

**ZONE CHANGE NO. 1318  
TENTATIVE TRACT MAP NO. 0052  
CONDITIONAL USE PERMIT NO. 3203  
DESIGN REVIEW NO. 5119  
MAJOR SITE PLAN REVIEW NO. 1137**

**RESOLUTION NO. PC 11-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE RECOMMENDING CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 1318, TENTATIVE TRACT MAP NO. 0052, CONDITIONAL USE PERMIT NO. 3203, DESIGN REVIEW NO. 5119, AND MAJOR SITE PLAN REVIEW NO. 1137, REZONING THE PROPERTY LOCATED AT 647 N. RANCHO SANTIAGO BOULEVARD TO SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET – PUD NO. 3203 (R1-10 [PUD 3203]) TO ESTABLISH AN 11-UNIT PLANNED UNIT DEVELOPMENT.**

**APPLICANT: Rancho Ridge LLC – George Keith Mitchell, III**

**WHEREAS**, the Planning Commission has authority pursuant to Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.D and 17.16.020 to review and recommend action on Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 separate parcels each with a new single-family home, located at 647 N. Rancho Santiago Boulevard.

**WHEREAS**, the application for Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, was filed by Rancho Ridge LLC – George Keith Mitchell, III, in accordance with the provisions of the OMC; and

**WHEREAS**, the application for Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, was processed in the time and manner prescribed by State and local law; and

**WHEREAS**, Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137 are exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because the project proposed is consistent with the existing general plan density and zoning. An initial study was provided in justification to verify consistency with the existing certified General Plan EIR. There is no environmental public review or notice required for this exemption; and

**WHEREAS**, the Planning Commission conducted one duly advertised public hearing on April 6, 2025, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Orange hereby recommends approval to the City Council Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 separate parcels each with a new single-family home, located at 647 N. Rancho Santiago Boulevard., based on the following findings:

## **SECTION 1 – FINDINGS**

### *General Plan Finding:*

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

The proposed project is consistent with the City's General Plan Land Use as the development of 11 new single-family residential units is on a previously vacant and underutilized site. The project remains compliant to the existing density allowed for the General Plan designation of Low Density Residential. This project will contribute to the goal of overall housing development and contribute to the economic health of the city by introducing new residents.

### *Zone Change Findings:*

1. *There are no required findings for a Zone Change since it is a legislative action.*

The proposal for a zone change is a procedural action to revise the subject property's existing zoning designation of Residential Single Family 10,000 square feet to Residential Family Single Family 10,000 (PUD 3203). The zone change will not result in allowing different land uses and regulations for the subject site, and the general plan land use designation will remain unchanged.

### *Tentative Tract Map Findings:*

1. *The proposed division of land complies with all requirements of the Subdivision Map Act and Title 16, Subdivisions, of the Orange Municipal Code, and all other resolutions and ordinances of this City, including, but not limited to, requirements concerning area, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, public safety facilities and environmental protection.*

The proposed Tentative Tract Map for 11 new single-family homes 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 for 11

new single-family homes proposes to subdivide the property into 14 parcels. Three of the parcels will serve as reciprocal access easements through a private driveway, pedestrian sidewalk, and shared open space. The other 11 parcels will serve each proposed single-family home. 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.

*Conditional Use Permit Findings:*

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.*

The granting of this Conditional Use Permit is based upon sound principles of land use and in response to services required by the community. Consideration has been given as to whether the proposed use will detrimentally affect adjacent land uses. The new units will not detrimentally affect the surrounding land uses as the area is a single-family residential neighborhood and the proposed number of units fits within the allowed density under the general plan.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The request to have a 11 single-family units at the proposed location is not anticipated to have any adverse effects to bordering land uses or create special problems, because the site is located within the Residential Single Family 10,000 square feet (R1-10) zoning district, which is intended to have residential land uses.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

The proposed 11 single family homes will follow the existing community patterns of the neighborhood as a single-family residential community. The project includes a private road and shared parking to be maintained by an established HOA which will remediate the additional parking demand.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.*

All project conditions maintain a purpose of preserving the general welfare of the City and community. Conditions specifically serve to manage project construction impacts, provide for site maintenance, address water quality, accommodate disabled person site access, protect or improve the public right-of-way, protect or improve utilities and accommodate aesthetics.

*Planned Unit Development Findings:*

1. *The project conforms to the general plan in regard to land use designation and density.*

The proposed project conforms to the general plan land use designation of Low Density Residential 2-6 du/ac. The 11 proposed units comply with the density allowed.

2. *The project utilizes creative and imaginative planning and design features to create a quality living environment, equal to or better than what might be accomplished under the base zone designation.*

The proposed project allows for a higher quality project than what could be accomplished under the existing zone due to the amount of street frontage the existing lot has. Under the base zone designation, a maximum of 2 units would be possible due to code requirements. By establishing a PUD, the project can maximize the potential for housing on the parcel by creating a private road, guest parking spaces, and a shared common area. This project also establishes a consistent design theme for all the proposed units which will enhance the neighborhood appearance.

3. *The project preserves unique physical, topographical or environmental features, where applicable.*

The site does not have unique physical, topographical, or environmental features.

*Design Review Findings:*

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.*

The subject property is not located within any specific plan area nor does it have applicable design standards. However, the project proposes a consistent Mediterranean design theme for all the proposed units. The scale and massing of the proposed units also match the neighborhood as the existing neighborhood has multiple single- and two-story single family homes.

*Major Site Plan Review Findings:*

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

The surrounding development consists of residential and residential adjacent uses. The proposed project will provide new landscaping and additional single-family housing to the residential neighborhood.

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

The project complies with the City's development standards for Residential Single Family 10,000 square feet zoning and the Planned Unit Development standards.

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

The project proposes an open-access private road from N. Rancho Santiago Boulevard to be maintained by an established HOA which provides access to each single-family unit. Each unit will have 2 enclosed parking spaces and a driveway for one additional guest parking space. The site also offers an additional 6 parking spaces at the end of the private road with a pedestrian sidewalk to access them. The proposal of the private road will not deteriorate the existing area and ample parking is provided.

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

A review of the project with all City departments concludes that City services will be available and adequate to serve this site, including water, sewer, police and fire services.

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

No environmental effects have been identified for the project. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because the project proposed is consistent with the existing general plan density and zoning. An initial study was provided in justification to verify consistency with the existing certified General Plan EIR.

## **SECTION 2 – ENVIRONMENTAL REVIEW**

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because the project proposed is consistent with the existing general plan density and zoning. An initial study was provided in justification to verify consistency with the existing certified General Plan EIR. There is no environmental public review or notice required for this exemption.

## **SECTION 3 – APPROVAL AND CONDITIONS OF APPROVAL**

The Planning Commission hereby imposes the following conditions for Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137:

### *General Conditions:*

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved April 6, 2026, and

in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Planning Commission. After the 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 meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Planning Commission for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. 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.
4. The final approved conditions of approval shall be reprinted on the construction documents when submitting to the Building Division for the plan check process.
5. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building and Safety Services. Failure to obtain the required building permits may be cause for revocation of this entitlement.

6. In conjunction with construction, all activity will 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.
7. Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137 shall become void if not vested within two years from the date of approval. Time extensions may be granted as specified in Title 17 of the Orange Municipal Code.

Planning Division:

8. A community association or other means acceptable to the City must be established to maintain all commonly held property. Copies of conditions, covenants and restrictions that will apply to the proposed development shall be submitted to the Community Development Department and City Attorney for review prior to the issuance of the building permit for the project.

Police Department:

9. Security and design measures that employ defensible space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves considerations such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. It is based on five concepts to provide non-invasive and permanent measures to prevent and reduce crime: territoriality, natural surveillance, access control, activity support, and maintenance. The project shall also comply with the requirements contained in the City of Orange Municipal Code Chapter 15.52, Building Security Construction Standards reference Ordinance #6-22.

Fire Department:

10. Onsite fire department access will require easement recording prior to issuance of Rough Grading Permit and shall be reviewed by Fire prior to approval.
11. Structures are within the Very High Fire Hazard Severity Zone. Precise Fuel Modification plans will be required at Building plan submittal. A fire behavior analysis will be required when structure cannot meet prescriptive code requirement of 170 feet total distance of combined zones. Visit [orangecityfire.org](http://orangecityfire.org) for the Vegetation Management Guideline.
12. Onsite fire department access will require reciprocal easement recording prior to issuance of Rough Grading Permit and shall be reviewed by Fire prior to approval. The easement shall include reciprocal access amongst all properties. Recording shall include a Declaration of Restrictions in perpetuity, to include impact and liability being created by the shared obligation of all property owners and future individuals with interest to each property. All maintenance of, including but not limited to roadways, utility mains, fire lane signage, markings, fire lines, fire hydrants testing and service, and all equipment thereto within the reciprocal easement.

13. Onsite fire hydrants required to comply with CFC Chapter 5.

Building Division:

14. Provide on-site fire hydrants and mains capable of supplying the required fire flows. The hydrant model and on-site locations shall be approved by the Fire Department and have a three foot minimum clearance around the circumference of the fire hydrant.

Subdivision:

15. All works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.

16. All public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.

17. 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.

18. Driveway aprons shall conform to Public Works Standard Plan 116A for residential driveway with ADA accessibility.

19. The developer shall be required to upgrade existing sidewalks to meet current standard along N. Rancho Santiago Blvd. per City of Orange Engineering Standard Plan 118.

20. Sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner

21. Pavement restorations on streets, under Moratorium or with a Pavement Condition Index of 75 or greater, shall be done per Instruction 15 of the Encroachment Permit.

22. The applicant shall 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 plan

23. Prior to grading permit issuance, the project proponent shall complete a right-of-way dedication with Public Works Department for an additional 6 feet of street frontage along N. Rancho Santiago Blvd.

24. A Hydrology Study/Report or Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed

improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.

25. Site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet.
26. The contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
27. Any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
28. Upon submittal of grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities.
29. 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.
30. 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.
31. Show all structural BMPs for water quality purpose on Grading Plan. Water quality features shown on the Grading Plan must match WQMP.
32. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
33. Arborist report and tree removal permit will be required prior to any tree removal.
34. Prior to issuance of building permits, the applicant shall submit an address number request, including an addressing plan, to Public Works Department for review and approval.

Water:

35. Prior to approval of the water improvement plan, the applicant must satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the Water Division.
36. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.

37. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
38. Prior to issuance of any grading permit or building permit, the applicant must submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, backflow prevention devices, and any other proposed improvements or relocations affecting the public water system facilities.
39. Prior to issuance of building permit, construction documents must show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
40. Prior to issuance of building permit, the applicant must submit construction documents that 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 will review and approve the construction documents.
41. Prior to issuance of building permit, the applicant must submit construction documents must 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 will review and approve the construction documents.
42. Prior to issuance of building permit, the applicant must submit construction documents must 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.
43. Prior to issuance of building permit, the Water Division will approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.
44. Prior to issuance of certificate of occupancy, the applicant will be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
45. To meet the required fire flow demands, commercial and industrial areas with 6-inch diameter water mains or smaller will be upgraded to 10 or 12-inch diameter water mains. Similarly, in residential areas, 4-inch diameter water mains will be upgraded to 8-inch diameter water mains.
46. Prior to issuance of any grading permit or building permit, the applicant will 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.

47. Prior to issuance of any grading permit, the applicant must construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
48. Prior to issuance of certificate of occupancy, the applicant must furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.
49. Prior to issuance of encroachment permit, the applicant must 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 Standard Specifications and Plans For the Construction of Water System for review and approval.
50. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.
51. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.

Water Quality:

52. 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.
53. Prior to issuance of grading permits the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Storm water Discharges Associated with Construction Activity (Construction General 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.
54. 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.

55. Prior to issuance of 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 Site Design, Routine Source, 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.

56. Prior to issuance of certificates for use and occupancy, 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.

57. Prior to issuance of certificates for use of occupancy or final signoff by the Public Works Department, 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.

58. 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.

Traffic:

59. In addition to other impact fees that may be applicable, the proposed project may be responsible for paying Transportation Systems Improvement Program (TSIP) fees based on the net increase trips (100 daily vehicles), that will be required to be paid prior to Certificate of Occupancy.

60. The fees are calculated based on the additional traffic added to the local circulation system from a proposed project.

61. In addition to other impact fees that may be applicable, the proposed project will be responsible for paying Transportation Corridor Agencies (TCA) fees, prior to Certificate of Occupancy, based on a net increase of residential units with a greater than 750 square foot footprint. For more information on TCA fees, and what fees will apply please visit the Development Impact Fee Program website: <https://thetollroads.com/about/about-tca/development-impact-fee-program/>

**ADOPTED** this 20<sup>th</sup> day of April 2026.

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Isaiah Leslie  
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 20<sup>th</sup> day of April 2026, by the following vote:

AYES:

NOES:

RECUSED:

ABSENT:

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Hayden Beckman  
Planning Manager