



County of Orange

MEMO

DATE: March 23, 2007

TO: File PDSD/Current Planning Services Division

FROM: Chuck Shoemaker, Chief, Current and Advance Planning

SUBJECT: Changed Plan CP07-0003 to previously approved Site Development Permit SP87-05A

OWNER: Rancho Mission Viejo

LOCATION: The Rancho Mission Viejo Headquarters are located at 28811 Ortega Highway and the La Casa Guest Residence is located at 28881 Ortega Highway.

Background:

The existing Rancho Mission Viejo headquarters was constructed in accordance with County approval in 1976. Since initial approval the headquarters was the subject of Site Development Permit SP87-05 approved February 17, 1987 and Changed Plans CP 97-0038 approved May 16, 1997 and CP 02-0076 approved December 23, 2002.

CP07-0003 proposes additional revisions to the headquarters complex. They include:

1. Office Annex: the addition of 3,600 square feet of office space within the northeast parking lot, which results in an expansion of the lot to the north and west. Designed per the CBC as a B Occupancy (commercial) structure
2. Recreation Area (Bunkhouse): the addition of an indoor/outdoor area to the west of the office complex. The additions are intended for the personal recreation needs of the O'Neill/Moiso/Avery family. The outdoor additions expand the current pool and fire pit area to the west to include a tot-lot, "tree-house", turfed play area and a putting/chipping green. The indoor additions (aka, the "bunkhouse") would add 2,866 square feet of space that would be utilized as play area and nap area for children, and as an overnight retreat for family use. The Bunkhouse is designed per CBC as an R-3 (residential) structure.
3. Car Barn and Studio: this element of the Changed Plan entails the demolition of the 2,000 square foot car barn (28672 Ortega Highway) and the "La Casa" residence (28881 Ortega Highway). A new 2,482 square foot car barn would be located where La Casa is currently located. Also occupying this location would be a new 976 square foot "studio" that replaces the overnight stay accommodations of La Casa and would have the added benefit to the family as an artists' studio. This structure would be located southerly of the new car barn.

The Studio is designed per CBC as an R-3 (residential) structure. The car barn was classified under the CBC as a U-1 occupancy.

4. Parking and Entry Drive Revisions: the plan includes several parking revisions including an increase in the number of parking stalls through the addition of a new 48 stall parking lot located northerly of the office building. This change brings the number of parking stalls to 112 stalls. Also planned is the addition of a drive connecting the car barn to the existing southerly parking lot. The final revision is the addition of a drive connecting the middle parking lot with the cul-de-sac auto entry court in front of the existing Oficina.

The subject Changed Plan has been reviewed by Chuck Shoemaker of the Current Planning Services Division and the determination has been made, as authorized by Section 7-9-150.3(h) of the Orange County Zoning Code and the provisions of Section H of the Ranch Plan Planned Community program text which addresses Agricultural and Other On-going and Existing Uses.

The following conditions of approval shall apply to this Changed Plan:

1. WQ1 WATER QUALITY MANAGEMENT PLAN BI BI RGB

Prior to the issuance of any grading or building permits, 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 must also:

- 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;
- Incorporate applicable Routine Source Control BMPs as defined in the DAMP;
- Include an Operation and Maintenance (O&M) Plan that identifies the mechanism(s) by which long-term O&M of all structural BMPs will be provided.

2. WQ02 WQMP FOR PRIORITY PROJECTS BI BI RGB

Prior to the issuance of any grading or building permits, the applicant shall include in the WQMP the following additional Priority Project information in a manner meeting the approval of the Manager, Inspection Services Division:

- Include post-construction Treatment Control BMP(s) as defined in the DAMP;
- For applicants relying on Regional Treatment Controls, discuss applicable regional water quality and/or watershed program;
- Include a Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for post-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s).

3. WQ03 COMPLIANCE WITH THE WQMP BI BI U

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;
- 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
- 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.

4. WQ04 STORMWATER POLLUTION PREVENTION PLAN BI BI GB

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.

5. WQ05 EROSION AND SEDIMENT CONTROL PLAN BI BI GB

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 BMP's 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.

NOTE:

A Fire Master Plan has been prepared for the Ranch Plan. It is subject to review and approval by the Orange County Fire Authority, per section A of the Ranch Plan Fire Protection Program. It is anticipated that once adopted by the OCFA and County of Orange Board of Supervisors this Plan will serve as the principle reviewing document for fire safety. All construction approved by this Changed Plan shall be reviewed by the OCFA.

Another element of this Changed Plan affects the possible future reuse of the RMV headquarters. The uses may continue as long as the RMV headquarters operates at this location. This approval expires when grading is initiated to allow alternate use of this property as depicted on Tract Map 17051 (lots 42 through 45). The headquarters use is considered to be incompatible with the eventual residential use of the property.

Approval of this Changed Plan also includes the approval of perimeter fencing as depicted on the attached "Fence Study B." The plan includes decorative and pool security fencing.

This approval applies to the discretionary actions related to the Orange County Zoning Code.

Approval of this Changed plan does not include other approvals required to comply with other County Procedures.