

RESOLUTION NO. 11118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING TENTATIVE TRACT MAP NO. 0048-18, MINOR SITE PLAN REVIEW NO. 0948-18, AND NEGATIVE DECLARATION NO. 1859-18, TO SUBDIVIDE A 7.44-ACRE SITE INTO SIX, 1-ACRE SINGLE-FAMILY RESIDENTIAL LOTS AT 6146 EAST SANTIAGO CANYON ROAD.

**TENTATIVE TRACT MAP NO. 0048-18
MINOR SITE PLAN REVIEW NO. 0948-18
NEGATIVE DECLARATION NO. 1859-18**

WHEREAS, the City Council has authority per Orange Municipal Code Section 16.12.010.C, Orange Municipal Code Table 17.08.020, and Orange Municipal Code Section 17.09.020A. to review and take action on Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 pertaining to the subdivision of a 7.44-acre site into six, 1 acre single-family residential lots on the property located at 6146 East Santiago Canyon Road; and

WHEREAS Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 were filed by the applicant in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 were processed in the time and manner prescribed by state and local law; and

WHEREAS, Negative Declaration No. 1859-18 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. The Negative Declaration finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions; and

WHEREAS, a Notice of Intent to Adopt a Negative Declaration was published and the Negative Declaration was made available for a 20 day public review and comment period from August 30, 2018, and ended on September 19, 2018, in compliance with Sections 15072 and 15105 of the State CEQA Guidelines; and

WHEREAS, affected City Departments have reviewed Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 and submitted conditions related to each Department's area of expertise; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on October 1, 2018, at which time interested persons had an opportunity to testify either in support of, or opposition to, Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18; and

WHEREAS, the Planning Commission voted 3-2 to recommend that the City Council approve Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 to allow for the subdivision of a 7.44-acre site into six, 1 acre single-family residential lots on the property; and

WHEREAS, the City Council held a duly advertised public hearing on November 13, 2018, at which time interested persons had an opportunity to testify either in support or opposition to the proposal and for the purpose of considering the subdivision of a 7.44-acre site into six, 1 acre single-family residential lots upon property described in Attachment "A", which is incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 to subdivide a 7.44-acre site into six, 1 acre single-family residential lots on the property located at 6146 East Santiago Canyon Road based on the following findings:

SECTION 1 – FINDINGS

General Plan:

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The project achieves multiple goals of the General Plan. The project transforms an underutilized residentially zoned property temporarily used as an equestrian facility with a single family residential development that integrates with adjacent residential uses. The proposed project will contribute to the continuation of the community's history as an equestrian area through its 1 acre minimum lot sizes and the construction of equestrian trails linking the lots to the larger OPA trail network. The project also implements the objectives of the General Plan land use designation, by expanding the opportunities for residents to live within the equestrian community. The project supports the goals of the City's Housing Element by bringing forward housing that increases the inventory of housing and diversifying the housing types available in the community.

Tentative Tract Map:

1. *The requirements for the filing of subdivision maps shall be governed by the provisions of the Subdivision Map Act and the provisions of Title 16 of the Orange Municipal Code (OMC). All maps shall comply with the provisions of the Subdivision Map Act, the City Zoning Ordinance, Title 16 of the OMC, and any other ordinance, statute or law pertaining to the use, sale, leasing, or subdivision of land.*

The proposed Tentative Tract Map complies with the requirements of the Subdivision Map Act and Title 16, Subdivisions, of the Orange Municipal Code and all other resolutions and ordinances of this City. The Tentative Tract Map proposes to subdivide a 7.44-acre to create a six lot subdivision with lot sizes between 1.0 acres and 1.19 acres. The proposed subdivision will have local access (Street "A") from North Nicky Way and regional access from East Santiago Canyon Road. The six lots will have frontage along Street "A", which will be a private cul-de-sac. Grading for the proposed project includes the import of approximately 19,500 cubic yards of new clean soil. Additionally, the proposed project includes the improvement of North Nicky Way from a narrow, unstriped paved travel lane to a fully improved street with two 11-foot travel lanes, on-street parking, parkways, and sidewalks on both sides of the street. The proposed project will contribute to the continuation of the community's history as an equestrian area through the construction of equestrian trails along North Nicky Way and Santiago Canyon Road along the boundary of the property. The equestrian trails would be 12-foot wide and would conform to City of Orange standards. Site planning requirements related to area, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, public safety facilities and environmental protection have been addressed either via project design components shown on the proposed plans or through conditions of approval. Therefore, the project meets this finding.

Minor Site Plan:

1. *The project design is compatible with surrounding development and neighborhoods.*

The project area is developed with a sand and gravel operation to the north, a church and a school to the east, single-family homes to the south and west. The proposed project will contribute to the continuation of the community's history as an equestrian area through its 1 acre minimum lot sizes and the construction of equestrian trails along North Nicky Way and Santiago Canyon Road along the boundary of the property to encourage a linkage between the project and surrounding uses and trails.

2. *The project conforms to City development standards and any applicable special design guidelines or specific plan requirements.*

The proposed subdivision conforms to City development standards for residential districts. The streetscape enhancements that include an equestrian trail provide an appealing environment that is consistent with the quasi-rural context of the site. The new large lot development preserves the character and densities of the neighborhood.

The project site is not subject to any City design guidelines, but is located within the Orange Park Acres Plan area. Per the Low Density – 1 Acre Minimum of the Orange Park Acres Plan, the proposed lots must be a minimum of 1 acre (43,560 square feet). Consequently, the proposed subdivision consists of lot sizes that are 1 acre or larger. Therefore, the proposed project is consistent with the Low Density – 1 Acre Minimum of the Orange Park Acres Plan.

3. *The project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.*

The proposed project incorporates streetscape improvements that reinforce the equestrian environment and quality of the equestrian experience in a manner that provides equestrian safety. The proposed project will contribute to the continuation of the community's history as an equestrian area through the construction of equestrian trails along North Nicky Way and Santiago Canyon Road along the boundary of the property. The equestrian trails would be 12-feet wide and would conform to City of Orange standards and will be maintained by the Orange Park Acres Association. The vehicular access point has been designed to ensure safe circulation conditions. With adoption of Conditions of Approval the proposed project provides for safe and adequate circulation.

4. *City services are available and adequate to serve the project.*

As evaluated in Negative Declaration No. 1859-18, the proposed project will result in less than significant impacts to police, fire, recreation and or park services. The project incorporates design features that address Code requirements and building and infrastructure systems that maximize safety and ensure adequate utility services to the site. The applicant will be subject to payment of impact fees associated with schools, parks, libraries, sewer, and Sanitation District fees.

5. *The project has been designed to fully mitigate or substantially minimize adverse environmental effects.*

The proposed project includes project design features that minimize potential adverse impacts to Transportation/Traffic, Air Quality, Cultural Resources, Tribal Cultural Resources, Geology/Soils, and Noise. There were no Mitigation Measures included in the Negative Declaration.

SECTION 2 – CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with recommendation of approval:

General:

1. The project shall conform in substance and be maintained in general conformance with the tentative tract map and exhibits date labeled November 13, 2018 including any modifications required by conditions of approval, and as recommended for approval by the Planning Commission. Any future expansion in area or in the nature of the use approved by Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 shall require an application for a new or amended Tentative Tract Map and Site Plan Review.
2. These conditions shall be reprinted on the Final Tract Map prior to approval of the Final Tract Map.
3. Within two days of final approval of this project, the applicant shall deliver to the Planning Division a cashier's check payable to the Orange County Clerk in an amount required to fulfill the fee requirements of Fish and Game Code Section 711.4(d) (2) and the County

administrative fee, to enable the City to file the Notice of Determination required under Public Resources Code 21152 14 Cal. Code Regulations 15075. If it is determined that there will be no impact upon wildlife resources, the fee shall be as required based on the current fee schedule.

4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
6. Tentative Tract Map No. 0048-18, Minor Site Plan Review No. 0948-18, and Negative Declaration No. 1859-18 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
7. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, water quality, Fire, or Police shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.
8. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director 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 plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
9. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
10. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
11. Prior to issuance of building permits for each parcel, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.

12. Grading operations shall be restricted to Monday through Friday between the hours of 7:30 AM and 5:00 PM, with limited grading as necessary permitted on Saturdays between the hours of 8:00 AM and 4:30 PM.
13. All other construction activities shall conform to the City's Noise Ordinance, OMC Section 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
14. Plans submitted for building plan review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
15. Prior to the first building plan review the property owner/developer shall submit plans consistent with the Land Use Application requirements for required entitlements for the development of the individual lots to the Planning Division for review and approval through the proper entitlement process.

Community Services Department:

16. Prior to building permit issuance, landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
17. Prior to grading permit issuance, a landscape plan shall be submitted, the landscape plan shall indicate the location of all existing trees and indicate which trees will be relocated and/or removed. The proposed project will adhere to the City of Orange Municipal Code and will acquire a tree removal permit.
18. Prior to issuance of a Certificate of Occupancy for each parcel, all landscaping improvements shall be completed to the satisfaction of the Community Service Director and the Community Development Director.
19. Prior to the City accepting the proposed trail as a 'public' trail, the Orange Park Acres Association must be willing to accept the maintenance of the trail.
20. Prior to the issuance of a grading permit, the property owner/developer shall provide an equestrian trail connection from the proposed equestrian trail which terminates on the south end of Lot C to the existing equestrian trail located on the west side of Nicky Way. The equestrian trail connection shall include appropriate equestrian trail street intersection markings, signage and striping consistent with City Standards.
21. Prior to the issuance of a grading permit, the property owner/developer shall provide an equestrian trail connection from the proposed equestrian trail which terminates on the east end of Lot A to the existing equestrian trail located on the western end of the Salem Lutheran Campus. The equestrian trail connection shall be consistent with the City's Trails Master Plan.
22. Prior to City approval of the landscape plans, the applicant shall review the approved Water Quality Management Plan (WQMP) and ensure the proposed landscape plans are consistent with the project grading plans and show the proposed structural storm water treatment Best Management Practices incorporated into the project.

Fire Department:

23. Prior to grading permit issuance provide a Fire Master Plan for the development. Refer to the Orange City Fire Department's Fire Master Plan Guidelines and the California Fire Code (CFC) Chapter 5 for requirements relative to fire apparatus access roadways and water supply.
24. The following information relative to fire apparatus access roadways shall be included on the Fire Master Plan:
 - a. Dead-end fire access roadways greater than 150 foot in length shall be provided with an approved fire apparatus turnaround, must meet the turning radii standards contained in the Fire Master Plan Guidelines and item c below. No parking will be permitted in cul-de-sac.
 - b. Parking Restrictions - No parking is permitted on roadways that are narrower than 28 feet in width. Parking on one side is permitted on a roadway that is at least 28 feet but less than 36 feet in width. Parking on two sides is permitted on a roadway 36 feet or more in width. These restrictions apply to all roads serving as fire lanes, including those located in Hazardous Fire Areas. See Attachment 3 and include information in the Fire Master Plan.
 - c. In areas where the fire access roadway has a change in direction, indicate compliance with the minimum turning radii of 20 foot inside and 50 foot outside. Show turning radii for ingress/egress access from Nicky Way into street "A" and parking restrictions to accommodate the dimensions.
 - d. The fire access roadways shall be designed to support the imposed loads of the Orange Fire Department fire apparatus with a total load of 68,000 pounds. The fire apparatus is distributed as 46,000 pounds on the tandem rear axles and 22,000 pounds on the front axle. The fire access roadway shall be designed, constructed and maintained to provide all-weather driving capabilities.
 - e. Provide a letter or statement, wet-stamped and signed by a registered engineer on the plans certifying that any new roadway meets the 68,000 pound all weather requirement.
25. Show the locations of all existing fire hydrants public in addition to the proposed fire hydrants:
 - a. Show the required fire flow in accordance with the CFC Appendix B, Table B105.1 (2). A reduction in the required fire flow is allowed for buildings provided with an automatic fire sprinkler system as specified in NFPA 13D.
 - b. The spacing and number of fire hydrants shall be in accordance with CFC Appendix C, Table C102.1, per required fire flow prior to reduction.
 - c. Provide the available fire flow for the fire hydrants nearest to the proposed development fronting the street, to confirm the ability and compliance with the requirements of CFC Appendix B, Table B105.1 (2); report can be attained from Water Department, report must be dated within 12 months.
 - d. Additional fire hydrants, at the cost of the developer, may be required after the requested information is reviewed for CFC compliance.
26. The proposed buildings are required to be protected by an automatic fire sprinkler system installed in accordance with CFC Chapter 9, as required by the City of Orange Ordinance 8-16. Note this on the plan.

27. Provide a letter or statement, wet-stamped and signed by a registered engineer on the plans certifying that any new roadway meets the 68,000 pound all-weather requirement.
28. Continue red curb marking to approximately 15' west of the last hydrant at the cul-de-sac in order to achieve continuous turn within cul-de-sac.
29. Largest structure shall be designed to the available fire flow of the new public fire hydrants.

Police Department:

30. Prior to the first building permit issuance, construction plans shall show that all structures shall comply with the requirements of Orange Municipal Code (OMC), Chapter 15.52 Building Security Standards, which relates to the use of specific hardware, doors, windows, lighting, etc. Architectural drawings shall include sections of the Ordinance that apply under "Security Notes". An "Approved Products List 1/17" of hardware, windows, etc. is available upon request.
31. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans as described in the City of Orange Building Security Guidelines. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
32. The City of Orange Building Security Standards (OMC Section 15.52) and Building Security Guidelines shall be utilized at the time homes are developed and will include requirements for doors, door hardware, lighting, addressing, landscaping, window, and construction site security.
33. At the time homes are developed all residential dwellings shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be of a contrasting color to the background to which they are attached.
34. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property. Prior to issuance of a Certificate of Occupancy, the applicant shall contact the Orange Police Crime Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards.

Water Quality

35. Prior to the issuance of any grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,

- b. Incorporates the applicable Routine Source and Structural Control and Low Impact BMPs as defined in the Model Water Quality Management Plan and Technical Guidance Document,
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
 - i. Meets recordkeeping requirements (forms to be kept for 5 years).
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
36. Prior to the recordation of the final tract map, the applicant shall demonstrate the following to the Public Works Department:
- a. That all structural and treatment control best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications,
 - b. That the applicant is prepared to implement all non- structural BMPs described in the Project WQMP,
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
37. Prior to the recordation of the final tract map, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
38. Prior to issuance of building permits, the applicant shall review the approved Water Quality Management Plan (WQMP) and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
39. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the City of Orange

Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.

40. For those projects with Covenants, Conditions and Restrictions (CC&Rs): Prior to recordation of the final map, a copy of the project's CC&Rs shall be provided to the Public Works Department for review and approval that includes requirements for maintenance and funding of the project's structural and treatment water quality best management practices as approved by the City in the project's WQMP.
41. Prior to City approval of the landscape plans, the applicant shall review the approved Water Quality Management Plan to ensure the proposed landscape plans are consistent with the project grading plans and that they show the proposed storm water infiltration devices and other treatment BMP's affecting landscaping areas. A copy of the proposed landscape plans shall be submitted to the Public Works Surface Water Quality Section for review and comments.
42. Prior to the issuance of a grading permit (including grubbing, clearing, surface mining or paving permits as appropriate) the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Storm water Discharges Associated with Construction Activity (General Construction Permit) 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. A copy of the current SWPPP required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.

Water Division

43. Water Division Standard Conditions shall apply to all water improvement plans submitted to Water Division for review and approval. Please contact Tuan Cao at (714) 288-2475 for water improvements plan preparation, submittal, and fee requirements.
44. Prior to approval of the grading plans, the shown proposed 8-inch water main shall connect to the exiting 18-inch water main in Santiago Canyon Road and not the existing 24-inch main.
45. Prior to approval of the grading plans, move the proposed 8-inch water line from east to west of proposed 8-inch sewer main and provide a minimum of 10-foot clearance horizontally and 1-foot vertically (above sewer main). Or move both the proposed sewer main and water main closer to the RCB.
46. Due to the high pressure in the system for this area (approximately 145 psi), it's required that a new pressure reducing station is installed at the SEC corner of Santiago Canyon Road and Nicky Way to lower the it down to the typical normal operation pressure of less than 120 psi.
47. Prior to approval of the grading plans, all proposed private lateral services including fire hydrant lateral service shall be installed after a City of Orange Water Division approved backflow device and an easement of minimum of three feet clear around the backflow device is approved.
48. Prior to recordation of the final tract map, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.

49. Prior to recordation of the final tract map, the applicant shall be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.
50. Prior to recordation of the final tract map, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
51. Prior to recordation of the final tract map, the Water Division shall approve the type and location of landscaping and fire service (detector check) device for proposed City services.
52. Prior to recordation of the final tract map, construction documents shall show that the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113 and will be approved by the Water Division.
53. Prior to recordation of the final tract map, construction documents shall show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.
54. Prior to recordation of the final tract map, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
55. Prior to first building permit issuance, construction documents shall show that each building will be metered separately unless otherwise approved by the Water Division.
56. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
57. Prior to approval of the water improvement plan, the applicant shall satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the Water Division.
58. At least fourteen calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
59. Prior to issuance of a certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.
60. Prior to the issuance of a certificate of occupancy, the applicant shall furnish two keys, key cards, and/or remote operated keys to the Water Division for locked entrances in order to provide necessary access to public water system facilities within the locked area, unless otherwise approved by the Water Division.

Subdivision:

61. The Final Tract Map shall be recorded within 24 months after tentative approval and satisfaction of all conditions of approval including the construction of all public and private

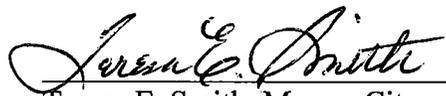
- infrastructure or providing securities for the construction thereof. Show and identify all existing and proposed utilities (gas, electric, telephone, sewer, etc) along Nicky Way.
62. Minimum curb return radius is 32 feet for intersection with Santiago Canyon Road. All other local streets shall have a minimum curb return radius of 25 feet.
 63. Prior to recordation of the final tract map Street "A" cul-de-sac turning radius subject to approval by the Fire Department.
 64. Coordinate intersection improvements including utilit-compliant sidewalk access ramps and corner cut-off dedications at Santiago Canyon Road and Nicky Way with the proposed traffic signalization for The Trails as Santiago Creek.
 65. Maintain a minimum 10-foot separation between proposed water line and sewer per OWD-113.
 66. Prior to recordation of the final tract map all public utility lines (water, sewer, etc.) shall be underground and within street right-of-way/easements.
 67. Proposed sewer main line shall be shortest possible connection to OCSD main line
 68. Prior to recordation of the final tract map street improvements along Santiago Canyon Road and Nicky Way shall be per City Standard Plans. Street "A" shall be private.
 69. Prior to recordation of the final tract map street lighting shall be required along the Santiago Canyon Road, and Nicky Way as part of the public improvements. Street lighting along Street A will be privately owned. Contact Mr. Jimmy Rocha at (714) 532-6477 for further details.
 70. Prior to recordation of the final tract map "Street A" shall be a private street and should be labeled as a private street.
 71. Prior to recordation of the final tract map the developer shall grant City easement for utility purposes over Street A.
 72. Prior to recordation of the final tract map coordinate with Community Services the recreational trail dedications adjacent to the proposed tract including connectivity to the existing trail on the south side of Santiago Canyon Road east of the tract, and the crossing from the east side of Nicky Way to the existing trail on the west side.
 73. Prior to recordation of the final tract map the sidewalk along the south side of Santiago Canyon Road shall have a 5-foot concrete walk and 3-foot parkway.
 74. Sewer service will be tributary to the OCSD on Santiago Canyon Road, a sewer study should be provided along with a "Will Serve" letter from OCSD.
 75. Sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner.
 76. Submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading.
 77. A geotechnical report shall be required and accompany the grading plan review.

78. Submit a hydrology study per OCHM Methodology. Show that 100-year flood elevation level to confirm there is a one-foot freeboard to the building finished floor level.
79. Prior to recordation of the final tract map storm drain improvements shall be provided accordingly per hydrology study.
80. Prior to recordation of the final tract map show how surface runoff will be collected and conveyed from the proposed sloped areas on all lots specially Lots 3, 4, & 5.
81. Prior to recordation of the final tract map the proposed utilities, including water and sewer shall be public utilities.
82. No public utility shall be within any proposed lot/parcel.
83. Finished floor elevations shall have 1-foot freeboard above the 100-year flood elevation level.
84. Prior to recordation of the final tract map the project proponent shall complete all right-of-way/easement street/utilities/recreational dedications with Public Works Department.
85. Prior to recordation of the Final Map, monuments shall be set based on a field survey.
86. A monument bond deposit shall be required to insure completion of field survey.
87. The CC&R's shall be subject to a joint review by the Community Development Director, Public Works Director, and City Attorney. The applicant shall be required to pay for the review of the CC&R's by the City Attorney, Public Works Director and the Community Development Director at City's hourly billing rate prior to recordation of the Final Map.
88. The CC&R's or reciprocal access and drainage agreement shall be recorded prior to or at the same time as the first final map.
89. All work within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway construction and utility main and lateral construction.
90. All public infrastructures, including street sections, sidewalks, driveway aprons, and utilities shall comply with City of Orange Standard Plans and Specifications or as approved by the Public Works City Engineer.
91. Utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider, prior to the issuance of a certificate of occupancy.
92. Prior to recordation of the final tract map ADA compliant sidewalk access ramps conforming to Public Works Engineering Standard Plan 121 shall be required at all intersections and pedestrian crossing within and adjacent to the tract.
93. The applicant shall remove unused driveway approaches and restored them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
94. Driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveway with ADA accessibility.
95. All private ways shall conform to Engineering Standard Plan 108.
96. All driveway approaches shall conform to ADA standard for wheelchair access conforming to Public Works Standard Plans 115 and 116.

97. The developer shall be required to upgrade existing sidewalks to meet current standard along Santiago Canyon Road and Nicky Way per City of Orange Engineering Standard Plan 118 [Case 2 with 5 feet of concrete sidewalk and 3 feet of parkway.
98. An unobstructed pedestrian access way of 5 feet width shall be maintained at all time for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
99. Provide adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards.
100. Cracked, uneven, or damaged public sidewalks, curbs and gutters along property frontages shall be repaired.
101. The developer shall be required to install street trees as required by City of Orange Public Works Department.
102. All landscaping shall include the installation of root barriers on the sidewalk side of trees, or where conditions warrant, the installation of Deep Root boxes as directed by the Community Services Department, prior to final map recordation.
103. The applicant shall pay a sewer in-lieu fee to City of Orange Department of Public Works to cover the fair-share cost of future upgrades to substandard or deficient sewer mains.
104. Prior to building permit issuance for each parcel, the applicant shall pay grading to City of Orange Department of Public Works Subdivision in accordance with their regulations and available options.
105. Prior to recordation of the final tract map sewer laterals serving each parcel shall be constructed as part of the sewer improvements. The sewer laterals from the property line connecting to the public mainline shall be private and maintained by the property owner.
106. Any private sewer system connecting directly to Orange County Sanitation District (OCSD) lines without using City of Orange sewer systems shall require a Permit from OCSD.
107. The contractor shall obtain a grading permit from the Public Works Department prior to start of any site grubbing or grading.
108. An approval by the City Council is required prior to import or export of soil exceeding 30,000 cubic yards. A dirt haul route shall be approved by the City Council and the travel path is subjected to pavement deterioration evaluation.
109. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division, prior to issuance of a grading permit.
110. Upon submittal of a grading plan for plan check, the applicant shall submit a deposit to cover plan check and inspection services related to the grading activities, prior to grading permit issuance.
111. The grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by City Building Division, prior to issuance of a grading permit.

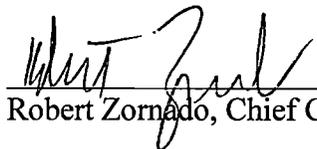
112. Prior to grading permit issuance, any grading outside of the owner's property boundary shall require the applicant to either obtain a temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
113. Applicant shall show all sewer and storm drain lines on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
114. Applicant shall submit approved sewer capacity analysis and will serve letter.
115. Applicant shall show all structural BMPs for water quality purposes on the grading plan. Water quality features shown on the grading plan must match the WQMP.
116. Any direct storm water discharge into the Orange County Flood Control (OCFD) channels shall require a Permit from OCFD.
117. The property owner shall maintain in good condition, all on-site driveways where heavy-duty trucks would travel.
118. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to the Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
119. Prior to issuance of building permits, the applicant shall submit an address number request, including an addressing plan, to the Public Works Department for review and approval.
120. Prior to the issuance of any grading permits the development shall provide rural road standards with minimum pavement sections, no curbs, gutters, or sidewalks.
121. Prior to the issuance of any grading permits the development shall not provide street lighting. Instead the development shall provide for low-level rural character lighting as part of the individual architecture style when submitting for building plan check.

ADOPTED this 13th day of November 2018.



Teresa E. Smith, Mayor, City of Orange

ATTEST:

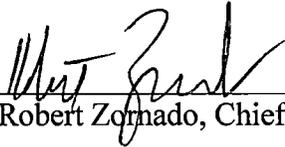


Robert Zornado, Chief Clerk, City of Orange

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

I, ROBERT ZORNADO, Chief Clerk of the City of Orange, California, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Orange at a regular meeting therefore held on the 13th day of November 2018, by the following vote:

AYES: COUNCILMEMBERS: Alvarez, Whitaker, Smith, Murphy, Nichols
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None



Robert Zornado, Chief Clerk, City of Orange