



**Attachment 2
Conditions of Approval
PA23-0052**

BASIC/APPEAL EXACTIONS - - Z06

SC

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

BASIC/COMPLIANCE - - Z04

SC

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

BASIC/LAND USE PLAN - - Z03

SC

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

CONSTRUCTION NOISE

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:

- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 - (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
 - (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
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B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

BASIC/ZONING REGULATIONS - BASIC/ZONING REGULATIONS - Z01 BASIC

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

INDEMNIFICATION - Z05 SC

Applicant shall, at its own expense, defend, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Subdivision Committee, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. If litigation is filed challenging the Project, the County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. The County shall promptly notify the applicant of any such claim, action or proceeding.

BASIC/TIME LIMIT - - Z02 SC

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

TRAFFIC

Applicant to update the Traffic Impact Analysis (Analysis) for the project site in eighteen (18) months, or three (3) months after the school reaches the maximum student enrollment capacity, in order to evaluate the traffic conditions after the expansion. The updated Analysis will be provided to the County for review and comment.

ORANGE COUNTY FIRE AUTHORITY

The applicant shall be responsible with complying with all Orange County Fire Authority (OCFA) requirements and guidelines.

Prior to obtaining building permits for the proposed project, the applicant will provide to OCFA for review and clearance: Fire Master Plan; Architectural Plans; Emergency Radio System Design; underground piping for a private hydrant and fire sprinkler system; underground piping if private hydrants installed/modified or a fire sprinkler system is required by code or installed voluntarily; and fire sprinkler system and alarm system (prior to concealing interior construction).

Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCF A inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the city/County shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

Special/Custom Conditions: Provide any unique or customized conditions that may be applicable.
