



William Lyon Homes, Inc.

November 14, 2019

David Blumenthal
Contract Planner
City of Rancho Santa Margarita
22112 El Paseo
Rancho Santa Margarita, CA 92688

Re: Paloma Square Entitlement Applications

Dear Mr. Blumenthal:

On July 24, 2019, William Lyon Homes submitted an application for a General Plan Amendment, Zone Change, Specific Plan, Vesting Tentative Tract Map No. 16921, Site Development Permit, and Environmental Impact Report, for Paloma Square, a 120-unit townhome neighborhood located at 31931 Dove Canyon Drive. On August 21, 2019, we received your letter with comments on our application packages. Contained within the body of this letter and the enclosed submittal package are responses to your comments and updated plans. Below are responses to comments from your August 21st letter.

Section I. Entitlements

Your application includes a request for the following entitlements:

- **General Plan Amendment:** To change the General Plan Land Use Designation. The current land use designation is Neighborhood Commercial; please specify your proposed land use designation.

Response: The proposed land use designation is Medium Density Residential (MDR). This request has been specified in the proposed Specific Plan included in this submittal package.

- **Zone Change:** To rezone the property. The property is currently zoned CN (Commercial - Neighborhood); please specify your proposed zoning designation.

Response: The proposed zoning designation is Residential – Medium Density (RM 2,000 – A) with a Specific Plan Overlay (RMD-SP). This request has been specified in the proposed Specific Plan included in this submittal package.

- **Specific Plan:** To overlay the proposed zone designation and allow site specific development standards.

Response: A draft Specific Plan has been included in this submittal package.

- Vesting Tentative Tract Map No. 16921: Subdivide the property for 123 townhomes.

Response: A revised VTTM 16921 is included in this submittal package. Please note the number of units has been reduced to 120.

- Site Development Permit: For the proposed site improvements and proposed 123 townhomes and amenities.

Response: A revised Site Plan is included in this submittal package. Please note the number of units has been reduced to 120.

Section II. Complete Checklist

The application has been deemed incomplete, consistent with the requirements of Government Code Section 65943(a). The following items are required in order to complete your application:

1. The proposal includes adjusting the property line between the project site and the Trabuco Canyon Water District site. Additionally, this request will require an adjustment to the boundaries of the General Plan Land Use Designation and Zoning for the Water District property. Accordingly, the following shall be completed:
 - a. Include the Water District property in the Tract Map and all site improvement and landscape plans.
 - b. Provide a letter of authorization from the Trabuco Canyon Water District authorizing you to act on their behalf for this application.

Response: The revised VTTM and Site Plan included in this submittal package clearly shows the property boundary between the project site and the Trabuco Canyon Water District (TCWD) property. No adjustment to that boundary is proposed. It should be noted that existing parking area and drive aisles currently serving the TCWD facility are located on the project site, beyond TCWD's property boundary. Given the functional association of the parking spaces and drive aisle to TCWD's building, the proposed VTTM and Site Plan have been revised to avoid impact or the need to modify those facilities.

2. Provide a Preliminary Title Report for the Paloma Square site and the Water District site. The title report shall be less than one year old.

Response: An updated Preliminary Title Report is included in the submittal package.

3. Ensure all plans are stamped and signed by the licensed professional (architect, engineer, etc.) who prepared the plans.

Response: We appreciate the desire for stamped and signed plans; however, our professionally licensed team cannot stamp plans that are not final. Therefore, once we have feedback from the City that no additional changes will be made to the plans and the project is proceeding to public hearing, we will have the professionally licensed team members stamp those plans.

4. Submit the notification map, mailing list, and envelopes for all properties within 300' of the project site. Be advised that the 300' radius shall not include streets and the mailing list will need to be certified. The mailing list shall also include the following: Dove Canyon HOA, Rancho Cielo HOA, Cota de Caza HOA, Trabuco Canyon Water District, Saddleback Valley Unified School District, Capistrano Unified School District, and Santa Margarita Catholic High School. See attached Notification Map and Mailing List Instructions for details on how to prepare the map, list, and envelopes.

Response: A mailing list and stamped envelopes are included in this submittal package per the request.

5. A deposit was submitted for the review of a Specific Plan; however, no Specific Plan was included in the application. Submit the proposed Specific Plan for the City to review.

Response: The submittal package associated with this letter includes a draft Specific Plan for City Staff review.

6. Provide an existing site survey that shows all existing site improvements (e.g., buildings, parking spaces, landscape, topography, etc.), and improvements within the adjoining public right-of-way (e.g., lights, fire hydrants, signs, catch basins, underground utilities, etc.).

Response: The existing site survey can be found on the ALTA land survey included in this submittal package.

7. Provide fully dimensioned plans for the proposed pool building. Include a detailed pool area site plan, floor plans, building elevations, and a roof plan.

Response: The pool plans, including dimensioned elevations and floor plans, are included in this submittal package.

8. Provide fully dimensioned plans for the common open space areas, including all proposed amenities.

Response: The VTTM presented in this submittal package includes dimensions of the common open space areas. Additionally, the square footage of each common area is provided on the VTTM, Site Plan, and Open Space Plan.

9. Provide a fully dimensioned, to scale, architectural site plan that includes the following information:
 - a. Label each building with a building number (each unit shall also be labeled and numbered) indicating which architectural style/color will be used for that building.

- b. Note the location, type, material, and height of all fencing and walls (including any retaining walls) proposed for the site.
- c. Include a table that shows the size of the common open space areas (dog park, pool area, and community open space area).
- d. Clearly distinguish between building footprints and private patios.

Response: Included in this submittal package is an Architectural Site Plan with the requested information. Other plans in this submittal package include components of the requested information.

10. Provide a table that demonstrates the private open space (i.e. patios and balconies) for each unit in the development. The table shall also include the summary total of all private open space in the development.

Response: The Open Space Plan included in this submittal package contains a table detailing private open space for each unit.

11. Modify the conceptual landscape plan to include the following information:

- a. Provide a conceptual irrigation plan. A recycled water main is located within the Dove Canyon Drive right-of-way. Verify with Trabuco Canyon Water District if there is sufficient capacity to service the site with recycled water. If so, recycled water shall be utilized in all site landscaping.
- b. Provide a tree count broken down by size of proposed tree.
- c. Show the location of all aboveground transformers and ensure they will be screened from view.

Response: The Landscape Plans included in this submittal package contain the requested information. Additionally, this submittal includes a dry utility plan showing transformer locations.

12. Provide a site lighting and photometric plan. This plan shall show type and location of proposed exterior lights. The photometric plan shall extend 50' from the property boundaries and include the entire Dove Canyon Drive right-of-way along the property frontage. All lighting shall comply with Section 9.05.080 of the Rancho Santa Margarita Municipal Code.

Response: The photometric plan is being prepared and will be submitted separately.

13. Modify the building elevations to include the following information:

- a. Correct the height dimensions to show the height to the highest ridgeline of each building. On the "A" elevations, provide an additional height dimension to the top of the faux chimneys.
- b. Provide finished material and color callouts.

Response: The building elevations included in this submittal package have been revised with corrected height dimensions. Additionally, a material and color board has been included in the package.

14. Provide a conceptual grading plan. Include the proposed quantities of cut, fill, import, and export.

Response: A conceptual grading plan, separate from the VTTM, has been prepared and included in this submittal package. That grading plan shows a balanced grading plan with equal cut and fill. Please note, this grading plan assumes demolition and export of all existing buildings, driveways, sidewalks, and parking lots. As an alternative, this submittal package includes an alternative site plan, referred to as a "raised plan", which assumes to the extent feasible, all crushable material currently on the project site is crushed and placed as fill. This is an alternative to analyze in the EIR and compare the impacts of exporting building materials compared to the impacts associated with crushing material on-site.

15. Provide a conceptual utility plan in conjunction with the Vesting Tentative Tract Map. The utility plan shall reflect all proposed on-site utilities with appurtenances (e.g. pull box, manholes, meters, hydrants, catch basins, etc.) including proposed storm drain system, recycled water irrigation system, etc. The utility plan shall also show existing public utilities to serve the development with associated appurtenances and proposed points of connection.

Response: Wet utilities are shown on the VTTM included in this submittal package. A separate dry utility exhibit is also included in this submittal package.

16. Provide a site access and circulation plan that shows vehicles and trucks movement on the site. Movement shall always be capable in a forward manner and shall not require backing up or turning around. Additionally, demonstrate the entry is designed to allow all turn movements, including turn around, in front of the entry gates. This plan shall show passenger cars, refuse trucks, fire vehicles, and delivery/moving truck movements.

Response: An Access and Circulation Plan is included in this submittal package that shows the requested information.

17. Provide a fully dimensioned, to scale, conceptual fire master plan. The plan shall include all fire lanes, proposed hydrant locations, and access gates.

Response: A Fire Master Plan will be prepared once we receive comments from Staff on the revised Site Plan, since hydrant locations and fire lanes could change depending on Staff comments.

18. Submit a conceptual fuel modification plan for review and approval by the Orange County Fire Authority. Be advised that this will require payment of a fee made

payable to the Orange County Fire Authority of \$1,044.00.

Response: According to Cal Fire the project site is not located within a Very High Fire Hazard Severity Zone, therefore, no fuel modification plan is required for the proposed project. Please see the following web link:

https://osfm.fire.ca.gov/media/5893/c30_ranchosantamargarita_vhfhsz.pdf

19. Provide a water and sewer capacity study that has been reviewed and accepted by the Trabuco Canyon Water District. The study shall show if the existing infrastructure has sufficient capacity to accommodate the units or identify necessary upgrades, if required.

Response: According to TCWD, applicants are not permitted to prepare these studies. A request for these studies has been submitted to TCWD.

Section III. Plan Review

This section does not contain incomplete checklist items, but rather includes information that is pertinent to the processing of your application.

Planning

1. An Environmental Impact Report (EIR) will be required for the project. The EIR will analyze the project for potential impacts to traffic, air quality, geotechnical, seismic, noise, water quality and storm water runoff, among other studies. The City will obtain proposals from the City's prequalified list of environmental consultants. You will be responsible for covering the cost of the consultant to prepare the environmental documentation and all associate activities including, public outreach. Once a consultant is selected, the City will notify you of the estimated cost so you may pay the proper deposit.
 - a. The Hydrology Analysis and Preliminary Water Quality Plan have been submitted to the City. These will be reviewed during the environmental stage of the project and may have corrections based on this review.

Response: Comment noted.

2. The current proposal has insufficient guest parking. The City's standard is one open guest space per unit, thus requiring 123 guest parking spaces; whereas you are proposing 80. While the Specific Plan allows this type of modification, it is strongly suggested that you increase the number of open guest parking spaces. Refer to the Single-Family Residential requirement listed in Table 9.06.2 of the Rancho Santa Margarita Municipal Code. Additionally, it is recommended that you provide a parking management plan to ensure garages are fully utilized for parking and not storage.

Response: The revised Site Plan included in this submittal package includes an updated

parking proposal, which we believe meets the City's code requirement.

3. There could be an issue with the proposed trash pick-up. Specifically, the current layout of the site would require trash trucks to back-up to service the homes; whereas the site should be designed to allow forward movement of all trucks at all times. Additionally, the internal streets will be considered fire lanes, which cannot be obstructed at any time. Accordingly, clarify how trash pick-up will occur on the site. Include the proposed placement of trashcans on pick-up days so they will not obstruct fire lanes.

Response: The revised Site Plan included in this submittal package addresses trash pick-up.

Public Works

1. All improvements within the public right-of-way, including path of travel, drive approaches, and curb ramps, shall comply with the Americans with Disability Act (ADA).

Response: The revised Site Plan has been designed consistent with ADA.

Building and Safety

1. All on-site improvements, shall comply with the Americans with Disability Act (ADA).

Response: The revised Site Plan has been designed consistent with ADA.

We look forward to continuing to work with you on this Application. If you have any additional questions or need additional information not specified in this letter, please let me know at (949) 476-5447.

Sincerely,



Michael C. Battaglia
Division Manager