72	AC
GROSS DENSITY		9.78	DU/AC
NET DENSITY		13.25	DU/AC
REQUIRED USABLE PROJECT OPEN SPACE	5.0%* NET RESIDENTIAL AREA X 0.05 =	0.34	AC
PROVIDED USABLE PROJECT OPEN SPACE	5.1%	0.35	AC

*OPEN SPACE REDUCTION TO 5% ALLOWED WHEN PROJECT IS LOCATED ADJACENT TO A LOCAL PUBLIC PARK.

PRODUCT & SITE CRITERIA

ZONING CATEGORY PER A.D.S SECTION D-4a & D-14	PLANNED CONCEPT DETACHED DWELLINGS
MINIMUM BUILDING SETBACK	
FROM BACK OF SIDEWALK OF INTERNAL STREET	3.0'
FROM CL OF PRIVATE DRIVE	15.0'
REAR YARD	5.0' TO PL
SIDE YARD	6.0' BUILDING TO BUILDING
SIDE ABUTTING STREET	5.0' TO PL

PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE	COMMENTS
1 THROUGH 52	52	6.02	66.14 %	89.05 %	RESIDENTIAL SFD & DUPLEX	
A-M	13	0.92	10.11 %	-	PRIVATE COURT	CONVEY TO MMC
N, R-U	5	0.17	1.87 %	2.52 %	USABLE OPEN SPACE	CONVEY TO MMC
O	1	0.27	2.97 %	4.00 %	USABLE OPEN SPACE/UTILITY EASEMENT	CONVEY TO MMC
P,Q	2	0.30	3.30 %	4.44 %	SLOPE/LANDSCAPING	CONVEY TO HOMEOWNER
ROW	-	1.42	15.61 %	-	PUBLIC STREET	
TOTALS	73	9.10	100.00 %	100.00 %		
DEVELOPMENT AREA GROSS		9.10	ALL LOTS 1-52, A-U		9.78 DU/AC GROSS DENSITY (89-DU/9.10AC)	
DEVELOPMENT AREA NET		6.76	LESS PRIVATE COURTS & PUBLIC ROW		13.17 DU/AC NET DENSITY (89-DU/6.76AC)	

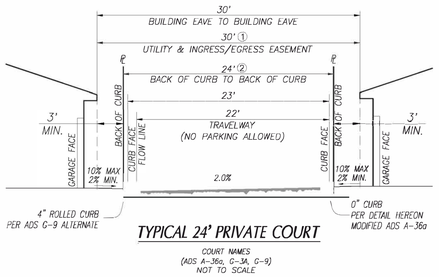
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND ACKNOWLEDGED TO BE IN COMPLIANCE WITH THE CODE. THIS REVIEW AND ACKNOWLEDGEMENT OF COMPLIANCE OR ATTENTION TO RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTED OR CONDITIONS. PLAN APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR ORDINANCE. APPROVAL OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

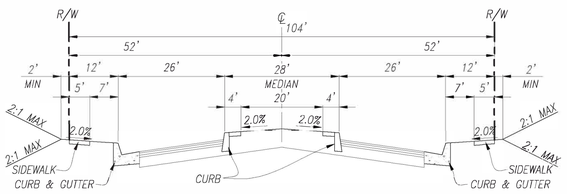
RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



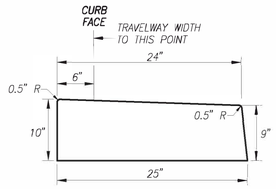
TYPICAL 24' PRIVATE COURT

COURT NAMES
(ADS A-36a, G-3A, G-9)
NOT TO SCALE

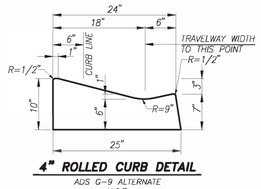


SECTION B–B
SUNRISE ROAD

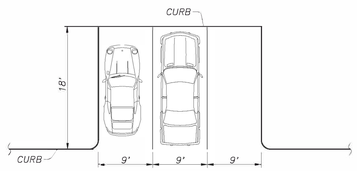
PARKING BOTH SIDES – 25 MPH (ADS A-19)
(PUBLIC)



0" CURB DETAIL
ADS A-36a
N.I.S.



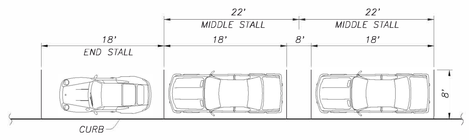
4" ROLLED CURB DETAIL
ADS G-9 ALTERNATE
N.I.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(2). STALL LINES WILL BE MARKED AS SHOWN.

TYPICAL PARKING STALL DETAIL

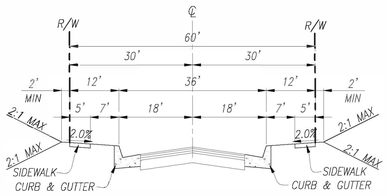
N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(4). STALL LINES WILL BE MARKED AS SHOWN.

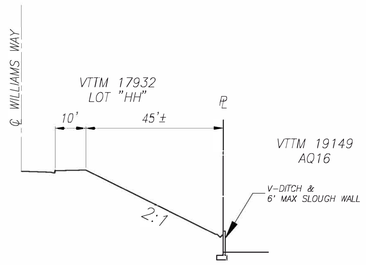
ON-STREET
TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.



SECTION A–A
SUNRISE ROAD

PARKING BOTH SIDES – 25 MPH (ADS J-5)
(PUBLIC)



SECTION B–B

N.T.S.

PA21-0092

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

COUNTY OF ORANGE

REVISION	
DATE	DESCRIPTION

SITE DEVELOPMENT PLAN - VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

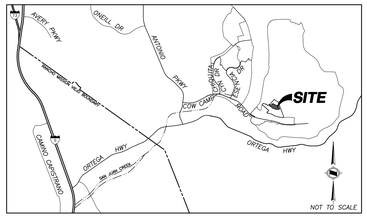
DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	10/6/21	--	SDP-2
CHECKED BY: --			

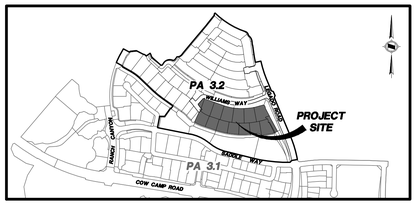
PLOTTED BY: Katherine Chickering DATE: Nov. 21, 2021 11:56:48 AM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Site Plan\SITE PLAN_SHT2.dwg

PLANNING AREA AQ16 – THE RANCH (PA3.2) VTTM 19149 W.O. 3916-73X

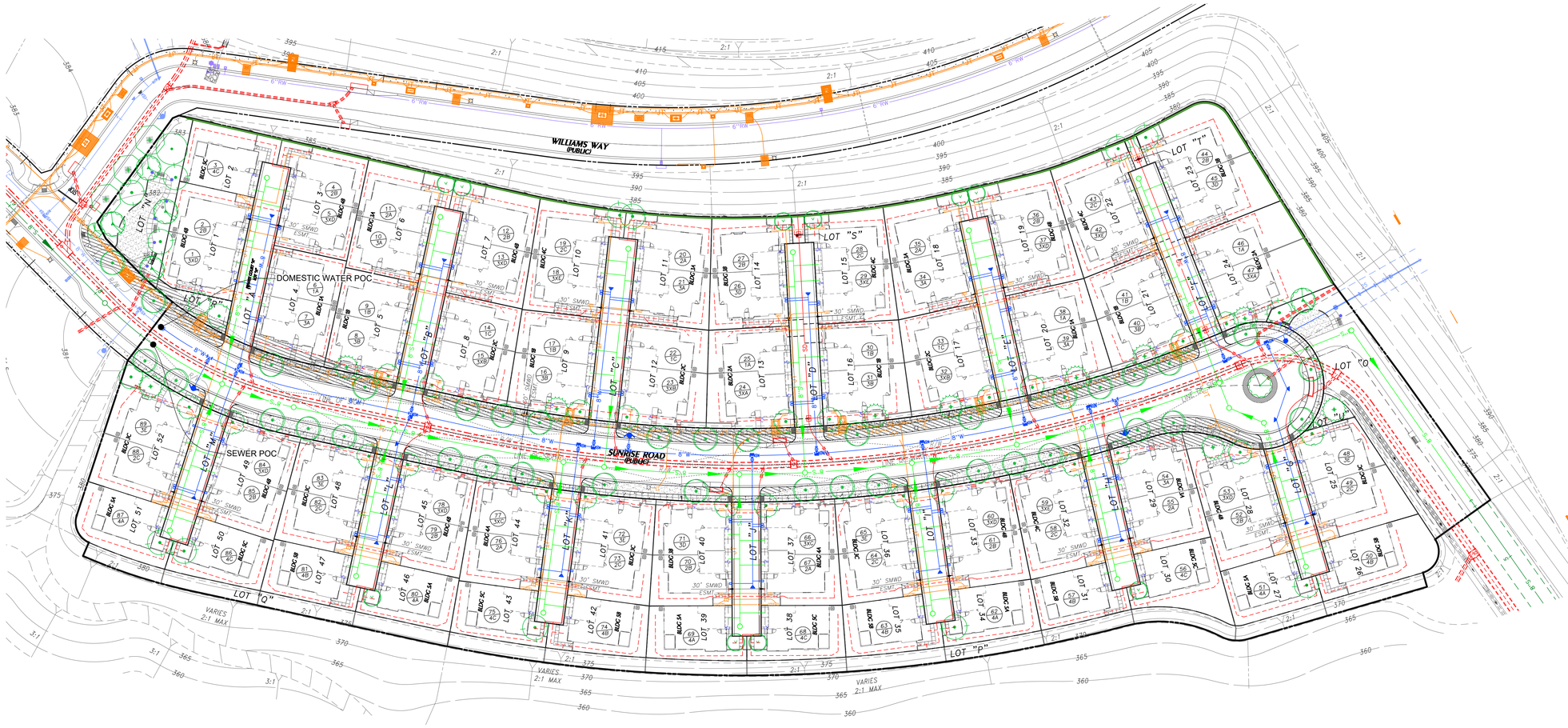
UTILITY LAYOUT EXHIBIT
SITE DEVELOPMENT PLAN - VTTM 19149
RIENDA AQ16

VICINITY MAP





LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" DOMESTIC WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRY UTILITIES/JOINT TRENCH LINE
- BACKBONE DRY UTILITIES/JOINT TRENCH LINE
- BACKBONE DOMESTIC WATER LINE (SIZE VARIES)
- BACKBONE RECYCLE WATER LINE (SIZE VARIES)
- BACKBONE SEWER LINE (SIZE VARIES)
- BACKBONE STORMDRAIN LINE
- TRACK BOUNDARY
- PROPERTY LINE
- UTILITY EASEMENT
- STREET CENTERLINE
- SLOUGH WALL
- FIRE HYDRANT ASSEMBLY
- THRUSTBLOCK
- BACKBONE SEWER MANHOLE
- STREET LIGHTS
- TREES

0 20 40 80
SCALE: 1" = 40'

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THIS REVIEW DOES NOT RELIEVE OR RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.
01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

PA__-____

OWNER:	APPLICANT:	PREPARED BY:
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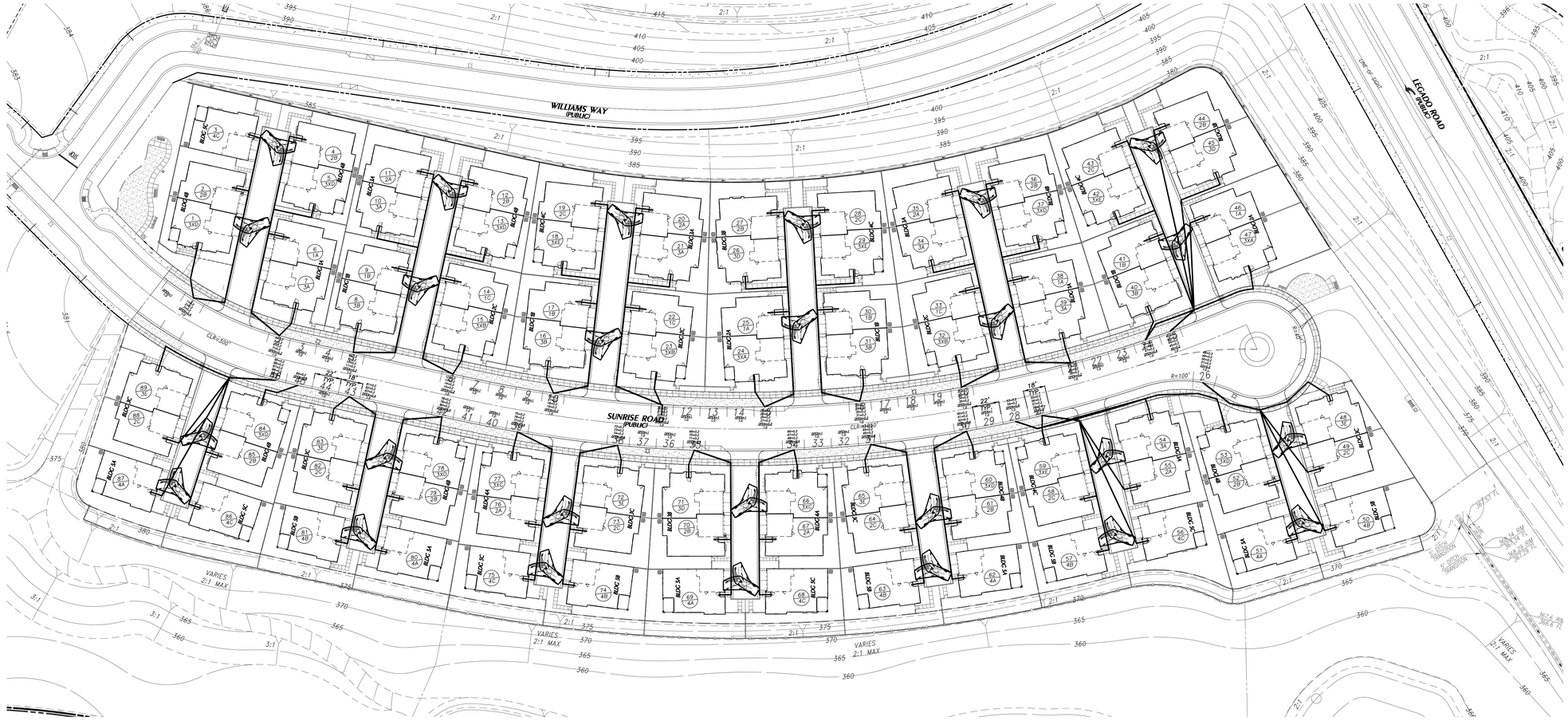
COUNTY OF ORANGE

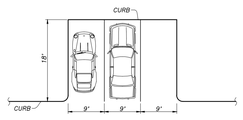
REVISION	
DATE	DESCRIPTION
-	-

VESTING TENTATIVE TRACT MAP 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	3/23/21	--	UE-1
CHECKED BY: --			

W.O. 3916-73X VTTM 19149 PLANNING AREA AQ16 – THE RANCH (PA3.2)

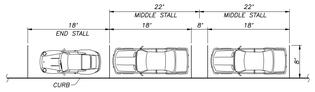




PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(2). STALL LINES WILL BE MARKED AS SHOWN.

TYPICAL PARKING STALL DETAIL

N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(4). STALL LINES WILL BE MARKED AS SHOWN.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

DISTANCES TO PARKING

UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)	UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)
1	3X	46	46	1	115
2	2	133	47	3X	119
3	4	174	48	3	125
4	2	191	49	2	131
5	3X	158	50	4	176
6	1	113	51	4	173
7	3	31	52	2	127
8	3	24	53	3X	198
9	1	119	54	3	128
10	3	167	55	2	112
11	2	197	56	4	152
12	2	191	57	4	149
13	3X	158	58	2	108
14	1	113	59	3X	24
15	3x	25	60	3X	23
16	3	28	61	2	107
17	1	114	62	4	148
18	3X	158	63	4	148
19	2	191	64	2	106
20	2	200	65	3	24
21	3	170	66	3X	23
22	1	122	67	2	107
23	3X	27	68	4	149
24	3X	28	69	4	150
25	1	111	70	2	108
26	3	159	71	3	23
27	2	189	72	3	23
28	2	195	73	2	108
29	3X	162	74	4	150
30	1	117	75	4	150
31	3	26	76	2	108
32	3X	26	77	3X	23
33	1	119	78	3X	22
34	3	167	79	2	109
35	2	197	80	4	151
36	2	200	81	4	145
37	3X	167	82	2	103
38	1	122	83	3	26
39	3	26	84	3X	40
40	3	30	85	2	115
41	1	134	86	4	157
42	3X	156	87	4	159
43	2	189	88	2	119
44	2	190	89	3	117
45	3	162			

NOTE

1. CHEVY SUBURBAN SIZE VEHICLE USED. LENGTH = 19.0'

LEGEND

AUTO-TURN VEHICLE

PARKING TRAVEL DISTANCE

0 20 40 80

SCALE: 1" = 40'

REVIEWED FOR CODE COMPLIANCE
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01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

PA21-0092

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REVISION	
DATE	DESCRIPTION
-	-

COUNTY OF ORANGE

AUTO-TURN EXHIBIT
VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	5/17/21	--	ATE-1
CHECKED BY: --			

PLOTTED BY: Katherine Chickering DATE: Nov. 29, 2021 06:09:34 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Parking Exhibit\Parking Exhibit_SHT1.dwg

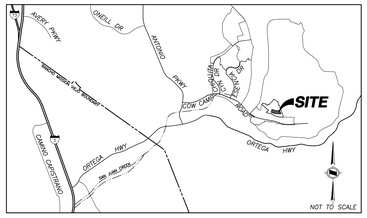
W.O. 3916-73X VTTM 19149 PLANNING AREA AQ16 – THE RANCH (PA3.2)

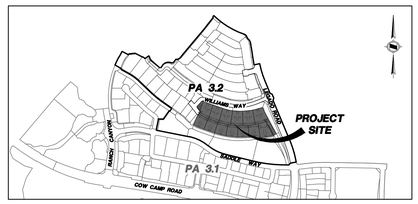
CONCEPTUAL GRADING PLAN - VTTM 19149
RIENDA AQ16

FOR CONDOMINIUM PURPOSES
LEGAL DESCRIPTION

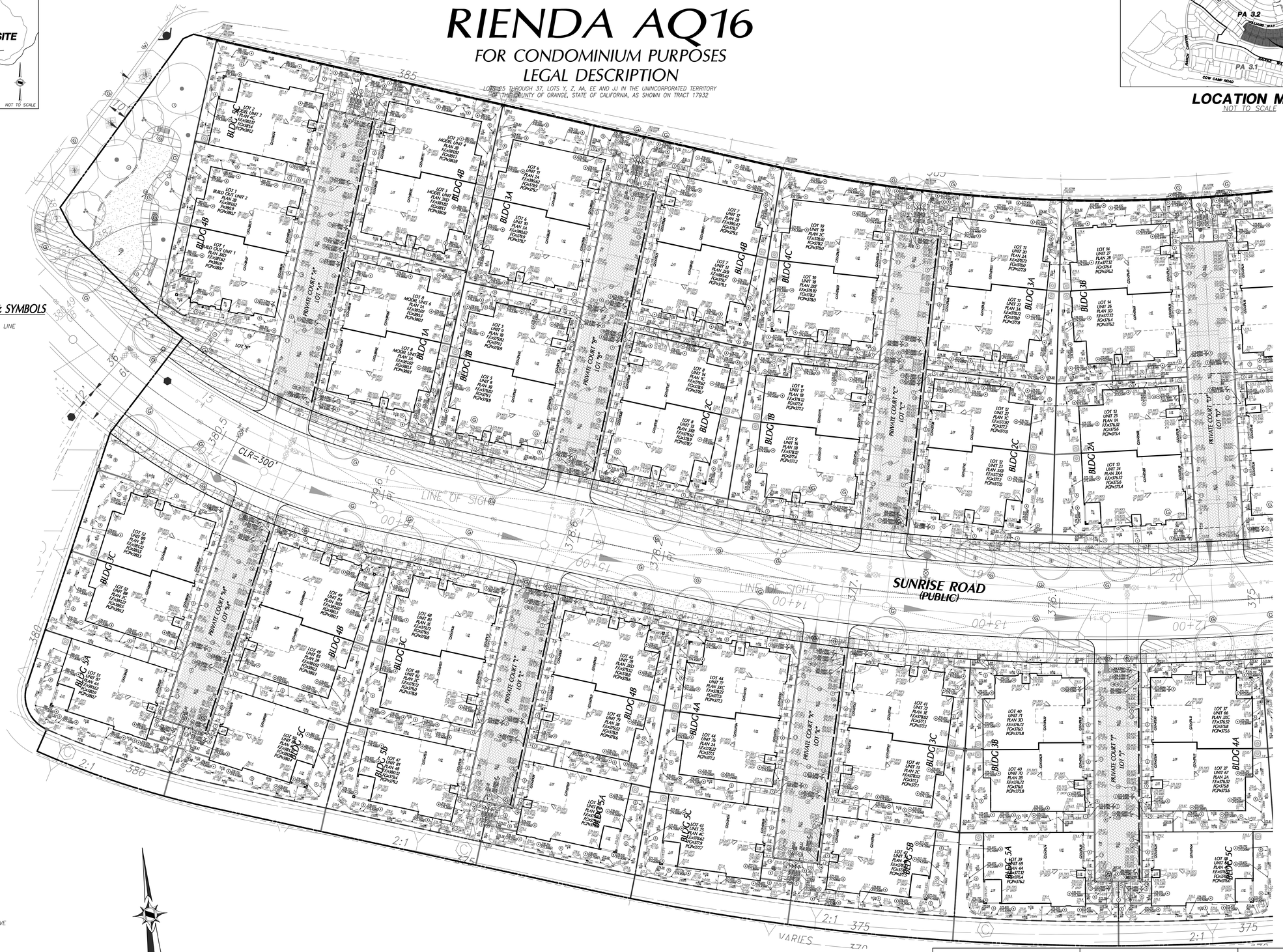
LOTS 25 THROUGH 37, LOTS Y, Z, AA, EE AND JJ IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT 17932

VICINITY MAP





LOCATION MAP
NOT TO SCALE



GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

- PROJECT BOUNDARY/PROP. LINE
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- 600 — PROPOSED CONTOUR LINE
- EASEMENT
- ADA PATH OF TRAVEL
- DU — DRY UTILITIES
- 580 — MASS GRADED CONTOUR
- SD — STORM DRAIN
- W — WATER
- S — SEWER
- RW — RECLAIMED WATER
- STREET LIGHT
- VALVE
- SEWER MANHOLE
- THRUST BLOCK
- W — WATER METER
- PROPOSED FIRE HYDRANT
- CATCH BASIN & LOCAL DEPRESSION
- LOT 10 — LOT NUMBER
- LOT A — LOT LETTER
- 2% — SHEET FLOW RATE GRADED SWALE CENTERLINE
- SWALE HIGH POINT FLOWLINE
- AREA DRAIN
- TOP OF SLOPE
- TOE OF SLOPE
- RETAINING WALL (PER SEPARATE PLAN)
- BLOCK WALL (PER SEPARATE PLAN)
- SLOUGH WALL (PER SEPARATE PLAN)
- MSE WALL (PER SEPARATE PLAN)
- 0.0'D.F. / 0.4'D.F. — DEEPENED FOOTING
- THICKENED EDGE WALKWAY
- PILASTER (PER SEPARATE PLAN)
- AIR CONDITIONING UNIT
- FENCE WALL (PER SEPARATE PLAN)
- DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW — BACKFLOW PREVENTER VALVE
- e — ELECTRIC VEHICLE PARKING

0 10 20 40
20'

PRELIMINARY
Nov. 29, 2021

PA21-0092

OWNER:	APPLICANT:	PREPARED BY:
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01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

COUNTY OF ORANGE

REVISION	
DATE	DESCRIPTION
•	•

CONCEPTUAL GRADING PLAN - VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: — —	10/6/21	--	SW-1
CHECKED BY: — —			

PLOTTED BY: Katherine Chickering DATE: Nov. 29, 2021 06:11:22 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Site Plan\CONCEPTUAL GRADING-01.dwg

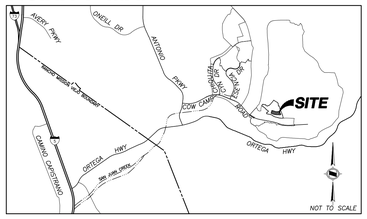
PLANNING AREA AQ16 — THE RANCH (PA3.2) VTTM 19149 W.O. 3916-73X

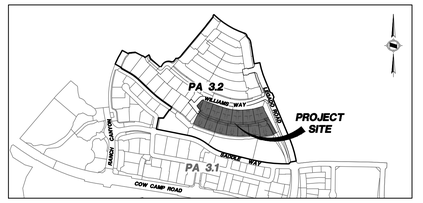
CONCEPTUAL GRADING PLAN - VTTM 19149
RIENDA AQ16

FOR CONDOMINIUM PURPOSES
LEGAL DESCRIPTION

LOTS 25 THROUGH 37, LOTS Y, Z, AA, EE AND JJ IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT 17932

VICINITY MAP





LOCATION MAP
NOT TO SCALE

GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

- PROJECT BOUNDARY/PROP. LINE
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- 600 — PROPOSED CONTOUR LINE
- EASEMENT
- ADA PATH OF TRAVEL
- DU — DRY UTILITIES
- 580 — MASS GRADED CONTOUR
- SD — STORM DRAIN
- W — WATER
- S — SEWER
- RW — RECLAIMED WATER
- STREET LIGHT
- VALVE
- SEWER MANHOLE
- THRUST BLOCK
- W — WATER METER
- PROPOSED FIRE HYDRANT
- CATCH BASIN & LOCAL DEPRESSION
- LOT 10 / LOT A — LOT NUMBER / LOT LETTER
- 2% — SHEET FLOW RATE GRADED SWALE CENTERLINE
- 100 — SWALE HIGH POINT FLOWLINE
- AREA DRAIN
- TOP OF SLOPE
- TOE OF SLOPE
- RETAINING WALL (PER SEPARATE PLAN)
- BLOCK WALL (PER SEPARATE PLAN)
- SLOUGH WALL (PER SEPARATE PLAN)
- MSE WALL (PER SEPARATE PLAN)
- 0.0'D.F. / 0.4'D.F. — DEEPENED FOOTING
- THICKENED EDGE WALKWAY
- PILASTER (PER SEPARATE PLAN)
- AIR CONDITIONING UNIT
- FENCE WALL (PER SEPARATE PLAN)
- DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW — BACKFLOW PREVENTER VALVE
- E — ELECTRIC VEHICLE PARKING

PRELIMINARY
Nov. 29, 2021

PA21-0092

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

REVIEWED FOR CODE COMPLIANCE
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01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

REVISION	
DATE	DESCRIPTION
-	-

COUNTY OF ORANGE

CONCEPTUAL GRADING PLAN - VTTM 19149
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ16
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	10/6/21	--	SW-2
CHECKED BY: --			

PLOTTED BY: Katherine Chickering DATE: Nov. 29, 2021 06:11:53 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ16\Exh_Site Plan\CONCEPTUAL GRADING-02.dwg

W.O. 3916-73X VTTM 19149 PLANNING AREA AQ16 – THE RANCH (PA3.2)

PLAN 2
(LOT 3)

PLAN 3X
(LOT 3)

PLAN 1
(LOT 4)

PLAN 3
(LOT 4)

BUILDING 4
CONTEMPORARY

BUILDING 1
PROGRESSIVE SPANISH

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

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WILLDAN ENGINEERING

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CONCEPTUAL MODEL STREET SCENE

PA 3.2A - AQ16

Rancho Mission Viejo , California

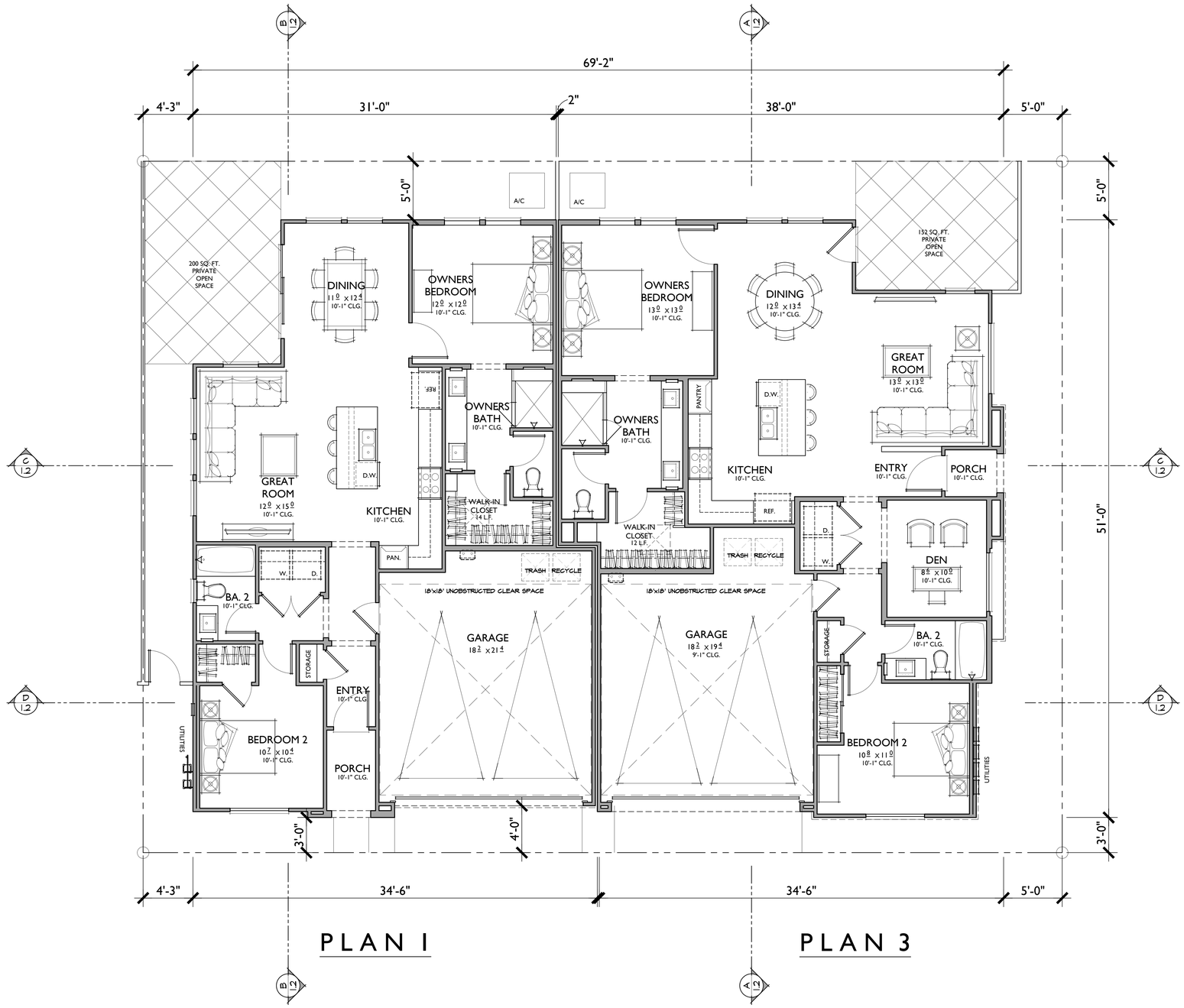
0 2 4 8

366.21188

10.01.21

SHEET NO.
A 0.4

LENNAR



PLAN 1 PLAN 3

*NOTE: SETBACKS SHOWN HERE ARE FOR REFERENCE.
REFER TO SHEET SDP-1 FOR SPECIFIC UNIT SETBACKS.

PLAN 1

1,116 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,116 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	31 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

REVIEWED FOR CODE COMPLIANCE
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01/20/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

PLAN 3

1,297 SQ. FT.
2 BEDROOMS / 2 BATHS + DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,297 SQ. FT.**
2 - CAR GARAGE	393 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

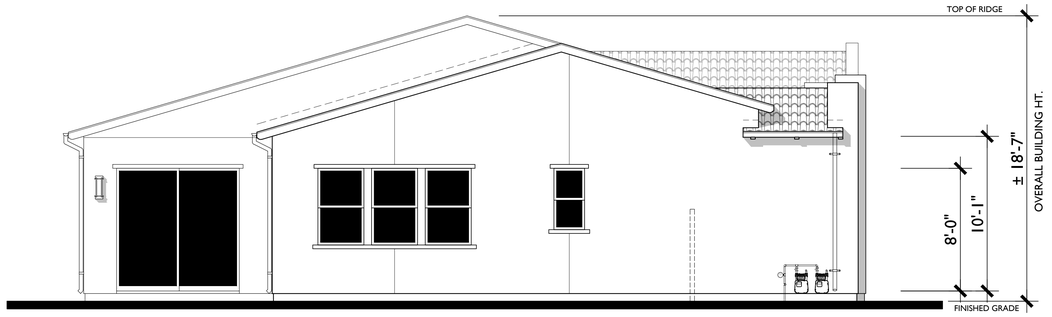
0 4 8 16

366.21188

11.22.21

SHEET NO.
A1.1

LENNAR®



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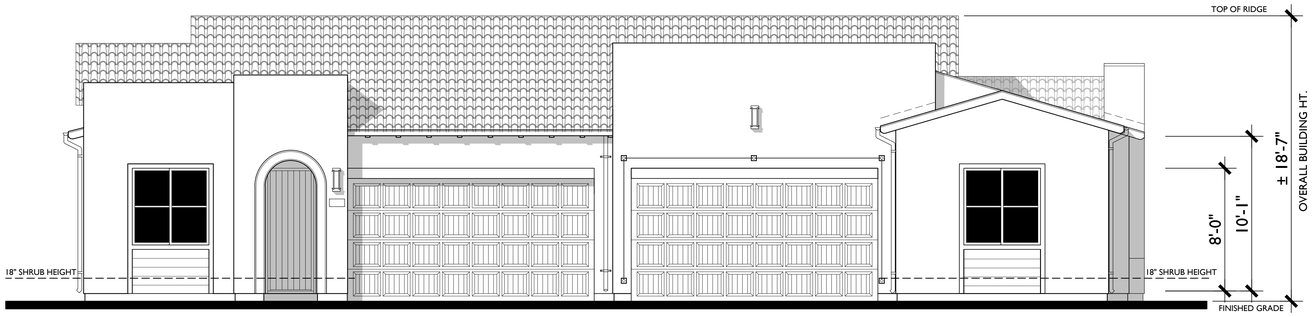
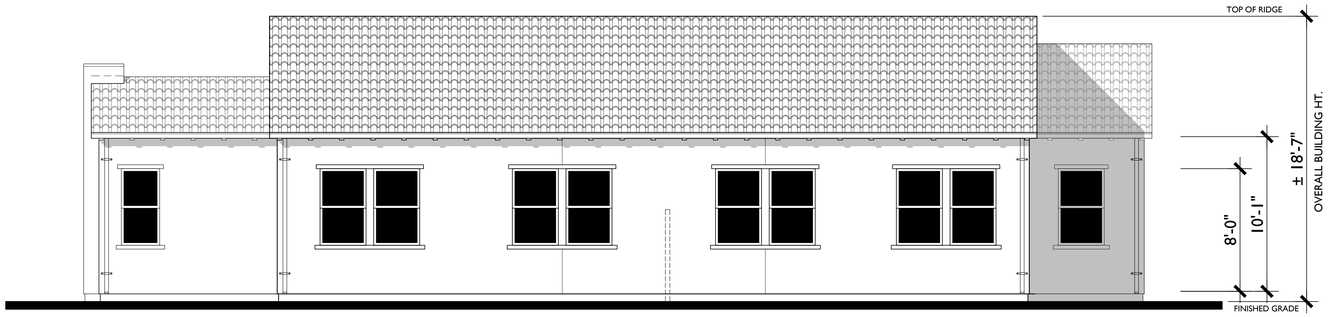


FRONT

A - PROGRESSIVE SPANISH
STANDARD

RIGHT - STANDARD



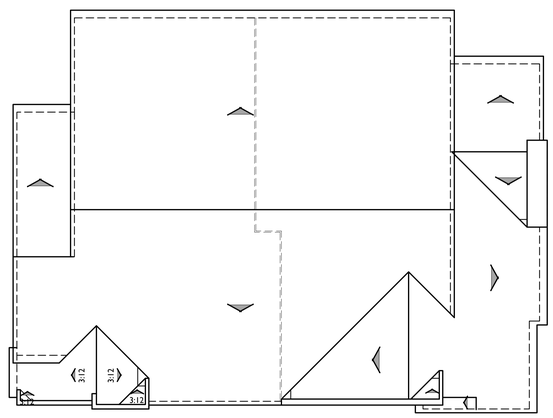
REAR

PROGRESSIVE SPANISH:

- SIMPLE MASSING
- ASYMMETRICAL MASSING WITH PARAPET WALLS ELEMENTS
- PROJECTED ELEMENTS
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- STONE/BRICK ENHANCEMENTS
- RECESSED WINDOWS
- DEFINING ARCHED ENTRYWAYS
- MINIMAL DETAILING

NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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BUILDING 1A | PLAN 1 & PLAN 3

Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

0 2 4 8

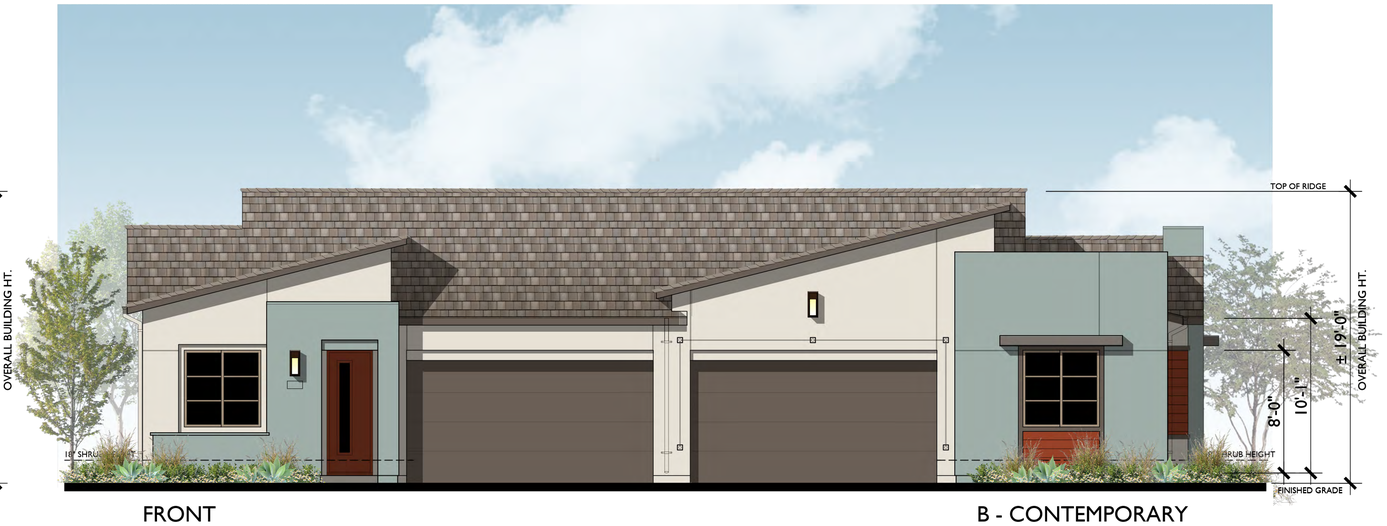
366.21188

11.22.21

SHEET NO.
A 1.3

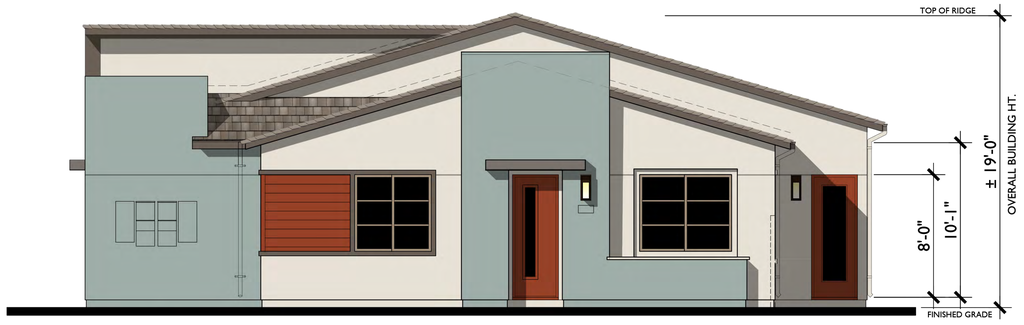
LENNAR

LEFT

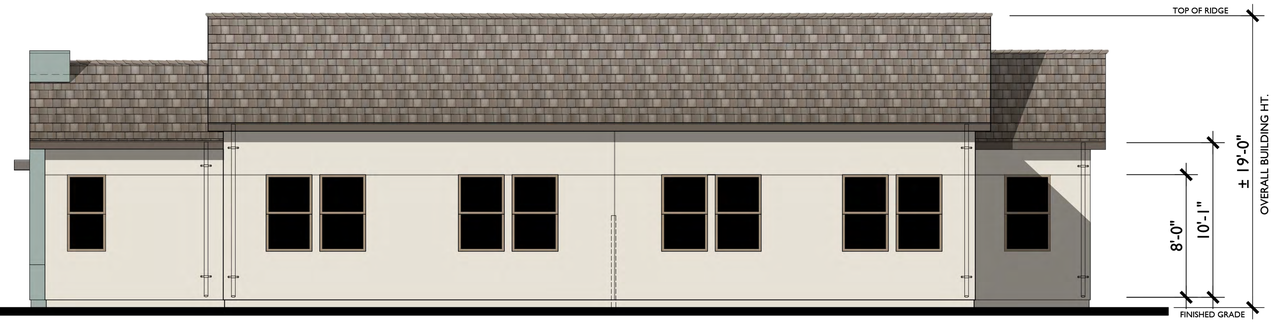


FRONT

B - CONTEMPORARY
STANDARD



RIGHT - STANDARD



REAR

CONTEMPORARY:

- SIMPLE GEOMETRIC FORMS
- ASYMMETRICAL MASSING WITH PARAPET WALL ELEMENTS
- PROJECTED ELEMENTS
- LOW ROOF PITCHES WITH BOXED EAVES
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- HORIZONTAL SIDING ACCENTS
- VARIED WINDOW GROUPINGS
- AWNINGS / EYEBROW ELEMENTS
- SIMPLE DETAILING

NOTE:

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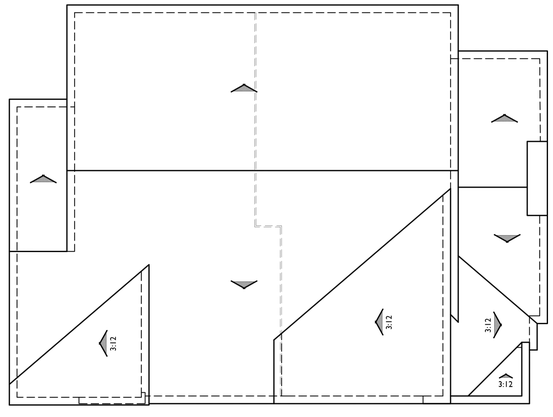

ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

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BUILDING 1B | PLAN 1 & PLAN 3
Contemporary Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

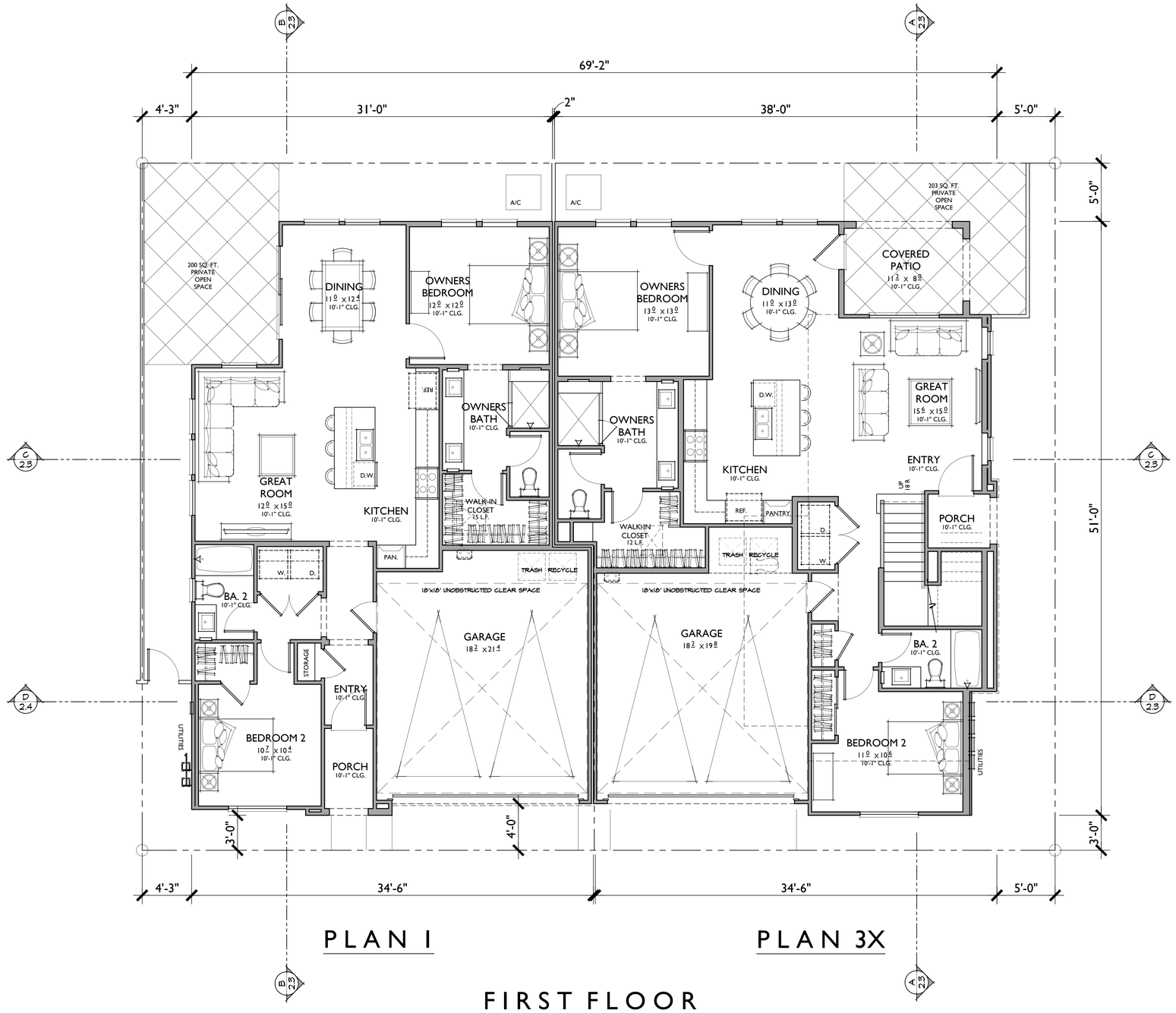
0 2 4 8

366.21188

10.01.21

SHEET NO.
A1.6

LENNAR



PLAN 1 PLAN 3X

FIRST FLOOR

*NOTE: SETBACKS SHOWN HERE ARE FOR REFERENCE.
REFER TO SHEET SDP-1 FOR SPECIFIC UNIT SETBACKS.

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01/20/2022
RON STEIN, P.E.
WILDAN ENGINEERING
SIGNATURE

PLAN 1

1,116 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,116 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	31 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3X

3 BEDROOMS / 3 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,263 SQ. FT.
2ND FLOOR	594 SQ. FT.
TOTAL LIVING	**1,857 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	27 SQ. FT.
COVERED PATIO	86 SQ. FT.
COVERED DECK	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 2A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

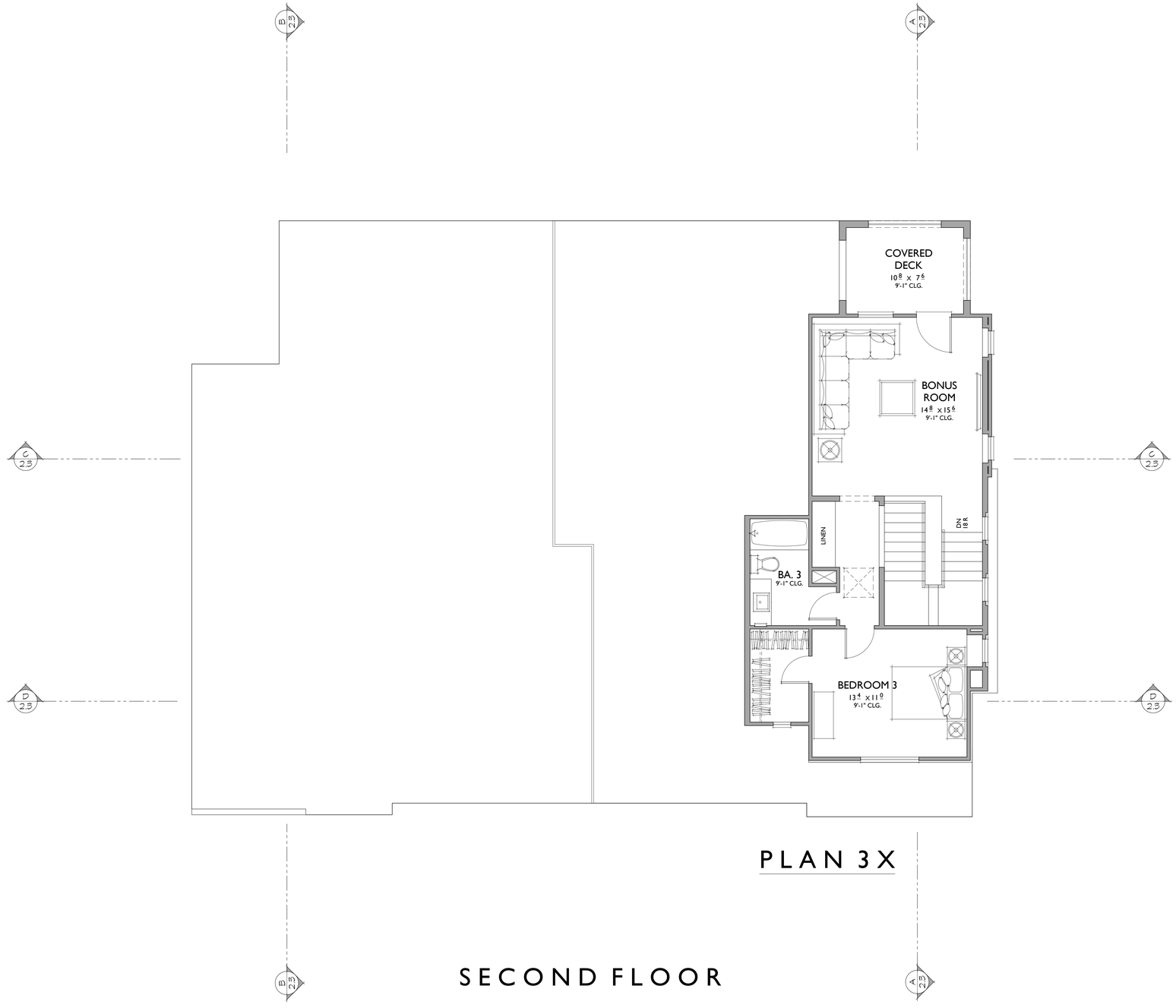
0 4 8 16

366.21188

11.22.21

SHEET NO.
A 2.1

LENNAR



PLAN 3X

SECOND FLOOR

PLAN 1

1,116 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,116 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	31 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3X

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2 - CAR GARAGE

FLOOR AREA TABLE	
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01/20/2022
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WILLDAN ENGINEERING
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BUILDING 2A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

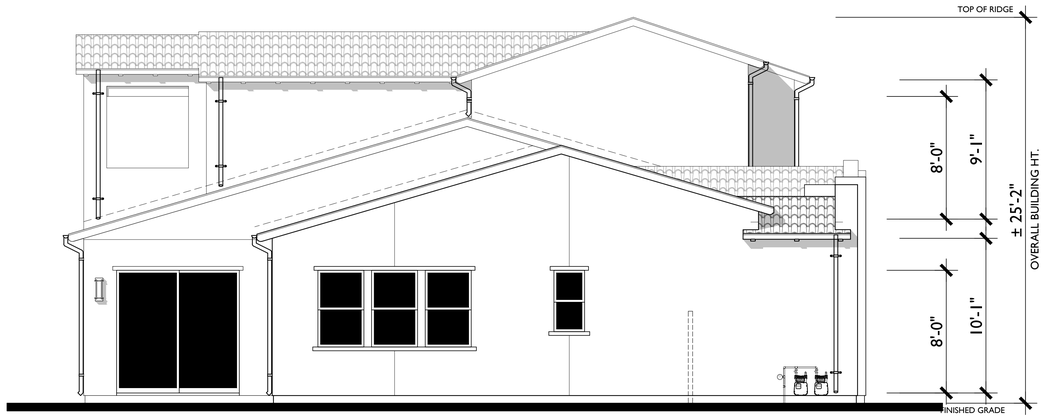
0 4 8 16

366.21188

11.22.21

SHEET NO.
A 2.2

LENNAR



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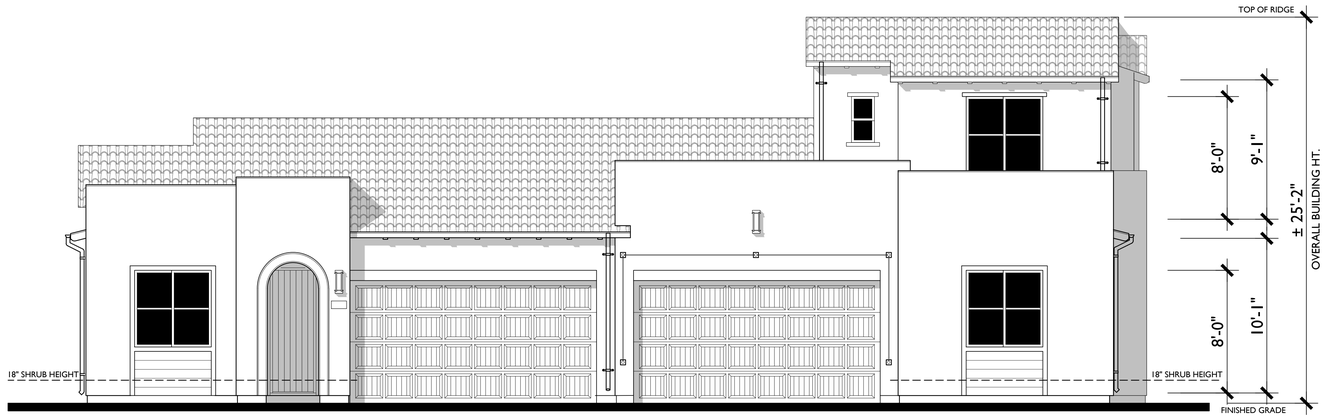
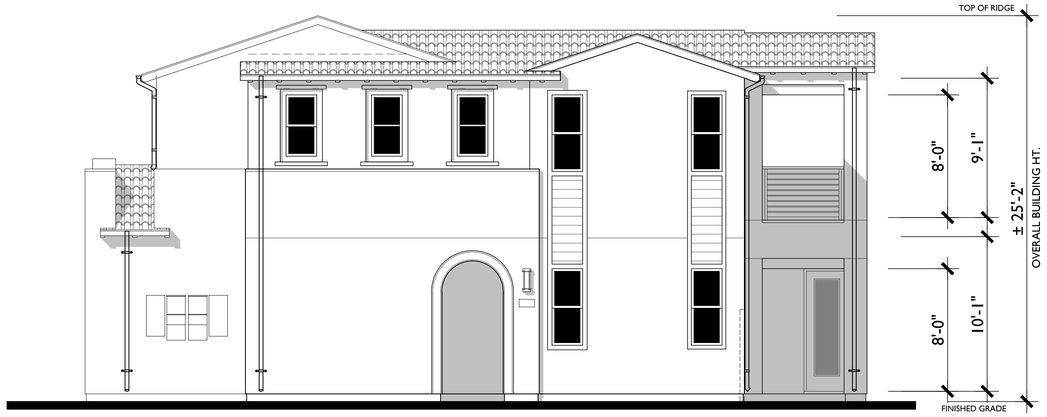
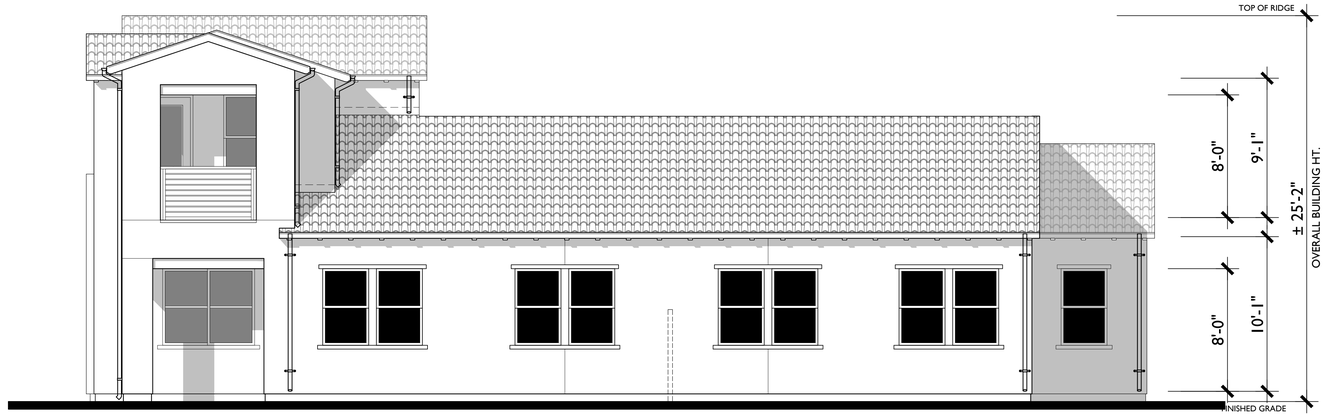


FRONT

A - PROGRESSIVE SPANISH
STANDARD



RIGHT - STANDARD



REAR

PROGRESSIVE SPANISH:

- SIMPLE MASSING
- ASYMMETRICAL MASSING WITH PARAPET WALLS ELEMENTS
- PROJECTED ELEMENTS
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- STONE/BRICK ENHANCEMENTS
- RECESSED WINDOWS
- DEFINING ARCHED ENTRYWAYS
- MINIMAL DETAILING

NOTE:

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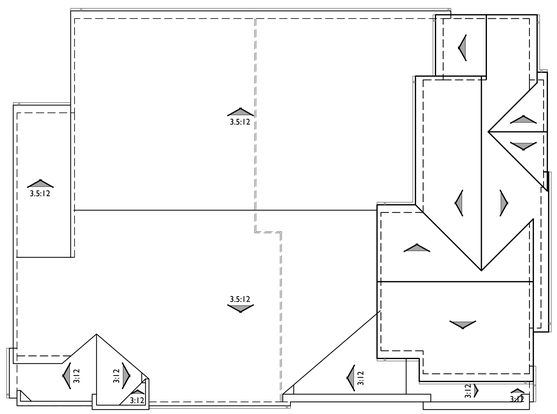

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

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BUILDING 2A | PLAN 1 & PLAN 3X

Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

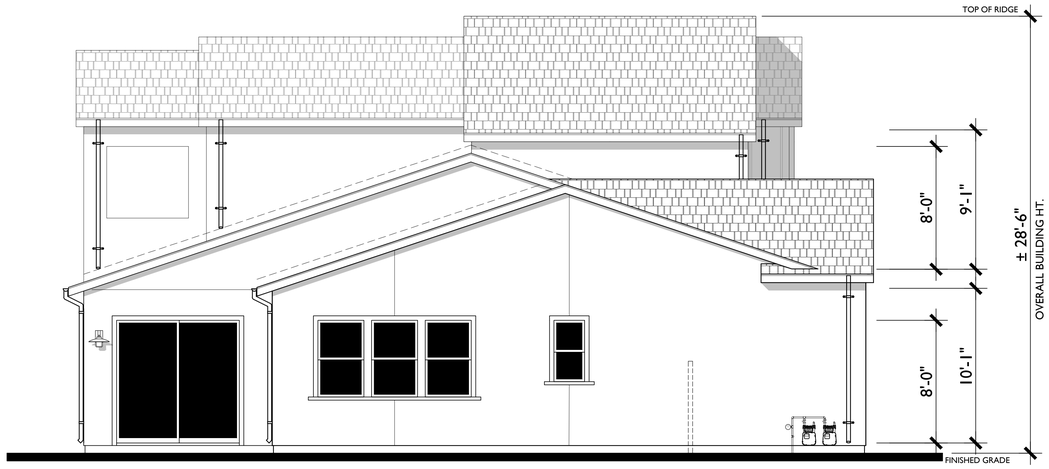
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 2.4

LENNAR



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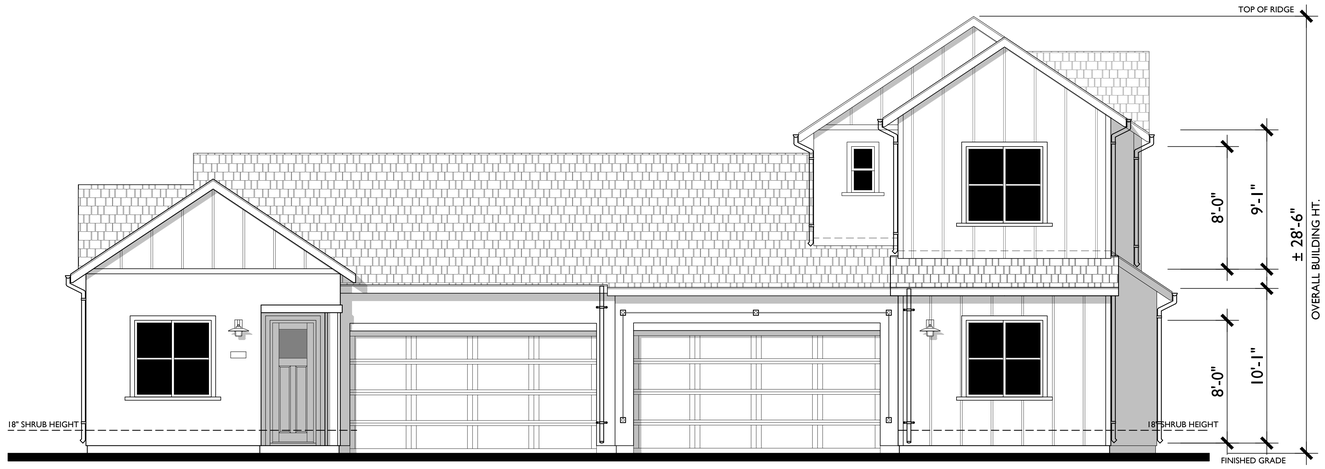
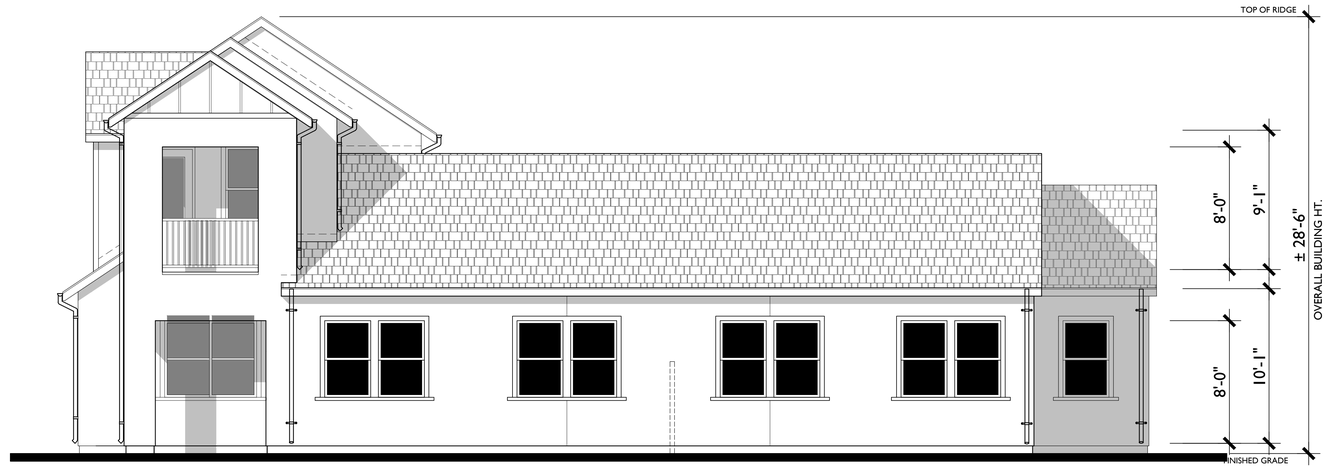


FRONT

C - FARMHOUSE
STANDARD

RIGHT - STANDARD



REAR

FARMHOUSE:

- VERTICALLY EXPRESSED MASSING
- SIMPLE GABLE ROOF FORMS
- PROJECTED ELEMENTS
- STEEPER ROOF PITCHES
- PRIMARILY STUCCO WITH ACCENTED SIDING ELEMENTS
- STONE ENHANCEMENTS
- VERTICALLY PROPORTIONED WINDOWS
- SURROUND WINDOW TRIM

NOTE:

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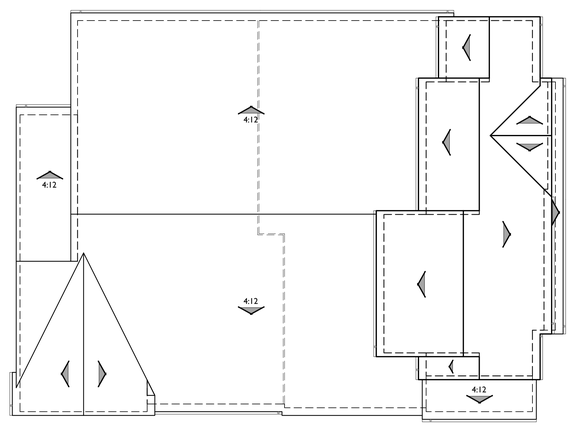

ROOF PLAN C

1/8"=1'-0"

PITCH: 8:12
RAKE: 6
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE CODES LISTED BELOW. THIS REVIEW DOES NOT CONSTITUTE OR A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE ANY VIOLATION OF CODE REGULATIONS NOR THE OMISSION OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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BUILDING 2C | PLAN 1 & PLAN 3X

Farmhosue Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

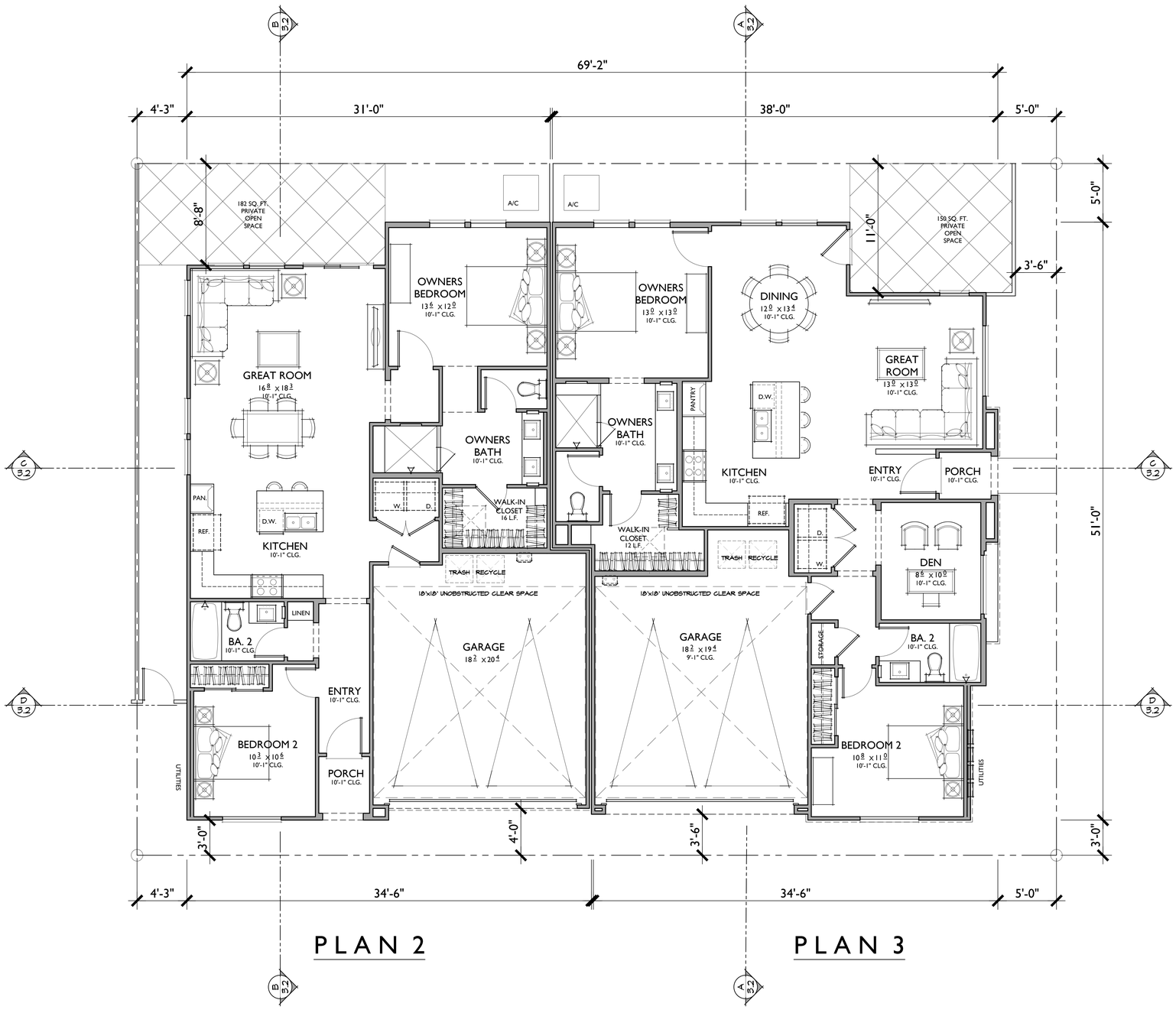
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 2.8

LENNAR



PLAN 2 PLAN 3

*NOTE: SETBACKS SHOWN HERE ARE FOR REFERENCE.
REFER TO SHEET SDP-1 FOR SPECIFIC UNIT SETBACKS.

PLAN 2

1156 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,156 SQ. FT.**
2 - CAR GARAGE	398 SQ. FT.
PORCH	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

REVIEWED FOR CODE COMPLIANCE
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WILLDAN ENGINEERING
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PLAN 3

1,297 SQ. FT.
2 BEDROOMS / 2 BATHS + DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,297 SQ. FT.**
2 - CAR GARAGE	393 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 3A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

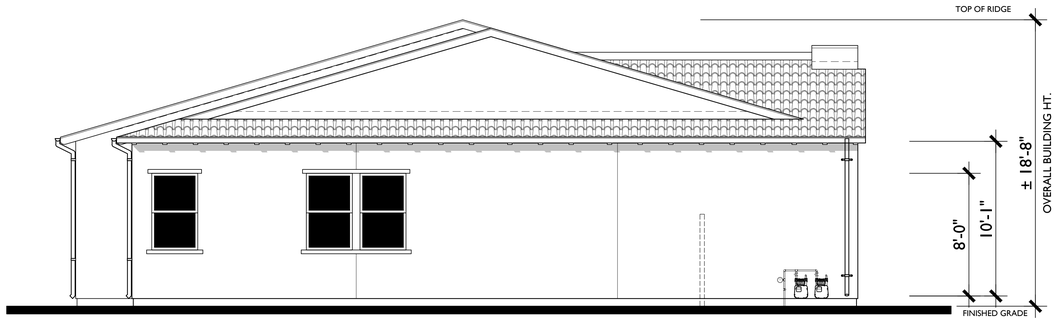
0 4 8 16

366.21188

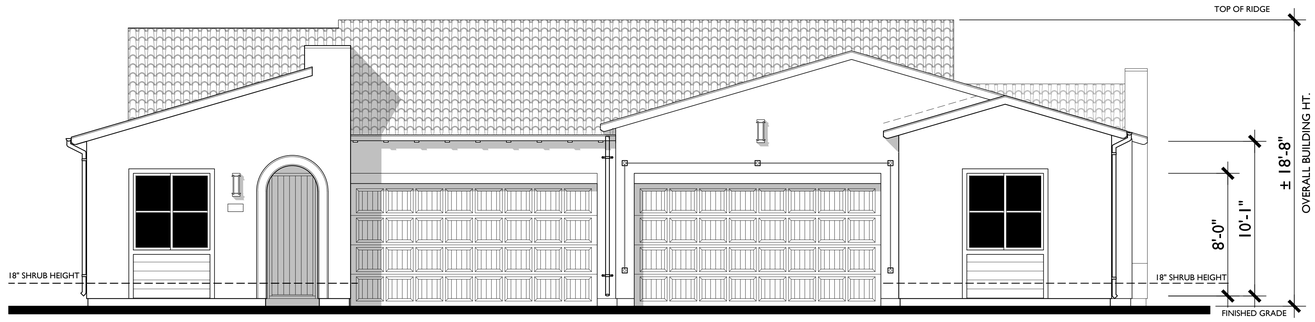
11.22.21

SHEET NO.
A 3.1

LENNAR



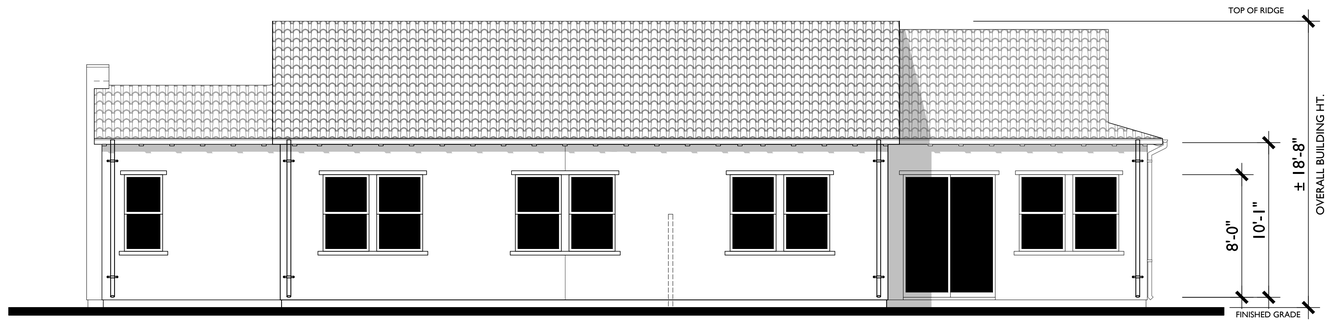
LEFT - STANDARD



FRONT

A - PROGRESSIVE SPANISH
STANDARD

RIGHT - STANDARD



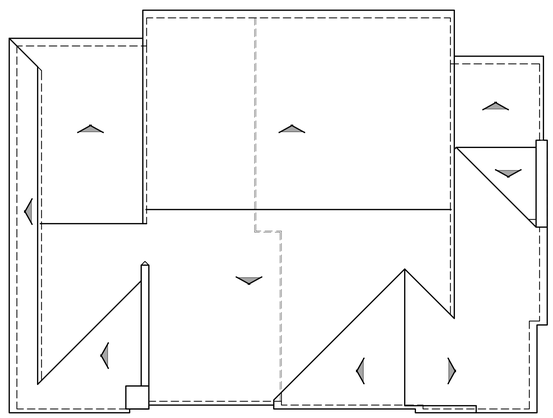
REAR - STANDARD

PROGRESSIVE SPANISH:

- SIMPLE MASSING
- ASYMMETRICAL MASSING WITH PARAPET WALLS ELEMENTS
- PROJECTED ELEMENTS
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- STONE/BRICK ENHANCEMENTS
- RECESSED WINDOWS
- DEFINING ARCHED ENTRYWAYS
- MINIMAL DETAILING

NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

REVIEWED FOR CODE COMPLIANCE

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tel. +1 949 553 9100
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BUILDING 3A | PLAN 2 & PLAN 3

Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

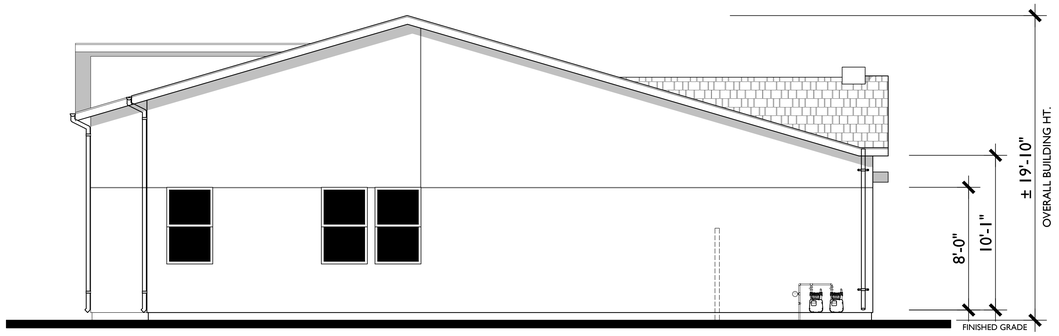
0 2 4 8

366.21188

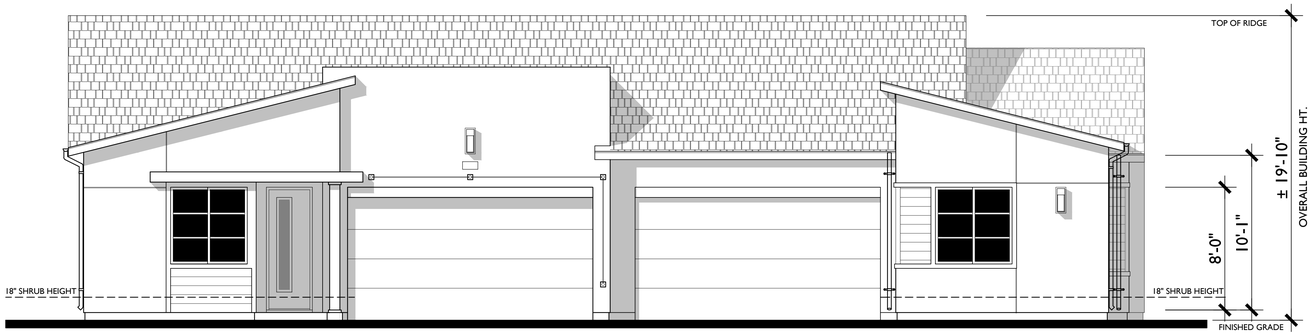
11.22.21

SHEET NO.
A 3.3

LENNAR



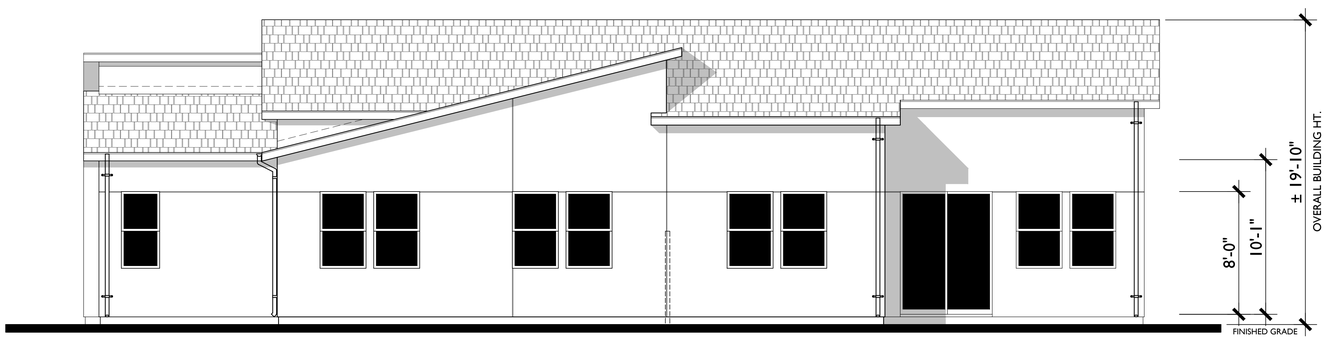
LEFT - STANDARD



FRONT

B - CONTEMPORARY
STANDARD

RIGHT - STANDARD



REAR - STANDARD

CONTEMPORARY:

- SIMPLE GEOMETRIC FORMS
- ASYMMETRICAL MASSING WITH PARAPET WALL ELEMENTS
- PROJECTED ELEMENTS
- LOW ROOF PITCHES WITH BOXED EAVES
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- HORIZONTAL SIDING ACCENTS
- VARIED WINDOW GROUPINGS
- AWNINGS / EYEBROW ELEMENTS
- SIMPLE DETAILING

NOTE:

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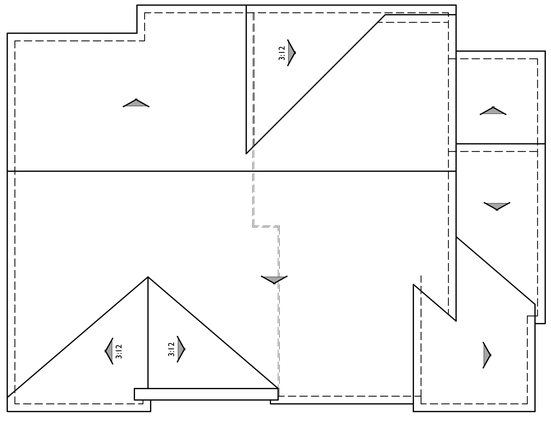

ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

REVIEWED FOR CODE COMPLIANCE

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WILLDAN ENGINEERING

Signature

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BUILDING 3B | PLAN 2 & PLAN 3

Contemporary Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

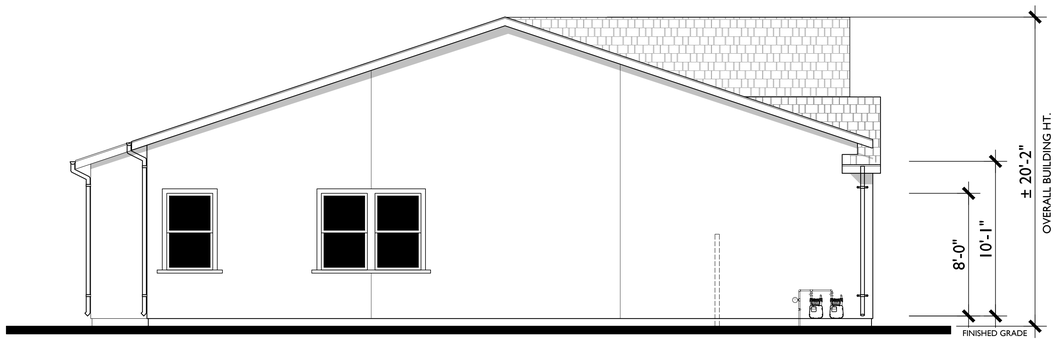
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 3.6

LENNAR



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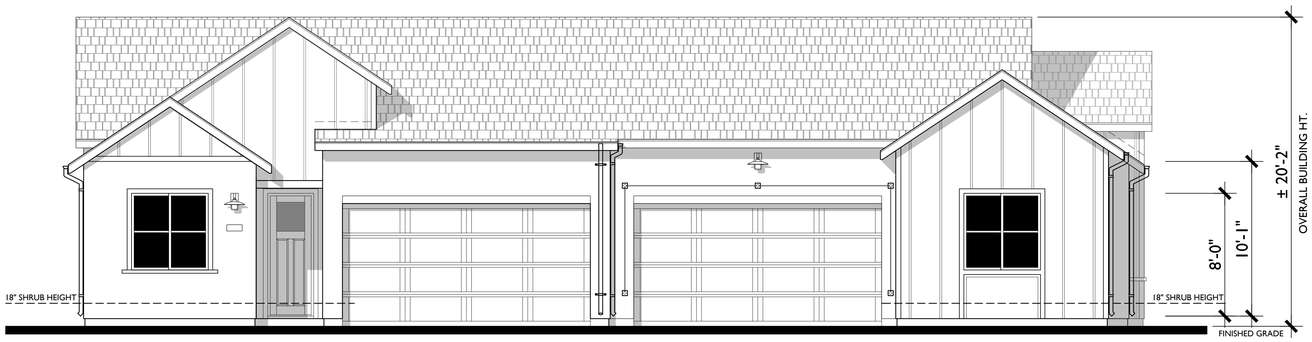
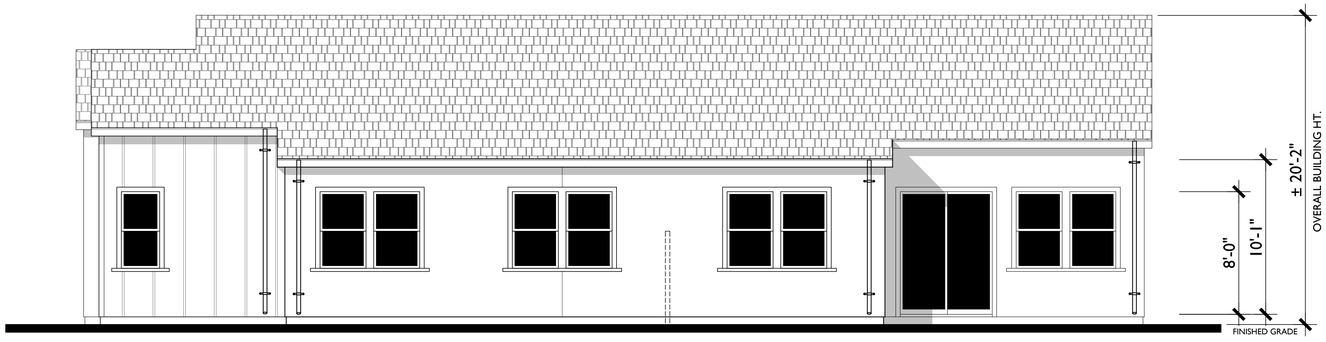


FRONT

C - FARMHOUSE
STANDARD

RIGHT - STANDARD



REAR - STANDARD

FARMHOUSE:

- VERTICALLY EXPRESSED MASSING
- SIMPLE GABLE ROOF FORMS
- PROJECTED ELEMENTS
- STEEPER ROOF PITCHES
- PRIMARILY STUCCO WITH ACCENTED SIDING ELEMENTS
- STONE ENHANCEMENTS
- VERTICALLY PROPORTIONED WINDOWS
- SURROUND WINDOW TRIM

NOTE:

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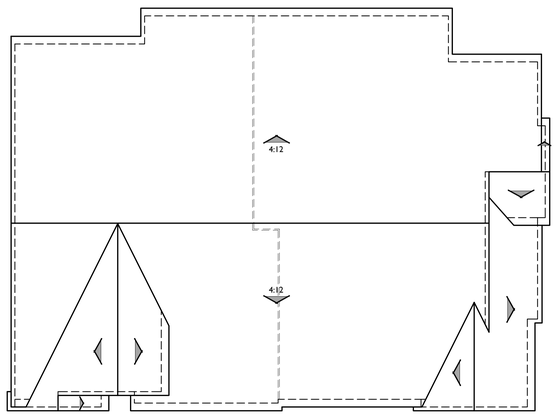

ROOF PLAN C

1/8"=1'-0"

PITCH: 8:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

REVIEWED FOR CODE COMPLIANCE

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BUILDING 3C | PLAN 2 & PLAN 3

Farmhouse Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

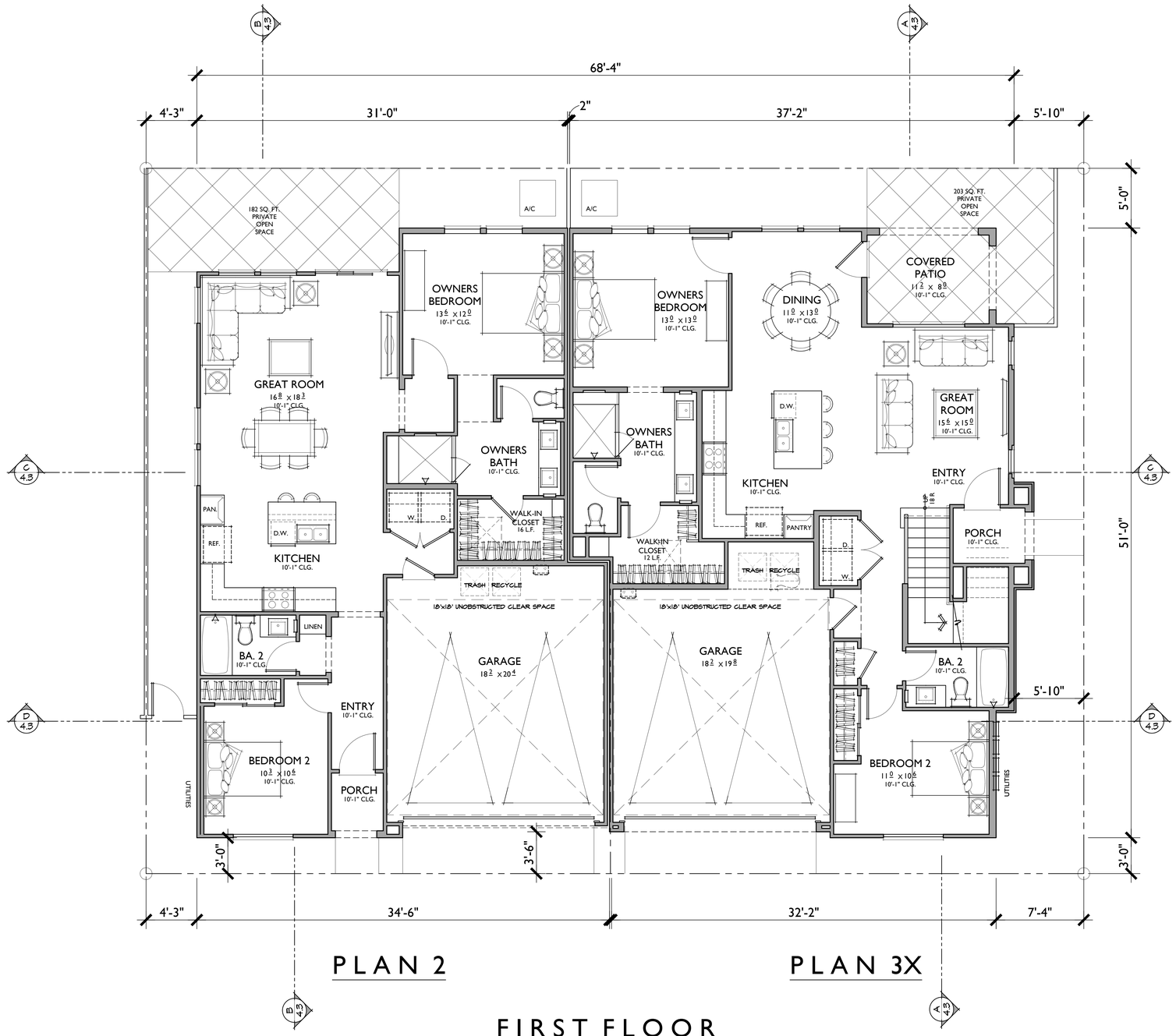
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 3.9

LENNAR



PLAN 2 PLAN 3X

FIRST FLOOR

PLAN 2

1156 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,156 SQ. FT.**
2 - CAR GARAGE	398 SQ. FT.
PORCH	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3X

3 BEDROOMS / 3 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,263 SQ. FT.
2ND FLOOR	594 SQ. FT.
TOTAL LIVING	**1,857 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	27 SQ. FT.
COVERED PATIO	86 SQ. FT.
COVERED DECK	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CBC, CRC, CMC, CPC, CEC, CGBSC, AND CFC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE ANY VIOLATION OF CODES OR ORDINANCES. IT IS THE RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
01/20/2022
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WILLDAN ENGINEERING
SIGNATURE

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BUILDING 4A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

0 4 8 16

366.21188

11.22.21

SHEET NO.
A 4.1

LENNAR®

PLAN 2

1156 SQ. FT.
2 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**1,156 SQ. FT.**
2 - CAR GARAGE	398 SQ. FT.
PORCH	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3X

3 BEDROOMS / 3 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,263 SQ. FT.
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TOTAL LIVING	**1,857 SQ. FT.**
2 - CAR GARAGE	394 SQ. FT.
PORCH	27 SQ. FT.
COVERED PATIO	86 SQ. FT.
COVERED DECK	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 4A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

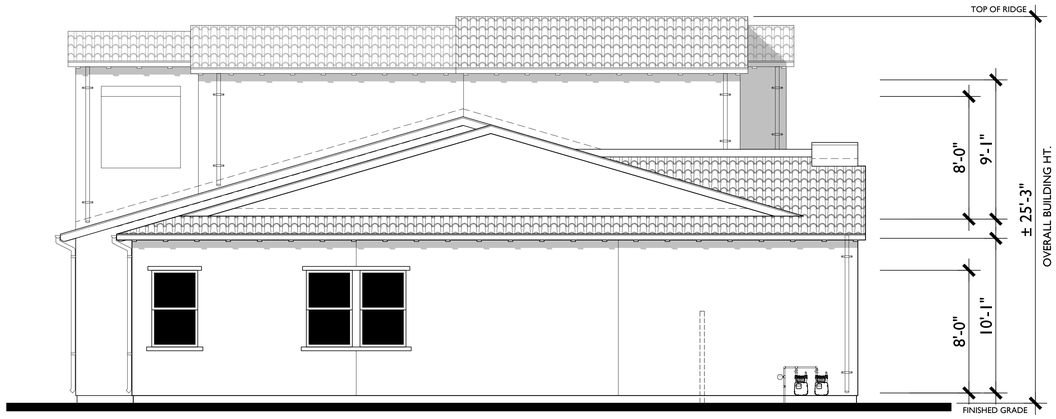
0 4 8 16

366.21188

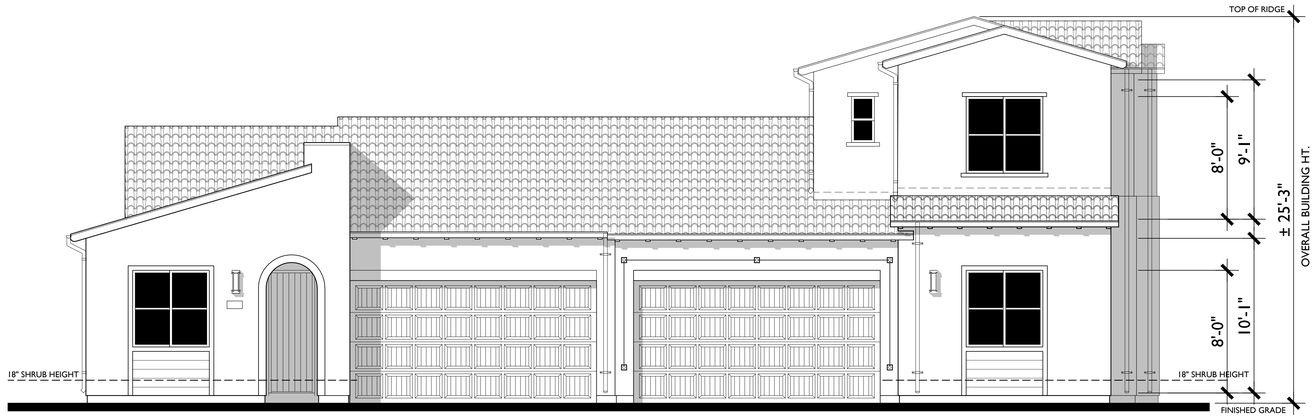
11.22.21

SHEET NO.
A 4.2

LENNAR

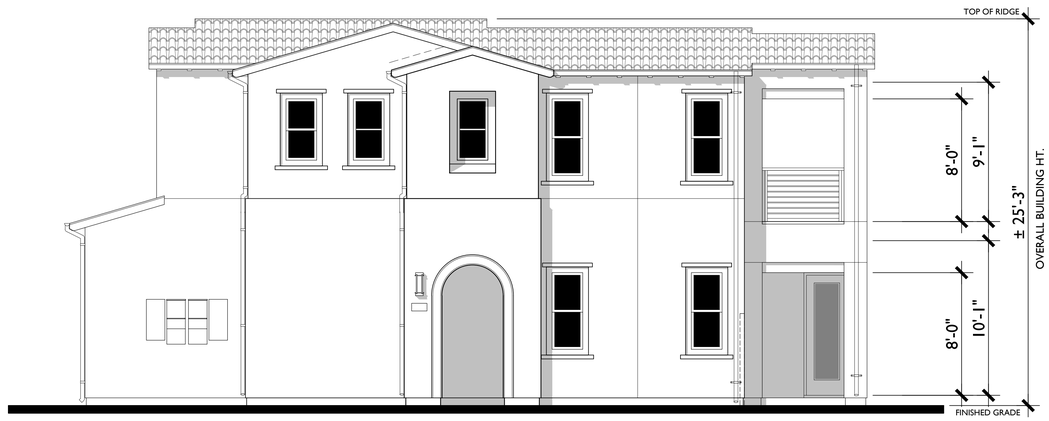


LEFT - STANDARD

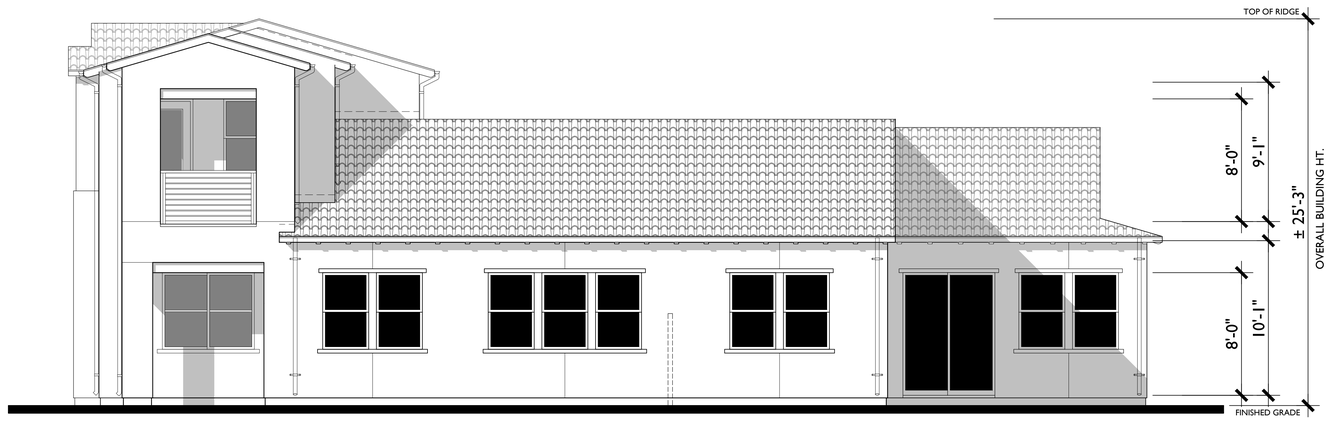


FRONT

A - PROGRESSIVE SPANISH
STANDARD



RIGHT - STANDARD



REAR - STANDARD

PROGRESSIVE SPANISH:

- SIMPLE MASSING
- ASYMMETRICAL MASSING WITH PARAPET WALLS ELEMENTS
- PROJECTED ELEMENTS
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- STONE/BRICK ENHANCEMENTS
- RECESSED WINDOWS
- DEFINING ARCHED ENTRYWAYS
- MINIMAL DETAILING

NOTE:

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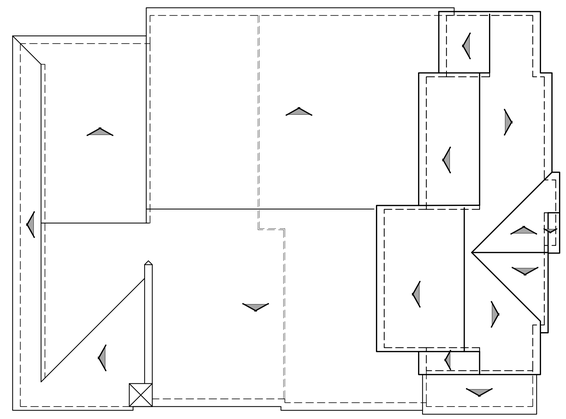

ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, EXCEPT FOR ITEMS NOTED ON THE CORRECTION LIST DATED BELOW BY THE OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND CALCULATIONS AND CONFORM DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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BUILDING 4A | PLAN 2 & PLAN 3X

Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

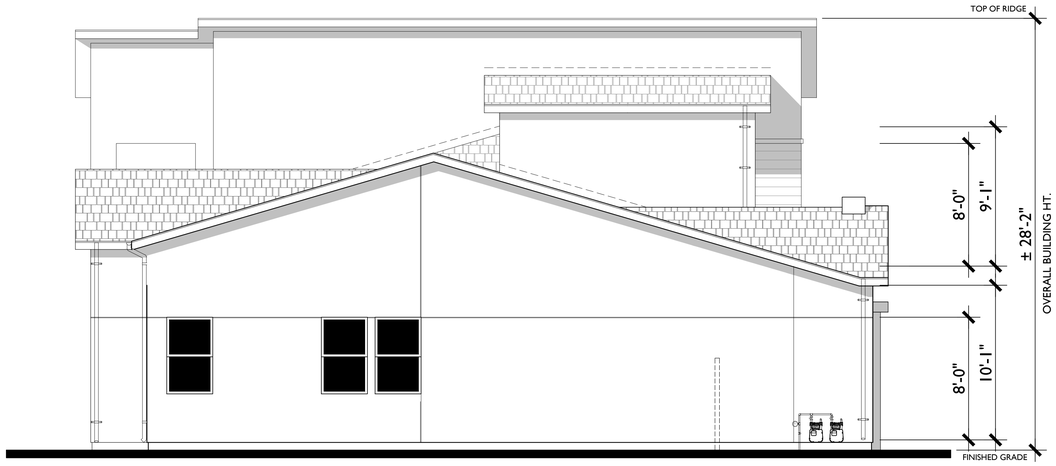
0 2 4 8

366.21188

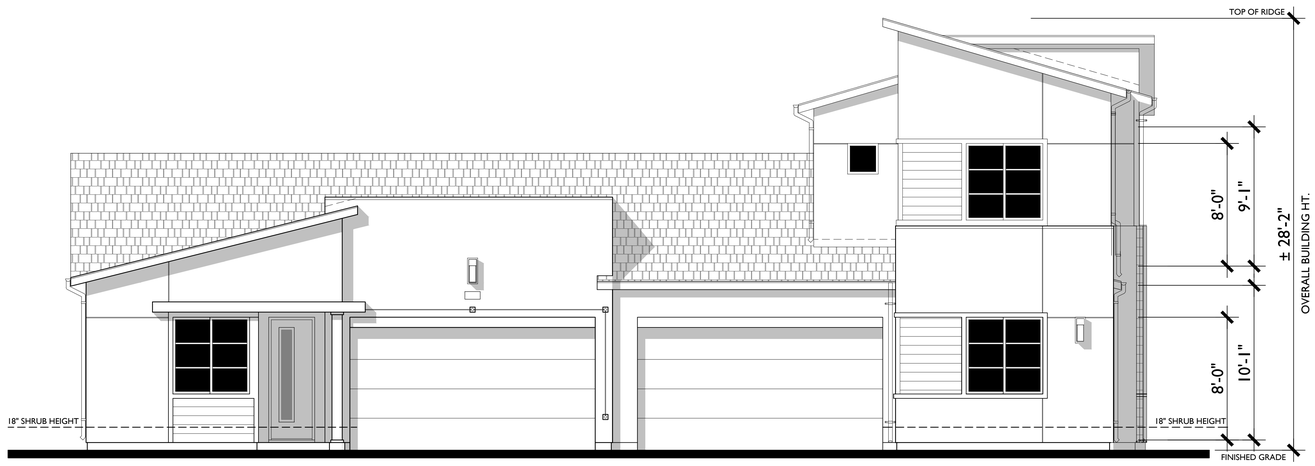
11.22.21

SHEET NO.
A 4.4

LENNAR



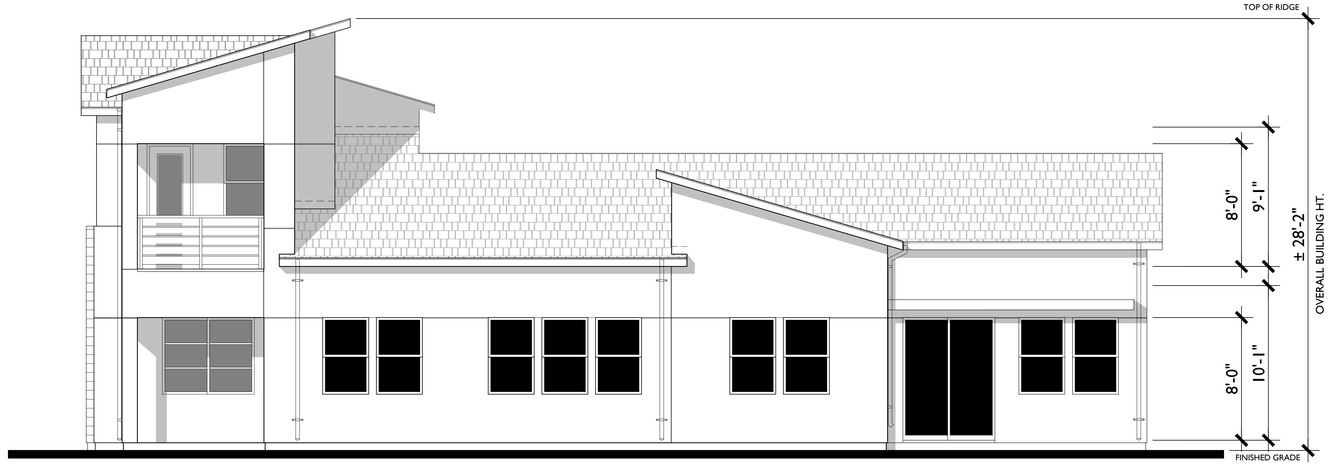
LEFT - STANDARD



FRONT

B - CONTEMPORARY
STANDARD

RIGHT - STANDARD



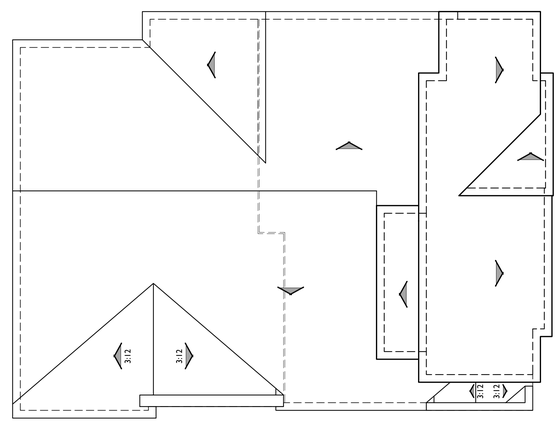
REAR - STANDARD

CONTEMPORARY:

- SIMPLE GEOMETRIC FORMS
- ASYMMETRICAL MASSING WITH PARAPET WALL ELEMENTS
- PROJECTED ELEMENTS
- LOW ROOF PITCHES WITH BOXED EAVES
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- HORIZONTAL SIDING ACCENTS
- VARIED WINDOW GROUPINGS
- AWNINGS / EYEBROW ELEMENTS
- SIMPLE DETAILING

NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.



ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS FOR THE SCOPE OF WORK INDICATED. THIS APPROVAL DOES NOT INCLUDE OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE DESIGNS THAT COMPLY WITH ALL APPLICABLE REGULATIONS AND MEETS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

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BUILDING 4B | PLAN 2 & PLAN 3X

Progressive Contemporary Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

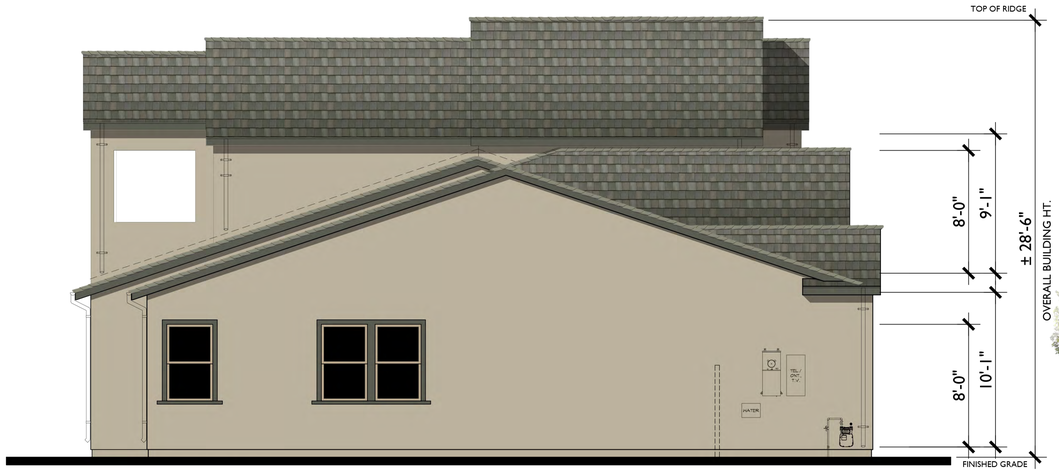
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 4.8

LENNAR



LEFT - STANDARD

FRONT

C - FARMHOUSE
STANDARD

RIGHT - STANDARD

REAR - STANDARD

FARMHOUSE:

- VERTICALLY EXPRESSED MASSING
- SIMPLE GABLE ROOF FORMS
- PROJECTED ELEMENTS
- STEEPER ROOF PITCHES
- PRIMARILY STUCCO WITH ACCENTED SIDING ELEMENTS
- STONE ENHANCEMENTS
- VERTICALLY PROPORTIONED WINDOWS
- SURROUND WINDOW TRIM

NOTE:

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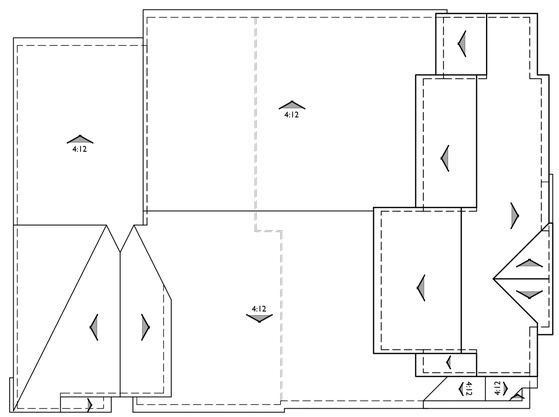

ROOF PLAN C

1/8"=1'-0"

PITCH: 8:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND AGENCIES. THIS REVIEW DOES NOT IN ANY WAY RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS, AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

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BUILDING 4C | PLAN 2 & PLAN 3X

Farmhouse Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

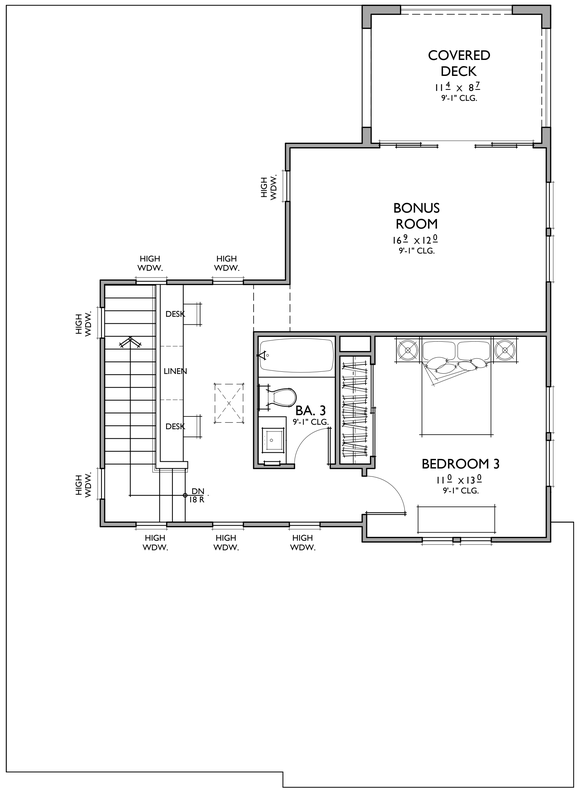
0 2 4 8

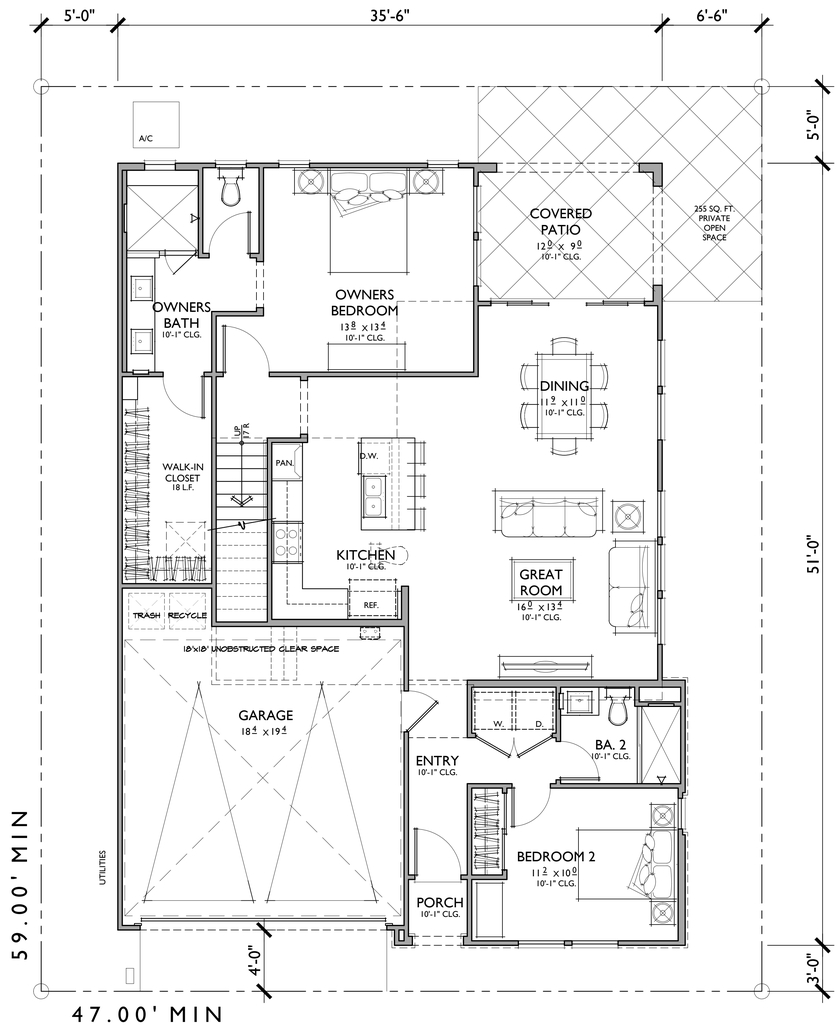
366.21188

10.22.21

SHEET NO.
A 4.12

LENNAR





REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

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PLAN 4

3 BEDROOMS / 3 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,308 SQ. FT.
2ND FLOOR	594 SQ. FT.
TOTAL LIVING	**1,902 SQ. FT.**
2 - CAR GARAGE	386 SQ. FT.
PORCH	17 SQ. FT.
COVERED PATIO	108 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

*NOTE: SETBACKS SHOWN HERE ARE FOR REFERENCE.
REFER TO SHEET SDP-1 FOR SPECIFIC UNIT SETBACKS.

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BUILDING 5A

Reflects Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

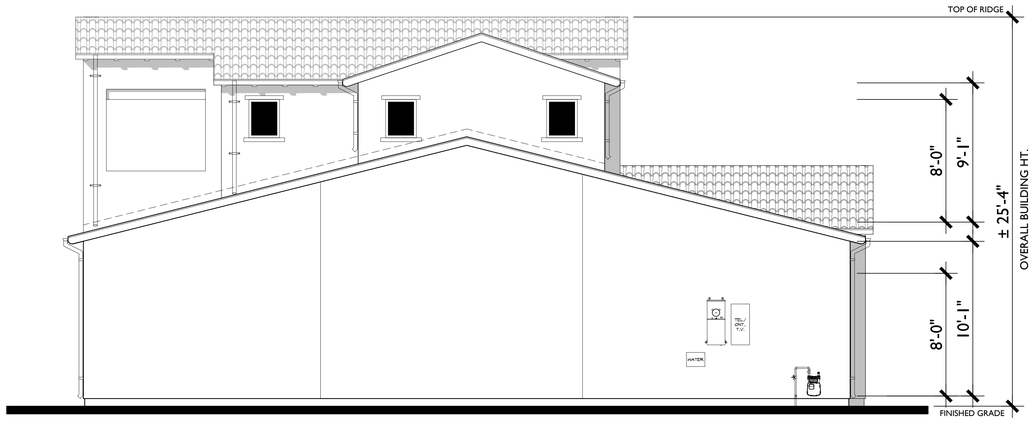
0 2 4 8

366.21188

11.22.21

SHEET NO.
A 5.1

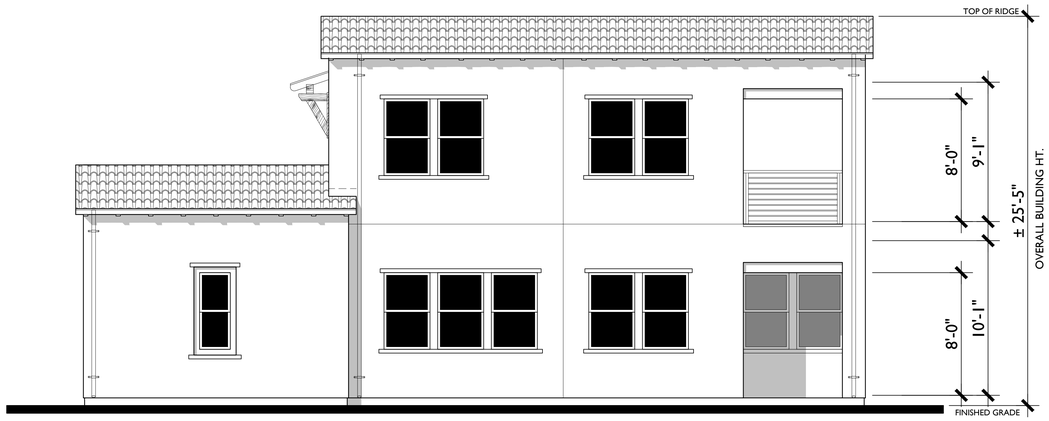
LENNAR



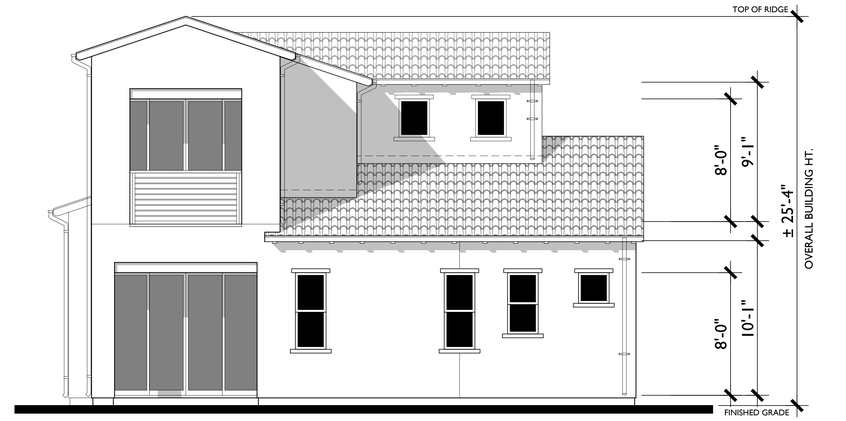
LEFT - STANDARD

FRONT

A - PROGRESSIVE SPANISH
STANDARD



RIGHT - STANDARD



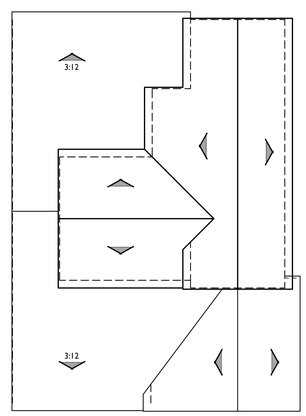
REAR - STANDARD

PROGRESSIVE SPANISH:

- SIMPLE MASSING
- ASYMMETRICAL MASSING WITH PARAPET WALLS ELEMENTS
- PROJECTED ELEMENTS
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- STONE/BRICK ENHANCEMENTS
- RECESSED WINDOWS
- DEFINING ARCHED ENTRYWAYS
- MINIMAL DETAILING

NOTE:

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: FLAT 'S' TILE

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
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BUILDING 5A

Progressive Spanish Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

0 2 4 8

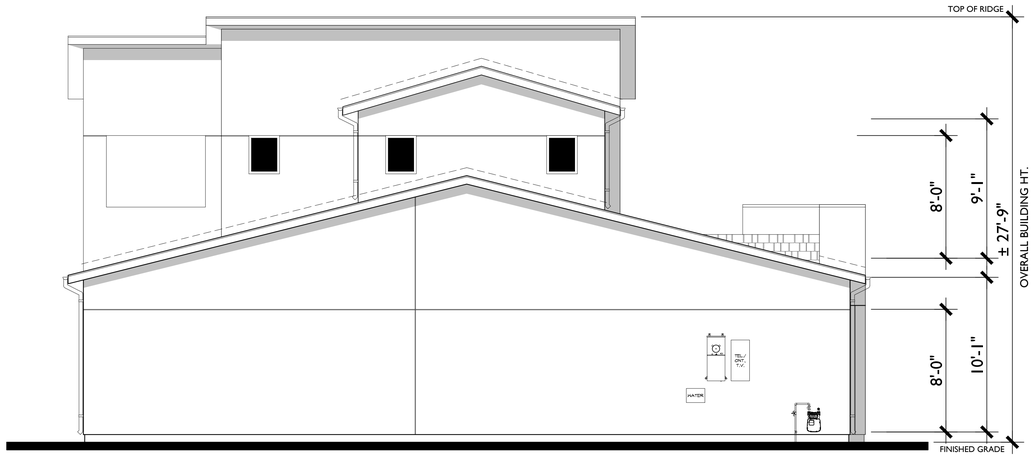
366.21188

11.22.21

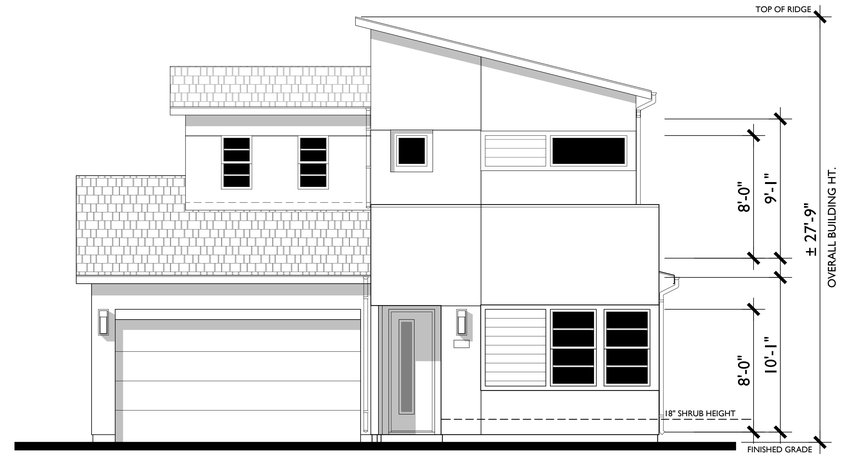
SHEET NO.

A 5.3

LENNAR



LEFT - STANDARD



FRONT

B - CONTEMPORARY
STANDARD

RIGHT - STANDARD

REAR - STANDARD

CONTEMPORARY:

- SIMPLE GEOMETRIC FORMS
- ASYMMETRICAL MASSING WITH PARAPET WALL ELEMENTS
- PROJECTED ELEMENTS
- LOW ROOF PITCHES WITH BOXED EAVES
- PRIMARILY STUCCO WITH PATTERNED CONTROL JOINTS
- HORIZONTAL SIDING ACCENTS
- VARIED WINDOW GROUPINGS
- AWNINGS / EYEBROW ELEMENTS
- SIMPLE DETAILING

NOTE:

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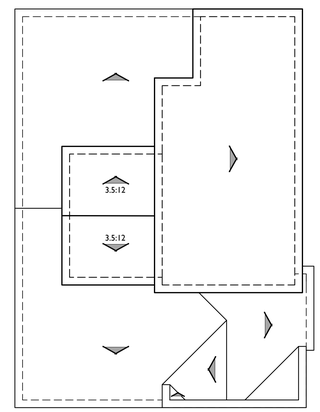

ROOF PLAN B

1/8"=1'-0"

PITCH: 3:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

REVIEWED FOR CODE COMPLIANCE

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BUILDING 5B

Progressive Contemporary Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

0 2 4 8

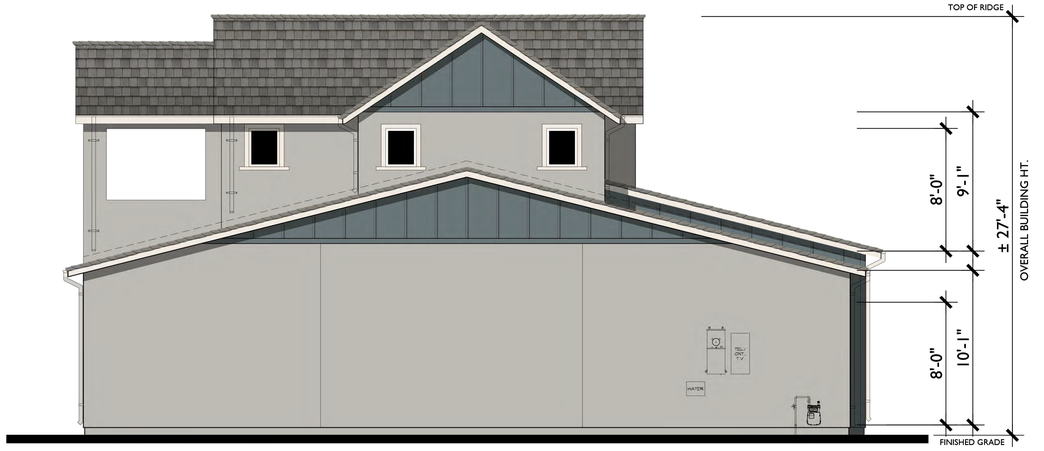
366.21188

11.22.21

SHEET NO.

A 5.6

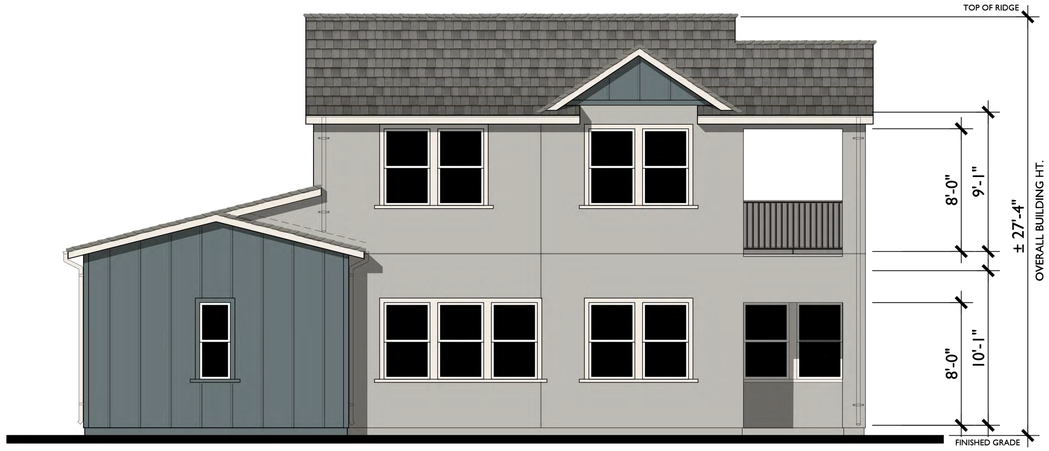
LENNAR



LEFT - STANDARD

FRONT

C - FARMHOUSE
STANDARD



RIGHT - STANDARD

REAR - STANDARD

FARMHOUSE:

- VERTICALLY EXPRESSED MASSING
- SIMPLE GABLE ROOF FORMS
- PROJECTED ELEMENTS
- STEEPER ROOF PITCHES
- PRIMARILY STUCCO WITH ACCENTED SIDING ELEMENTS
- STONE ENHANCEMENTS
- VERTICALLY PROPORTIONED WINDOWS
- SURROUND WINDOW TRIM

NOTE:

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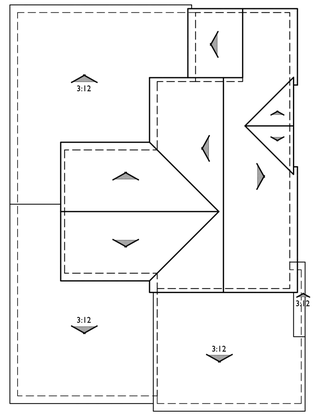

ROOF PLAN C

1/8"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND CALCULATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND AGENCIES HAVING JURISDICTION. THE BUILDER MUST RETAIN THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STATE LAW PRACTICE.

01/20/2022

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WILLDAN ENGINEERING

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BUILDING 5C

Farmhouse Elevation

PA 3.2A - AQ16

Rancho Mission Viejo , California

0 2 4 8

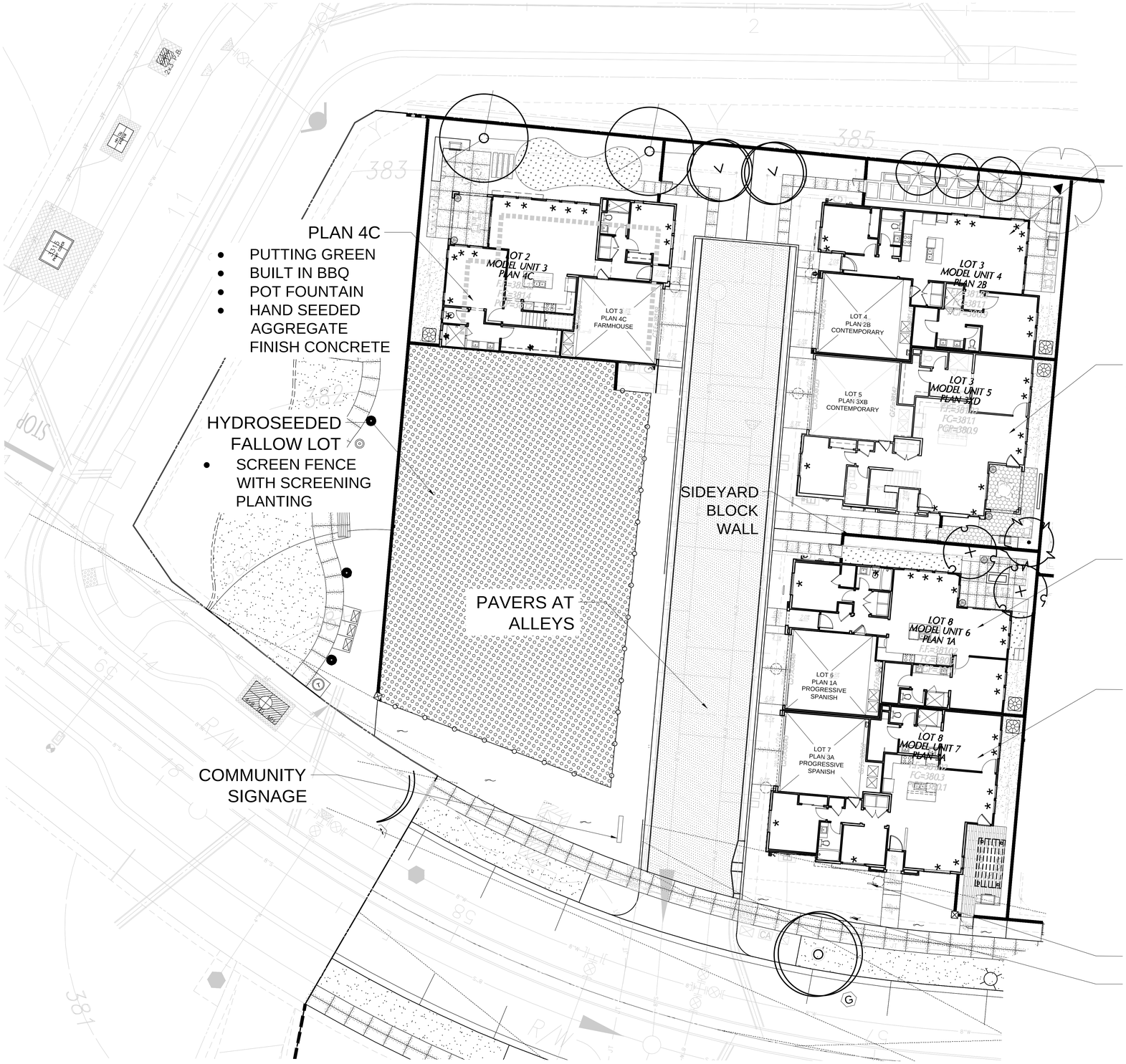
366.21188

10.01.21

SHEET NO.

A 5.9

LENNAR®



MODELS VIEWABLE BY APPOINTMENT ONLY

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

▪ ▪ SYMBOL SHOWS THE LOCATION OF ENHANCED ARCHITECTURAL SIDING

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS AND/OR CONDITIONS OF APPROVAL AS INTERPRETED BY THE VARIOUS REVIEW DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND CONSTRUCTION CONTRACT DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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SCALE 1"-10'-0"

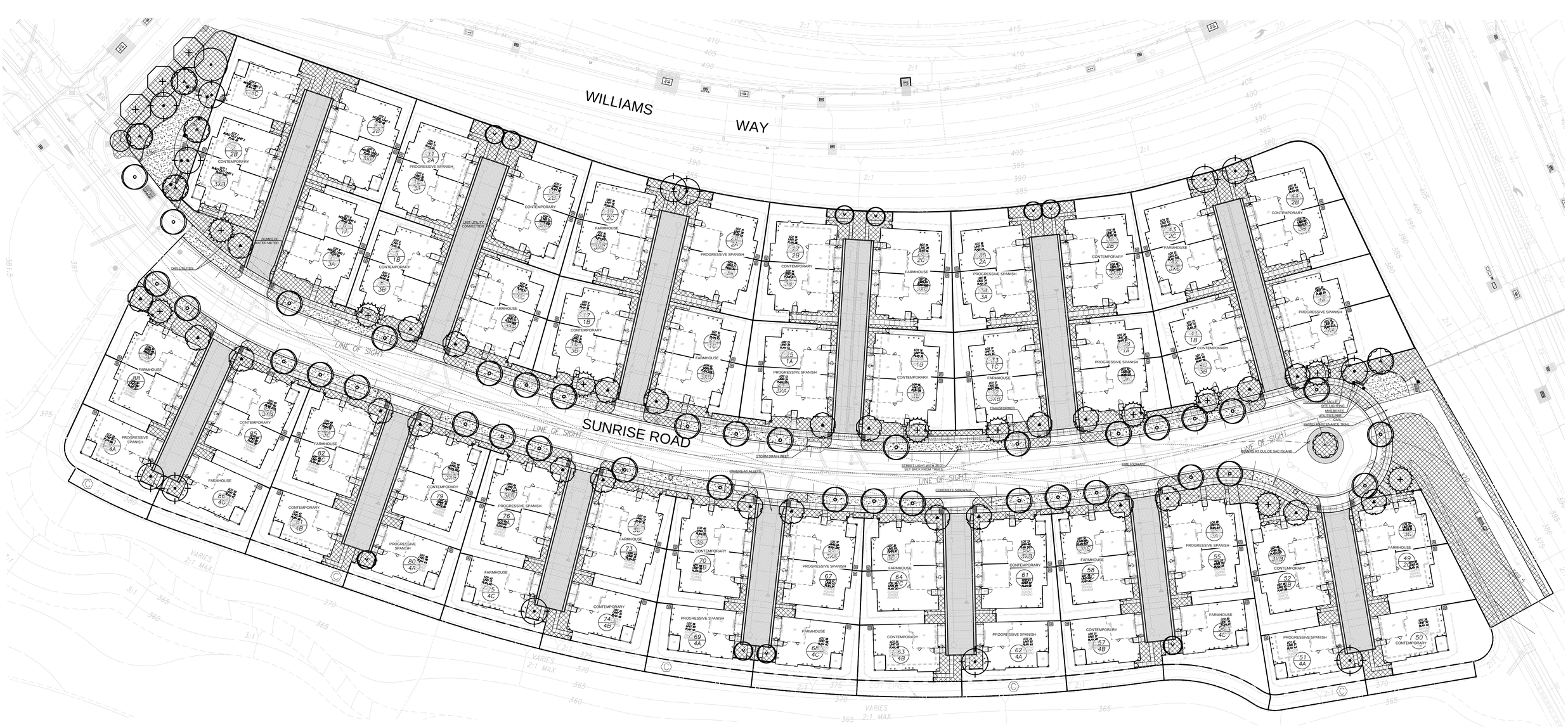
Models Site Plan

AQ16 - SDP Landscape Plans | Rancho Mission Viejo | California PA21-0092

L-1

BrightView Design Group

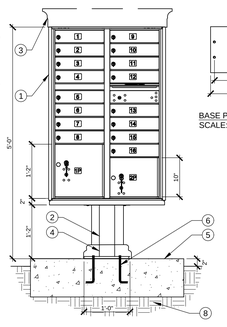
Date: November 29, 2021
Job No. 1730894



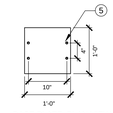
1. JAYCO 1570 CBU 16 UNIT WITH JAYCO VOGUE CLASSIC DECORATIVE CAP AND JAYCO VOGUE CLASSIC POST WRAP STANDARD PLACARDS COLOR PER CONSTRUCTION LEGEND
2. JAYCO VOGUE CLASSIC POST DECORATIVE WRAP
3. JAYCO VOGUE CLASSIC DECORATIVE CAP
4. STANDARD PEDESTAL BASE
5. CONCRETE PAD PER STRUCTURAL ENGINEER
6. 1/2" ANCHOR BOLTS PER MANUFACTURER SPECIFICATIONS
7. CONCRETE WALK PER CIVIL ENGINEERS PLANS
8. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS

NOTES

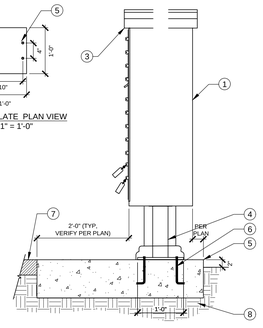
A. STRUCTURAL CALCULATION FOR MAIL FOUNDATION AND ANCHORAGE TO FOUNDATION PER STRUCTURAL ENGINEER.



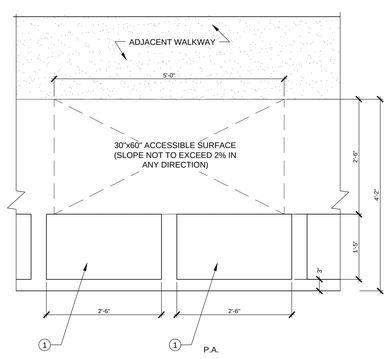
16 UNIT MAILBOX FRONT SECTION/ELEVATION
1" = 1'-0"



BASE PLATE PLAN VIEW
SCALE: 1" = 1'-0"



16 UNIT MAILBOX ATTACHMENT SIDE SECTION/ELEVATION
1" = 1'-0"



PLAN VIEW
SCALE: 3/4" = 1'-0"

MAILBOX DETAIL

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

▬ ▬ SYMBOL SHOWS THE LOCATION OF ENHANCED ARCHITECTURAL SIDING

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CBC AND OTHER APPLICABLE CODES. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE ANY VIOLATION OF CODE REQUIREMENTS NOT SHOWN ON THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

REFER TO SHEET L-4 FOR TREE AND SHRUB PLANTING LEGENDS

SCALE: 1"-30'-0"

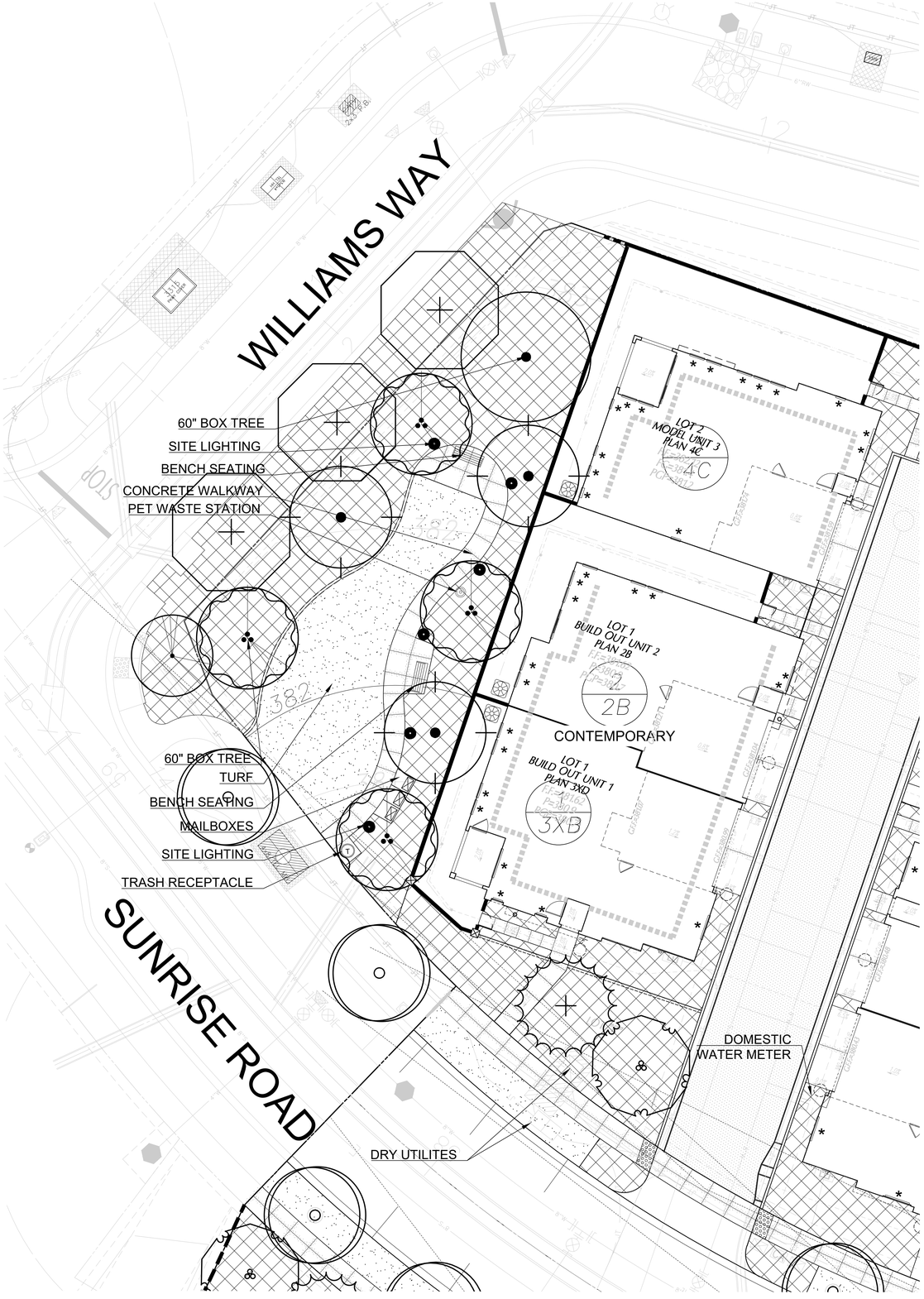
Overall Site Plan

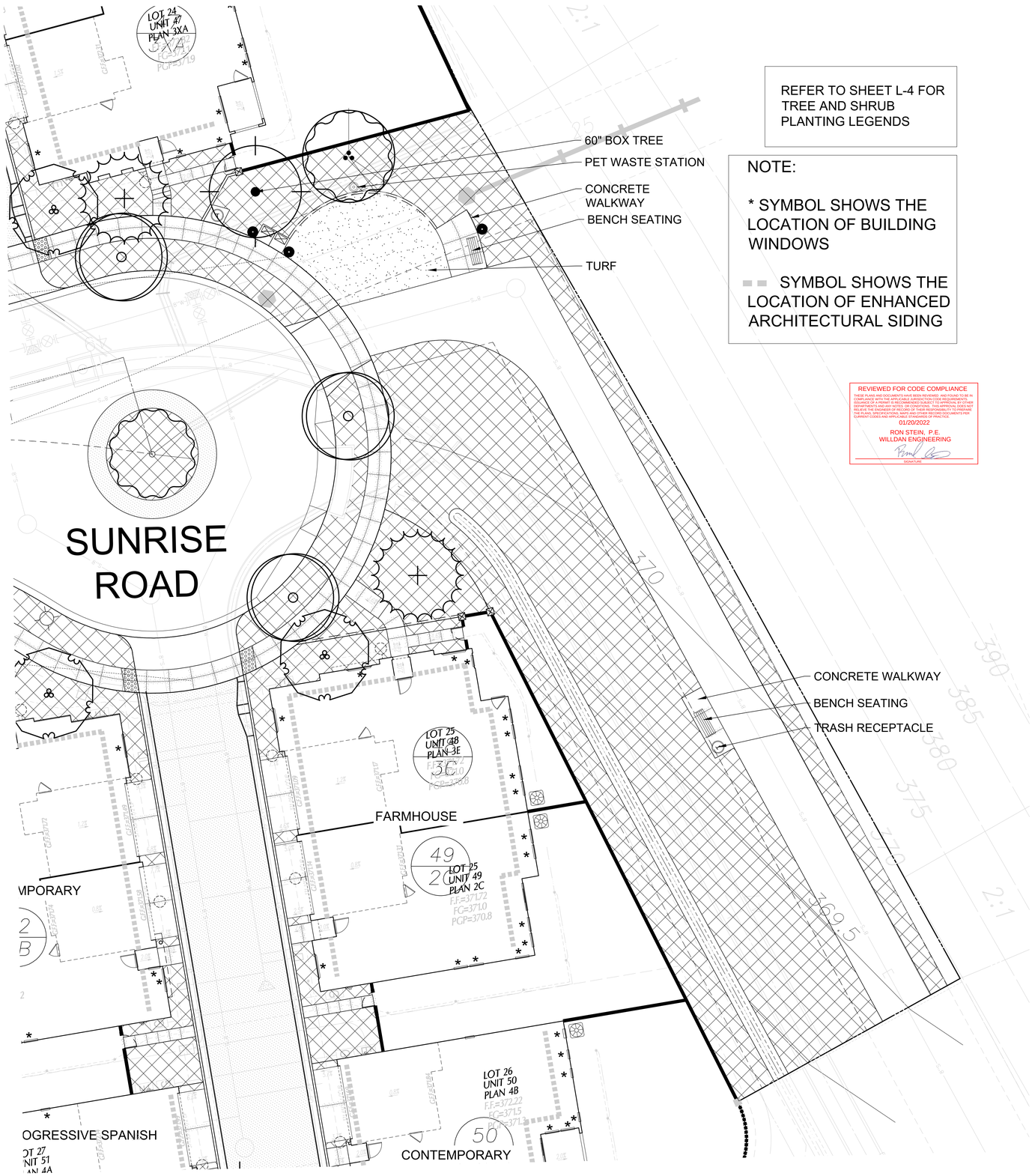
AQ16 - SDP Landscape Plans | Rancho Mission Viejo | California PA21-0092

L-2

BrightView Design Group

Date: November 29, 2021
Job No. 1730894





REFER TO SHEET L-4 FOR TREE AND SHRUB PLANTING LEGENDS

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

▪ ▪ SYMBOL SHOWS THE LOCATION OF ENHANCED ARCHITECTURAL SIDING

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE CODES LISTED BELOW. THIS REVIEW AND ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE ANY VIOLATION OF CODES OR ORDINANCES NOT COVERED BY THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Open Space Enlargement Plans

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SCALE: 1"-30'-0"

L-3

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Date: November 29, 2021
Job No. 1730894

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	MIN. SPACING REQUIRED	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	CONTEMPORARY	PROGRESSIVE SPANISH
	PARK WAY TREE									
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX		LOW	25' X 25'		X	X	X
	LAGERSTROEMIA INDICA 'NATCHEZ	CRAPE MYRTLE	24" BOX		MODERATE	12' X 12'	STANDARD TREE FORMS ONLY	X	X	X
	ACCENT TREE									
	CERCES CANADENSIS 'FOREST PANSY'	EASTERN RED BUD	24" BOX		MODERATE	25'x25'	REQUIRES WELL DRAINED SOIL. STANDARD FORMS ONLY	X		
	CERCIS CANDENSIS 'OKLAHOMA'	EASTERN RED BUD	24" BOX		MODERATE	25' X 25'	REQUIRES WELL DRAINED SOIL. STANDARD FORMS ONLY	X		
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12'X12'		X	X	X
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX		MODERATE	12'X12'	STANDARD TREE FORMS ONLY		X	X
	LAURUS NOBILIS	SWEET BAY	24" BOX		LOW	20' X 20'	STANDARD TREE FORMS ONLY	X	X	X
	FOCAL TREE									
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX		MODERATE	20' X 20'	STANDARD TREE FORMS ONLY	X	X	X
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX		MODERATE	25'x25'		X	X	X
	QUERCUS AGRIFOLIA (NATURAL)	COAST LIVE OAK	36" BOX		LOW	30' X 30'	MUST HAVE ADEQUATE ROOM TO GROW WITHOUT THE REQUIREMENT OF SEVERE PRUNING.	X		X
	SHADE TREE									
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX		MODERATE	25'x25'		X	X	X
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX		MODERATE	25' X 25'		X	X	X
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX		MODERATE	25' X 25'		X	X	X
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX		MODERATE	25'x25'	MUST HAVE ADEQUATE ROOM TO GROW WITHOUT THE REQUIREMENT OF SEVERE PRUNING	X	X	X
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE EVERGREEN ELM	24" BOX		LOW	25' X 25'		X	X	X
	VERTICAL TREE									
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX		MODERATE	12' X 12'			X	X
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MODERATE	12' X 12'		X	X	X
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12' X 12'		X	X	X

SHRUBS & GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	O.C SPACING	PLANTING WIDTHS: 30" MIDDLEGROUND	3' FOREGROUND	3' BACKGROUND	5' FOREGROUND	5' BACKGROUND	8' FOREGROUND	8' MIDDLEGROUND	8' BACKGROUND	PLACEMENT ACCENT	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	CONTEMPORARY	PROGRESSIVE SPANISH
	GROUNDCOVER																		
	DYMONDIA MARGARETAE	SILVER CARPET	FLATS		LOW	18"		X		X		X					X	X	X
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL		LOW	4'-0"	X				X			X			X	X	X
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL		MODERATE	3'-0'				X		X					X	X	X
	FOREGROUND																		
	BOUTEOUA GRACILIS	BLONDE AMBITION GRASS	1 GAL		LOW	12"							X				X	X	X
	DIETES 'ORANGE DROP'	ORANGE DROP LILY	1 GAL		MODERATE	3'-0"			X		X		X		X	* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL		LOW	3'-0"					X		X				X	X	X
	MIDDLEGROUND																		
	CALLISTEMON ' LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL		LOW	30"			X		X		X				X	X	X
	FESTUCA MAIREI	MARIE'S FESCUE	1 GAL		MODERATE	3'-0"					X		X			* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	PENNISETUM MESIACUM	RED BUNNY TAILS	1 GAL		MODERATE	2'-0					X					* NOT ALLOWED ALONG WALKWAYS AND PARKING	X		
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL		LOW	2'-0"					X					* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	RHAPHIOLEPSIS INDICA 'CLARA'	WHITE INDIAN HAWTHORNE	5 GAL		MODERATE	4'-0"					X		X				X	X	X
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL		MODERATE	3'-0"					X			X		* NOT ALLOWED ALONG WALKWAYS AND PARKING	X		X
	ACCENT																		
	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL		LOW	12"	X		X		X						X	X	X
	KALANCHOE LUCIAE	PADDLE PLANT	5 GAL		LOW	2'-0"							X					X	X
	KNIPHOVIA UVARIA	RED HOT POKER	1 GAL		LOW	3'-0"			X		X		X					X	X
	PRUNUS CAROLINA 'BRIGHT N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL		MODERATE	4'-0"			X		X			X	X	* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	BACKGROUND																		
	PITTOSPORUM TENUIFOLUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	5 GAL		MODERATE	6'-0"					X			X		ACCENT SPECIMEN OR PRUNED HEDGE	X	X	X
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		LOW	5'-0"					X			X			X	X	X
	LEONOTIS LEONURUS	LION'S TAIL	1 GAL		LOW	5'-0"					X			X			X	X	X
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAFT PRIVET	5 GAL		MODERATE	3'-0"	X		X		X			X	X	ACCENT SPECIMEN OR PRUNED HEDGE	X	X	X
	SALVIA LEUCANTHA 'MIDNIGHT'	PURPLE MEXICAN SAGE	5 GAL		LOW	4'-0"					X			X			X	X	X
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL		LOW	4'-0"	X				X			X			X	X	X
	VINE ON CABLE																		
	GELSEMIUM SEMPERVIRENS	CAROLINA YELLOW JASMINE	5 GAL		MODERATE	8'-0"			X		X			X		ACCEPTABLE FOR GARAGE VINE TRELLIS	X	X	X
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	5 GAL		MODERATE	8'-0"			X		X			X			X	X	X
	TECOMA X 'VARIETIES' (ESPALIER)	ESPERANZA	5 GAL		LOW	8'-0"			X		X			X			X	X	X
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL		MODERATE	8'-0"			X		X			X		ACCEPTABLE FOR GARAGE VINE TRELLIS	X	X	X

TURF LEGEND

SYMBOL	TURF NAME	WUCOLS
	PASPALUM GRASS PER RMV PA 3.1 LANDSCAPE STANDARDS	MOD

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

Tree and Shrub Planting Legends

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L-4

Date: November 29, 2021
Job No. 1730894

BrightView Design Group

MASTER BUILDER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	MASTER MAINTAINED SLOPE LANDSCAPE

NEIGHBORHOOD BUILDER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	HOMEOWNER MAINTAINED LANDSCAPE - VISIBLE
	HOMEOWNER MAINTAINED LANDSCAPE DOWN SLOPE
	HOMEOWNER MAINTAINED WALKWAYS AND DRIVEWAYS
	MASTER -SBA MAINTAINED COMMON AREA
	MASTER - SBA MAINTAINED PARKWAY AND CUL-DE-SAC ISLAND
	MASTER - SBA MAINTAINED OPEN SPACE POCKET PARK LEVEL 1
	MASTER - SBA MAINTAINED ALLEYS
	MASTER - SBA MAINTAINED WALKWAY

HOMEOWNER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	HOMEOWNER MAINTAINED LANDSCAPE - NON-VISIBLE

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

Ownership / Maintenance Exhibit

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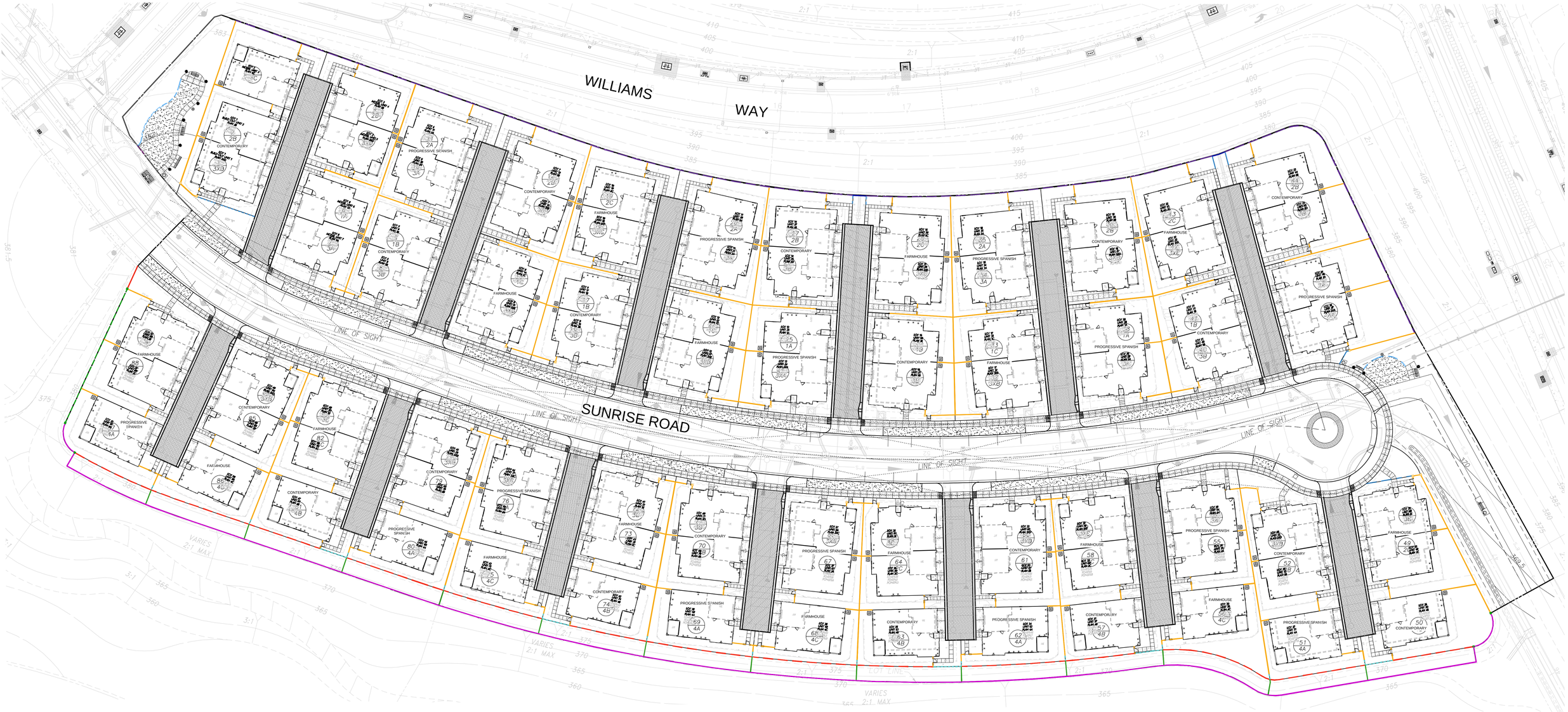
L-5

BrightView Design Group

Date: November 29, 2021
Job No. 1730894



NEIGHBORHOOD BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	MASTER HOA MAINTAINED CONCRETE MOW CURB
	PRIVATE HOMEOWNER MAINTAINED TOP OF SLOPE GRADE BEAM
	PRIVATE HOME OWNER MAINTAINED - TUBE STEEL
	PRIVATE HOME OWNER MAINTAINED - TUBE STEEL ON DOWNSLOPE
	PRIVATE HOME OWNER MAINTAINED - 5'-6" HIGH BLOCK WALL
	6' HIGH PILASTER PRIVATE HOMEOWNER MAINTAINED
	SIDE YARD GATE PRIVATE HOMEOWNER MAINTAINED

MASTER BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	BLOCK WALL - MASTER SBA MAINTAINED
	GRADE BEAM - MASTER SBA MAINTAINED
	DOWN SLOPE TUBE STEEL WITH GRADE BEAM - MASTER SBA MAINTAINED
	TUBE STEEL WITH GRADE BEAM TOP OF SLOPE - MASTER SBA MAINTAINED
	SLOUGH WALL WITH TUBE STEEL- MASTER SBA MAINTAINED
	SLOUGH WALL- MASTER SBA MAINTAINED
	6' HIGH PILASTER - MASTER SBA MAINTAINED

REVIEWED FOR CODE COMPLIANCE

THESE PLANS ARE TOO SPECIFIC AND UNDERGROUND INFORMATION IS NOT COMPLIANCE WITH THIS SPECIFICALLY ADDRESSED. REQUIREMENTS FOR ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES AS REQUIRED. THE REVIEWER AND HIS EMPLOYER DO NOT ASSUME NOR BEAR THE LIABILITY OR HOLD UP THEIR RESPONSIBILITY TO ENSURE THAT THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Wall and Fence Exhibit

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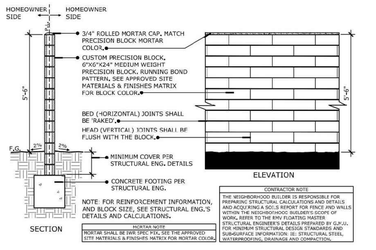
SCALE: 1"-30'-0"

BrightView Design Group

L-6

Date: November 29, 2021
Job No. 1730894

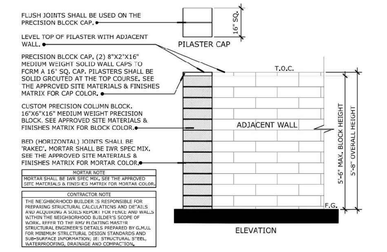


HIGH PRECISION BLOCK SIDE YARD WALL

SCALE: 1/2" = 1'-0"

CD-69 July 16, 2019 - Revised May 04, 2021

A SIDEYARD BLOCK WALL



HIGH PRECISION BLOCK PILASTER

SCALE: 1/2" = 1'-0"

CD-69 July 16, 2019 - Revised May 04, 2021

B PILASTER

NOTE: A MOW CURB SHALL BE INSTALLED AT LOCATIONS WHERE THE PROPERTY LINE DIVIDES HOA MAINTAINED LOTS FROM PRIVATE HOMEOWNER LOTS; OR WHERE THE PROPERTY LINE DIVIDES POTABLE WATER USE FROM NON-POTABLE USES.

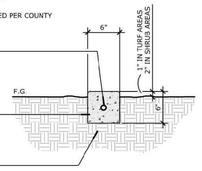
NOTE: PROVIDE SCORE JOINTS @ MAX. 2'-0" O.C. AND AT ALL ANGLE POINTS. REFER TO THE CONSTRUCTION LAYOUT PLAN FOR THE SCORE PLACEMENT.

NOTE: EXPANSION JOINTS TO BE LOCATED PER COUNTY OF ORANGE STANDARDS.

#3 REBAR CONTINUOUS. OVERLAP STEEL JOINTS 18" MINIMUM.

POURED-IN-PLACE CONCRETE MOW CURB WITH 1/2" RADIT EDGES. REFER TO CONSTRUCTION INFORMATION PLAN FOR COLOR AND FINISH.

SATURATE AND COMPACT SUB-GRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

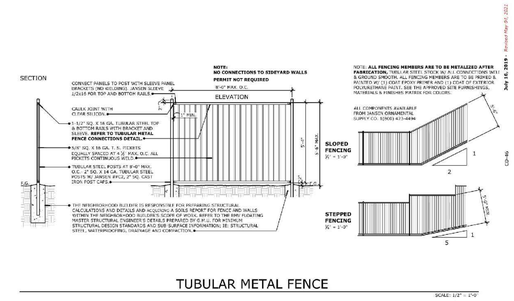


CONCRETE MOW CURB

SCALE: 1-1/2" = 1'-0"

CD-105 July 16, 2019 - Revised May 04, 2021

C MOW CURB

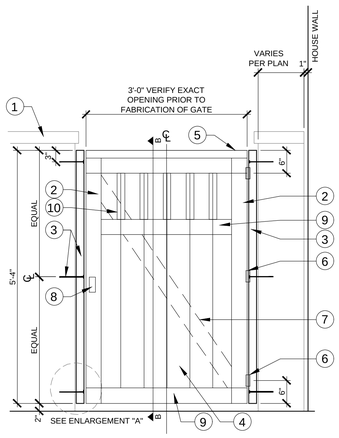


TUBULAR METAL FENCE

SCALE: 1/2" = 1'-0"

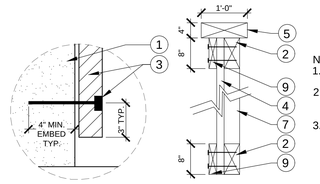
CD-46 July 16, 2019 - Revised May 04, 2021

D TUBE STEEL VIEW FENCE



SECTION/ELEVATION OPTION 1 / PROGRESSIVE SPANISH

SCALE: 3/4"=1'-0"

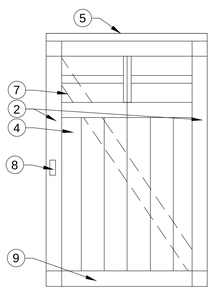


ENLARGEMENT - "A"
SCALE: N.T.S.

SECTION "B-B"
SCALE: 1 1/2" =1'-0"

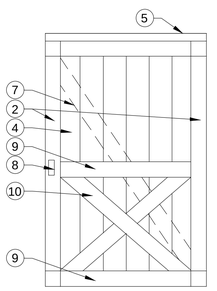
NOTES:
1. ALL WOOD TO BE RESAWN DOUGLAS FIR UNLESS OTHERWISE NOTED.
2. ALL WOOD TO RECEIVE (1) COAT PRIMER AND 2 COATS PAINT COLOR TO MATCH ARCHITECTURAL TRIM.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.

1. ADJACENT BLOCK WALL PER CIVIL WALL PLANS AND DETAIL.
2. 2"X4" GATE FRAME - INSIDE OFFSET JOINT TO OUTSIDE 1"x4" EDGE BOARD - ANCHOR W/ LAG SCREWS FROM FRONT
3. 2"X 4" P.T. RESAWN DOUGLAS FIR 3 3/8" DIA. ASTM A36 THREADED ROD INSTALLED IN DRILLED HOLES W/ SIMPSON SET XP BRAND EPOXY. TOP & BOTTOM RODS TO BE LOCATED 3" FROM END OF POST. CENTER ROD TO BE LOCATED CENTER OF POST. DAP NUTS - CUT RODS FLUSH, MIN. 4" EMBED INTO C.M.U.
4. 1"x6" RESAWN CEDAR PALING BUTT EDGES TIGHT PLACE ON OUTSIDE FACE OF GATE.
5. 2"X6" P.T. RESAWN DOUGLAS FIR TOP CAP
6. 3, STANLEY SPRING TEE HINGE #1296 (BLACK) OR APPROVED EQUAL, HINGES ATTACH TO 2"X 4" ON THE HOME OWNER SIDE
7. 2"X4" FRAME BRACE - (LOCATED AT BACK OF GATE)
8. STANLEY PULL LATCH OR APPROVED EQUAL
9. 1"X4" FRAME BOARD OUTSIDE OF GATE
10. 1"X2" DECORATIVE BOARD OUTSIDE OF GATE



GATE DESIGN OPTION 2/ CONTEMPORARY

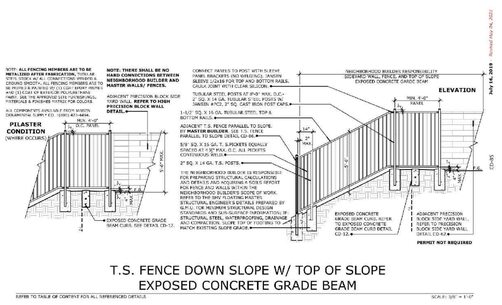
SCALE: 3/4"=1'-0"



GATE DESIGN OPTION 3 / FARMHOUSE

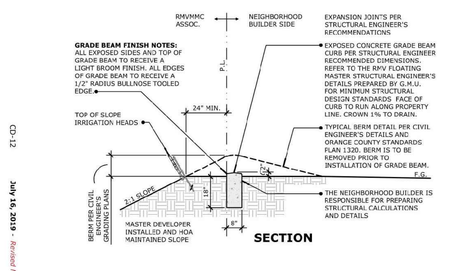
SCALE: 3/4"=1'-0"

E SIDE YARD GATE



T.S. FENCE DOWN SLOPE W/ TOP OF SLOPE EXPOSED CONCRETE GRADE BEAM

F TUBE STEEL VIEW FENCE ON DOWN SLOPE



TOP OF SLOPE EXPOSED GRADE BEAM CURB

SCALE: 1/2" = 1'-0"

CD-12 July 16, 2019 - Revised May 04, 2021

G TOP OF SLOPE CONCRETE GRADE BEAM

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

Wall and Fence Details

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L-7

Date: November 29, 2021
Job No. 1730894

BrightView Design Group

AQ16

Signage Design

REVIEWED FOR CODE COMPLIANCE

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

PA21-0092

TheDesignFactor

07-26-21

Sign Type Summary

No.	Sign Types	Qty.
1	Parking Regulations Sign	1
2	'Fire Lane No Parking' Sign	3
3	Fire Lane End No Parking Sign	1
4	Wayfinding Sign	13
5	Garage Address Sign*	89
6	Unit Entry Address Sign*	89
7	Community Information Sign	1
8	Model Information Sign	5

Legend

Sign Type — 1|01 — Location

Sign Location

* Locations not shown on plan (see signage details

Note

Actual wayfinding signage locations and quantities pending approval of proposed address plan.

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1 **Sign Location Plan**

Scale: 1" = 100'-0"

PA21-0092

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

Project
AQ16
Signage Design

Sheet Title
Sign Location Plan

Sheet Number
SP

Date
07-26-21

Parking Regulations Sign

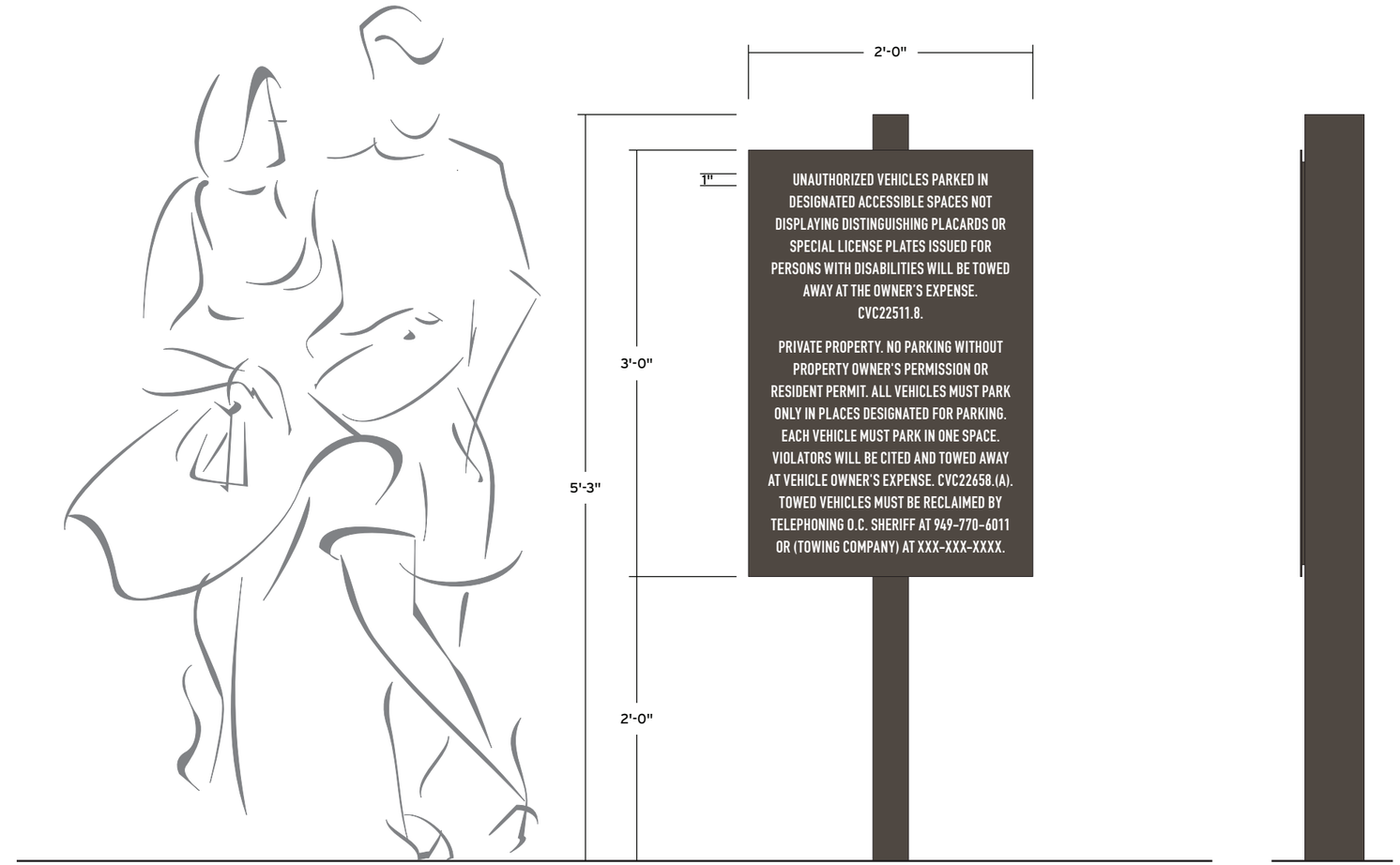
Post to be 3" x 5" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footing. Backer panel to be 1/4" thick painted aluminum mechanically secured to post. Face panel to be 1/8" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat.

Colors

Post, Cap & Backer Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White
Accent	Gerber® 220-24 Terra Cotta

Notes

Precise locations to be determined in field by owner representative.
Verify towing company name and number prior to production.



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01/20/2022

RON STEIN, P.E.
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1 Details

Scale: 1" = 1'-0"

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Project
AQ16
Signage Design

Sheet Title
Parking Regulations Sign

Sheet Number
1

Date
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01/20/2022

RON STEIN, P.E.
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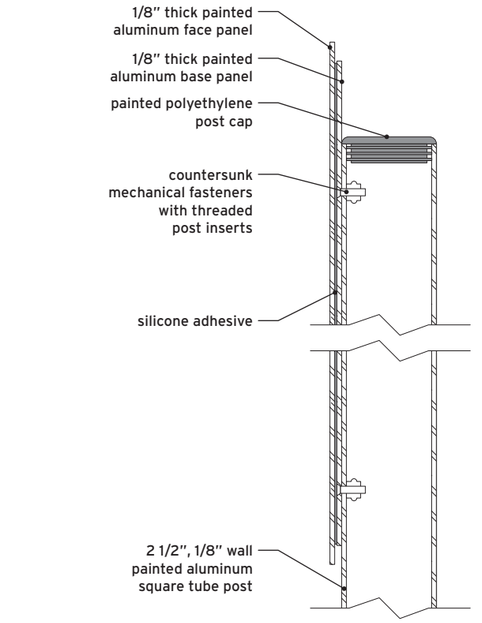
SIGNATURE

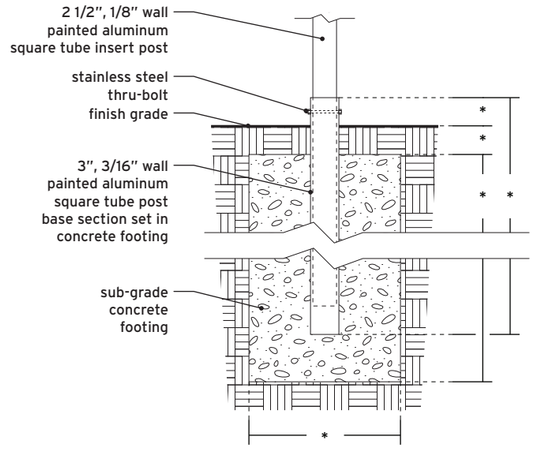
2 Details

Scale: 3" = 1'-0"



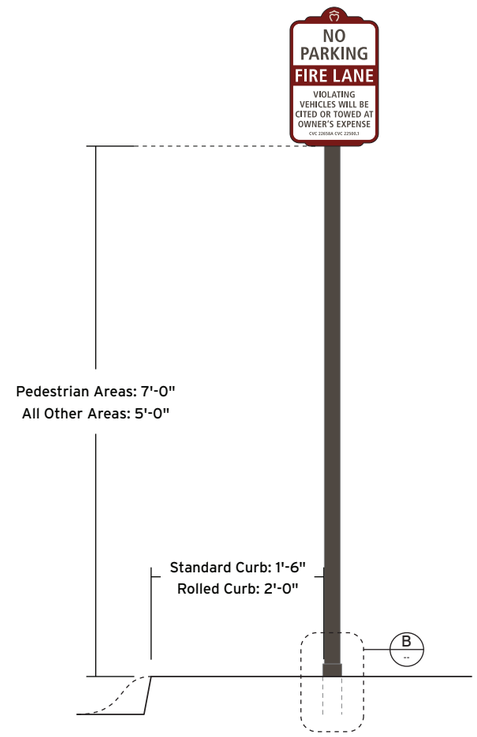
A Section Detail

Scale: 3" = 1'-0"



B Break-Away Base Detail

Scale: 3/4" = 1'-0"



1 Location Elevation

Scale: 1/2" = 1'-0"

'Fire Lane No Parking' Sign

Layered sign panel with 1/8" thick painted aluminum face panel and 1/8" thick painted aluminum base panel. Face panel to have silkscreened copy and protective satin clear coat. Base panel to be mechanically secured to post with countersunk fasteners hidden by face panel. Face panel to be secured to base panel with double sided tape and silicone. Post to be painted aluminum square tube with end cap and break-away base.

Colors

Dark Copy	Sherwin Williams SW 7020 Black Fox
Logo Mark	Sherwin Williams SW 7042 Shoji White
Face Panel Field & "FIRE LANE" Copy	Reflective White
Face Panel Trim	Sherwin Williams SW 2802 Rookwood Red
Post & Base Panel	Sherwin Williams SW 7020 Black Fox

Notes

Precise locations to be determined in field by owner representative.

* - Footing dimensions and specifications per engineering.

PA21-0092

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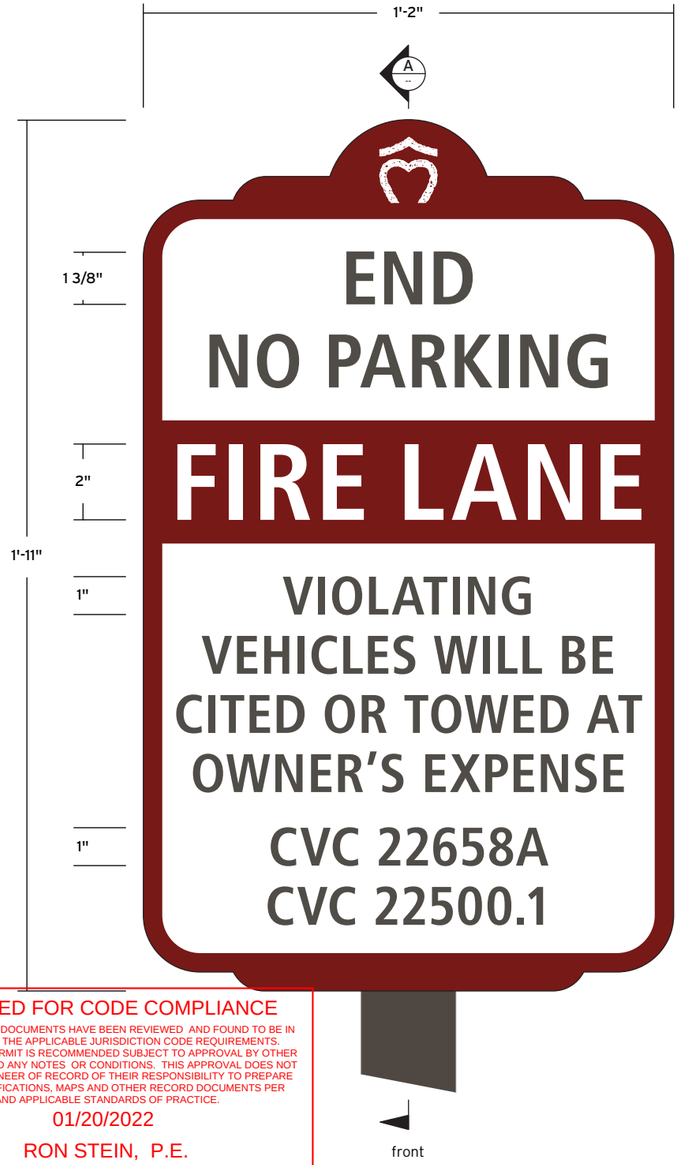
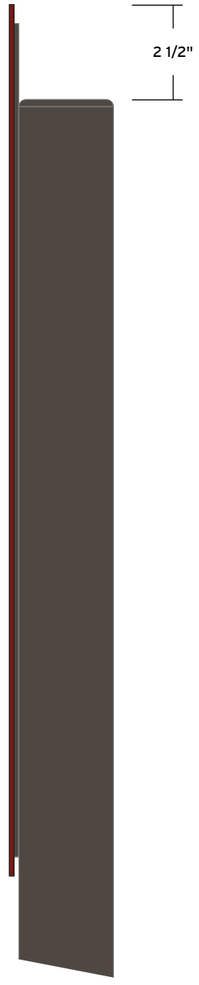
Project
AQ16
Signage Design

Sheet Title
'Fire Lane No Parking' Sign

Sheet Number
2

Date
07-26-21





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01/20/2022

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WILLDAN ENGINEERING

SIGNATURE

2 Details

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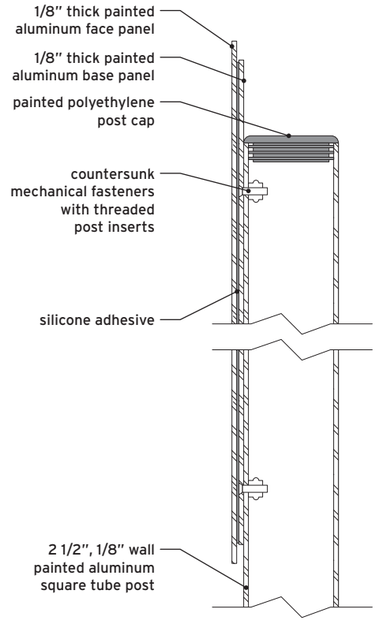

A Section Detail

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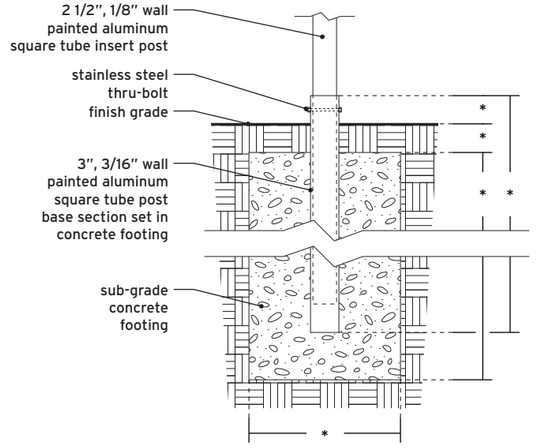
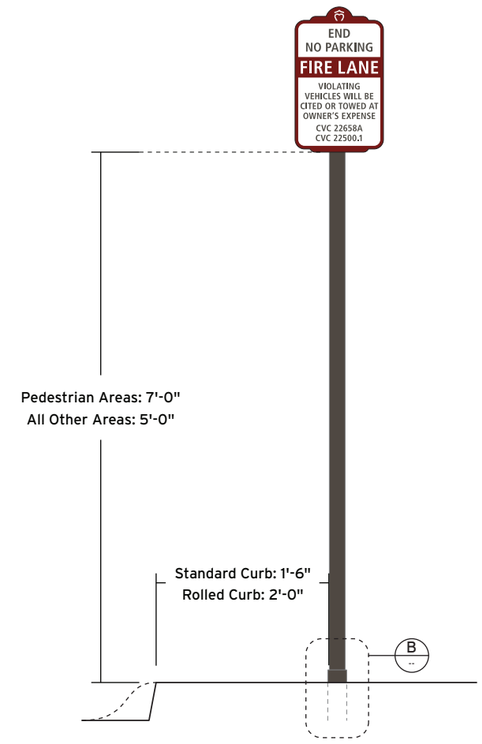


B Break-Away Base Detail

Scale: 3/4" = 1'-0"



1 Location Elevation

Scale: 1/2" = 1'-0"

Fire Lane End No Parking Sign

Layered sign panel with 1/8" thick painted aluminum face panel and 1/8" thick painted aluminum base panel. Face panel to have silkscreened copy and protective satin clear coat. Base panel to be mechanically secured to post with countersunk fasteners hidden by face panel. Face panel to be secured to base panel with double sided tape and silicone. Post to be painted aluminum square tube with end cap and break-away base.

Colors

Dark Copy	Sherwin Williams SW 7020 Black Fox
Logo Mark	Sherwin Williams SW 7042 Shoji White
Face Panel Field & "FIRE LANE" Copy	Reflective White
Face Panel Trim	Sherwin Williams SW 2802 Rookwood Red
Post & Base Panel	Sherwin Williams SW 7020 Black Fox

Notes

Precise locations to be determined in field by owner representative.

* - Footing dimensions and specifications per engineering.

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Project
AQ16
Signage Design

Sheet Title
Fire Lane End No Parking Sign

Sheet Number
3

Date
07-26-21

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01/20/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

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Wayfinding Sign

Post to be 3" round, aluminum, 1/8" wall tube with cast aluminum ball finial; set in sub-grade concrete footing per engineering specifications. Face panels to be 1/4" thick aluminum. All surfaces to be powder coated. Graphics to be applied die cut vinyl with protective satin clear coat. Street name face panel to be sectioned and welded to post. Directional/address range face panel to be secured to street name face panel with #12, 3/4" link zinc plated steel jack chain and treaded eye bolts.

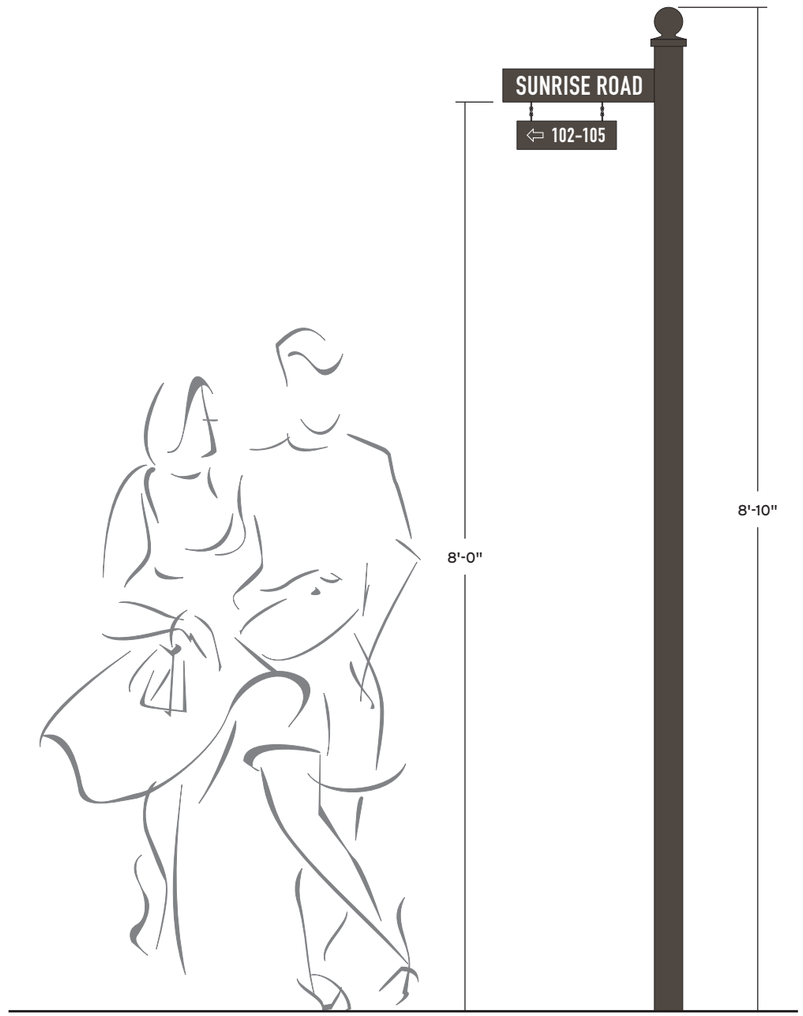
Colors

Post & Finial	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

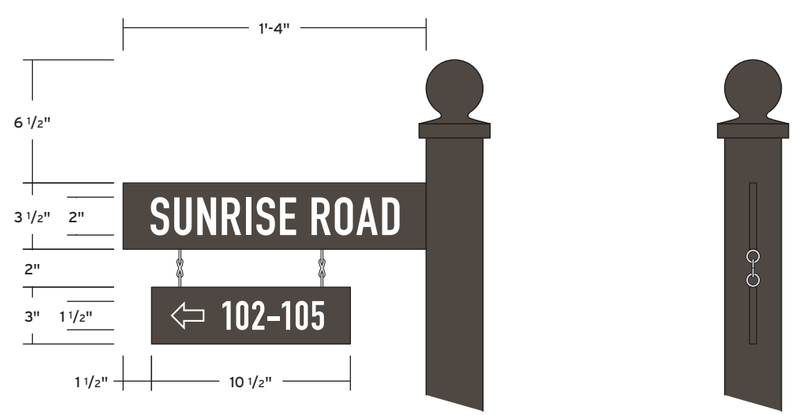
Precise locations to be determined in field by owner representative.

Actual copy pending approval of proposed address plan.



1 Location Elevation

Scale: 3/4" = 1'-0"



2 Details

Scale: 1 1/2" = 1'-0"

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Project
AQ16
Signage Design

Sheet Title
Wayfinding Sign

Sheet Number
4

Date
07-26-21

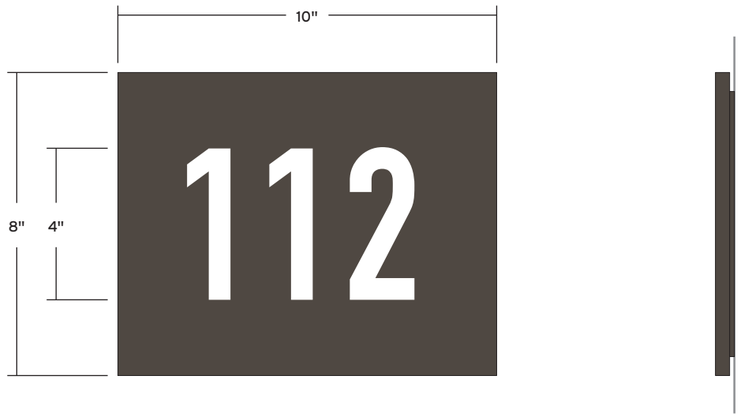
Garage Address Sign

Layered painted acrylic plaque with applied die cut vinyl copy and protective satin clear coat. Face panel to be 3/8" thick secured to 1/8" thick undersized mounting panel.

Mounting Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

Typical sign location elevations forthcoming. Signs to be located at each garage entry. Precise locations to be determined in field by owner representative. Actual address copy pending approval of proposed address plan.



1 **Details**

Scale: 3" = 1'-0"

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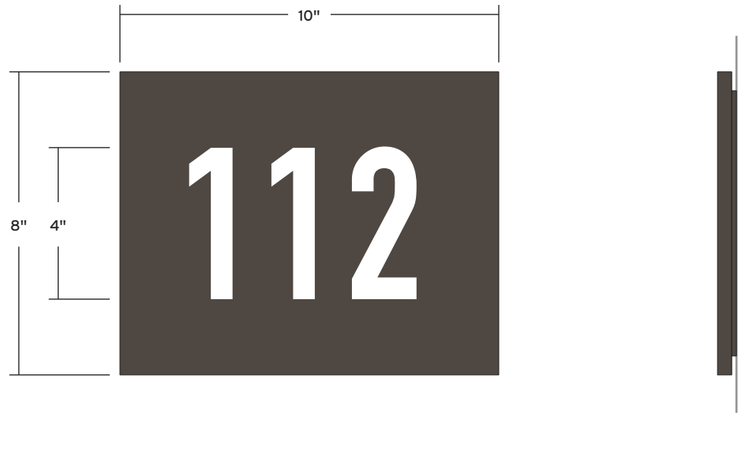
Project
AQ16
Signage Design

Sheet Title
Garage Address Sign

Sheet Number
5

Date
07-26-21



front side

1 Details

Scale: 3" = 1'-0"

Unit Entry Address Sign

Layered painted acrylic plaque with applied die cut vinyl copy and protective satin clear coat. Face panel to be 3/8" thick secured to 1/8" thick undersized mounting panel.

Mounting Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

Typical sign location elevations forthcoming. Signs to be located at each unit entry. Precise locations to be determined in field by owner representative. Actual address copy pending approval of proposed address plan.

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Project
AQ16
Signage Design

Sheet Title
Unit Entry Address Sign

Sheet Number
6

Date
07-26-21

Community Information Sign

Posts to be 3" x 5" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footings. Face panel to be 1/4" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat, secured to 2" square painted aluminum cross supports.

Colors

Posts & Cross Supports	Sherwin Williams SW 7020 Black Fox
Face Panel	(to match architecture)
Copy	Gerber® 220-20 Matte White
Accents	3M® 7725-59 Putty

Notes

Precise locations to be determined in field by owner representative.

Final copy to be determined prior to production.

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Project
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Signage Design

Sheet Title
Community Information Sign

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7

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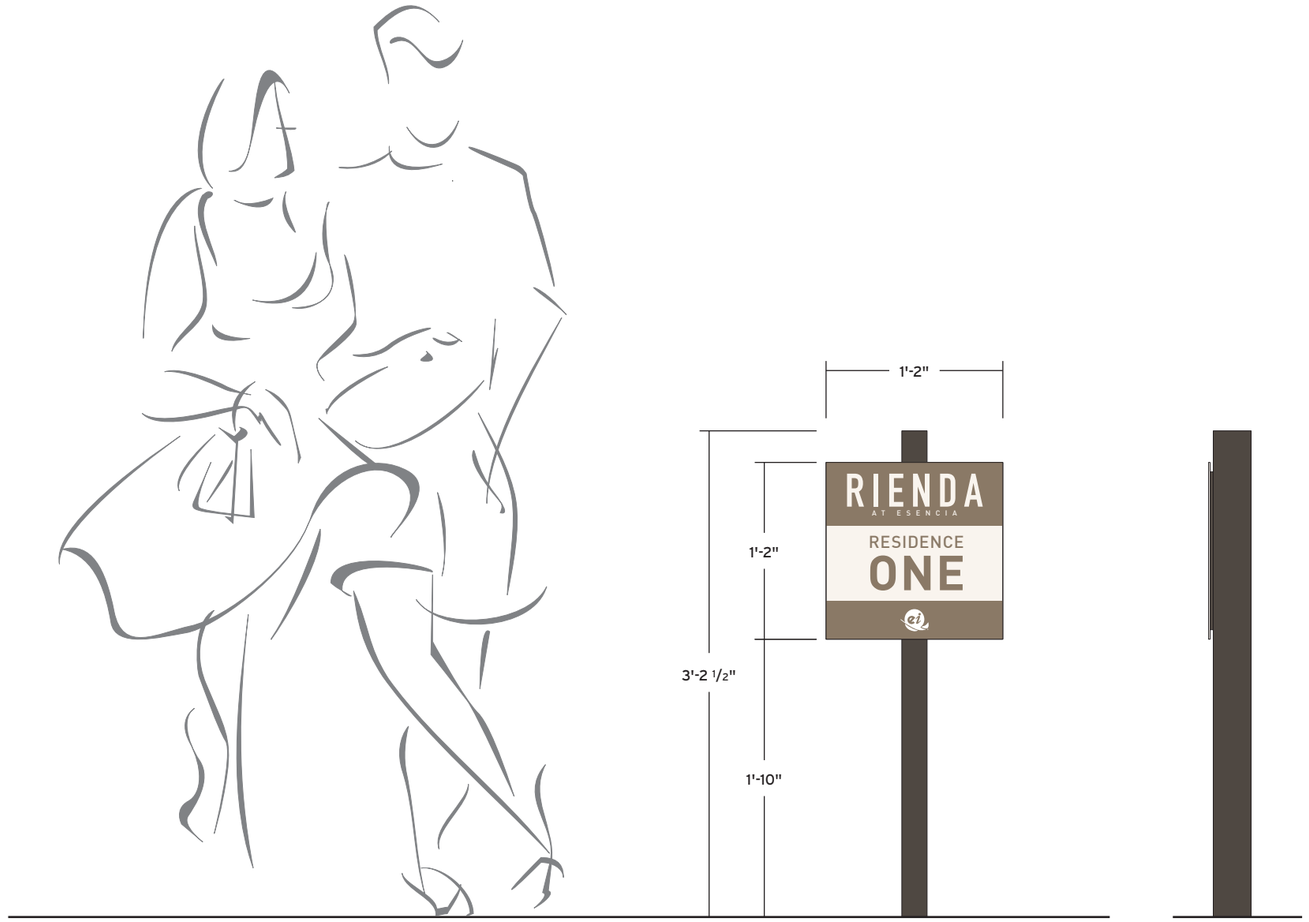

1 Details

Scale: 1" = 1'-0"

Model Information Sign

Post to be 2" x 3" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footing. Backer panel to be 1/4" thick painted aluminum mechanically secured to post. Face panel to be 1/8" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat.

Colors

Post, Cap & Backer Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	(to match architecture)
Copy	Gerber® 220-20 Matte White
Accent	3M® 7725-59 Putty

Notes

Precise locations to be determined in field by owner representative.

Final copy to be determined prior to production.

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Project
AQ16
Signage Design

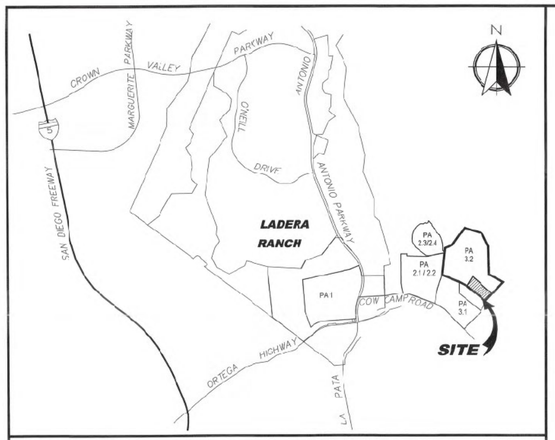
Sheet Title
Model Information Sign

Sheet Number
8

Date
07-26-21

ORANGE COUNTY FIRE AUTHORITY

FIRE MASTER PLAN



VICINITY MAP

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 298006
Fee Codes: PR145/PR922
Plan Type: Fire Master Plan
By: A. Guzman
Emp #: 4372 Date: 12/15/20 21
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes: Revision of SR293585

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: RANCHO MISSION VIEJO PLANNING AREA 3.2 - AQ-16 SITE
PARCEL MAP NUMBER:
TRACT NUMBER: VTTM NO. 19149
LOT NUMBER:
O EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

PROJECT IS FOR THE OCFA APPROVAL OF FIRE MASTER PLAN FOR RIENDA AQ16, A PORTION OF RMV PLANNING AREA 3.2

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

89 UNITS ON 52 LOTS

SPECIAL CONDITIONS

● FIRE HAZARD SEVERITY ZONE ● STATE RESPONSE AREA O LOCAL RESPONSE AREA
O STATE LICENSED FACILITY
O AM&M O PENDING O COMPLETE SR:
O METHANE MITIGATION

NUMBER OF STORIES

2 STORYS

BUILDING HEIGHT

APPROXIMATELY 27'-0" TO ROOF PITCH / APPROXIMATELY 20' TO ROOF EAVE

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

O GROUP A1*	O GROUP A2*	O GROUP A3*	O GROUP A4*	O GROUP A5*
O GROUP B	O GROUP B	O GROUP E*	O GROUP F1	O GROUP F2
O GROUP H1*	O GROUP H2*	O GROUP H3*	O GROUP H4*	O GROUP H5*
O GROUP I1*	O GROUP I2*	O GROUP I3*	O GROUP I4*	O GROUP M
O GROUP R1*	O GROUP R2*	O GROUP R2.1	O GROUP R2.2	● GROUP R3
O GROUP R3.1	O GROUP R4*	O GROUP S1#	O GROUP S2#	O GROUP U

TYPE OF CONSTRUCTION

O TYPE IA	O TYPE IB
O TYPE IIA	O TYPE IIB
O TYPE IIIA	O TYPE IIIB
O TYPE IV	O
O TYPE VA	● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

O ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
O INCIDENTAL USES (CBC 509)
O NONSEPARATED OCCUPANCIES (CBC 508.3)
O SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

O HIGH RISE (CBC 403)
O ATRIUM (CBC 404)
O OPEN PARKING GARAGE (CBC 406.5)
O GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
O HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS

● NEW ● MANDATORY O VOLUNTARY
O TENANT IMPROVEMENT

TYPE

O NFPA 13
● NFPA 13D
O NFPA 13R

O FIRE PUMP
O STANDPIPES

FIRE ALARM

O NEW O MANDATORY O VOLUNTARY
O TENANT IMPROVEMENT
O VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): 1,000 GPM DURATION: 1 HOUR

WATER AVAILABILITY

"PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN"
FLOW:
PRESSURE:

● ON SITE FIRE HYDRANTS
TOTAL NUMBER: TWO(2)

EMERGENCY RESPONDER RADIO COVERAGE (BDA)

O THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 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. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW LINE TO FLOW LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS

22. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
23. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2019 CBC AND/OR SECTION 337 OF THE 2019 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
24. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.

GATES

O MANUAL O ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES:

1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):
   - O 3M OPTICOM
   - O CLICKENTRY* (SINGLE PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
   - O FIRE STROBE ACCESS PRODUCTS, INC.
   - O TOMAR
2. 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.
   - A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
   - B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER 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 SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. 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. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS "HAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

BUILDING DEPARTMENT: COUNTY OF ORANGE
PLANNING DEPARTMENT: COUNTY OF ORANGE
PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE
WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY: RANCH PLAN FIRE PROTECTION PROGRAM
- CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE
- OCFA GUIDELINES

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- O ARCHITECTURAL PLAN
- O HIGH PILED COMBUSTIBLE STORAGE
- O CHEMICAL USE AND/OR STORAGE
- O FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- O BATTERY/ENERGY STORAGE SYSTEM
- O UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- ● SPRINKLER SYSTEM
- O STANDPIPE SYSTEM
- O FIRE PUMP
- O HOOD AND DUCT EXTINGUISHING SYSTEM
- O ALARM SYSTEM

PREREQUISITE PLANS

- ● PLANNING APPLICATION SR: 296381
- O METHANE MITIGATION SR:
- O FUEL MODIFICATION PLAN SR:

REVISION

- ● ORIGINAL PLAN SR: 293585
  COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

THIS FIRE MASTER PLAN REVISION HAS BEEN CREATED TO REFLECT THE CURRENT SITE PLAN WITH THE PLANT ISLAND MEDIAN AT THE CUL-DE-SAC PER THE RPFPP ADS A-19

PROJECT DIRECTORY

ARCHITECT/ENGINEER
BUSINESS NAME: HUNSAKER & ASSOCIATES IRVINE, INC
CONTACT NAME:
ADDRESS: 3 HUGHES
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: (949) 583-1010
EMAIL:

PROPERTY OWNER/HOA
BUSINESS NAME: LENNAR HOMES
CONTACT NAME: DEREK KEGLEY
ADDRESS: 2000 FIVEPOINT, SUITE 365
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949-507-1292
EMAIL:
DEREK.KEGLEY@LENNAR.COM

BUSINESS NAME:
CONTACT NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE:
EMAIL:

NO.	DATE	REVISIONS
6		
5		
4		
3		
2	11/22/2021	THIS FIRE MASTER PLAN REVISION HAS BEEN CREATED TO REFLECT THE CURRENT SITE PLAN WITH THE PLANT ISLAND MEDIAN AT THE CUL-DE-SAC PER THE RPFPP ADS A-19

DESIGNED: DAVID OATIS
DRAWN: A. GUZMAN - PLANNING
CHECKED: DAVID OATIS
DATE: 11/22/2021
SCALE: SEE PLAN

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
firesafe solutions
3005A EL CAMINO REAL, SUITE 208
SAN CLEMENTE, CA 92672
(949) 240-9911

RANCHO MISSION VIEJO PLANNING AREA 3.2
AQ16 - FIRE MASTER PLAN
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION
REVISED 8/2/2022 JM

SERVICE REQUEST NUMBER
298006

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OF 2

OCFA REVISION S.R. NO. 298007
PREVIOUSLY APPROVED S.R. NO. 293585

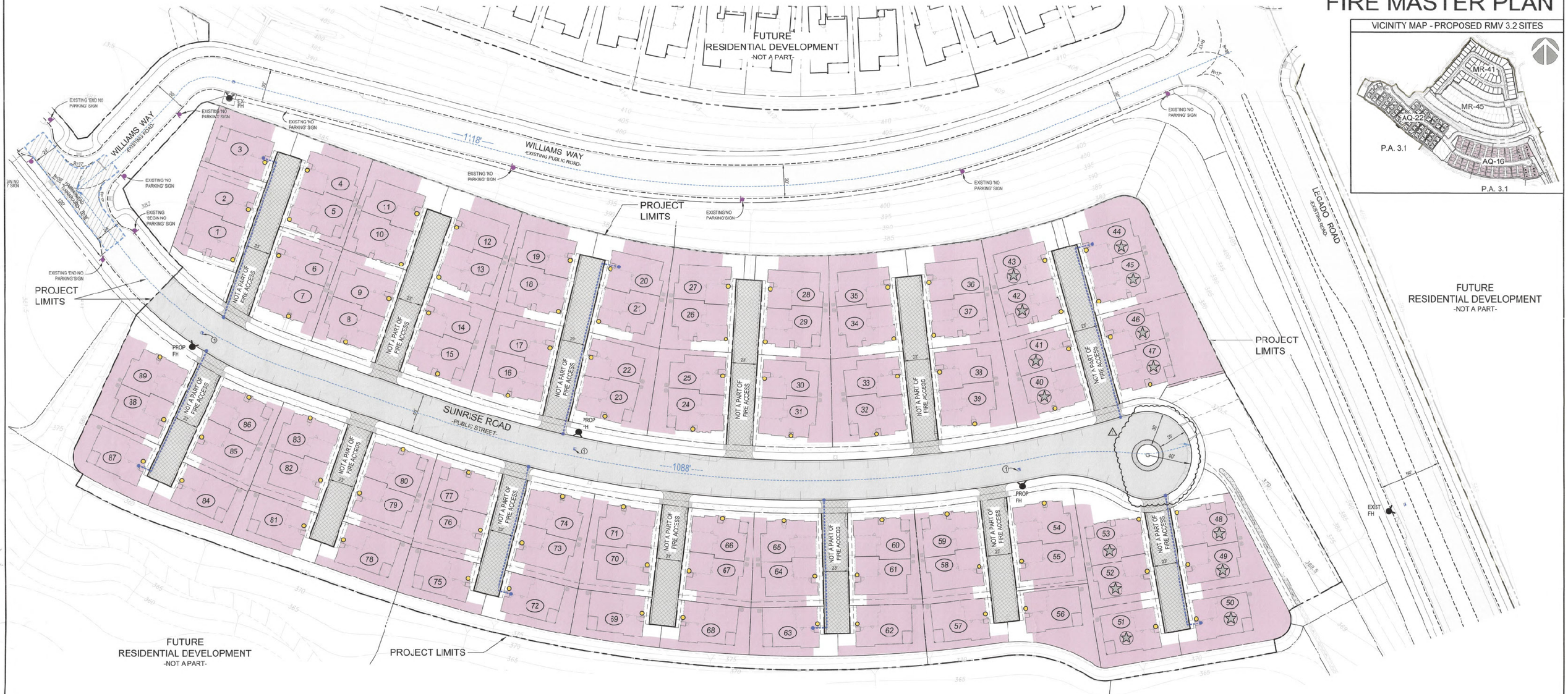
RMV RIENDA 3.2 AQ16
AT RANCHO MISSION VIEJO

VESTING TENTATIVE TRACT MAP NO. 19149

FIRE MASTER PLAN

NORTH

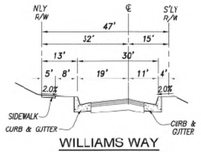
SCALE: 1" = 30'-0"
0 30' 60' 90' 120'



VICINITY MAP - PROPOSED RMV 3.2 SITES

TYPICAL STREET SECTIONS

SUNRISE ROAD
-PUBLIC STREET-



WILLIAMS WAY
-EXISTING 30' FIRE ACCESS-
-PUBLIC STREET-

CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.

NOTE: INSTALL BUILDING ADDRESS SIGN WITH MINIMUM 4" MINIMUM FONT ON RESIDENCES PER OCFA GUIDELINE B-01 AND THE RANCH PLAN FIRE PROTECTION PROGRAM - APPROXIMATE LOCATIONS SHOWN, SEE OTHERS FOR FINAL LOCATIONS.

LEGEND

- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- EXISTING FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- INDICATES STRUCTURES REQUIRED TO MEET THE 2013 CALIFORNIA RESIDENTIAL CODE SECTION R317
- INDICATES UNITS WITH AUTOMATIC FIRE SPRINKLER COVERAGE WITHIN ATTIC SPACES TO ALLOW FOR PARKING WITHIN THE CUL-DE-SAC (UNITS 43-53).
- 45 — UNIT NUMBER
- EX FH — PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- FH — EXISTING FIRE HYDRANT WITH BLUE MARKER.
- BUILDING ADDRESS SIGN - 4" MINIMUM FONT HEIGHTS (SEE SEE OTHERS FOR FINAL DESIGN AND LOCATIONS)
- 300' HOSE PULL DISTANCE - MAXIMUM
- INDICATES OCFA REQUIRED TURNING RADII: 20' WIDE PATH WITH 17' INSIDE AND 36' OUTSIDE (R=36', R=17', 20')

PARKING ENFORCEMENT LETTER

NOVEMBER 22, 2021

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92602

RE: RMV RIENDA - AQ16 "FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.2, VESTING TENTATIVE TRACT NO. 19149, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 280000 PARKING ENFORCEMENT PLAN

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

ALL FIRE LANES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.

PROJECT HOMEOWNER'S ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT INCONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, PROJECT HOMEOWNER'S ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22658.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCH FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND RESULATIONS BY ALL LAWFUL MEANS, NCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.

PROJECT HOMEOWNER'S ASSOCIATION WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, NCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

COMBUSTIBLE CONSTRUCTION LETTER

NOVEMBER 22, 2021

ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92602-0125

SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER OCFA S.R. 298006
RMV RIENDA - AQ16 FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.2, VESTING TENTATIVE TRACT NO. 19149 RANCHO MISSION VIEJO, COUNTY OF ORANGE

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINES PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIREFIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

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

Attachments used with this submittal:

4 a ..... Single-Family Residence Hose Pull
6 a ..... Street Widths
10 ..... Hydrant Distribution Table
11 ..... Fire Flow Requirement Table
12 a ..... Fire Hydrant Locations
12 b ..... Blue Dot Hydrant Marker Location
15 c ..... CRC Radiant Heat Zone Screening Form

OCFA APPROVAL

A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SANTA MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDE TO OCFA PRIOR TO SCHEDULING THE LUMBER DROP INSPECTION.

REVIEWED — ORANGE COUNTY FIRE AUTHORITY — CALIFORNIA

PREPARED FOR:
LENNAR
2000 FIVEPOINT, SUITE 365
IRVINE, CA 92618

PREPARED FOR:
RMV COMMUNITY DEVELOPMENT, LLC
20511 OTTOMA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3363

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Irvine, CA 92618
PH: (714) 641-1000
FAX: (714) 641-1159

PREPARED BY:
firesafe
PLANNING & ENGINEERING
302 N. EL CAMINO REAL, SUITE 208
SAN CLEMENTE, CA 92672
(949) 240-5911

RMV RIENDA 3.2 - AQ16
AT RANCHO MISSION VIEJO
VESTING TENTATIVE TRACT MAP NO. 19149
FIRE MASTER PLAN
OCFA REVISION S.R. NO. 298006
PREVIOUSLY APPROVED S.R. NO. 293585

DATE: 11/22/21
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of 2

RMV RIENDA 3.2 - AQ16 RANCHO MISSION VIEJO - FIRE MASTER PLAN - SR 298006