A00  RELATED TENTATIVE TRACT
Approval:

See Conditions / Findings of Tentative Tract ______________.

A00.5  HISTORY FILE COPY
Approval:

This is a history file copy. The findings and conditions of approval are included with the staff report.

A01  ARCHAEOLOGICAL SURVEY
Approval:  HP   HP   G

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  ARCHAEOLOGICAL TEST
Approval:  HP   HP   G

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  ARCHAEOLOGICAL PREGRADING SALVAGE
Approval:  HP  HP  G

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  ARCHAEO OBS & SALVAGE
Approval:  HP  HP  G

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 PALEONTOLOGICAL SURVEY
Approval: HP HP G

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 PALEONTOLOGICAL PREGRADE SALVAGE
Approval: HP HP G

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 PALEONTOLOGICAL OBS & SALVAGE
Approval: HP HP G

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.

B01 BUYER NOTIFICATION MAP
Approval: CP CP B

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 as amended.

B02 SPECIAL TAX NOTIFICATION
Approval: SG BI U

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.

CP01 PUBLIC PARK DEDICATION
Approval: HP HP/RP R

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
Approval: HP HP/RP R

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, 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.

D01a DRAINAGE STUDY
Approval: SG SG RG

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
Approval: SG SG G

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
Approval: SG SG RG

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
Approval: SG SG G

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 DRAINAGE OFFSITE
Approval: SG SG G

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 DRAINAGE OFFSITE
Approval: SG  SG  RG

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 PARTICIPATION
Approval: SG  SG  B

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 PARTICIPATION
Approval: SG  SG  R

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 FLOODPLAIN ELEVATION
Approval: SG  CP/BI  SU

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  EASEMENT SUBORDINATION
Approval:  SG  SG  U

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  EASEMENT SUBORDINATION
Approval:  SG  SG  R

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 IMPROV
Approval:  SG  SG  B

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 IMPROV
Approval:  SG  SG  R

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 REVISION
Approval:  SG     SG/BI     RGBU

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    FP DELINEATION
Approval:  SG     SG     B

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  
Approval:  SG  SG  R  

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  
Approval:  SG  SG  G  

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.

EP01  COASTAL SAGE SCRUB  
Approval:  CP  CP  G  

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 714-834-2552 for specific requirements).

FD01  UNDERGROUND TANKS  
Approval:  EP  BP  G  

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  
Approval:  EP  F/BI  U  

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
Approval: EP H NA

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.

FF01a LIBRARY FACILITIES
Approval: EP EP B

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

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
Approval: EP EP B

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

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 STATION FACILITIES
Approval:  EP   EP   B

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 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
Approval:  EP   EP   B

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
Approval: EP  EP  B

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.

FPR01  FIRE HYDRANTS
[Res] Service Code: 1.12.1, 1.29, 1.30
Approval: F  F  GBU

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
Approval: F  F  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 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
[Res] Service Codes: 1.27-1.28
Approval: F F RBU

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
Approval: F F RG

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...
D. 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 STREET MARKINGS**

[Res] Service Code: 1.12.2  
Approval: F F BU

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**

[Res] No OCFA Service Code  
Approval: F F R

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  
Approval: F F RRB

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
Approval:  F  F  GBU

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
Approval: F F G

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)
Approval: F F B

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
Approval: F F G

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
Approval: F F BU

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
Approval: F F B

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
Approval: F F GBU

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
Approval: F F 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 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
[Com] Service Codes: 1.18-1.26
Approval: F   F   RBU

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
Approval: F   F   RG

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 STREET MARKINGS
[Com] Service Code: 1.12.2
Approval: F F BU

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
[Com] No OCFA Service Code
Approval: F F R

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
Approval: F F RRB

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
Approval: F F GBU

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
Approval: F F G

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)
Approval: F F B

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
Approval: F F SGB

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
Approval: F F G

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)
Approval: F F B

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
Approval: F F SB

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
Approval: F F BU

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
Approval: F F B

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 the "Guideline for Combustible Soil Gas Hazard Mitigation."
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."

G01 GEOLOGY REPORT
Approval: SG SG G

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
Approval: SG SG G

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 GRADING RESTRICTION
Approval: SG SG G

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 CROSS LOT DRAINAGE
Approval: SG SG RG

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
Approval: SG  SG  G

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  PRELIM SOILS RPT/SEPTIC
Approval: SG  SG  R

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 RPT/SEPTIC
Approval: SG  SG  GB

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 NOTICE
Approval:  SG    SG    R

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
Approval:  CP    CP    G

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.

HE01  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
Approval:  EP    EP/BI    BU

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
Approval: EP EP RB

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

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."

HM01 HAZARDOUS MATERIAL
Approval: SG SG/ER R

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.
HP01  REGIONAL PARK DEDICATION
Approval:  HP   HP/RP   R

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
Approval:  HP   HP   R

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  REGIONAL TRAIL
Approval:  HP   HP/RP/C   RGU

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 EALEASEMENT
Approval: HP HP/RP R

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 EALEASEMENT
Approval: HP HP/RP R

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 PLAN
Approval: HP HP RG

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.

I01 INDEMNIFICATION
Approval: CP CP

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).
LA01a PUBLIC INSTALLATION LANDSCAPING

Approval: HP SG/HP/BI RBU

(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 INSTALLATION LANDSCAPING

Approval: HP SG/HP/BI BU

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 LANDSCAPING

Approval: SG SG/BI GU

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
D. System, and any other implementation report determined applicable, to the Manager, Building Inspection Services.

LA02b PRIVATE LANDSCAPING
Approval: SG    SG/BI    GU

A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account 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.

LG01 LIGHT AND GLARE
Approval: EP    BP    B

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.

MH01 MODEL HOME COMPLEX
Approval: CP    CP

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.

N01 RESIDENTIAL NOISE
Approval: BP BP RGB

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
Approval: BP BP B

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
Approval: BP BP R

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 DEPARTMENT OF REAL ESTATE REPORT INFORMATION
Approval: BP BI U

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
Approval: BP BP RB

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
Approval: BP BP U

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.

N07 PROSPECTIVE PURCHASER/TENANT
Approval: BP BP SL

Prior to sale, lease, or rental of any structure or portion thereof, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgment that the property is subject to overflight, sight, and sound of aircraft operating from John Wayne Airport. The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the Manager, Building Permits.

N08 NOISE GENERATING EQUIPMENT
Approval: BP BP BG

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
Approval:  BP     BI     U

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
Approval:  BP     BP     G

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permit 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
Approval:  BP     BP     R

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
Approval:  BI     BI     U

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

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

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

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

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.

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  VEH AWAITING REPAIR
Approval: EP  EP  NA

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.

SW01  SOLID WASTE
Approval: CP  CP  G

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.

T01  VEHICLE ACCESS RTS
Approval: SG  SG  R

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  PVT STREET NOTIFICATION
Approval: SG  SG  R

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
Approval: CP  CP  RB

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 STREET IMPROVEMENTS
Approval: SG  SG  R

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 ROAD FEE PROGRAM
Approval: SG  SG  B

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 ROAD FEE PROGRAM  
Approval: SG SG B  

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  
Approval: SG SG G  

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 UNDERGROUND UTILITY  
Approval: SG SG R  

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  ASSESS DISTANCE IMPROVEMENTS
Approval:  SG     SG     R

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 DISTANCE REAPPORTIONMENT
Approval:  SG     SG     R

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 FORM
Approval:  SG     SG     R

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
Approval:  SG     SG/C/TE     RB

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 EASEMENT**
Approval: SG SG B

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 EASEMENT**
Approval: SG SG R

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**
Approval: SG SG B

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**
Approval: SG SG R

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  ACCESSMENT EASEMENT**
Approval: SG SG R

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.

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T16 TRAFFIC STUDY
Approval: SG  SG  R

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
Approval: C  C  NA

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.

WQ01 WATER QUALITY MANAGEMENT PLAN
Approval: BI  BI  RGB

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP must also:
- Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas;
- Incorporate applicable Routine Source Control BMPs as defined in the DAMP;
- Include an Operation and Maintenance (O&M) Plan that identifies the mechanism(s) by which long-term O&M of all structural BMPs will be provided.

WQ02 WATER QUALITY MANAGEMENT PLAN FOR PRIORITY PROJECTS
Approval: BI  BI  RGB

Prior to the issuance of any grading or building permits, the applicant shall include in the WQMP the following additional Priority Project information in a manner meeting the approval of the Manager, Inspection Services Division:
- Include post-construction Treatment Control BMP(s) as defined in the DAMP;
- For applicants relying on Regional Treatment Controls, discuss applicable regional water quality and/or watershed program;
- Include a Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for post-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s).

WQ03 COMPLIANCE WITH THE WATER QUALITY MANAGEMENT PLAN  
Approval: BI BI U

Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:
- Demonstrate that all structural Best Management Practices (BMPs) described in the project’s WQMP have been implemented, constructed and installed in conformance with approved plans and specifications;
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project’s WQMP;
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP;
- Demonstrate that copies of the project’s approved WQMP (with attached O&M Plan) are available for each of the incoming occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and
- Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R’s (that must include the approved WQMP and O&M Plan) for the project Home Owner’s Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.

WQ04 STORMWATER POLLUTION PREVENTION PLAN  
Approval: BI BI GB

Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California’s General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request.
WQ05 EROSION AND SEDIMENT CONTROL PLAN
Approval: BI  BI  GB

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

WQ06 CHEMICAL MANAGEMENT
Approval: BI  BI  B

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 DRAINAGE FACILITIES
Approval: TBD

Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Subdivision & Grading:
1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, via sump pumps if necessary, as determined by the Manager, Subdivision & Grading.
2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Building Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Drainage Manual.
WQ08 INDUSTRIAL FACILITIES
Approval: BI BI GBU

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.

Z01 BASIC/ZONING REGULATION
Approval: CP CP NA

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
Approval: CP CP NA

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

Z03 BASIC/PRECISE PLAN
Approval: CP CP NA

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
Approval: CP CP NA

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
Approval: CP CP NA
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
Approval: CP  CP  NA

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.