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ORANGE COUNTY OC Public Works

DATE:	October 21, 2026
TO:	Orange County Subdivision Committee
FROM:	OC Development Services/ Planning
SUBJECT:	"B" Vesting Tentative Tract Map 19381 within Planning Area 3, Subarea 3.6, Ranch Plan Planned Community
PROPOSAL:	The applicant, Rancho Mission Viejo (RMV), requests approval of "B" Vesting Tentative Tract Map 19381 (VTTM 19381) to subdivide a 12.62-acre site into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, and 6 lettered lots for slope/landscape areas.
GENERAL PLAN DESIGNATION:	1B "Suburban Residential"
ZONING DISTRICT:	Ranch Plan Planned Community (PC)
LOCATION:	The project site is located in southeastern unincorporated Orange County, within Subarea 3.6, Lots 22 and W of "A" Tract Map 17936 in the Ranch Plan Planned Community. The project site is located north of Cow Camp Road, east of Coyotes, located near the southwest corner of the intersection of Gibby Road and Dos Prados, within the Fifth (5th) Supervisorial District.
APPLICANT:	Rancho Mission Viejo Richard Vuong, Project Director, Planning and Entitlement
STAFF CONTACT:	Robert Zegarra, Contract Planner, Land Development Division Phone: (714) 667-8893 Email: Robert.Zegarra@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/ Land Development recommends the Subdivision Committee:

1. Receive staff report and public testimony; and
2. Adopt Subdivision Committee Resolution No. 2026-09 (Attachment 1):
    a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:

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i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.

b. Approve VTTM 19381, a subdivision of a 12.62-acre site into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, and 6 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained within the Resolution.

INTRODUCTION

BACKGROUND

In November 2004, the County of Orange approved the Ranch Plan Planned Community (PC), 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 PC 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. Administrative revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067), October 2024 (PA24-0104) and May 2025 (MB24-0070). The latest revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved by the Planning Commission (PA25-0162) on July 8, 2026, allowing for the reallocation of dwelling units and non-residential square footage between Planning Areas 3 and 4 and future Planning Area 5.

"A" VTTM 17936 for Subarea Plan 3.6 was approved by the Subdivision Committee on September 17, 2025. Administrative Revisions RTT00006 and RTT00008 to VTTM 17936 were approved by the Deputy Director on April 13, 2026 and July 24, 2026, respectively. Final Tract Map 17936 was approved by the County of Orange Board of Supervisors on October 13, 2026. Currently, Subarea 3.6 is being graded under issued Rough Grading permit GRD25-0058 and construction of supporting infrastructure is currently in process.

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EXISTING CONDITIONS

The project site is currently vacant land, located near the southwest corner of the intersection of Gibby Road and Dos Prados, within Subarea 3.6, Lot 22 and W of "A" Tract Map 17936 in the Ranch PC.

SURROUNDING LAND USES

Direction	Zoning District	Existing Land Use
Project Site	The Ranch Plan PC	Vacant Land
North	The Ranch Plan PC	Open Space/slope, Future Residential Tract 19374
West	The Ranch Plan PC	Coyotes
East	The Ranch Plan PC	Gibby Road, Future Residential Tract 19375
South	The Ranch Plan PC	Future Recreation Center, Future Residential Tract 17936

PROPOSED PROJECT

The applicant, Rancho Mission Viejo, requests approval of "B" Vesting Tentative Tract Map 19381 (VTTM 19381) to subdivide a 12.62-acre site within Subarea 3.6 of the Ranch Plan PC into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, and 6 lettered lots for slope/landscape areas. General access to the tract will be provided from Dos Prados. The tract map has been designed to create individual lots for conventional single-family detached dwellings double loaded on public streets throughout the tract. The streets provide direct access to the individual units and have been proposed as public streets Dos Prados, Bayberry Way, and Misty Meadow. Lots K and L have been designated as private drives, Lots A through D have been designated as landscape lots, and Lots E through J have been designated as slope/landscape lots.

DISCUSSION/ANALYSIS

ESTIMATED EARTHWORK

The proposed estimated grading quantities for this map are substantially consistent with or less than the earthwork quantities described under previous approvals (i.e., Master Area Plan (PA3), Subarea Plan 3.6, Tract 17936, and grading permit (GRD25-0058). The proposed grading on this map has been addressed per CEQA document FEIR 589, together with Addendums 3.1 and 3.2.

DRAINAGE

The subject property is in the Ranch Plan Planned Community Runoff Management Plan (ROMP) Area. A Master Plan of Drainage (MPD) consistent with Amendment 2 of the PA 3 and 4 ROMP has been established for the project site (Subarea 3.6). VTTM 19381 is located in Subarea 3.6 and is consistent with this MPD, however no MPD fees are required.

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RECREATION AND OPEN SPACE:

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

- Master Plan of Regional Recreation Facilities - There are no regional park dedication requirements of the subject map.
- Master Plan of Regional Riding and Hiking Trails - There are no riding and hiking trail requirements of the subject map.
- Master Plan of Local Parks (Local Park Code) - The proposed map is required to provide park land in accordance with the Master Plan of Local Parks (Local Park Code) per the parkland generation factor for each unit (greater than 6.5 du/ac requires 0.006 acres and less than 6.5 du/ac requires 0.008 acres). The Local Park Code requirement for the subject map VTTM 19381 is 0.50 net usable acres of park land based upon a proposal to build 83 dwelling units at a gross residential density of 6.58 du/ac (83 du/12.62 ac). Said requirement can be satisfied by an allocation of parkland credit from Park Modification PM07-01, the Local Park Implementation Plan (LPIP) for the Ranch Plan P.C. originally approved March 14, 2007, 1st Amendment approved in June 2012, 2nd Amendment approved on July 16, 2014, 3rd Amendment approved November 7, 2019, 4th Amendment approved December 6, 2023, and 5th Amendment approved September 17, 2025.

  Per the Ranch Plan LPIP, the total parkland acreage requirement for the entire Ranch Plan Planned Community is 94.0 acres, based on 14,000 approved dwelling units and the anticipated proportion of single-family and multi-family units. Of the 94 acres required, 81.6 acres of creditable public parkland are anticipated in Planning Areas 3 and 4. For Subarea 3.6, the Ranch Plan LPIP does not indicate any requirements for public or private parkland. Therefore, there are no parkland dedication requirements applicable to VTTM 19381.
- Resources Element - Open Space Component - There are no open space dedication requirements applicable to the subject map.
- OCTA Strategic Plan for Bikeways - There are no County-wide bikeways identified within the area of this map.

PUBLIC SERVICES & UTILITIES

- Schools - This property is within the boundaries of the Capistrano Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926 or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts, as outlined by Mitigation Measure 4.15-5 of FEIR 589.
- Facilities Fees Programs - This project area is included within the Ranch Plan Planned Community Development Agreement DA04-01 which phases development commensurate with public services and facilities.
- Water/Sewer - This project is within the boundaries of the Santa Margarita Water District (SMWD). The SMWD stated in their Preliminary Water Sewer Letter, dated July 14, 2026,

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that SMWD will be capable of providing water and sewage disposal service to this development.

- Water Quality Control - This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, San Diego Region, as outlined by Standard Conditions 4.5-3 thru 4.5-11 of FEIR 589.
- Fire Protection and Safety - Existing and proposed fire protection services will be providing an adequate level of fire protection services to this development. Additionally, this property is within the area covered by the approved Ranch Plan Fire Protection Program, which includes all applicable conditions of approval and regulations. A Fire Master Plan has been prepared for VTTM 19381, which has been reviewed and approved by the Orange County Fire Authority on April 16, 2026.
- County Service Area (CSA) - This property is within the boundaries of CSA No. 26.

TRAFFIC/CIRCULATION

- Scenic Highway Corridors - There are no Scenic Highways applicable to this map.
- Access/Highways/Streets/Roads - Access to the site is from Dos Prados, a proposed public street under "A" Final Tract Map 17936. Internal tract access will be provided by a system of public streets and private drives.
- Major Thoroughfare and Bridge Fee Program - This project lies within the area of benefit of the Foothill/Eastern Transportation Corridor. The developer is required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.
- Off Site Fee Program – The project lies within the area of benefit of the South County Roadway Improvement Road Fee Program (SCRIP). The developer is required to pay SCRIP fees in accordance with the adopted program.

FIRE MASTER PLAN

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 26001524, approved on April 16, 2026. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure VTTM 19381 is established in compliance with associated fire safety and fire protection requirements.

GENERAL PLAN CONSISTENCY

The General Plan Land Use designation for the subject site is Suburban Residential (1B). The Suburban Residential (1B) designation allows, "the greatest flexibility for residential development" with a permitted density between 0.25 and 43.5 DU/AC. As noted in the General Plan Land Use Element, residential land use categories include allowances for local and community open space, local schools, childcare facilities, neighborhood commercial centers, and other facilities needed for neighborhood services.

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The density and land uses proposed by VTTM19381 are consistent with the Suburban Residential (1B) land use designation. The project is a subdivision for the development of conventional single-family detached residential dwelling units with a net density of 8.90 DU/AC, as well as usable project open space areas. Therefore, the proposed project is consistent with the General Plan and the intended land use objectives for the subject site.

SPECIFIC PLAN AND ZONING CODE CONSISTENCY

Pursuant to Zoning Code Section 7-9-47.5, the proposed project is subject to the provisions of the Ranch Plan PC Text. The Ranch Plan PC Text Section III.A.1 includes regulations for Conventional Single-Family Detached Dwellings. As indicated under Ranch Plan PC Text Section III.A.1.a.2)a), Conventional Single-Family Detached Dwellings are a principal permitted use. The following table provides a comparison of the proposed vesting tentative tract map with the applicable Ranch Plan PC Program Text Use Regulations & Development Standards for "Conventional Single-Family Detached Dwellings" (PC Section III.A.1.d.).

Standard	Required/Permitted	Proposed
1) Minimum Building Site Area	3,000 SqFt	Complies; 4,050 SqFt
2) Net Density	Less than 9.0 units/acre	Complies: 8.90 units/acre
3) Minimum Building Site Width	No minimum	Complies: 24 feet

SUBDIVISION MAP ACT CONSISTENCY

County staff has reviewed VTTM19381 against the required findings of the State Subdivision Map Act (Government Code 66474.61) to deny a project. Staff finds that VTTM19381 does not meet any of the denial findings.

FINDINGS

Findings and conditions of approval are included in the Subdivision Committee Resolution No. 2026-09

REFERRAL FOR COMMENT

Copies of the vesting tentative tract map submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, Development Support, Survey, Operations & Maintenance, Building & Safety and the OCFA. 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 OCFA.

PUBLIC NOTICE

A Notice of Public Hearing was posted at the project site, was published in the local newspaper, was posted at the posting kiosk at the County Administration building located in Santa Ana, CA,

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and was posted on the OCPW-OC Development Services webpage at least ten days prior to this public hearing, as required by established public hearing posting procedures. No public comments have been received to date.

COMPLIANCE WITH CEQA

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; Addendum 3.1, approved February 25, 2015; and Addendum 3.2, approved July 8, 2026. 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 "B" VTTM 19381.

CONCLUSION

Staff has reviewed the applicant's request for approval of proposed "B" Vesting Tentative Tract Map 19381 (VTTM 19381) and found it to be consistent with the County of Orange General Plan, Zoning Code, the Ranch Plan PC Text, and the Orange County Subdivision Code, Orange County Codified Ordinances (OCCO) Subarticle 5 (Processing Procedures for Tentative Maps). Staff recommends approval of "B" Vesting Tentative Tract Map 19381 (VTTM 19381), subject to the required Findings and Conditions of Approval within Resolution No. 2026-09.

Submitted by:

Signed by:
Robert Zegarra
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Robert Zegarra, Contract Planner
OC Development Services/ Planning

Concurred by:

DocuSigned by:
Cindy Salazar
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Cindy Salazar, Division Manager
OC Development Services/ Planning

APPEAL PROCEDURE

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.

ATTACHMENTS

1. Subdivision Committee Resolution No. 2026-09
2. Ranch Plan Compliance Matrix
3. Vicinity Map
4. Project Map
5. Plans

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RESOLUTION NO. 2026-09
RESOLUTION OF THE SUBDIVISIONS COMMITTEE
OF
ORANGE COUNTY, CALIFORNIA
APPROVING VTTM 19381

OCTOBER 21, 2026

On Motion of Committee member _____, duly seconded and carried, the following Resolution was adopted:

WHEREAS, the applicant, Ranch Mission Viejo (RMV PA3 Development LLC), has submitted Vesting Tentative Map (VTTM) 19381, requesting review and approval of said map; and

WHEREAS, VTTM 19381 proposes the subdivision of a 12.62-acre site into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered lots for landscape/drainage, and 6 lettered lots for slope/landscape areas (the "Project"); and

WHEREAS, the subdivision proposed by VTTM 19381 is located within Planning Area 3, Subarea 3.6 of the Ranch Plan Planned Community; and

WHEREAS, the Project is subject to the Ranch Plan Planned Community Program Text (PC Text), all applicable zoning code standards, and the requirements and regulations contained in the Ranch Plan Regulation Compliance Matrix, which is an executive summary of the Ranch EIR mitigation measures, the terms and conditions in the Development Agreement and various settlement agreements, the general requirements of the Affordable Housing Implementation Agreement, and the standards of the fire prevention code of Orange County Fire Authority; and

WHEREAS, pursuant to General Regulation #25 of the PC Text, the Project is allowed to utilize approved Alternative Development Standards for developments within the Ranch Plan Planned Community; and

WHEREAS, On February 25, 2015, the Planning Commission approved PA140072-82 to establish Planning Area 3 and its Subareas, including Subarea 3.5, for the Ranch Plan Planned Community; it was 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. Administrative revisions to the Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in October 2022 (PA22-0067), October 2024 (PA24-0104) and most recently in May 2025 (MB24-0070), to adjust residential dwelling unit counts, non-residential square footage, and the locations of community facilities. On July 8, 2026, the Planning Commission approved amendments and revisions to the Master

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Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA25-0162) allowing for the reallocation of dwelling units and non-residential square footage between Planning areas 3 and 4 and future Planning Area 5; and

WHEREAS, the Project's Final Environmental Impact Report (EIR) No. 589 and subsequent amendments reflect the independent judgment of the County and are deemed adequate to satisfy the requirements of the California Environmental Quality Act (CEQA) for approval of VTTM 19381, which is a necessarily included element contemplated as part of the overall action evaluated in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, Addendum 3.1, and Addendum 3.2; and

WHEREAS, pursuant to the Orange County Subdivision Code, Subarticle 5 (Processing Procedures for Tentative Maps) and California Government Code Section 65000, et seq., the Subdivision Committee conducted a public meeting to consider the matter; and

WHEREAS, the Subdivision Committee has reviewed and fully considered the materials and information presented to them for VTTM19381, including the analysis provided in the staff report, comments received before and during the public hearing; findings required for a tentative map, recommended conditions of approval, and the conclusion of the environmental assessment.

NOW, THEREFORE, BE IT RESOLVED THAT THE SUBDIVISION COMMITTEE ADOPTS THIS RESOLUTION TO:

a. Find that Final EIR No. 589, certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum No. 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved July 8, 2026, adequately address the effects of the proposed Project, reflect the independent judgment of the County of Orange and are approved for the proposed project based on the following additional findings:

    i. The circumstances of the Project are substantially the same and Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project, which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 were approved; therefore, no further environmental review is required.

b. Approve VTTM 19381, a subdivision of a 12.62-acre site into 83 numbered lots for conventional single-family detached dwellings, 2 lettered lots for private drives, 4 lettered

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lots for landscape/drainage, and 6 lettered lots for slope/landscape areas, subject to the Findings and Conditions of Approval contained within the Resolution.

Recommended Findings:

1. GENERAL PLAN – The design and improvements of the proposed map are consistent with the General Plan. The General Plan Land Use designations for the subject site is Suburban Residential (1B). The Suburban Residential (1B) designation allows, "the greatest flexibility for residential development" with a permitted density between 0.25 and 43.5 du/ac, and residential land use categories include allowances for local and community open space, local schools, childcare facilities, neighborhood commercial centers, and other facilities needed for neighborhood services. The density and land uses proposed by VTTM19381 are consistent with the Suburban Residential (1B) land use designation. The project is a subdivision for the development of conventional single-family detached residential dwelling units with a net density of 8.90 DU/AC, as well as usable project open space areas. Therefore, the proposed project is consistent with the General Plan and the intended land use objectives for the subject site.
2. RANCH PLAN PC TEXT AND ZONING CODE – The design and improvements of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to the Subdivision Code Section 7-9-254, including applicable regulations of the County of Orange General Plan, and the Ranch Plan PC Text. Pursuant to Zoning Code Section 7-9-47.5, the proposed project is subject to the provisions of the Ranch Plan PC Text. The project proposes to subdivide the project site for the development of Conventional Single-Family Detached Dwellings, which are a principal permitted use under Section III.A.1.a.2)a) (Conventional Single-Family Detached Dwellings) of the Ranch Plan PC text.
3. DEVELOPMENT TYPE – The site is physically suitable for the proposed type of development. The project is proposed on vacant land that is currently being rough graded to the parameters of this subdivision. The proposed subdivision has been designed in compliance with all applicable County of Orange Standard Plans, with the performance standards of the Ranch Plan Alternative Development Standards listed under Note 30 of the project plans, and no design features requiring a deviation from County of Orange standards are proposed.
4. CEQA – The requirements of the California Environmental Quality Act have been satisfied. The proposed project will not result in any new significant impacts beyond those originally identified by the Ranch Plan Final Program EIR 589 nor will there be any substantial increase in the severity of any previously identified environmental impacts. The circumstances of this project are substantially the same as Final EIR No. 589 certified by the Board of Supervisors on November 8, 2004, together with Addendum No. 1.0 approved

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on July 26, 2006, Addendum No. 1.1 approved on February 23, 2011, PA2 Addendum approved on March 27, 2013, Addendum 3.1 approved on February 25, 2015, and Addendum No. 3.2 approved on July 8, 2026. Together, Final EIR No. 589, Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum No. 3.1, and Addendum No. 3.2 adequately address the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when Final EIR No. 589 was certified, or when Addendum No. 1.0, Addendum No. 1.1, PA2 Addendum, Addendum 3.1 and Addendum No. 3.2 were approved has become known; therefore no further environmental review is required.

5. DEVELOPMENT DENSITY – The site is physically suitable for the proposed density of development. The proposed subdivision has been designed in compliance with the County of Orange General Plan, Subdivision Code, Zoning Code, and the Ranch Plan PC Text. The project is a subdivision for the development of conventional single-family detached residential dwelling units with a net density of 8.90 DU/AC. The proposed project design and density comply with the development standards of Ranch Plan PC Text Section III.A.1.a.2)a) (Conventional Single-Family Detached Dwellings) and the General Plan Land Use designation Suburban Residential (1B), and the project does not include any deviations from standards of design.

6. ENVIRONMENTAL DAMAGE – The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, 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; Addendum 3.1, approved February 25, 2015; and Addendum 3.2, approved July 8, 2026. The proposed project will not result in any new significant impacts beyond those originally identified by previous CEQA documentation nor will there be any substantial increase in the severity of any previously identified environmental impacts.

7. PUBLIC HEALTH – The design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems. The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, 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; Addendum 3.1, approved February 25, 2015; and Addendum 3.2, approved July 8, 2026. The proposed project will not result in any new significant impacts beyond those originally identified by previous CEQA documentation nor will there be any substantial increase in the severity of any previously identified environmental impacts.

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8. PUBLIC EASEMENTS – The design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision. The proposed subdivision does not include any existing or proposed public easements dedicated to the County of Orange.
9. WATER/SEWER SYSTEM – 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. The proposed subdivision is within the boundaries of the Santa Margarita Water District (SMWD). The SMWD stated in their Preliminary Water Sewer Letter, dated July 14, 2026, that SMWD will be capable of providing water and sewer service to this development without exception.

Recommended Conditions of Approval:

1. REGULATION COMPLIANCE MATRIX – The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix (Attachment) to the satisfaction of the appropriate decision maker.

2. WATER QUALITY MANAGEMENT PLAN – 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:

    a. Detailed site and project description
    b. Potential stormwater pollutants
    c. Post-development drainage characteristics
    d. Low Impact Development (LID) BMP selection and analysis
    e. Structural and Non-Structural source control BMPs
    f. Site design and drainage plan (BMP Exhibit)
    g. GIS coordinates for all LID and Treatment Control BMPs
    h. 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

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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.

3. 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.

4. COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM – Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including:

    a. 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
    b. Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
    c. 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.
    d. Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants.
    e. 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
    f. 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 Homeowner'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.
        (Compliance Matrix - Items 539, 539.1, 539.2)

5. INDEMNIFICATION – Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related

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decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6. BUYER NOTIFICATION MAP – Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways and public facilities within the surrounding area for the approval of the Manager, OC Development Services. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.

The foregoing resolution was passed and adopted by the following vote of the Orange County Subdivision Committee, on October 21, 2026, to wit:

Ayes:

Noes:

Excused:

Abstained:

I HEREBY CERTIFY that the foregoing Resolution No. 2026-09 was adopted on October 21, 2026 by the Orange County Subdivision Committee.

_____By: Scarlet Duggan, Chairperson

ORANGE COUNTY SUBDIVISION COMMITTEE

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Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Prior to Recordation												
139	137-138 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the recordation of a map for tract adjacent to the RMV Open Space	Biological Resources	CC&Rs, California Exotic Pest Plant Council	Invasive Plants CC&R Prohibition	b. Prior to the recordation of a map for a tract adjacent to the RMV Open Space, the County of Orange shall verify that the CC&Rs contain language prohibiting the planting of plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California in private landscaped areas.	~~Director, PDS~~ **Director, OC Planning**	Provide letter stating that CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory	To be cleared for entire Planned Community, upon providing RMV CC&R summary letter [Hyperlink #13] stating CC&Rs contain language prohibiting the planting of plants on most current California Invasive Plant Inventory (www.cal-ipc.org) in private landscape areas. Only applies to recordation of tract maps that include lots located immediately adjacent to RMV Open Space	Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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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

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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
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
532		EIR 589	SC 4.5-4	Prior to the recordation of a Subdivision Map (except maps for financing and conveyance purposes only)	Master Plan of Drainage:		Master Plan of Drainage:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Subdivision and Grading, including payment of fees and the construction (or provide evidence of financial security, such as bonding) of the necessary facilities. (County Standard Condition D04b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of participation in Master Plan of Drainage (fees and/or improvements)	See guidance above related to Item No. 30.	Each PA

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533		EIR 589	SC 4.5-5	Prior to the recordation of a Subdivision Map	Subordination of Easements:		Subordination of Easements:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only), the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or the Orange County Flood Control District, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Subdivision and Grading, for review and approval. (County Standard Condition D06b)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	Verification that any granted easements are subordinate to easements offered to County and provision of copy of said easement(s)	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA
534		EIR 589	SC 4.5-5 (cont.)	See above	Subordination of Easements (cont.):		Subordination of Easements (cont.):	The Santa Margarita Water District would restore other improvements or facilities located within the easement, if it has consented to the location of such improvements or facilities to the extent that the exercise of its rights in connecting with the easement impacts other improvements of facilities located within the easement; however, in no event shall Santa Margarita Water District be responsible for the cost of relocating its facilities in event of conflicts with such improvements or facilities. (County Standard Condition D06b)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	See above	Except in those cases where the County of Orange and the public entity grantee have previously mutually agreed upon conditions to coexist within the easement area.	Each PA

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535		EIR 589	SC 4.5-6	Prior to County of Orange acceptance of improvements as identified by separate agreement ~~the recordation of a Subdivision Map~~	Regional Facility Improvements:		Regional Facility Improvements:	Prior to County of Orange acceptance of improvements as identified by separate agreement the recordation of a subdivision map, the applicant shall improve Regional Facility_____ by the construction (or evidence of financial security, such as bonding) of _____, an IOD shall be recorded offering said improvements and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading. County of Orange to accept IOD upon satisfactory completion of improvements. (County Standard Condition D07b, modified)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (Orange County Flood Control District and Santa Margarita Water District)	Verification of construction and/or offer(s) of dedication for flood control improvements		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

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing 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
544		EIR 589	SC 4.6-2	Prior to the recordation of a Subdivision Map	Vehicular Access Rights:		Vehicular Access Rights:	Prior to the recordation of a subdivision map, the subdivider shall place notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of notes on the final map which release and relinquish vehicular access rights to all arterial highways to the County of Orange except for access locations approved by the County of Orange	Note shall state: "Rancho Mission Viejo or assigns hereby release and relinquish vehicular access rights to all arterial highways to the County of Orange, except for access locations approved by the County of Orange"	Each PA

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545		EIR 589	SC 4.6-3	Prior to the recordation of a Subdivision Map	Private Street Improvements:		Private Street Improvements:	Prior to the recordation of a subdivision map, the subdivider shall place a note on the map, in a manner that meets the approval of the Manager, Subdivision and Grading Services, that states: "The private streets constructed within this map shall be owned, operated and maintained by the developer, successors or assigns. The County of Orange shall have no responsibility therefore unless pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said private streets have been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors. (County Standard Condition T02)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of a note on the Subdivision Map	Note shall make statement listed in quotations in condition.	Each PA
546		EIR 589	SC 4.6-4	Prior to the recordation of a Subdivision Map	Street Improvements ~~(cont.)~~:		Street Improvements ~~(cont.)~~:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition T04)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory improvements and utility plans with verification of subsequent construction/installation of improvements	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
546.1		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling. (County Standard Condition T04)	See above	See above	See above	Each PA
546.2		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	B. The water distribution system and appurtenances shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief. (County Standard Condition T04)	See above	See above	See above	Each PA
546.3		EIR 589	SC 4.6-4 (cont.)	See above	Street Improvements (cont.):		Street Improvements (cont.):	C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes. (County Standard Condition T04)	See above	See above	See above	Each PA

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549		EIR 589	SC 4.6-7	Prior to the recordation of a Subdivision Map	Traffic Signal Conduit:		Traffic Signal Conduit:	Prior to the recordation of a subdivision map, the subdivider shall install (or provide evidence of financial security, such as bonding, that) all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T08)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved traffic signal plans with verification of subsequent installation	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~,	Submittal of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	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
550.3		EIR 589	SC 4.6-8 (cont.)	Prior to the recordation of Subdivision Map.	Internal Circulation (cont.):		Internal Circulation (cont.):	B. Prior to the recordation of a subdivision map, the applicant shall construct (or provide evidence of financial security, such as bonding) the above improvements in a manner meeting the approval of the Manager, Construction. (County Standard Condition T12)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of improvements' construction in SC 4.6-8A	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA

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551		EIR 589	SC 4.6-9	Prior to the recordation of a Subdivision Map	Traffic Signal Maintenance Easement:		Traffic Signal Maintenance Easement:	Prior to the recordation of a subdivision map, the subdivider shall dedicate a signal maintenance easement to the County of Orange at the project site access, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T13b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of offer(s) of dedication for signal maintenance easement(s)		Each PA
552		EIR 589	SC 4.6-10	Prior to the recordation of a Subdivision Map	Traffic Signal Installation:		Traffic Signal Installation:	Prior to the recordation of a subdivision map, the subdivider shall design and construct/provide a cash deposit of __ % of the cost of / /enter into an agreement with the County of Orange, accompanied by financial security, for the cost of __ % of) a traffic signal at the intersection of ___ and ___, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition T14b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of approved street improvement plans with subsequent installation of improvements or enter into agreement with County for construction (with appropriate financial security)	If applicable, bonding may substitute for construction of each of the required improvements.	Each PA
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and 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
589.1		EIR 589	SC 4.15-1	Prior to recordation of final tract ~~a subdivision~~ maps (alternatively subdivider may enter into a subdivision improvement agreement with the County	Water Improvement Plans:		Water Improvement Plans:	Prior to the recordation of a subdivision map, the subdivider shall design and construct (or provide evidence of financial security, such as bonding) water distribution system and appurtenances that conform to the applicable laws and adopted regulations enforced by the County Fire Chief, in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading. (Added per MMRP attached to 11/8/06 CEQA Resolution 04-290)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Approved water improvement plans with subsequent construction of improvement	Applicant must submit one of the following: (1) approved improvement plan consisted with referenced Plan of Works, (2) letters from both SMWD and OCFA indicating sufficient water supply and pressure for Map area, or (3) subdivision improvement agreement with County.	Each PA
597		EIR 589	SC 4.15-9		CUSD Fees:		CUSD Fees:	Prior to the recordation of final tract map, the project applicant shall provide for the payment of fees pursuant to California Government Code Section 65995, unless other provision are required of the applicant through the agreement with CUSD (see Mitigation Measure 4.15-5).	N/A	Compliance with CUSD agreement	Payment of school fees per CUSD/RMV Agreement	PC-Wide

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619		Fire Prot. Prog.	Cond. 4	Prior to recordation of each Tract Map	Administrative Approval of Tract Maps		Administrative Approval of Tract Maps	Prior to recordation of each Tract Map, the applicant shall submit a copy of the proposed Tract map to OCFA for administrative approval (verifying that the map remains consistent with previous approvals), and for OCFA's record keeping purposes.	~~Director, PDS~~, **Director, OC Planning**	Submit a copy of the proposed Tract map to OCFA for administrative approval		
COA #7		Subarea 3.5 Builer "B" Map COAs	Cond. #7	Prior to recordation of the final tract map			MANEUVERABILITY EASEMENT	Prior to recordation of the final tract map, the subdivider shall demonstrate that all necessary ingress/egress easements for vehicle maneuverability within motor courts/alleyways are identified on the final map subject to the satisfaction of the Planning Manager. The easement shall prohibit property owners from installing any improvements within the easement area or interfering with the use or maintenance of the easement.	~~Director, PDS~~, **Director, OC Planning**	Submit a copy of the proposed Tract map to OCFA for administrative approval		

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b. Prior to Approval of Site Development Permit												
109		EIR 589	MM 4.7-3	Prior to approval of ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Air Quality	Shade trees, evaporative emissions	Incorporate Shade Trees into Parking Lot Design	With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	~~Director, PDS~~ **Director, OC Planning**	Submittal of satisfactory landscape plans (precise, not general landscape plan at SDP level		Each PA
110	111 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to approval of ~~Master Area Plan or Subarea Plan~~ Site Development Permit	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans. [Note: for the purposes of clarification, the timing of this requirement should be interpreted to read as follows: Prior to approval of each applicable Site Development permit, the project applicant shall ...]	~~Director, PDS~~ **Director, OC Planning**	Issuance of Building Permit (Evidence of reflection of materials)		Each PA
c. 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

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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

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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
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

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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

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530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	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

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing 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

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555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of compliance with Rule 403 and Rule 402		Each PA
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA
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

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556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO_X and ROC from heavy equipment.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA

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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
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA

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567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved detailed landscape plan for privately maintained common areas		Each PA

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571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County 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# 2		Subarea 3.5 Builer "B" Map COAs		Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**			Each PA

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COA# 2 (cont.)		Subarea 3.5 Builer "B" Map COAs		See above	WQMP			This WQMP shall include the following: - Detailed site and project description - Potential stormwater pollutants - Post-development drainage characteristics - Low Impact Development (LID) BMP selection and analysis - Structural and Non-Structural source control BMPs - Site design and drainage plan (BMP Exhibit) - GIS coordinates for all LID and Treatment Control BMPs - Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**			Each PA

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d. 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
e. 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

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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
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

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537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing 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
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

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550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA
550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory internal pedestrians circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services~~, **Director, OC Planning and Manager, Permit Services** (Building Plan Check)	Submittal of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA

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564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services in consultation with Manager, HBP~~, **Director, OC Planning**	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan−Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (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

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA# 3		Subarea 3.5 Builer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	~~Director, PDS~~, **Manager, Permit Services (Building Plan Check)**			

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COA# 6		Subarea 3.5 Builer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	~~Director, PDS~~, **Director, OC Planning**			

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f. 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		
g. 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
h. 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

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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
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

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

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i. 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

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Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
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

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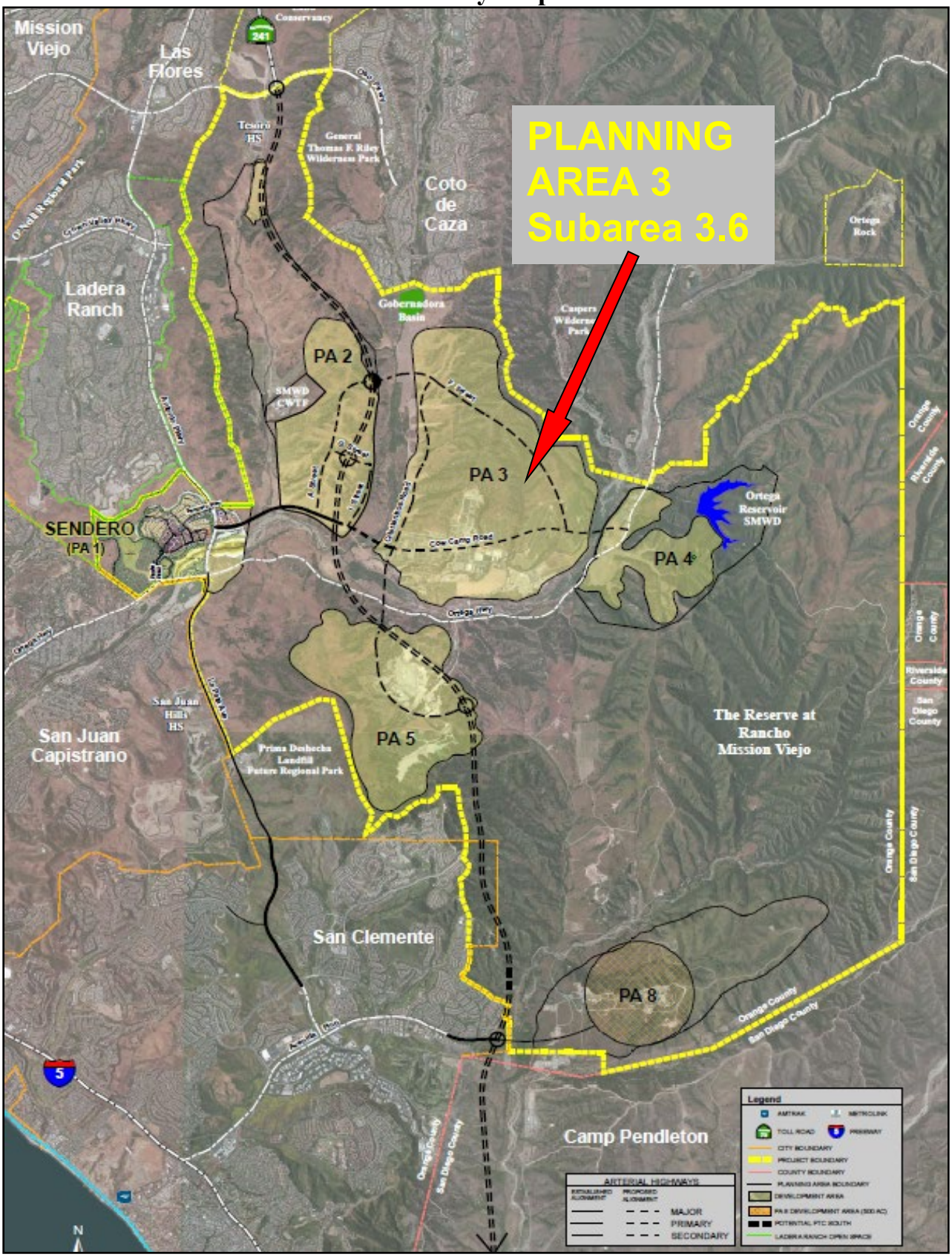
Vicinity Map



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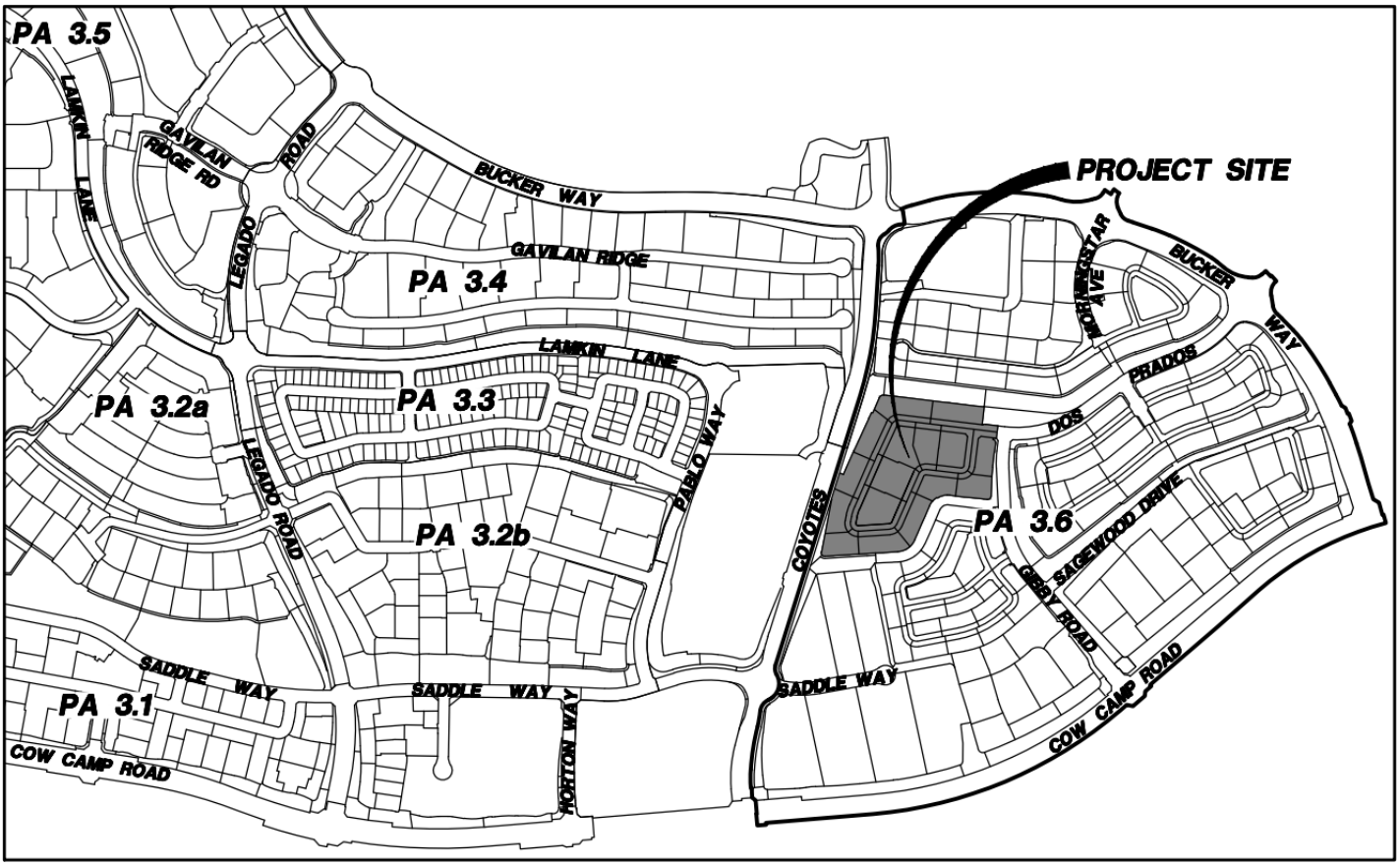
ATTACHMENT 4

Project Map



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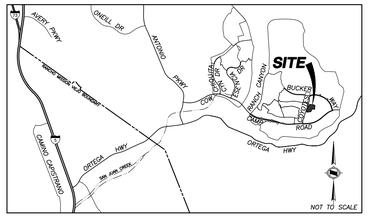
VICINITY MAP



VESTING TENTATIVE TRACT MAP 19381
PA 3, SUBAREA 3.6 - MR22

LEGAL DESCRIPTION

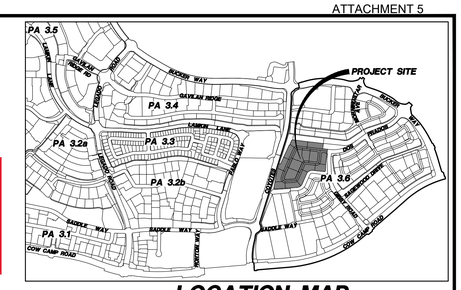
LOT 22 AND LOT W OF TRACT NO. 17936, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK _____, PAGES _ THROUGH _, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REVIEWED FOR CODE COMPLIANCE

THIS DOCUMENT WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE AGENCY CODE REQUIREMENTS. THE DOCUMENT IS RECOMMENDED FOR ACCEPTANCE SUBJECT TO APPROVAL BY THE AHGENCY. THIS RECOMMENDATION FOR ACCEPTANCE DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PERCURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

09/11/2026

INTERWEST CONSULTING GROUP



LOCATION MAP
NOT TO SCALE

NOTES

1. EXISTING LAND USE: VACANT LAND. PREVIOUSLY MASS GRADED PER GRD24-0116 & ROUGH GRADED PER GRD25-0058 TO ALLOW FOR FUTURE DEVELOPMENT.
2. PROPOSED LAND USE: CONVENTIONAL SINGLE FAMILY DETACHED RESIDENTIAL – 83 DWELLING UNITS.
3. EXISTING ZONING: LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3 AND SUBAREA PLAN PA 3.6, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT.
4. THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.6 (PA24-0181) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
5. GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL.
6. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1.
7. ADJACENT LAND USE ZONING

   NORTH: FUTURE RESIDENTIAL, SUBAREA 3.6 AQ23 (VTTM 19374)

   SOUTH: FUTURE RESIDENTIAL, SUBAREA 3.6 MR25 (VTTM 17936)

   EAST: PUBLIC STREET, GIBBY ROAD

   WEST: PUBLIC STREET, COYOTES

8. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
9. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
10. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
11. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 66KV. 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

12. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
13. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS, THE "MASTER PLAN OF DRAINAGE", AND THE RUN OFF MANAGEMENT PLAN (ROMP). PA3 & 4 ROMP REVISION 1 & 2 (PA22-0068) DATED AUGUST 2025. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED.
14. STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS.
15. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
16. GRADING FOR VESTING TENTATIVE TRACT MAP NO. 19381 MAY BE ACCOMPLISHED IN MULTIPLE PHASES.
17. STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON.
18. ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP.
19. BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 19381 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.
20. ACCESS TO THE SITE IS PROPOSED VIA DOS PRADOS, GIBBY ROAD, & COW CAMP ROAD. STREETS ARE PUBLIC AND COURTS ARE PRIVATE.
21. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
22. THE APPLICANT REQUESTS THE OPTION OF RECORDING MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), AS AMENDED MARCH 1982.
23. LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS.
24. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.
25. PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
26. STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
27. THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
28. EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
29. ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCFCD AS APPROPRIATE.
30. PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (ORIGINALLY APPROVED MARCH 14, 2007, AND MOST RECENTLY AMENDED ON JULY 31, 2025), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS "A" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS:

   A-1 36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
   A-5 RESIDENTIAL PARKWAYS
   A-11 CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
   A-18 MODIFIED KNUCKLE
   A-20 ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
   A-39 PRIVATE CURB CORE OUTLET AND CLEANOUT DETAIL
   A-40 PRIVATE AREA DRAIN CONNECTION TO CATCH BASIN INLET
   B-2 INTERSECTION SIGHT LINE STANDARDS
   B-8a CORNER RAMP CONDITION TYPICAL INTERSECTION
   B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
   D-11 SINGLE FAMILY DETACHED ON-STREET PARKING
   G-4 CURB (AND GUTTER) OPTIONS ON PRIVATE STREETS, PRIVATE DRIVES & ALLEYS
   G-8 REDUCED LOCAL DEPRESSION ON PUBLIC STREETS
   G-9 ROLLED CURB ON PRIVATE STREETS
   J-5 CLASS III NEV ROUTE

31. THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO THE EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6.(a)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS 1.2.13 AND 4.2(C).
32. DEVELOPMENT OF VTTM 19381 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1 (2.h) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
33. ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
34. ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS.
35. ALL LOT AND PAD GRADIENTS TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT 1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE AT RANCHO MISSION VIEJO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL).
36. IF DETERMINED BY THE DEPUTY DIRECTOR OF OC DEVELOPMENT SERVICES, THE SUBDIVIDER SHALL OBTAIN A LETTER OF CONSENT FROM AFFECTED PROPERTY OWNERS PERMITTING CROSS DRAINAGE IN COMPLIANCE WITH THE RANCH PLAN REGULATION COMPLIANCE MATRIX ITEM #524 (COUNTY STANDARD CONDITION OF APPROVAL G-04).
37. ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL ACCESS EASEMENT, MINIMUM 30 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19381.
38. PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" TTM WQMP FOR PLANNING AREA 3 SUBAREA 3.6 (WQ25-0064) CONSISTENT WITH WATERSHED'S DECEMBER 16, 2024 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WQMP FOR THE RANCH PLAN PLANNED COMMUNITY.
39. THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION PROGRAM.
40. THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) – VERY HIGH FIRE HAZARD SEVERITY ZONE.
41. ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCFA REQUIREMENTS.
42. DEVELOPMENT OF TRACT 19381 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
43. MINIMUM DRIVEWAY WIDTH, W=16'.
44. IN THE DESIGN OF THIS MAP, THE GUIDELINES AND REQUIREMENTS WITHIN THE CALIFORNIA SOLAR PERMITTING GUIDEBOOK ADOPTED BY THE STATE OF CALIFORNIA WERE CONSIDERED.
45. BUILDER AND/OR CONTRACTOR SHALL COMPLY WITH COUNTY REQUIREMENTS FOR RED IMPORTED FIRE ANTS.
46. THIS PROJECT FALLS UNDER THE JURISDICTION OF THE SAN DIEGO REGIONAL WATER QUALITY BOARD, REGION 9. PROJECT WILL OPERATE IN ACCORDANCE WITH THE BOARD'S REQUIREMENTS.

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.

STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC, IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TT 19381, 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. BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT AND MANAGER

DATED THIS 3/27/2026

BY: _____

PRINTED NAME: Jeremy T. Laster

TITLE: President

BY: _____

PRINTED NAME: Elise L. Millington

TITLE: COO

EASEMENT NOTES

① INDICATES A PROPOSED EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19381 TO THE SANTA MARGARITA WATER DISTRICT.

② INDICATES A PROPOSED RECIPROCAL ACCESS EASEMENT, MINIMUM 30 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19381.

③ INDICATES AN EXISTING EASEMENT FOR WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17936 TO THE SANTA MARGARITA WATER DISTRICT.

SLOPE DESIGNATIONS

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.

Ⓐ MAINTAINED BY MASTER HOA.

Ⓑ MAINTAINED BY INDIVIDUAL LOT OWNER THROUGH SUPPLEMENTAL MAINTENANCE AGREEMENTS.

EARTHWORK NOTE

PROPOSED GRADING AND EARTHWORK VOLUMES ARE PER PREVIOUSLY APPROVED PLANNING AREA 3, SUBAREA 3.6 ROUGH GRADING PLAN (GRD25-0058) AND CONSISTENT WITH VTTM 17936.

ENGINEERS STATEMENT

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

DATE: 9/1/2026

NICHOLAS A. STREETER
nstreeter@proeng.net

REGISTERED PROFESSIONAL ENGINEER NICHOLAS A. STREETER C 70862 CIVIL STATE OF CALIFORNIA

LEGEND

PROJECT BOUNDARY
RIGHT OF WAY
PROPOSED LOT LINE
TOP OF SLOPE
TOE OF SLOPE
DAYLIGHT LINE
PROPOSED EASEMENT
EXISTING SLOUGH WALL
LINE OF SIGHT
LOT 11 / P=819.1 — LOT NUMBER / PAD ELEVATION
GRADING CONTOUR LINE
EXISTING STORM DRAIN
EXISTING WATER
EXISTING SEWER
EXISTING RECYCLED WATER
PROPOSED STORM DRAIN (RCP)
PROPOSED STORM DRAIN (PVC)
PROPOSED STORM DRAIN MANHOLE
PROPOSED CATCH BASIN INLET
PROPOSED GRATE INLET CATCH BASINS
PROPOSED WATER
PROPOSED SEWER
PROPOSED FIRE HYDRANT
TUBULAR STEEL FENCE ON GRADE BEAM
NO PARKING ALLOWED (ADS A-18)
STORM DRAIN TRANSITION JUNCTION STRUCTURE

OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92694
(949) 240-3363
ATTN: JAY BULLOCK
jbullock@ranchomv.com

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: MEAGAN KNECHT
meagan.knecht@lennar.com

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
27081 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 (949) 716-7460
nstreeter@proeng.net

REVISION	
DATE	DESCRIPTION

COUNTY OF ORANGE

VESTING TENTATIVE TRACT MAP 19381
RANCH PLAN - PA 3, SUBAREA 3.6
RMV PA3 DEVELOPMENT - MR22

NORTHWEST SIDE OF GIBBY ROAD AND COW CAMP ROAD

DESIGNED BY: BD	DATE: 9/1/2026	COUNTY FILE NO.: VTTM 19381	SHEET VTTM-1
DRAFTED BY: BD			
CHECKED BY: NS			

J.N. 26.000 VTTM 19381 PA3, SUBAREA 3.6 MR22

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REVIEWED FOR CODE COMPLIANCE

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09/11/2026

INTERWEST CONSULTING GROUP

PROJECT SUMMARY

PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	ACRES	GROSS %	NET %	PROPOSED LAND USE
1-83	**83**	9.06	71.75%	97.06%	RESIDENTIAL SFD
K-L	2	0.18	1.42%		PRIVATE COURT
A-D	4	0.09	0.69%	0.94%	LANDSCAPE LOT / DRAINAGE
E-J	6	0.19	1.48%	2.01%	SLOPE / LANDSCAPE
STREET		3.11	24.66%		PUBLIC STREET R.O.W.
TOTALS	95		100.00%	100.00%	
GROSS ACRES		**12.62**	ALL LOTS 1-83, A-J & R.O.W.	**6.58**	DU/AC GROSS DENSITY
NET ACRES		**9.33**	LESS R.O.W & PVT. CT.	**8.90**	DU/AC NET DENSITY

PROJECT SUMMARY

PROJECT SUMMARY NOTES

Density:
a. Gross Density: The number of dwelling units per gross acre (see definition of "gross acres")
b. Net Density: The number of dwelling units per net acre (see definition of "net acres")

Gross Acres: The total acreage of the building site including, but not limited to, building site areas, streets, driveways, private recreation areas, ordinance required local park land, open space area, easement areas and slopes.

Net Acres: The number of acres remaining after subtracting other land uses such as parks, other peripheral open space, schools and collector and arterial roads and after subtracting slopes greater than ten (10) feet in height from the total gross acreage.

NUMBERED LOT AREA SUMMARY

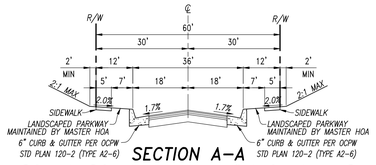
LOT NUMBER	LOT SIZE SQ. FT.	LOT SIZE ACRES	LOT NUMBER	LOT SIZE SQ. FT.	LOT SIZE ACRES
1	4,396	0.10	43	5,862	0.13
2	4,269	0.10	44	4,249	0.10
3	4,286	0.10	45	4,315	0.10
4	4,288	0.10	46	4,462	0.10
5	4,291	0.10	47	4,385	0.10
6	4,294	0.10	48	5,121	0.12
7	4,297	0.10	49	5,828	0.13
8	4,300	0.10	50	4,375	0.10
9	4,302	0.10	51	4,364	0.10
10	4,309	0.10	52	4,859	0.11
11	4,611	0.11	53	4,480	0.10
12	7,310	0.17	54	4,050	0.09
13	4,441	0.10	55	4,050	0.09
14	4,104	0.09	56	4,509	0.10
15	4,257	0.10	57	6,288	0.14
16	4,258	0.10	58	8,793	0.20
17	4,356	0.10	59	4,518	0.10
18	4,306	0.10	60	4,508	0.10
19	4,326	0.10	61	4,508	0.10
20	4,346	0.10	62	4,508	0.10
21	5,263	0.12	63	4,508	0.10
22	5,038	0.12	64	4,508	0.10
23	5,116	0.12	65	6,244	0.14
24	5,487	0.13	66	5,728	0.13
25	5,419	0.12	67	4,482	0.10
26	6,085	0.14	68	4,050	0.09
27	5,562	0.13	69	4,050	0.09
28	4,177	0.10	70	4,050	0.09
29	4,187	0.10	71	4,050	0.09
30	4,226	0.10	72	4,050	0.09
31	4,206	0.10	73	4,176	0.10
32	4,216	0.10	74	4,050	0.09
33	4,225	0.10	75	4,410	0.10
34	5,010	0.12	76	5,957	0.14
35	6,649	0.15	77	4,967	0.11
36	6,034	0.14	78	4,622	0.11
37	4,717	0.11	79	4,619	0.11
38	4,323	0.10	80	4,616	0.11
39	4,333	0.10	81	4,612	0.11
40	4,386	0.10	82	4,609	0.11
41	4,906	0.11	83	4,593	0.11
42	6,572	0.15			
TOTAL				**394,465**	**9.06**

LETTERED LOT AREA SUMMARY

LETTERED LOT AREA SUMMARY

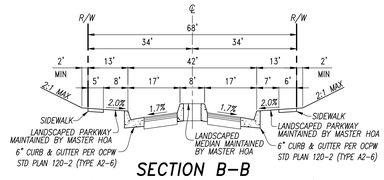
LOT NUMBER	LOT SIZE SQ. FT.	LOT SIZE ACRES	USE
A	954	0.02	LANDSCAPE LOT / DRAINAGE
B	977	0.02	LANDSCAPE LOT / DRAINAGE
C	923	0.02	LANDSCAPE LOT / DRAINAGE
D	954	0.02	LANDSCAPE LOT / DRAINAGE
E	3567	0.08	SLOPE / LANDSCAPE
F	517	0.01	SLOPE / LANDSCAPE
G	1260	0.03	SLOPE / LANDSCAPE
H	759	0.02	SLOPE / LANDSCAPE
I	1436	0.03	SLOPE / LANDSCAPE
J	615	0.01	SLOPE / LANDSCAPE
K	3587	0.08	PRIVATE COURT
L	4194	0.10	PRIVATE COURT
TOTAL	**19,743**	**0.45**	

TYPICAL STREET SECTIONS & DETAILS



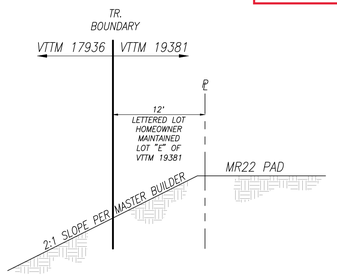
SECTION A–A
DOS PRADOS, BAYBERRY BAY & MISTY MEADOW

PARKING BOTH SIDES – 25 MPH (ADS A–20 & J–5)
(PUBLIC – R/W OWNED BY COUNTY OF ORANGE)
ADT PER LOT: 10 TRIPS/DAY, 1 TRIP/PEAK HOUR

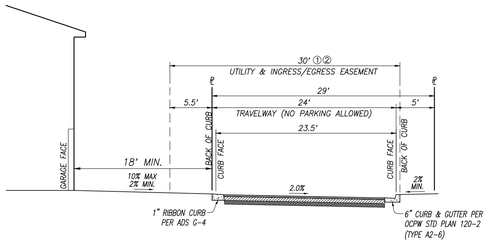


SECTION B–B
DOS PRADOS (68' ENTRY STREET)

NO PARKING BOTH SIDES – 25 MPH (A–20 & J–5)
(PUBLIC – R/W OWNED BY COUNTY OF ORANGE)
ADT PER LOT: 10 TRIPS/DAY, 1 TRIP/PEAK HOUR

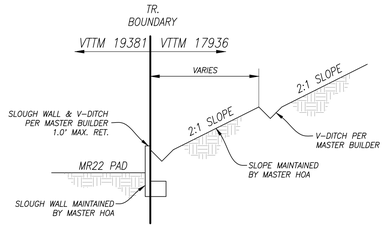


SECTION E-E
NOT TO SCALE

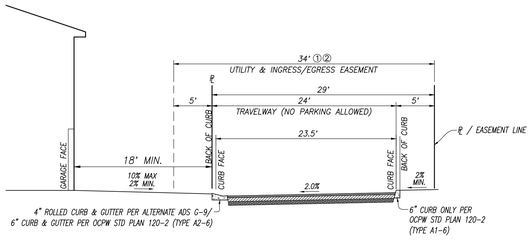


SECTION C-C
LOT "K" (24' PRIVATE COURT)

(ADS G–4)
NOT TO SCALE
NO PARKING BOTH SIDES
ADT PER LOT: 10 TRIPS/DAY, 1 TRIP/PEAK HOUR

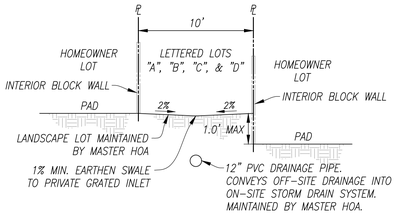


SECTION F-F
NOT TO SCALE

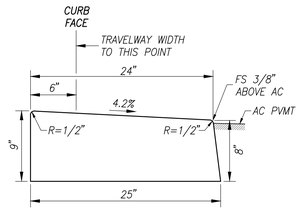


SECTION D-D
LOT "L" (24' PRIVATE COURT)

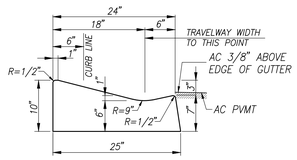
(ADS G–9)
NOT TO SCALE
NO PARKING BOTH SIDES
ADT PER LOT: 10 TRIPS/DAY, 1 TRIP/PEAK HOUR



SECTION G-G
NOT TO SCALE



1" RIBBON CURB DETAIL
ADS G–4
N.T.S.



4" ROLLED CURB & GUTTER DETAIL
ADS G–9 ALTERNATE
N.T.S.

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92694 (949) 240-3363 ATTN: JAY BULLOCK jbullock@ranchomv.com	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: MEAGAN KNECHT meagan.knecht@lennar.com	PROACTIVE ENGINEERING CONSULTANTS 27051 Towne Centre Drive, Suite 270 Foothill Ranch, CA 92610 (949) 716-7460 nstreeter@proeng.net

REVISION	
DATE	DESCRIPTION

COUNTY OF ORANGE

VESTING TENTATIVE TRACT MAP 19381
RANCH PLAN - PA 3, SUBAREA 3.6
RMV PA3 DEVELOPMENT - MR22
NORTHWEST SIDE OF GIBBY ROAD AND COW CAMP ROAD

DESIGNED BY: BD	DATE: 9/1/2026	COUNTY FILE NO.: VTTM 19381	SHEET VTTM-2
DRAFTED BY: BD			
CHECKED BY: NS			

J.N. 26.000 VTTM 19381 PA3, SUBAREA 3.6 MR22