



COUNTY OF ORANGE

STANDARD CONDITIONS OF APPROVAL MANUAL

APRIL 2001 EDITION

**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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GENERAL NOTES

1. This manual is meant to be an aid to County staff in the processing of land development projects. The manual in itself does not mandate nor preclude the application of any condition on any project. None of the conditions contained herein shall be automatically applied verbatim to any project. Rather the application of each condition should be evaluated on a project-by-project basis to determine:
 - (a) if the condition is appropriate for the given project, and
 - (b) if the condition's standard language should be modified.
2. Both standard and non-standard conditions shall state clearly and concisely:
 - (a) What is to be done (e.g., prepare traffic study).
 - (b) (Who is to do it (e.g., developer).
 - (c) When is it to be done (e.g., prior to approval of a use permit).
 - (d) Which manager is responsible for determining compliance.
 - (e) The mandatory nature of the condition by using terms such as "shall" rather than "should" or "try".
3. Each condition shall be written so that staff can verify satisfaction of the condition and, if not satisfied, the project development process can be halted.
4. All conditions are normally to be applied at the appropriate level as indicated herein.
5. Conditions are normally to be applied only at one level of approval. Conditions may be repeated at subsequent levels of approval where they would be informative to the applicant and/or County staff.
6. Depending on the particular circumstances, conditions indicated for TTM/TPM may or may not be appropriate for maps that are for financial purposes only.
7. The discretionary planning permits and subdivision maps addressed in the Manual are the following:
 - (a) Area Plans (AP)
 - (b) Use Permits (UP)
 - (c) Site Development Permits (SDP)
 - (d) Tentative Tract Maps (TTM)
 - (e) Tentative Parcel Maps (TPM)
8. The three codes above each condition indicates
 - (a) the division that recommended the condition (modify as appropriate),
 - (b) the division that will approve satisfaction of the condition, and
 - (c) the development stage at which the condition must be satisfied.

The Division and Development Stage codes are as follows:

Division Codes

BI	Building Inspection Services Division
BP	Building Permits Services Division
CP	Current Planning Services Division
C	Construction Division
EP	Environmental & Project Planning Services Division
ER	Environmental Resources
F	Fire Authority
HP	Harbors, Beaches & Parks Division
M	Monitoring Programs Division
PD	Program Development Division
RP	Real Property Division
SG	Subdivision & Grading Services Division

Development Stage Codes

B	Building Permit
G	Grading Permit
R	Recordation of a Subdivision Map
S	Site Development Permit
U	Certificate of Use and Occupancy

9. The Manager, Subdivision and Grading Services Division, is responsible for maintaining, amending, and distributing this Manual.

ARCHAEO/PALEO

A01 **ARCHAEOLOGY RECORDS SEARCH AND SURVEY**

AP/UP/SDP/TTM/TPM Approval:

HP HP G

ARCHAEO SURVEY

Prior to the issuance of any grading permit, the applicant shall obtain approval from the Manager, HBP/Coastal and Historical Facilities of a report on a literature and records search and field survey of the project site. The applicant shall retain a County-certified archaeologist to complete the literature and records search for recorded sites and previous surveys. The archaeologist shall conduct a field survey unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the Manager, HBP/Coastal and Historical Facilities. The applicant shall implement the mitigation measures recommended in this report in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities.

A02 **ARCHAEOLOGY SUBSURFACE TEST AND SURFACE COLLECTION**

AP/UP/SDP/TTM/TPM Approval:

HP HP G

ARCHAEO TEST

Prior to the issuance of any grading permit, the applicant shall obtain approval from the Manager, HBP/Coastal and Historical Facilities of a report on a subsurface test level investigation of archaeological resources of archaeological resources surface collection as appropriate. The applicant shall retain a County-certified archaeologist to perform the investigation and collection and to prepare the report. The test level report shall evaluate the site including discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations and cost estimates. Applicant shall implement the mitigation measures recommended in this report in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities.

Applicant shall prepare excavated materials to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. Applicant 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 Manager, HBP/Coastal and Historical Facilities.

A03 **ARCHAEOLOGY PREGRADE SALVAGE**

AP/UP/SDP/TTM/TPM Approval:

HP HP G

ARCHAEO PREGRADING SALVAGE

Prior to issuance of any grading permit, the applicant shall obtain approval from the Manager, HBP/Coastal and Historical Facilities of a report of the pre-grade archaeological salvage operation. The applicant shall retain a County-certified

archaeologist to conduct the pre-grade salvage excavation of the archaeological resources and prepare a report of the exposed resources. The report shall include methodology, an analysis of artifacts found, a catalogue of artifacts, and their present repository.

Applicant shall prepare excavated materials to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. Applicant 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 Manager, HBP/Coastal and Historical Facilities.

A04 ARCHAEOLOGY GRADING OBSERVATION AND SALVAGE

AP/UP/SDP/TTM/TPM Approval:

HP HP G

ARCHAEO OBS & SALVAGE

Prior to the issuance of any grading permit, the applicant shall provide written evidence to the 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.

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. 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 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 Manager, HBP/Coastal and Historical Facilities.

A05 PALEONTOLOGY RECORDS SEARCH AND SURVEY

AP/UP/SDP/TTM/TPM Approval:

HP HP G

PALEO SURVEY

Prior to the issuance of any grading permit, the applicant shall obtain approval

from the Manager, HBP/Coastal and Historical Facilities of a report on a literature and records search and field survey of the project site. The applicant shall retain a County-certified paleontologist to complete the literature and records search for recorded sites and previous surveys. The paleontologist shall conduct a field survey unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the Manager, HBP/Coastal and Historical Facilities. The applicant shall implement the mitigation measures in the report in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities.

A06 PALEONTOLOGY PREGRADING SALVAGE

AP/UP/SDP/TTM/TPM Approval:

HP HP G

PALEO PREGRADE SALVAGE

Prior to the issuance of any grading permit, the project applicant shall obtain approval from Manager, HBP/Coastal and Historical Facilities of a report of the pre-grade paleontological salvage operation. The applicant shall retain a County-certified paleontologist to conduct pre-grade salvage excavation and prepare a report of the exposed resources. The report shall include methodology, an analysis of artifacts found, a catalogue of artifacts, and their present repository. Applicant shall prepare excavated materials to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. Applicant 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 Manager, HBP/Coastal and Historical Facilities.

A07 PALEONTOLOGY RESOURCE SURVEILLANCE

AP/UP/SDP/TTM/TPM Approval:

HP HP G

PALEO OBS & SALVAGE

Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the Manager, Subdivision and Grading, that applicant 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 resource surveillance, and shall establish, in cooperation with the applicant, 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 applicant, which ensure proper exploration and/or salvage.

Prior to the release of the grading bond the applicant shall submit the paleontologist's follow up report for approval by the 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. Applicant shall prepare excavated material to the point of identification. The

applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. Applicant 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 Manager, HBP/Coastal and Historical Facilities.

BUYER NOTIFICATION

B01 BUYER NOTIFICATION MAP

AP/UP/SDP/TTM/TPM Approval:

CP CP B

BUYER NOTIF MAP

Prior to the issuance of any building permits for residential construction, the developer 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, Current Planning 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 available at the Development Processing Center.

B02 SPECIAL TAX NOTIFICATION

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

SG BI U

SPECIAL TAX NOTIF

Prior to the issuance of any certificates of use and occupancy, the developer shall provide evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is within the boundaries of a Community Facilities District (CFD), and will be subject to special taxes for public facilities and/or services.

Note: Standard Conditions N3, N4, N6, and N10 are also of a buyer notification nature. They are located in the "Noise" section of this manual.

LOCAL PARKS

CP01 PUBLIC PARK DEDICATION

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

HP HP/RP R PUBLIC PARK DEDICATION

A. Prior to the recordation of any subdivision map that creates building sites and is immediately adjacent to or contains a public park lot, the subdivider shall make an irrevocable offer of fee dedication for local park purposes to the County of Orange or its designee over Lot(s)____. The form of the offer shall be suitable for recordation as approved by the Manager, Current Planning Services. Said offer shall be free and clear of money and all other encumbrances, liens, leases, fees, easements (recorded and unrecorded), assessments and unpaid taxes except those meeting the approval of the Manager, Current Planning Services.

B. The subdivider applicant shall grade Lot(s) , the public park site(s), to provide a minimum acres of creditable local park land and shall secure the park site(s) against erosion and shall stub out sewer, water, gas, electricity, telephone, storm drain, etc., connections to the property lines.

C. The developer, or his assigns, and successors in interest shall maintain the offered park site(s) until such time as the County or its designee accepts the offer of dedication.

CP02 PRIVATE LOCAL PARK

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

HP HP/RP R PRIVATE LOCAL PARK

A. Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall make an irrevocable offer to dedicate an easement over Lot(s) ____for private local park purposes to the County of Orange in a form approved by the Manager, Current Planning Services. The subdivider shall not grant any other easement over the private park easement which is inconsistent with the local park uses, unless that easement is made subordinate to said local park easement in a manner meeting the approval of the Manager, Current Planning Services.

B. Prior to the recordation of an applicable final subdivision map, the subdivider shall submit a preliminary concept plan of the proposed private recreation facilities to the Manager, Current Planning Services, for review and approval.

DRAINAGE/FLOOD

D01a DRAINAGE STUDY

TTM/TPM Approval:

SG SG RG

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:

- 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.

D01b DRAINAGE STUDY

AP/UP/SDP Approval (apply at first level that would allow for grading):

SG SG G

DRAINAGE STUDY

Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading:

- 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.

D02a DRAINAGE IMPROVEMENTS

TTM/TPM Approval:

SG SG RG

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:

- 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.

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.

D02b DRAINAGE IMPROVEMENTS

AP/UP/SDP Approval (apply at first level that would allow for grading):

SG SG G

DRAINAGE IMPROVEMENTS

A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading:

- 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.

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.

D03a OFF-SITE DRAINAGE

AP/ UP/SDP Approval (apply at first level that would allow grading):

SG SG G DRAINAGE OFFSITE

Prior to the issuance of any grading permit, and if determined necessary by the Manager, Subdivision and Grading, the applicant shall record a letter of consent, from the upstream and/or downstream property owners permitting drainage diversions and/or unnatural concentrations. The form of the letter of consent shall be approved by the Manager, Subdivision and Grading Services prior to recordation of the letter.

D03b OFF-SITE DRAINAGE

TTM/TPM Approval:

SG SG RG DRAINAGE OFFSITE

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 Manager, Subdivision and Grading, the applicant shall record a letter of consent, from the upstream and/or downstream property owners permitting drainage diversions and/or unnatural concentrations. The form of the letter of consent shall be approved by the Manager, Subdivision and Grading Services prior to recordation of the letter.

D04a MASTER PLAN OF DRAINAGE

AP Approval: Do not apply. UP/SDP Approval (do not apply if TTM/TPM processed concurrently):

SG SG B MPD PARTICIPATION

Prior to the issuance of any building permits, the applicant 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 of the necessary facilities.

D04b MASTER PLAN OF DRAINAGE

TTM/TPM Approval

SG SG R MPD PARTICIPATION

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 of the necessary facilities.

D05 ELEVATION CERTIFICATES AND FINISHED FLOOR ELEVATIONS FOR FLOODPLAINS

AP/TTM/TPM Approvals

SG CP/BI SU

FLOODPLAIN ELEVATION

A. Prior to the approval of a site development permit per Zoning Code Section 7-9-113, the applicant shall submit an Elevation Certificate to the Manager, Current Planning Services, identifying the base flood elevation and certifying that the planned elevation of the lowest floor, including basements, is at least one (1) foot above the Base Flood Elevation (BFE). (NOTE: To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)

B. Prior to the issuance of certificates of use and occupancy for any building, the applicant shall complete Section "E" of the Elevation Certificate, identifying the Base Flood Elevation (BFE) and certifying the as built lowest floor, including basements, as constructed, is at least one (1) foot above the BFE, in a manner meeting the approval of the Manager, Building Inspection Services. (NOTE: To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.)

D06a SUBORDINATION OF EASEMENTS

AP Approval: Do not apply. UP/SDP Approval:

SG SG U

EASEMENT SUBORDINATION

Prior to the issuance of any certificates of use and occupancy, the applicant shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange or 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. Further, a copy of the approved easement shall be furnished to the Manager, Building Inspection Services, prior to the issuance of any certificate of use and occupancy.

D06b SUBORDINATION OF EASEMENTS

TTM/TPM Approval

SG SG R

EASEMENT SUBORDINATION

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.

D07a REGIONAL FACILITY IMPROVEMENTS

AP Approval: Do not apply. UP/SDP Approval:

SG SG B

REG FACILITY IMPROV

Prior to the issuance of any building permits, the applicant shall improve Regional Facility_____ by the construction of _____ and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading.

D07b REGIONAL FACILITY IMPROVEMENTS

TTM/TPM Approval:

SG SG R

REG FACILITY IMPROV

Prior to the recordation of a subdivision map, the applicant shall improve Regional Facility_____ by the construction of _____ and dedicate right-of-way to the Orange County Flood Control District in a manner meeting the approval of the Manager, Subdivision and Grading.

D08 FIRM MAP REVISIONS FOR FLOODPLAINS

AP/TTM/TPM/UP/SDP/Within Floodplain

SG SG/BI RGBU

FIRM MAP REVISION

A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or the issuance of any grading or building permits, whichever occurs first, within the FP-2 Zoning District, the applicant shall submit all of the necessary documents to the Federal Emergency Management Agency (FEMA) to receive a Conditional Letter of Map Revision (CLOMR) of the Flood Insurance Rate Map (FIRM). Concurrently, the applicant shall submit to the Manager, Subdivision and Grading, three (3) sets of the calculations and plans showing the method of satisfying FEMA and FP-2 Zoning District Regulations, all in a manner meeting the approval of the Manager, Subdivision and Grading.

B. Prior to the issuance of certificates of use and occupancy for buildings within the FP-2 Zoning District, the applicant shall accomplish the following in a manner meeting the approval of the Manager, Building Inspection, Services, in consultation with the Manager, Subdivision and Grading:

(1) Submit certified as-built plans, so stamped by a Registered Civil Engineer, to the Manager, Subdivision and Grading, demonstrating that the improvements as described in the CLOMR application have been completed; and

(2) Submit either:

(a) A certified elevation certificate which demonstrates that the as-built lowest floor is at

least one (1) foot above the 100-year flood elevation of the FIRM in effect, or

(b) Obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) for revising the FIRM

NOTE: Applicant is advised to seek certification of as built plans and submit LOMR application to FEMA as early as possible in order to avoid delaying the issuance of final certificates of use and occupancy for buildings within the FP-2 Zoning District.

C. Prior to the release of subdivision improvement bonds, as appropriate, the applicant shall provide verification to the Manager, Subdivision and Grading, that a Letter of Map Revision (LOMR) has been obtained from FEMA.

D09a FLOODPLAIN DELINEATION

AP Approval: Do not apply. UP/SDP Approval:

SG SG B FP DELINEATION

Prior to the issuance of any grading permits, applicant shall delineate on the grading plan the floodplain which affects the property, in a manner meeting the approval of the Manager, Subdivision and Grading.

D09b FLOODPLAIN DELINEATION

TTM/TPM Approval:

SG SG R FP DELINEATION

Prior to the recordation of a subdivision map, applicant shall delineate on the final map and the project grading plan the floodplain which affects the property, in a manner meeting the approval of the Manager, Subdivision and Grading

D10 RUNOFF MANAGEMENT PLAN

TTM/TPM Approval: Do Not Apply

GPA/ZC/FP/AP Approval:

SG SG G RUNOFF MANAGEMENT PLAN

Prior to the issuance of any grading permits, applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval.

ENVIRONMENTAL PLANNING (NCCP)

EP01 COASTAL SAGE SCRUB

AP/UP/SDP/TTM/TPM Approvals:

CP CP G

COASTAL SAGE SCRUB

Prior to the issuance of a grading permit or the initiation of any activity that involves the removal/disturbance of Coastal Sage Scrub (CSS) habitat, including clearing, grubbing, mowing, discing, trenching, grading, fuel modification, or any other construction-related activity, whichever occurs first, the applicant shall obtain the approval of the Manager, Environmental Planning Services Division, that all requirements of the NCCP have been satisfied or adequately addressed. (Contact Resource Planning Section at 714-834-2448 for specific requirements).

FUEL DISPENSING AREAS

FD01 UNDERGROUND STORAGE TANKS

AP/TTM/TPM Approvals: Do not apply. UP/SDR Approvals:

EP BP G UNDERGROUND TANKS

Prior to issuance of any grading permit, the applicant shall provide a plan showing the placement of underground storage tanks for the approval of the Manager, Building Permit Services, in consultation with the Manager, PFRD/ Environmental Resources. Further, a copy of the final plans for installation approved by the Health Care Agency for underground storage tank usage shall be on file at the site at all times and shall be available for inspection by representatives of PFRD/ Environmental Resources.

FD02 UNIFORM FIRE CODE IMPLEMENTATION

AP/TTM/TPM Approvals: Do not apply. UP/SDP Approvals:

EP F/BI U UFC IMPLEMENTATION

Prior to issuance of certificates of use and occupancy, the applicant shall provide plans or identify measures to comply with standard County procedures for implementing the Uniform Fire Code in the use of any combustible and flammable liquids, above-ground or underground storage of such materials, welding and potential spark production, and building occupancy rating in a manner meeting the approval of the Fire Chief. Further, a copy of the approved "UFC Implementation Plan" shall be furnished to the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy.

FD03 WASTE DISPOSAL

AP/TTM/TPM Approvals: Do not apply. UP/SDP Approvals:

EP H NA WASTE DISPOSAL

Applicant/operator shall store, manifest, transport, and dispose of all on-site generated waste that meets hazardous waste criteria in accordance with California Code of Regulations Title 22 and in a manner to the satisfaction of the Manager, HCA/Hazardous Materials Program. Applicant shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request.

FACILITIES FEE PROGRAM

FF01a LIBRARY FACILITIES

AP Approval: Do not apply. UP/SDP Approval (residential construction):

EP EP B LIBRARY FACILITIES

Prior to the issuance of any building permits, the applicant shall pay development fees for _____ Library, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF01b LIBRARY FACILITIES

TTM/TPM Approval (residential construction):

EP EP R LIBRARY FACILITIES

Prior to the recordation of any subdivision map, the applicant shall enter into an agreement with the County of Orange to pay development fees for _____ Library as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. Said agreement shall be accompanied by financial security. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF02a FIRE STATION FACILITIES

AP Approval: Do not apply. UP/SDP Approval (do not apply if TTM/TPM processed concurrently):

EP EP B FIRE STATION FACILITIES

Prior to the issuance of any building permits, the applicant shall pay development fees for Fire Station No. _____, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF02b FIRE STATION FACILITIES

TTM/TPM Approval:

EP EP R FIRE STATION FACILITIES

Prior to the recordation of any subdivision map, the applicant shall enter into an agreement with the County of Orange to pay development fees for Fire Station

No. _____, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. Said agreement shall be accompanied by financial security. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF03a SHERIFF SUBSTATION FACILITIES

AP Approval: Do not apply. UP/SDP Approval:

EP EP B SHERIFF STATION FACILITIES

Prior to the issuance of building permits, the applicant shall be required to pay development fees for sheriff substation facilities or, if an applicable fee program has not been adopted by the Board of Supervisors, shall enter into a secured agreement with the County of Orange to pay development fees for a sheriff substation, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF03b SHERIFF SUBSTATION FACILITIES

TTM/TPM Approval:

EP EP R SHERIFF STATION FACILITIES

Prior to the recordation of any subdivision map, the applicant shall enter into a secured agreement with the County of Orange to pay development fees for sheriff substation facilities when an applicable fee program is adopted by the Board of Supervisors, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF04 GENERAL COUNTY FACILITIES

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval

EP EP B GEN COUNTY FACILITIES

Prior to the issuance of building permits, the applicant shall pay development fees for general County facilities if an applicable fee program has been adopted by the Board of Supervisors pursuant to Section 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange, and such fee program is in effect at the time of issuance of building permits, all in a manner meeting the approval of the Manager, Environmental & Project Planning.

FF05 CHILD CARE FACILITIES

AP/UP/SDP/TTM/TPM Approvals:

EP EP B

CHILD CARE FACILITIES

Prior to the issuance of any building permits, the applicant shall demonstrate compliance with the Development Agreement child care facility obligations to the satisfaction of the Manager, Environmental & Project Planning.

FIRE PROTECTION

FPR01 FIRE HYDRANTS

[Res] Service Code: 1.12.1, 1.29, 1.30

AP/UP/SDP/TTM/TPM Approval:

F F GBU

FIRE HYDRANTS

A. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

B. Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping."

C. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers."

FPR02 WATER AVAILABILITY

[Res] Service Code: 1.12.1

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

WATER AVAILABILITY

Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected.

FPR03 AUTOMATIC FIRE SPRINKLER SYSTEMS

[Res] Service Codes: 1.27-1.28

AP/UP/SDP/TTM/TPM Approval:

F F RBU

AUTOMATIC FIRE SPRINKLER

A. Prior to the recordation of a subdivision map, a note shall be placed on the map stating that all residential structures exceeding 5,500 square feet (per amendment) and all structures exceeding fire department access requirements shall be protected by an automatic fire sprinkler system in a manner meeting the approval of the Fire Chief.

B. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 for additional information.

C. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

FPR04 FIRE ACCESS ROADS

[Res] Service Code: 1.12.1

AP/UP/SDP/TTM/TPM Approval:

F F RG

FIRE ACCESS ROADS

A. Prior to the recordation of a subdivision map, a second point of fire department access is required when the total dwelling units exceed 150.

B. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access, or Bulletin number 08-99, "Fire Department Access Requirements for A Single Family Residence."

C. Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and the Manager, Subdivision and Grading Services of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&Rs or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access." D. A note shall be placed on the fire protection access easement plan indicating that all street/road signs shall be designed and maintained to be either internally or externally illuminated in a manner meeting approval of the Fire Chief.

FPR05 FIRE LANE MARKING
[Res] Service Code: 1.12.2

AP Approval Do not apply UP/SDP/TTM/TPM Approval:

F F BU STREET MARKINGS

A. Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access Roadways and Fire Lane Requirements," or Bulletin 06-99, "Fire Lane Requirements on Private & Public Streets Within Residential Developments."

B. Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan. The CC&Rs or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes, and an enforcement method.

FPR06 TRAFFIC SIGNAL PREEMPTION DEVICES
[Res] No OCFA Service Code

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

F F R TRAFFIC SIGNAL PREEMPTION

Prior to the recordation of the applicable subdivision map as determined by the Fire Chief in consultation with the Manager, Subdivision and Grading Services, the subdivider shall enter into an agreement with the County for the installation of traffic signal preemption equipment for the surrounding controlled intersections. This agreement shall be accompanied by financial security.

FPR07 FIRE HAZARD NOTIFICATION
[Res] Service Codes: 1.5 & 1.7

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

F F RRB FIRE HAZARD NOTIFICATION

A. State Responsibility Areas. Prior to the recordation of a subdivision map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is in a "(High/Very High) Fire Hazard Area" due to wildland exposure based on State SRA maps.

B. SFPA Notification. Prior to the recordation of any final tract map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is in a "Special Fire Protection Area" and must meet all requirements for development within the area or file for an exclusion with the Fire Chief.

C. Prior to the issuance of a building permit, the applicant shall place a note on the map meeting the approval of the fire chief that all requirements for development and construction within a "Special Fire Protection Area," including increased street widths, Class A roof assemblies, fire sprinklers, etc. will be met. Please Contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Development within Special Fire Protection Areas and Instructions for Request for Exclusion from SFPA."

D. Prior to recordation of any final tract map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is "Conditionally Excluded" from a "Special Fire Protection Area" and must meet all conditions of exclusion as required by the Fire Chief.

FPR08 FUEL MODIFICATION
[Res] Service Codes: 1.9 & 1.10

AP/UP/SDP/TTM/TPM Approval:

F F GBU

FUEL MODIFICATION

A. Prior to the recordation of a subdivision map or the issuance of a preliminary grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services for a conceptual fuel modification plan and program. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

B. Prior to the issuance of a precise grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services for a precise fuel modification plan and program. The plan shall indicate the proposed means of modifying vegetation to reduce the risk to structures. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

C. Prior to the issuance of a building permit, the developer, under the supervision of the Fire Chief, shall have completed the portion of the approved fuel modification plan determined to be necessary before the introduction of any combustible materials into the project area. Approval shall be subject to an on-site inspection.

D. Prior to the issuance of any certificate of use and occupancy, the fuel modification shall be installed and completed under the supervision of the Fire Chief with an approved plant pallet. The CC&Rs or other approved documents shall contain provisions for maintaining the fuel modification zones, including the removal of all dead and dying vegetation. The fuel modification zones shall be subject to triennial inspections.

FPR09 **ACCESS GATES**

[Res] Service Code: 1.13

AP/UP/SDP/TTM/TPM

Approval:

F F G

ACCESS GATES

Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers."

FPR10 **COMBUSTIBLE CONSTRUCTION LETTER**

[Res] No OCFA Service Code (Usually Received with 1.12.1)

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

COMBUSTIBLE CONSTRUCTION LETTER

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without Orange County Fire Authority approval obtained as a result of an on-site inspection.* Please contact the Orange County Fire Authority at (714) 744-0499 to obtain a copy of the standard combustible construction letter.

FPR12 **COMBUSTIBLE GAS MITIGATION**

[Res] Service Code: 1.39

AP/UP/SDP/TTM/TPM Approval:

F F G

COMBUSTIBLE GAS MITIGATION

Prior to the issuance of any grading permit, the applicant shall submit and obtain the approval of the Fire Chief for a combustible gas/methane assessment and mitigation plan. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Combustible Soil Gas Hazard Mitigation."

FPR16 **FIRE ALARM SYSTEM**

[Res] Service Codes: 1.36-1.38

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F BU

FIRE ALARM SYSTEM

A. Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for New and Existing Fire

Alarm

Systems."

B. This system shall be operational prior to the issuance of a certificate of use and occupancy.

FPR17 STORAGE TANKS

[Res] Service Codes: 1.42

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

STORAGE TANKS

Prior to the issuance of a building permit or installation of an aboveground tank, plans shall be submitted to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 for additional information.

FPC01 FIRE HYDRANTS

[Com] Service Code: 1.12.1, 1.29, 1.30

AP/UP/SDP/TTM/TPM Approval:

F F GBU

FIRE HYDRANTS

A. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

B. Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping."

C. "Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers."

FPC02 WATER AVAILABILITY

[Com] Service Code: 1.12.1

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

WATER AVAILABILITY

Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected.

FPC03 AUTOMATIC FIRE SPRINKLER SYSTEMS
[Com] Service Codes: 1.18-1.26

AP/UP/SDP/TTM/TPM Approval:

F F RBU AUTOMATIC FIRE SPRINKLER

A. Prior to the recordation of a subdivision map, a note shall be placed on the map stating that all commercial structures exceeding 6,000 square feet (per amendment) and all structures exceeding fire department access requirements shall be protected by an automatic fire sprinkler system in a manner meeting the approval of the Fire Chief.

B. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 to request a copy of the "Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems."

C. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

FPC04 FIRE ACCESS ROADS
[Com] Service Code: 1.12.1

AP/UP/SDP/TTM/TPM Approval:

F F RG FIRE ACCESS ROADS

A. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access."

B. Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and the Manager, Subdivision and Grading Services, of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by

the Fire Chief. Applicable CC&Rs or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access."

C. A note shall be placed on the fire protection access easement plan indicating that all street/road signs shall be designed and maintained to be either internally or externally illuminated in a manner meeting approval of the Fire Chief.

FPC05 FIRE LANE MARKING
[Com] Service Code: 1.12.2

AP Approval Do not apply UP/SDP/TTM/TPM Approval:

F F BU STREET MARKINGS

A. Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access Roadways and Fire Lane Requirements."

B. Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan. The CC&Rs or other approved documents shall contain a fire lane map, provisions which prohibit parking in the fire lanes and a method of enforcement.

FPC06 TRAFFIC SIGNAL PREEMPTION DEVICES
[Com] No OCFA Service Code

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

F F R TRAFFIC SIGNAL PREEMPTION

Prior to the recordation of the applicable subdivision map as determined by the Fire Chief in consultation with the Manager, Subdivision and Grading Services, the subdivider shall enter into an agreement with the County for the installation of traffic signal preemption equipment for the surrounding controlled intersections. This agreement shall be accompanied by financial security.

FPC07 FIRE HAZARD NOTIFICATION
[Com] Service Codes: 1.5 & 1.7

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

F F RRB FIRE HAZARD NOTIFICATION

A. State Responsibility Areas. Prior to the recordation of a subdivision map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is in a "(High/Very High) Fire Hazard Area" due to wildland exposure based on State SRA maps.

B. SFPA Area Notification. Prior to the recordation of any final tract map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is in a "Special Fire Protection Area" and must meet all requirements for development within the area or file for an exclusion with the Fire Chief.

C. Prior to the issuance of a building permit, the applicant shall place a note on the map meeting the approval of the fire chief that all requirements for development and construction within a "Special Fire Protection Area," including increased street widths, Class A roof assemblies, fire sprinklers, etc. will be met. Please Contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Development within Special Fire Protection Areas and Instructions for Request for Exclusion from SFPA."

D. Prior to recordation of any final tract map, the subdivider shall place a note on the map meeting the approval of the Fire Chief that the property is "Conditionally Excluded" from a "Special Fire Protection Area" and must meet all conditions of exclusion as required by the Fire Chief.

FPC08 FUEL MODIFICATION
[Com] Service Codes: 1.9 & 1.10

AP/UP/SDP/TTM/TPM Approval:

F F GBU

FUEL MODIFICATION

A. Prior to the recordation of a subdivision map or the issuance of a preliminary grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services, for a conceptual fuel modification plan and program. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

B. Prior to the issuance of a precise grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services, for a precise fuel modification plan and program. The plan shall indicate the proposed means of modifying vegetation to reduce the risk to structures. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

C. Prior to the issuance of a building permit, the developer, under the supervision of the Fire Chief, shall have completed the portion of the approved fuel modification plan determined to be necessary before the introduction of any

combustible materials into the project area. Approval shall be subject to an on-site inspection.

D. Prior to the issuance of any certificate of use and occupancy, the fuel modification shall be installed and completed under the supervision of the Fire Chief with an approved plant pallet. The CC&Rs or other approved documents shall contain provisions for maintaining the fuel modification zones, including the removal of all dead and dying vegetation. The fuel modification zones shall be subject to triennial inspections.

FPC09 ACCESS GATES

[Com] Service Code: 1.13

AP/UP/SDP/TTM/TPM Approval:

F F G

ACCESS GATES

Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers."

FPC10 COMBUSTIBLE CONSTRUCTION LETTER

[Com] No OCFA Service Code (Usually Received with 1.12.1)

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

COMBUSTIBLE CONSTRUCTION LETTER

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without Orange County Fire Authority approval obtained as a result of an on-site inspection.* Please contact the Orange County Fire Authority at (714) 744-0499 to obtain a copy of the standard combustible construction letter.

FPC11 HAZARDOUS MATERIALS

[Com] Service Code: 1.39

AP/UP/SDP/TTM/TPM Approval:

F F SGB

HAZARDOUS MATERIALS

A. Prior to the issuance of a grading or building permit, the applicant 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. Please contact the Orange County Fire

Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Completing Chemical Classification Packets."

B. Prior to the issuance of a building permit, the applicant shall complete and submit to the Fire Chief a copy of a "Hazardous Materials Disclosure Chemical Inventory and Business Emergency Plan" packet. Please contact the Orange County Fire Authority Hazardous Materials Services Section at (714) 744-0463 to obtain a copy of the packet.

FPC12 COMBUSTIBLE GAS MITIGATION

[Com] Service Code: 1.39

AP/UP/SDP/TTM/TPM Approval:

F F G COMBUSTIBLE GAS MITIGATION

Prior to the issuance of any grading permit, the applicant shall submit and obtain the approval of the Fire Chief for a combustible gas/methane assessment and mitigation plan. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Combustible Soil Gas Hazard Mitigation."

FPC13 BUILDING USE LETTER

[Com] No OCFA Service Code (Submit upon Request)

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B BUILDING USE LETTER

Prior to the issuance of any building permits, the applicant shall submit a detailed letter of intended use for each building on site to the Fire Chief for review and approval.

FPC14 ARCHITECTURAL BUILDING PLANS

[Com] Service Codes: 1.14-1.17

AP/UP/SDP/TTM/TPM Approval:

F F SB ARCHITECTURAL BUILDING PLANS

Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the Orange County Fire Authority at (714) 744-0499 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

FPC16 FIRE ALARM SYSTEM

[Com] Service Codes: 1.36-1.38

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F BU FIRE ALARM SYSTEM

A. Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems."

B. This system shall be operational prior to the issuance of a certificate of use and occupancy.

FPC17 **STORAGE TANKS**

[Com] Service Codes: 1.41 & 1.42

AP Approval: Do not apply UP/SDP/TTM/TPM Approval:

F F B

STORAGE TANKS

Prior to the issuance of a building permit or installation of an aboveground or an underground tank, plans shall be submitted to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of "Guidelines for Private Use Dispensing of Motor Vehicle Fuel from Protected or Multi-Hazard Aboveground Storage Tanks," or "Guidelines for the Installation and Modification of Underground Storage Tanks at Fuel Dispensing Stations."

GRADING/SOILS

G01 GEOLOGY REPORT

AP/UP/SDP/TTM/TPM Approval (apply at all levels that would allow for grading):

SG SG G GEOLOGY REPORT

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.

G02 GRADING DEVIATION

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG G GRADING DEVIATION

Prior to the issuance of any grading permits, if the applicant submits a grading plan which the Manager, Subdivision and Grading, 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 pad configuration, the Subdivision Committee shall review the plan for a finding of substantial conformance. 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.

G03 FINANCING/CONVEYANCE TENTATIVE MAPS

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG G GRADING RESTRICTION

Notwithstanding any grading/elevations that are shown on the tentative map, or the provisions of Orange County Zoning Code Section 7-9-139 (Grading and Excavation), approval of this tentative map does not authorize the issuance of any grading permits.

G04 OFFSITE AND CROSS-LOT GRADING/DRAINAGE

AP/UP/SDP/TTM/TPM Approval:

SG SG RG CROSS LOT DRAINAGE

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 Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting offsite 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.

G05 VECTOR CONTROL MEASURES

AP/UP/SDP/TTM/TPM Approval (apply at first level that would allow for grading):

SG SG G VECTOR CONTROL

Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence to the Manager, Subdivision & Grading, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the Manager, Subdivision and Grading.

G06 PRELIMINARY SOILS REPORT

UP/SDP Approval Do not apply. AP/TTM/TPM Approval (apply only if no public sanitary sewer system):

SG SG R PRELIM SOILS RPT/SEPTIC

Prior to the recordation of a subdivision map, or issuance of any grading permits, whichever comes first, the applicant shall submit a soils report which demonstrates that an on-site sewage disposal system can be designed in accordance with County standards, in a manner meeting the approval of the Manager, Building Permit Services. The report shall present a log of the soil borings and results of percolation tests performed in accordance with County of Orange "On Site Sewage Disposal System Guidelines" and a grading plan, of site grades on each lot as proposed on the tentative map. Tests shall be reported by a Registered Sanitarian, Registered Civil Engineer, or Registered Geologist.

G07 FINAL SOILS REPORT

AP Approval Do not apply. UP/SDP/TTM/TPM Approval (apply only if no public sanitary sewer system):

SG SG GB FINAL SOILS RPT/SEPTIC

Prior to the issuance of any grading or building permits, the applicant shall submit a final soils report and plans for all private sewage disposal systems to the Manager, Building Permit Services, for review and approval in accordance with the following:

A. The applicant shall submit the results of percolation tests and a log of soil borings, performed and reported by a Registered Sanitarian, Registered Civil Engineer, or Registered Geologist, in accordance with "On Site Sewage Disposal System Guidelines," to the Manager, Building Permit Services, for review and approval.

B. The applicant shall design each proposed individual sewage disposal system in accordance with "On Site Sewage Disposal System Guidelines." The applicant shall delineate the proposed dwelling and disposal system by stakes or other

means for inspection by the Building Permit Services.

C. The applicant shall design, construct, and connect an additional soil percolation system, equal to a maximum of 100% of the original design capacity or as deemed necessary by the Manager, Building Permit Services.

G08 PRIVATE DISPOSAL SERVICE NOTICE

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R PRIVATE DISPOSAL NOTICE

Prior to the recordation of a subdivision map, the subdivider shall place, either a note on the map or record a notice with the map, meeting the approval of the Manager, Building Permit Services, stating that the property will be served by a septic tank subsurface sewage disposal system.

G09 GRADING CONSISTENCY

AP/UP/SDP Approval:

CP CP G GRADING CONSISTENCY

Prior to the issuance of any grading permit or revisions thereto, the Manager, Current Planning, shall determine that the proposed grading is consistent with the grading depicted within this approved planning application.

HOUSING ELEMENT/AFFORDABLE HOUSING

HE01 HOUSING PROGRAM REPORT

AP/UP/SDP/TTM/TPM Approval:

EP EP R

HOUSING PROGRAM REPORT

Prior to the recordation of the first subdivision map that creates residential building sites, the subdivider shall submit and obtain approval of a Housing Program Report from the Manager, Environmental and Project Planning. The subdivider shall demonstrate in said report how the proposed housing program complies with the Affordable Housing Implementation Plan for the _____Planned Community.

HE02 RENTAL AGREEMENTS

AP/TTM/TPM Approval: Do not apply. SDP/UP Approval:

EP EP/BI BU

RENTAL AGREEMENTS

A. Prior to issuance of building permits for any units, the developer shall execute a Standard Rental Agreement with the County which guarantees that at least _____units shall be rented to and occupied by households in the designated income categories further specified as _____Low, _____Moderate I, and _____Moderate II, as defined by the Housing Element, for a minimum of five years. This requirement shall be superseded as applicable when more restrictive conditions are imposed by the terms of the Revenue Bond Program. All of the above shall be in a manner meeting the approval of the Manager, Environmental and Project Planning.

B. Prior to the issuance of any certificates of use and occupancy, the developer shall furnish a copy of the approved "Standard Rental Agreement" to the Manager, Building Inspection Services.

HE03 AFFORDABLE HOUSING IMPLEMENTATION PLAN

AP/UP/SDP/TTM/TPM Approval:

EP EP RB

AFFORDABLE HOUSING

Prior to recordation of any subdivision map that creates residential building sites or prior to the issuance of any building permits, whichever comes first, the developer shall submit an Affordable Housing Implementation Plan (AHIP) to the Manager, Environmental and Project Planning, for review and approval. Said plan shall include guarantees that at least:

_____units, further specified as
_____Low
_____Moderate I
_____Moderate II

shall be sold or rented to and occupied by families in the target income category

as defined by the Housing Element.

HE04 DWELLING UNIT AUTHORIZATION

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

EP EP R DWELLING UNIT AUTHORIZATION

A. The approval of vesting Tentative Tract Map No. _____ does not constitute a guarantee that any specific number of dwelling units will ultimately be permitted on any of the future multi-family residential lots. The number permitted will be determined as a part of a site development permit processed in accordance with Orange County Zoning Code Section 7-9-150.

B. Prior to the recordation of an applicable final subdivision map, the subdivider shall place a note on the final map, in a manner meeting the approval of the Manager, Current Planning Services that states:

"The number of dwelling units permitted is not established for Lot ____ by the recordation of Vesting Tract No. _____. The number of dwelling units permitted will be determined as a part of a site development permit processed in accordance with Orange County Zoning Code Section 7-9-150"

HAZARDOUS MATERIAL

HM01 HAZARDOUS MATERIAL ASSESSMENT REPORT

AP/UP/SDP/TTM/TPM Approvals:

SG SG/ER R

HAZARDOUS MATERIAL

Prior to the recordation of a subdivision map, the subdivider shall submit, a "Hazardous Materials Assessment" and a "Disclosure Statement" covering the property (both fee and easement) which will be offered for dedication or dedicated to the County of Orange or the Orange County Flood Control District, for review and approval by the Manager, Subdivision and Grading, in consultation with the Manager, PFRD/ Environmental Resources.

HARBORS, BEACHES AND PARKS

HP01 REGIONAL PARK DEDICATION

UP/SDP Approval: Do not apply. AP/TTM/TPM Approval

HP HP/RP R REGIONAL PARK DEDICATION

A. Prior to the recordation of the first subdivision map, the subdivider shall make an irrevocable offer of dedication in fee to the County of Orange, or its designee, of Lot(s) _____ for regional park purposes in a form approved by the Manager HBP/ Program Management and Coordination suitable for recording. Said offer shall be free and clear of money and all other encumbrances, liens, leases, fees, easements (recorded and unrecorded), assessments and unpaid taxes, except those meeting the approval of the Manager, HBP/ Program Management and Coordination. The subdivider, or assigns, and successors shall be responsible for maintenance and upkeep of the above-referenced lot(s), until the County or its designee accepts the offer.

B. Prior to recordation of any subdivision map, the subdivider shall survey and monument all lots dedicated or offered for dedication for regional park purposes. Applicant shall stake the property line of the dedication area(s) with durable, long lasting, high visibility markers at all angle points and line of sight obstructions to the satisfaction of the Manager, HBP/Coastal and Historical Facilities.

HP02 OPEN SPACE DEDICATIONS

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

HP HP R OPEN SPACE DEDICATIONS

Prior to the recordation of each applicable subdivision map, the subdivider shall reserve open space Lots _____ for granting in fee to a homeowner's association who shall be responsible for their maintenance and upkeep in a manner meeting the approval of the Manager HBP/Program Management and Coordination.

HP03 RECREATION EASEMENT FOR REGIONAL TRAIL

UP/SDP Approval: Do not apply. AP/TTM/TPM/Approval

HP HP/RP/C RGU REGIONAL TRAIL

The subdivider shall provide a recreational trail for riding and hiking trail purposes in accordance with the following:

A. Prior to the recordation of an applicable subdivision map, the subdivider shall:

1. Irrevocably offer a recreation easement for riding and hiking trail purposes in a location and in a manner meeting the approval of the Manager HBP/ Program Management and Coordination. The subdivider shall not grant any easement(s) over the property subject to the recreation easement unless such easements are

first reviewed and approved by the Manager HBP/ Program Management and Coordination.

2. Design the necessary improvements for the trail, including, but not limited to grading, erosion control, signage, fencing, and a grade-separated crossing, as applicable, in a manner meeting the approval of the Manager HBP/ Program Management and Coordination, in consultation with the Manager, Subdivision and Grading.

3. Enter into an agreement, accompanied by financial security, with the County of Orange, to insure the installation of the necessary improvements.

B. Prior to the issuance of a grading permit, applicant shall obtain approval from the Manager HBP/ Program Management and Coordination, that the proposed grading provides for and will not interfere with or preclude the installation of the recreational riding and hiking trail

C. Prior to the issuance of final certificates of use and occupancy and the release of financial security guaranteeing the riding and hiking trail improvements, the applicant shall install the riding and hiking trail improvements in a manner meeting the approval of the Manager HBP/ Program Management and Coordination, in consultation with the Manager, Construction.

HP04 **RESOURCE PRESERVATION EASEMENT**

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

HP HP/RP R RESOURCE PRESERVATION EASEMENT

A. Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall dedicate an easement for resource preservation purposes over Lot(s)_____ to the County of Orange or its designee in a manner approved by the Manager HBP/ Program Management and Coordination. The subdivider shall not grant any easement(s) over the property subject to the resource preservation easement unless such easement(s) are first reviewed and approved by the Manager HBP/ Program Management and Coordination. Maintenance of the resource preservation easement area shall be the responsibility of the subdivider or assigns and successors and shall not be included in said easement offer.

B. Prior to the recordation of a subdivision map, the subdivider shall note limitations and restrictions for said easement by a reference on the final map to a previously recorded document or by a reference to a separate document recorded concurrently with the subject map in a manner meeting the approval of the Manager HBP/ Program Management and Coordination.

C. Prior to recordation of any applicable subdivision map or as determined by the Manager HBP/ Program Management and Coordination, the subdivider shall survey and monument all resource preservation easement dedications. The

subdivider shall monument the property line of the dedication area(s) with durable, long lasting, high visibility markers at all angle points and line of sight obstructions to the satisfaction of the Manager ,HBP/ Coastal and Historical Facilities.

HP05 SCENIC PRESERVATION EASEMENT

AP/UP/SDP Approval: Do not apply: TTM/TPM Approval:

HP HP/RP R SCENIC PRESERVATION EASEMENT

A. Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall dedicate an easement for scenic preservation purposes to the County of Orange or its designee over Lot(s)_____in a manner meeting the approval of the Manager, HBP/ Program Management and Coordination. Maintenance, upkeep and liability for said easement area shall remain the responsibility of the subdivider or assigns and successors (i.e., homeowner's association) or current underlying owner(s) of said easement area and shall not be included in said dedication offer. The subdivider shall not grant any easement over any property subject to said easement unless such easements are made subordinate to said easement offer in a manner meeting the approval of the Manager HBP/Program Management and Coordination.

B. Prior to the recordation of an applicable subdivision map the subdivider shall note limitations and restrictions for said easement by a reference on the final subdivision map to a previously recorded document or by reference to a separate document recorded concurrently with the subject map in a manner meeting the Manager, HBP/ Program Management and Coordination.

C. Prior to recordation of any applicable subdivision map or as determined by the Manager,HBP/Program Management and Coordination , the subdivider shall survey and monument all scenic preservation easement dedications. The subdivider shall monument the property line of the dedication area(s) with durable, long-lasting, high visibility markers at all angle points and line of sight obstructions to the satisfaction of the Manager HBP/ Coastal and Historical Facilities.

HP06 TREE PRESERVATION REQUIREMENTS

AP/UP/SDP/TTM/TPM Approvals:

HP HP RG TREE PRESERVATION PLAN

Prior to the issuance of any grading permits or recordation of a subdivision map which creates building sites, whichever occurs first, the applicant shall obtain the approval of the Manager, HBP/Program Management and Coordination, of a landscape and tree preservation plan for the property.

INDEMNIFICATION

I01 INDEMNIFICATION RESPONSIBILITY

AP/UP/SP Approval: See ZONING Condition Z5

CP CP

INDEMNIFICATION

Subdivider shall defend, 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 an approval of the Board of Supervisors, Planning Commission, Zoning Administrator, or Subdivision Committee concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The County shall promptly notify the subdivider of any such claim, action or proceeding and shall cooperate fully in the defense. This condition is imposed pursuant to Government Code Section 66474.9(b).

LANDSCAPING

LA01a PUBLIC AREA LANDSCAPING

AP/TTM/TPM Approval:

HP SG/HP/BI RBU

PUB INT LANDSCAPING

(Specify areas/lots to be dedicated or irrevocably offered to the County in fee or easement for scenic or resource preservation purposes or resource replacement)_____ shall be landscaped, equipped for irrigation, and improved in accordance with an approved plan as stated below:

A. Agreement and Surety Prior to the recordation of a subdivision map (except maps for financing and conveyance only), the subdivider shall enter into an agreement and post financial security guaranteeing installation and maintenance of landscape improvements.

B. Preliminary Plan Prior to recordation of a subdivision map, the subdivider shall obtain approval from the Manager, Subdivision and Grading, in consultation with the Manager, HBP/ Program Management and Coordination of a preliminary landscape plan showing major plant material and uses, and a cost estimate for the landscape improvements. Said plan shall take into account the previously approved landscape plan for _____, 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).

C. Detailed Plan Prior to the issuance of any building permits(s) (except for model sites), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design for approval to the Manager, Subdivision and Grading, in consultation with the Manager, HBP/ Program Management and Coordination.

D. Installation Certification Prior to the issuance of final certificates of use and occupancy and the release of the financial security guaranteeing the landscape improvements, the applicant shall install said improvements and have the installation certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans.

E. 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 required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services.

LA01b PUBLIC AREA LANDSCAPING

UP/SDP Approval:

HP SG/HP/BI BU

PUB INT LANDSCAPING

The applicant shall install landscaping, equip for irrigation, and improvements on Lots_____ in accordance with an approved plan as stated below:

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 and Coordination. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for _____, 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).

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. 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.

LA02a PRIVATE AREA LANDSCAPING

AP/UP/SDP Approval:

SG SG/BI GU

PRIVATE LANDSCAPING

A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for the project area which shall be 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 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 and Board Resolution 90-1341 (Water Conservation Implementation Plan).

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.

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

LA02b PRIVATE AREA LANDSCAPING

TTM/TPM Approval:

SG SG/BI GU

PRIVATE LANDSCAPING

A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained 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 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).

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.

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

LIGHT AND GLARE

LG01 LIGHT AND GLARE

AP/TTM/TPM Approval: Do not apply. UP/SDP Approval:

EP BP B

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 Services.

MODEL HOME COMPLEX

MH01 MODEL HOME COMPLEX

AP Approval: Do not apply. UP/SDP Approval:

CP CP

MODEL HOME COMPLEX

A. Within ninety (90) days after the termination of the use of the subject property as a model home complex and real estate sales office, the applicant shall remove, relocate or revise the parking lot, signs, all temporary fencing, the sales office and the model homes as necessary to comply with the current applicable zoning regulations.

B. The use approved by this action shall expire two (2) years from the issuance of the temporary certificate of use and occupancy. Applicant may apply for one (1) one year extension for this permit.

C. A maximum of ten (10) onsite pennants are permitted in connection with the model home sales use.

D. Notwithstanding this site plan, applicant shall submit a changed plan to reflect exact size, location and copy of signs associated with the model home sales complex. The sign copy shall be limited to matters relating to the recorded tract within which the signs are located. Such signs shall have a time limit of existence concurrent with the use of the permitted temporary offices within the recorded tract.

E. No sign shall be posted or placed on public or private property advertising or directing people to the development which is the subject of this permit, unless such sign is allowed by all applicable permits and is expressly permitted by written consent of the property owner. It is expressly understood and accepted by the applicant that this condition is applicable to any sign advertising or directing people to the development, regardless of whether the applicant directly posted or placed the sign in question.

F. The model home sales office shall be used solely for the first sale of dwelling units approved under this permit.

G. Model site trap fences shall not obstruct the flow of pedestrian or vehicular traffic passing through the model home complex. The applicant shall install all fencing behind the sidewalk unless otherwise approved by the Chief Engineer/PFRD or Manager, Traffic Engineering.

NOISE

N01 RESIDENTIAL NOISE

AP/UP/SDP/TTM/TPM Approval:

BP BP RGB

RESIDENTIAL NOISE

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:

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 "B" below.

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.

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.

N02 NON-RESIDENTIAL NOISE

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

BP BP B

NON-RESIDENTIAL NOISE

Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual.

Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in

detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project.

N03 OVERFLIGHT NOTIFICATION

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

BP BP R OVERFLIGHT NOTIFICATION

Prior to the recordation of each subdivision map that creates building sites, the owner of the property shall prepare and record notice that this property is subject to over-flight, sight, and sound of aircraft operating from John Wayne Airport in a manner meeting the approval of the Manager, Building Permit Services.

N04 DRE REPORT INFORMATION

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval: (applies to residential uses only)

BP BI U DRE REPORT INFORMATION

Prior to the issuance of any certificates of use and occupancy, the developer shall produce evidence acceptable to the Manager, Building Inspection Services, that information stating this property is subject to the overflight, sight, and sound of aircraft operating from John Wayne Airport has been provided to the Department of Real Estate of the State of California for inclusion into the Final Subdivision Public Report.

N05 AVIGATION EASEMENT

AP/Approval: Do not apply. UP/SDP/TTM/TPM Approval:

BP BP RB AVIGATION EASEMENT

Prior to the recordation of each subdivision map or the issuance of any building permit, whichever comes first, the subdivider shall dedicate an avigation easement over this property to the County of Orange in a manner meeting the approval of the Manager, Building Permits Services.

N06 AIRCRAFT NOISE SIGNS

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval: (applies to residential uses only)

BP BP U AIRCRAFT NOISE SIGNS

Prior to the issuance of any certificates of use and occupancy, the applicant shall post aircraft noise impact notification signs in all sales offices associated with new residential development located within an aircraft 63 dB CNEL contour. The number and location of said signs shall be as approved by the Manager, Building Permits Services.

N08 NOISE GENERATING EQUIPMENT

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

BP BP BG

NOISE GENERATING EQUIPMENT

Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control).

N09 MULTI-FAMILY DWELLING UNITS

AP/TTM/TPM Approval: Do not apply. UP/SDP Approval:

BP BI U

MULTI-FAMILY DWELLING UNITS

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.

N10 CONSTRUCTION NOISE

AP/UP/SDP/TTM/TPM Approval:

BP BP G

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:

(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.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

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.

N11 FINAL MAP/PARCEL MAP NOISE NOTIFICATION

AP/UP/SDP Approval Do not apply. TTM/TPM Approval:

BP BP R FINAL MAP/PARCEL MAP NOISE NOTIFICATION

Prior to the recordation of each subdivision map, the owner of the property subdivider shall prepare and record a notice that this property may be subject to impacts from the proposed transportation corridor in a manner meeting the approval of the Manager, Building Permits Services.

N12 TRANSPORTATION CORRIDOR NOTIFICATION

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval: (applies to residential uses only)

BI BI U TRANSPORTATION CORRIDOR NOTIFICATION

Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection, 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.

PLANNING APPLICATION(S) COA COMPLIANCE

PA01

LP LP G PA_____, PA_____ & PA_____ COND

Prior to the issuance of any grading permits, the applicant shall comply with PA Conditions:

PA02

LP LP R PA_____, PA_____ & PA_____ COND

Prior to the recordation of a subdivision map, the subdivider shall comply with PA Conditions:

PA03

LP LR B PA_____, PA_____ & PA_____ COND

Prior to the issuance of any building permits, the applicant shall comply with PA Conditions:

PA04

LP LP U PA_____, PA_____ & PA_____ COND

Prior to the issuance of any final certificates of use and occupancy, the applicant shall comply with PA Conditions:

VEHICLE MAINTENANCE AND REPAIR CENTERS

RC01 UNIFORM FIRE CODE IMPLEMENTATION

AP/TTM/TPM Approvals: Do not apply. UP/SDP Approvals:

EP F U IMPLEMENTATION

Prior to issuance of a certificate of use and occupancy, the applicant shall provide plans or identity measures to comply with standard County procedures for implementing the Uniform Fire Code in the use of any combustible and flammable liquids, aboveground or underground storage of such materials, welding and potential spark production, and building occupancy rating in a manner meeting the approval of the Fire Chief. Further, a copy of the approved "UFC Implementation" shall be forwarded to the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy.

RC02 WASTE DISPOSAL

AP/TTM/TPM Approvals: Do not apply. UP/SDP Approvals:

EP H NA WASTE DISPOSAL

Applicant/operator shall store, manifest, transport, and dispose of all on-site generated waste that meets hazardous materials criteria in accordance with the California Code of Regulations Title 22 and in a manner to meet the satisfaction of the Manager, HCA/Hazardous Materials Program. Applicant shall keep storage, transportation, and disposal records on site and open for inspection by any government agency upon request. Applicant shall store used oil filters in a closed rainproof container that is capable of containing all used oil and shall manage the container as specified in Title 22, Chapter 30, Division 4, Section 66828 of the California Code of Regulations.

RC03 VEHICLES AWAITING REPAIR

AP/TTM/TPM Approvals: Do not apply. UP/SDP Approvals:

EP EP NA VEH AWAITING REPAIR

Applicant shall not utilize any exterior portion of a vehicle repair facility for vehicle storage other than temporary parking (less than 24 hours). Applicant shall store all vehicles inside the facility if they will be stored on the premises for 24 hours or more . Applicant shall not store any vehicle outdoors if it has fluid leaks unless it has been completely drained of fluids.

SOLID WASTE COLLECTION AREA

SW01 SOLID WASTE COLLECTION AREAS

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

CP CP G

SOLID WASTE

Prior to the issuance of any precise grading permit, the applicant shall obtain approval from the Manager, Current Planning Services of a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas.

TRANSPORTATION/TRAFFIC

T01 ACCESS RIGHTS

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R

VEHICLE ACCESS RTS

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.

T02 PRIVATE STREET RESPONSIBILITY

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R

PVT STREET NOTIFICATION

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."

T03 GUARANTEED ACCESS

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

CP CP RB

GUARANTEED ACCESS

A. Prior to the recordation of each subdivision map the subdivider shall obtain the approval of the Manager, Current Planning Services of a procedure or method that will insure that each proposed building site has a guaranteed right of vehicular and pedestrian ingress and egress access to a publicly maintained street. The applicant shall show or note the approved procedure or method on the subdivision map in a manner meeting the approval of the Manager, Current Planning Services.

B. Prior to the issuance of any building permits, the applicant shall produce evidence acceptable to the Manager, Current Planning Services, that legal, practical access exists from each the development site to a publicly

T04 PUBLIC IMPROVEMENTS

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R STREET IMPROVEMENTS

Prior to the recordation of a subdivision map , the subdivider shall design and construct the following improvements in accordance with plans and specifications meeting the approval of the Manager, Subdivision and Grading:

- A. Streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling.
- B. The water distribution system and appurtenances that shall also conform to the applicable laws and adopted regulations enforced by the County Fire Chief.
- C. Underground utilities (including gas, cable, electrical and telephone), streetlights, and mailboxes.

T05 MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAMS

AP/UP/SDP/TTM/TPM Approval:

SG SG B ROAD FEE PROGRAM

Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Subdivision and Grading.

- a. Coastal Area Road Improvements and Traffic Signals
- b. El Toro Road
- c. Foothill/Eastern Transportation Corridor
- d. Foothill Circulation Phasing Program
- e. Moulton Parkway/Laguna Niguel Area
- f. Plano Trabuco
- g. Santiago Canyon Road
- h. San Joaquin Hills Transportation Corridor

T06 BACK COUNTRY ROAD FEE PROGRAM

AP/UP/SDP Approval:

SG SG B ROAD FEE PROGRAM

Prior to the issuance of any building permit, the applicant shall enter into an agreement with the County of Orange to participate in a fee program (if adopted by the Board of Supervisors) for the implementation of the Rancho Mission Viejo/Rancho San Clemente (Back Country) Road Fee Program, in a manner meeting the approval of the Manager, Subdivision and Grading.

TTM/TPM Approval:

SG EP R ROAD FEE PROGRAM

Prior to the recordation of any subdivision map, the applicant shall enter into an agreement with the County of Orange to participate in a fee program (if adopted by the Board of Supervisors) for the implementation of the Rancho Mission Viejo/Rancho San Clemente (Back Country) Road Fee Program, in a manner meeting the approval of the Manager, Environmental & Project Planning.

T07 SIGHT DISTANCE

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

SG SG G 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.

T08 TRAFFIC SIGNAL CONDUIT

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R UNDERGROUND UTILITY

Prior to the recordation of a subdivision map, the subdivider shall install 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.

T09 ASSESSMENT DISTRICT FINANCING

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R ASSESS DIST IMPROVEMENTS

Prior to the recordation of a subdivision map, the subdivider shall prepare any required improvement plans and shall identify on the plans the limits of all the facilities which the subdivider intends to fund through a Mello-Roos Community Facilities District (CFD) or Assessment District (AD) bond program. In addition, the improvement plans shall identify the specific CFD or AD under which the improvements will be funded, in a manner meeting the approval of the Manager, Subdivision and Grading.

T10 ASSESSMENT DISTRICT REAPPORTIONMENT REPORT

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R ASSESS DIST REAPPORTIONMENT

Prior to the recordation of a subdivision map within the boundaries of an

assessment district, the subdivider shall provide the County, in a manner meeting the approval of the Manager, Subdivision & Grading, a reapportionment report and revised boundary map that have been certified and processed by the Assessment Engineer of Record. The County may substitute itself as Assessment Engineer of Record, if the Director, PFRD, determines that it is in the County's best interest to do so. The subdivider shall reimburse the County for the cost of providing this service, in a manner meeting the approval of the Manager, Subdivision & Grading.

T11 ASSESSMENT DISTRICT APPLICATION FORM

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R ASSESS DISTRICT FORM

Prior to the recordation of a subdivision map within the boundaries of an assessment district, the subdivider shall fill out, sign and submit the required application form for the division of land and assessment, and pay the required fee, in a manner meeting the approval of the Manager, Subdivision and Grading.

T12 INTERNAL CIRCULATION

AP Approval: Do not apply. UP/SDP/TTM/TPM Approval:

SG SG/C/TE RB 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:

- 1) Internal street common private drive system.
- 2) Entrance to the site to emphasize that the development is private by use of signs and other features.

B. Prior to the recordation of a subdivision map, the applicant shall construct the above improvements in a manner meeting the approval of the Manager, Construction.

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.

T13a TRAFFIC SIGNAL MAINTENANCE EASEMENT

AP Approval: Do not apply. UP/SDP Approval:

SG SG B TRAFFIC SIGNAL EASEMENT

Prior to the issuance of any building permits, the applicant shall dedicate a traffic signal maintenance easement to the County of Orange at the project site access and, in a manner meeting the approval of the Manager, Subdivision and

Grading.

T13b TRAFFIC SIGNAL MAINTENANCE EASEMENT

TT/TPM Approval:

SG SG R TRAFFIC SIGNAL 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 and _____, in a manner meeting the approval of the Manager, Subdivision and Grading.

T14a TRAFFIC SIGNAL INSTALLATION

AP Approval: Do not apply. UP/SDP Approval:

SG SG B TRAFFIC SIGNAL

Prior to the issuance of any building permits, the applicant shall (design and construct/provide a cash deposit for _____% 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.

T14b TRAFFIC SIGNAL INSTALLATION

TT/TPM Approval:

SG SG R TRAFFIC SIGNAL

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.

T15 ACCESS EASEMENT

AP/UP/SDP Approval: Do not apply. TTM/TPM Approval:

SG SG R ACCESS EASEMENT

Prior to the recordation of a subdivision map, the applicant shall delineate on the subdivision map a two way reciprocal access and parking easement to all parcels within the map and place a note on the final map reserving the easement for the benefit of all parcels on the map, in a manner meeting the approval of the Manager, Subdivision and Grading.

T16 TRAFFIC STUDY

AP/UP/SDP Approval: Do not apply. TTM/TDM/Approval:

SG SG R

TRAFFIC STUDY

Prior to the recordation of a subdivision map, the applicant shall submit a traffic study of the development for review and approval by the Manager, Subdivision and Grading, in accordance with the Growth Management Plan, Transportation Implementation Manual. The applicant shall retain a traffic engineer licensed in the State of California to perform the traffic study.

T17 EXISTING MONUMENTS

AP/UP/SDP Approvals: Do not apply. TTM/TPM Approvals:

C C NA

EXISTING MONUMENTS

Prior to any street construction or relocation, when there are monuments in the project area which control the location of subdivisions, streets or highways, or provide survey control, the developer shall locate and reference the monuments and shall reset them after construction as required by Section 8771 of the Business and Professions Code, in a manner meeting the approval of the Manager, Construction.

WATER QUALITY

WQ01 WATER QUALITY MANAGEMENT PLAN

Approvals:

BI BI RGB 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:

- 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;
- 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.

WQ02 WQMP FOR PRIORITY PROJECTS

Approvals

BI BI RGB WQMP FOR PRIORITY PROJECTS

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 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 Structural Treatment Control BMP(s) as defined in the DAMP;
- Include a conceptual Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for the 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 proposed mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s).

WQ03 COMPLIANCE WITH THE WQMP

Approvals:

BI BI U

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;
- 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 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.

WQ04 STORMWATER POLLUTION PREVENTION PLAN

Approvals:

BI BI GB

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.

WQ05 EROSION AND SEDIMENT CONTROL PLAN

Approvals

BI BI GB

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 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.

WQ06 CHEMICAL MANAGEMENT

Approvals

BI BI B

CHEMICAL MANAGEMENT

Prior to the issuance of building permits for any tank or pipeline, the uses of said tank or pipeline shall be identified and the applicant shall submit a Chemical Management Plan in addition to a WQMP with all appropriate measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) in a manner meeting the satisfaction of the Manager, Building Permit Services, in consultation with the Public Facilities and Resources Department, the Orange County Fire Authority, the Orange County Health Care Agency and wastewater agencies, as appropriate, to ensure implementation of each agency's respective requirements. A copy of the approved "Chemical Management Plans" shall be furnished to the Manager, Inspection Services, prior to the issuance of any Certificates of Use and Occupancy.

WQ07 PROJECTS IN AREAS WITH STEEP SLOPES

Approvals

BI BI GB

PROJECTS IN AREAS WITH STEEP SLOPES

Prior to the issuance of any grading or building permits, the applicant shall include an analysis of any proposed drainage facilities when the average slope exceeds 25% and discharges onto adjacent property to compare the pre- and post-project manner and volume in which natural runoff crosses the adjacent property, in a manner meeting the satisfaction of the Manager, Building Permit Services.

WQ08 INDUSTRIAL FACILITIES

Approvals

BI BI GBU PROJECTS IN AREAS WITH STEEP SLOPES

Prior to grading or building permit close-out and/or the issuance of a certificate of use and occupancy, the applicant shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the Manager, Inspection Services.

ZONING

Z01 **BASIC/ZONING REG**

AP/TTM/TPM Approval: Do not apply. UP/SDP Approval:

CP CP NA

BASIC/ZONING REG

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

Z02 **BASIC/TIME LIMIT**

CP CP NA

BASIC/TIME LIMIT

This approval is valid for a period of 24 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

Z03 **BASIC/PRECISE PLAN**

CP CP NA

BASIC/PRECISE PLAN

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

Z04 **BASIC/COMPLIANCE**

CP CP NA

BASIC/COMPLIANCE

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

Z05 **BASIC/OBLIGATIONS**

CP CP NA

BASIC/OBLIGATIONS

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County 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.

Z06 **BASIC/APPEAL EXACTIONS**

CP CP NA

BASIC/APPEAL EXACTIONS

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

