



**HUGH NGUYEN**  
CLERK-RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

CAPISTRANO UNIFIED SCHOOL DISTRICT  
33122 VALLE RD  
SAN JUAN CAPISTRANO, CA 92675

Office of the Orange County Clerk-Recorder  
**Memorandum**

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 05/17/2024

**It remained posted for 30 (thirty) days.**

Hugh Nguyen  
Clerk - Recorder  
In and for the County of Orange

By: Paulina Cruz Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted \*\*\* **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local **lead** agency \*\*\* within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



NO FEE

202485000442 3:15 pm 05/17/24

409 SC4A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

Esencia K-8 School Modular Calsssroom Project

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED**

**MAY 17 2024**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON May 17, 2024

Posted for 30 days

DEPUTY PC

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED

MAY 17 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

CEQA: California Environmental Quality Act \_\_\_\_\_

# NOTICE OF EXEMPTION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Capistrano Unified School District  
33122 Valle Road  
San Juan Capistrano, CA 92675

County Clerk  
County of Orange County  
601 N. Ross St.  
Santa Ana, CA 92701

Esencia K-8 School Modular Classroom Project  
Project Title

5 Aprender Street  
Project Location - Specific

Rancho Mission Viejo Orange County  
Project Location - City Project Location - County

Capistrano Unified School District (District) proposes to install seven modular classrooms, a modular restroom building, seven new outdoor post mounted lighting fixtures, seat wall, fencing, signage, and ADA ramps; relocate two existing modular classrooms on campus; restripe the southern basketball courts; and provide restriping of the ADA parking area and a new "tow away" sign in the eastern parking lot. The asphalt on the existing northern basketball courts will be removed and repaved for the installation of seven modular classrooms and a modular restroom. Two of the modular classrooms (J-5 and J-6) will be relocated from the existing campus, west of Building G, to the southwestern corner of campus. Two new modular classrooms will be constructed in their place. A total of seven modular classrooms and a modular restroom will be new buildings added to the campus. New fencing will be installed to restrict access behind and between the modular classrooms. Additionally, signage at the entrance for the modular restroom and new ADA ramps for each modular classroom will be installed. The modular classrooms and restroom will connect to the existing utility lines on-site. New asphalt paving will be constructed around the southern basketball courts and the new modular buildings. The southern basketball courts will be restriped, and a seat wall will be installed. Additionally, seven new outdoor post mounted lighting fixtures will be installed around the southern basketball courts. Parking improvements will include the restriping of the ADA parking area and a new "tow away" sign at the eastern parking lot. The new lighting will not extend the hours of use of the basketball courts.

The proposed project will increase student capacity at the Esencia campus by a maximum of 196 students. The proposed project will not alter the existing vehicle and pedestrian access to the campus, and all improvements will occur on the existing campus. Overall, the proposed project will benefit the Esencia campus students and staff by providing additional educational facilities.

Description of Nature, Purpose, and Beneficiaries of Project

Capistrano Unified School District  
Name of Public Agency Approving Project

Capistrano Unified School District  
Name of Person or Agency Carrying Out Project

MAY 17 2024

HUGH NGUYEN, CLERK-RECORDER

CEQA: California Environmental Quality Act

BY:

DEPUTY

Exempt Status: (check one below)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Class 1, CCR §15301, Existing Facilities; Class 3, CCR §15303, New Construction or Conversion of Small Structures; Class 14, CCR §15314, Minor Additions to Schools.

Statutory Exemptions. State code number: \_\_\_\_\_

The relocation of two modular buildings, hardscape construction, basketball court restriping, installation of seven outdoor light fixtures and seat wall around the basketball courts, and proposed parking lot restriping for the ADA parking area and the new "tow away" sign in the eastern parking lot are exempt from CEQA under Class 1, Existing Facilities (Section 15301), because the components consist of minor alterations to existing structures and parking lot with no expansion of an existing use. The parking lot restriping and new signage will take place within the existing Esencia campus parking lot to improve visibility and ADA access on campus. The new hardscape and restriping of the basketball court and installation of the outdoor light fixtures and seat wall will not expand any uses on campus and would be considered minor alternations. The two relocated modular buildings will continue to operate similar to existing conditions and will not expand the use of the campus. Since these improvements are on the same site and do not involve the expansion of use, these project components are exempt from CEQA under Section 15301.

The proposed construction of additional fencing, modular restroom building, bathroom signage, ADA ramps to modular classrooms, seat wall, seven outdoor lighting fixtures and utility extensions are exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303), because these components are small, accessory structures to serve the Esencia K-8 School and will be within the existing campus footprint. Therefore, these components of the project are exempt from CEQA under Section 15303.

The proposed installation of seven new modular classrooms, a modular restroom building, additional fencing, and signage are exempt from CEQA under Class 14, Minor Additions to Schools (Section 15314). The seven new modular classrooms are necessary to accommodate anticipated new students in the District. The seven modular classrooms will increase the student capacity on campus by 196 students, which will result in an approximately 16 percent increase in the student capacity or approximately 18 percent increase based on current student enrollment. Consequently, the project will not increase student capacity by more than 25 percent. Since the new buildings will not increase the number of school classrooms by 10, nor increase student capacity by 25 percent, the addition of seven classrooms is exempt from CEQA under Section 15314.

See Attachment to Notice of Exemption for further explanation of the evaluation, which is available for review at the District office.

Reasons why project is exempt

John Forney, Chief Facilities Officer

949.234.9200

Contact Person:

Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings

2. Has a Notice of Exemption been filed by the public agency approving the project  Yes  No

Date  
Received for  
Filing:

Signature:

Title:

CFO

**Attachment to Notice of Exemption**  
**ESENCIA K-8 SCHOOL MODULAR CLASSROOM PROJECT**  
**CAPISTRANO UNIFIED SCHOOL DISTRICT**  
**SUPPLEMENTAL INFORMATION**

**FILED**

**MAY 17 2024**

HUGH NGUYEN, CLERK-RECORDER

BY:           pc           DEPUTY

Capistrano Unified School District (District) proposes to install seven modular classrooms, a modular restroom building, seven new outdoor post mounted lighting fixtures, seat wall, fencing, signage, and ADA ramps; relocate two existing modular classrooms on campus; restripe the southern basketball courts; and provide restriping of the ADA parking area and a new “tow away” sign in the eastern parking lot. These activities are referred to as the proposed project. This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, Sections 15301 (14 CCR 15301), 15303 (14 CCR 15303), and 15314 (14 CCR 15314).

**1. EXISTING CONDITIONS**

**PROJECT LOCATION**

The Esencia K-8 School campus is at 5 Aprender Street (Assessor’s Parcel Number [APN] 75530137), in the community of Rancho Mission Viejo, a census-designated place in unincorporated Orange County (SCAG 2024). The community of Rancho Mission Viejo is surrounded by the unincorporated communities of Coto De Caza and Las Flores in Orange County and the City of Rancho Santa Margarita to the north; unincorporated Orange County to the east; the City of San Juan Capistrano to the south and southwest; and the unincorporated community of Ladera Ranch in Orange County to the west.

The campus is bounded by Aprender Street to the north and east, Pavilions Park to the south and southwest, and Andaza Street to the west. Residential uses are across Aprender Street to the north and Andaza Street to the west. Regional access to the campus is provided via State Route 74 (SR-74), which is approximately 1.0 mile south, and Interstate 5 (I-5), which is approximately 4 miles southwest of the campus (see Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*). The project site includes approximately 0.90 acres of the southern side of the approximately 14-acre Esencia campus.

**EXISTING PROJECT SITE CONDITIONS**

Esencia K-8 School is a kindergarten through eighth grade school with 2022-23 enrollment of 1,102 students and a student capacity of 1,236 students (CDE 2022a, 2022b; CUSD 2016). The Esencia campus consists of 6 permanent classroom buildings, an administration/kitchen/multipurpose room (MPR) building, 11 modular classrooms, 2 asphalt hardcourt play areas with striped play courts (basketball, four squares, hop-scotch, hand ball, and tennis courts), a grass play field, a kindergarten play area, 5 shade structures, 3 storage containers, and paved walkways throughout campus (see Figure 3, *Aerial View with Photo Locations*). The YMCA uses Building G and modular classrooms at the southern portion of the campus. Parking access to the campus is provided via two parking lots. An ingress-only driveway and an egress-only driveway provide access to the eastern parking lot, and approximately 500 feet north of the eastern parking lot, an ingress-egress driveway provides access to the northern parking lot. The campus contains various ornamental trees throughout. The campus is primarily flat with a slight slope west to southeast.

The approximately 0.90-acre project site is developed with four asphalt basketball courts, three storage containers, and hardscape/paved surfaces. An existing light pole is located on the eastern side of the project site, near the existing four-square hardtop play courts (see Figure 3).

## GENERAL PLAN LAND USE AND ZONING

The project site is within the Esencia K-8 School campus, within APN 75530137. According to the *Orange County General Plan*, the campus and project site have a General Plan land use designation of Urban Activity Center and a zoning designation of Planned Community (PC) (Orange County Public Works 2015, 2018).

## 2. PROJECT DESCRIPTION

Capistrano Unified School District (District) proposes to install seven modular classrooms, a modular restroom building, seven new outdoor post mounted lighting fixtures, seat wall, fencing, signage, and ADA ramps; relocate two existing modular classrooms on campus; restripe the southern basketball courts; and provide restriping of the ADA parking area and a new "tow away" sign in the eastern parking lot.

The asphalt on the existing northern basketball courts will be removed and repaved for the installation of seven modular classrooms and a modular restroom. Two of the modular classrooms (J-5 and J-6) will be relocated from the existing campus, west of Building G, to the southwestern corner of campus (see Figure 4, *Site Plan*). Two new modular classrooms will be constructed in their place (see "Building 14" and "Building 15, YMCA" in Figure 4). A total of seven modular classrooms and a modular restroom will be new buildings added to the campus. New fencing will be installed to restrict access behind and between the modular classrooms. Additionally, signage at the entrance for the modular restroom and new ADA ramps for each modular classroom will be installed. The modular classrooms and restroom will connect to the existing utility lines on-site.

New asphalt paving will be constructed around the southern basketball courts and the new modular buildings. The southern basketball courts will be restriped, and a seat wall will be installed. Additionally, seven new outdoor post mounted lighting fixtures will be installed around the southern basketball courts. Parking improvements will include the restriping of the ADA parking area and a new "tow away" sign at the eastern parking lot. See Figure 4, *Site Plan*. The new lighting will not extend the hours of use of the basketball courts.

The proposed project will increase student capacity at the Esencia campus by a maximum of 196 students.<sup>1</sup> The proposed project will not alter the existing vehicle and pedestrian access to the campus, and all improvements will occur on the existing campus. Overall, the proposed project will benefit the Esencia campus students and staff by providing additional educational facilities.

## CONSTRUCTION

Construction of the proposed improvements is tentatively scheduled to be implemented between July and October 2024, and is anticipated to last approximately four months. No extensive grading will occur, and no import/export of soil is anticipated. All construction equipment and workers will be within the boundaries of the campus and contractors will adhere to construction noise regulations to avoid disruption to campus operations.

---

<sup>1</sup> Student loading is up to 28 students per classroom. 28 students x 7 classrooms = 196.

FILED

MAY 17 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

MAY 17 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

### 3. REASONS WHY THE PROJECT IS EXEMPT

The project is exempt from further environmental review under the requirements of CEQA (Public Resources Code Section 21000 et seq.) because it is consistent with Class 1, Existing Facilities; Class 3, New Construction or Conversion of Small Structures; and Class 14, Minor Additions to School, as explained below.

#### CLASS 1, EXISTING FACILITIES

Class 1, Existing Facilities, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use (CEQA Guidelines Section 15301).

The relocation of two modular buildings, hardscape construction, basketball court restriping, installation of seven outdoor light fixtures and seat wall around the basketball courts, and proposed parking lot restriping for the ADA parking area and the new "tow away" sign in the eastern parking lot are exempt from CEQA under Class 1, Existing Facilities (Section 15301), because the components consist of minor alterations to existing structures and parking lot with no expansion of an existing use. The parking lot restriping and new signage will take place within the existing Esencia campus parking lot to improve visibility and ADA access on campus. The new hardscape and restriping of the basketball court and installation of the outdoor light fixtures and seat wall will not expand any uses on campus and would be considered minor alternations. The two relocated modular buildings will continue to operate similar to existing conditions and will not expand the use of the campus. Since these improvements are on the same site and do not involve the expansion of use, these project components are exempt from CEQA under Section 15301.

#### CLASS 3, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3, New Construction or Conversion of Small Structures, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel (CEQA Guidelines Section 15303).

The proposed construction of additional fencing, modular restroom building, bathroom signage, ADA ramps to modular classrooms, seat wall, seven outdoor lighting fixtures and utility extensions are exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303), because these components are small, accessory structures to serve the Esencia K-8 School and will be within the existing campus footprint. Therefore, these components of the project are exempt from CEQA under Section 15303.

#### CLASS 14, MINOR ADDITIONS TO SCHOOLS

Class 14, Minor Additions to Schools, consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or 10 classrooms, whichever is less. The addition of modular classrooms is included in this exemption (CEQA Guidelines Section 15314).

The proposed installation of seven new modular classrooms, a modular restroom building, additional fencing, and signage are exempt from CEQA under Class 14, Minor Additions to Schools (Section 15314). The seven new modular classrooms are necessary to accommodate anticipated new students in the District. The seven modular classrooms will increase the student capacity on campus by 196 students, which will result in an approximately 16 percent

increase in the student capacity or approximately 18 percent increase based on current student enrollment. Consequently, the project will not increase student capacity by more than 25 percent. Since the new buildings will not increase the number of school classrooms by 10, nor increase student capacity by 25 percent, the addition of seven classrooms is exempt from CEQA under Section 15314.

#### 4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines Section 15300.2, Exceptions, for any characteristics or circumstances that might invalidate findings that the proposed project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the proposed project.

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

The project site is completely within the existing Esencia campus in a residential area of Rancho Mission Viejo. The campus has classroom buildings, a grass playfield, a kindergarten playground with associated play structures, shade structures, asphalt hardcourts, and two parking lots. According to the Critical Habitat for Endangered Species mapper, the northern portion of the campus is within the thread-leaved brodiaea (*Brodiaea filifolia*) critical habitat (USFWS 2024). However, the project site is not within the identified critical habitat and due to the school's developed nature, it does not contain any sensitive biological species or habitat. No mapped wetlands exist on campus (USFWS 2024). Therefore, this exception does not apply to the proposed project.

- (b) **Cumulative Impacts.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project is the only known and planned improvement to the campus during the planned construction. There are no other known successive projects—planned, approved, or under construction—of the same type at and/or near the project site that when combined with the proposed project would result in a cumulative environmental impact. This exception does not apply to the proposed project.

- (c) **Significant Effects.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from the unusual circumstances. The lead agency considers the second prong of this test only if it finds that some circumstance of the project is unusual. *Berkeley Hillside Preservation v City of Berkeley* (2015) 60 C4th 1086, 1104.

The proposed project presents no unusual circumstance or special environmental constraint that might lead to a significant impact. The project site currently operates as a K-8 school and would continue to operate as a K-8 school. Construction methods would be typical for school facilities and would comply with current building/structural code; water quality and air emissions standards; and best management practices (BMPs).

**FILED**

**MAY 17 2024**

**HUGH NGUYEN, CLERK-RECORDER**

BY: \_\_\_\_\_ *HN* \_\_\_\_\_ DEPUTY





- » Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2024)
- » Cortese List: Department of Toxic Substances Control (DTSC 2024b)

Table 1 presents the results of this search for hazardous materials sites and their proximity to campus.

**Table 1 Hazardous Waste Sites within 0.25 miles**

Site Address	Database	Identifier	Cleanup Status	Proximity to Site
MR21 AKA MR24 Esencia Mission Viejo, CA 92694	EnviroMapper	National Pollution Discharge Elimination System (NPDES)	Terminated: 9/02/2014 (CAZ448478)	0.25 miles east
Esencia MR15 Andaza, Mission Viejo, CA 92692	EnviroMapper	NPDES	Terminated: 9/02/2014 (CAZ448526)	0.25 miles southwest

Source: USEPA 2024b

**FILED**

**MAY 17 2024**

HUGH NGUYEN, CLERK-RECORDER  
BY: *PC*

According to EnviroMapper, two hazardous waste sites were identified within 0.25 miles of the Esencia campus (USEPA 2024b). The two sites are identified to have terminated NPDES permits, operating under national standards and are no longer a hazardous waste site. Therefore, these sites would not create a hazard to the proposed project. The project site nor any other hazardous materials site were identified in the five databases or the Cortese List. The project site has not been identified as a hazardous materials site pursuant to Government Code Section 65962.5, and therefore, the proposed project will not create a hazard to the public. This exception does not apply to the proposed project.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code Section 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be a historical resource.

The Esencia K-8 School campus is not listed on the National Register of Historic Places, a California Historical Landmark, California Point of Historical Interest, nor is a listed historic resource within a 0.25-mile radius of the project site (NPS 2024; OHP 2024). Neither the campus nor any adjoining properties are listed as historic sites or potential historic resources within the Orange County Historic Sites interactive map nor the Orange County General Plan (Orange County Public Works 2012; Preserve Orange County 2024). No historical resources have been identified on-site during preparation of this Notice of Exemption, and the historical sites exception would not apply to the proposed project.

**5. CONCLUSION**

The proposed project at the Esencia K-8 School is exempt from CEQA review pursuant to CEQA Guidelines Sections 15301, 15303, and 15314. As substantiated in this document, the proposed project will not meet the conditions specified in CEQA Guidelines Section 15300.2, Exceptions, and the proposed project is categorically exempt under Classes 1, 3, and 14.

## 6. REFERENCES

- California Department of Resources Recycling and Recovery (CalRecycle). 2024, April 4 (accessed). SWIS Facility/Site Search. <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.
- California Department of Education (CDE). 2022a. 2022-23 Enrollment by Ethnicity and Grade – Esencia Middle Report (30-66464-0138941). <https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=30664640138941&aggllevel=school&year=2022-23>.
- . 2022b. 2022-23 Enrollment by Ethnicity and Grade - Esencia Report (30-66464-0136762). <https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=30664640136762&aggllevel=school&year=2022-23>.
- California Department of Transportation (Caltrans). 2024, April 4 (accessed). California Scenic Highways, <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.
- Capistrano Unified School District (CUSD). 2016, February 25. Notice of Determination: Esencia K-8 School.
- Department of Toxic Substances Control (DTSC). 2024a, April 4 (accessed). EnviroStor. <http://www.envirostor.dtsc.ca.gov/public/>.
- . 2024b, April 4 (accessed). Cortese List Data Resources. <https://calepa.ca.gov/sitecleanup/corteselist/>
- National Park Service (NPS). 2024, April 4 (accessed). National Register of Historic Places. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>
- Office of Historic Preservation (OHP). 2024, April 4 (accessed). California Historical Resources. <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19>
- Orange, County of. 2024, April 8 (accessed). Code of Ordinances. [https://library.municode.com/ca/orange\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/orange_county/codes/code_of_ordinances).
- Orange County Public Works. 2018, July 31. Zoning Boundaries. <https://data-ocpw.opendata.arcgis.com/datasets/OCPW::zoning-boundaries/explore>.
- . 2015. *Orange County General Plan – Land Use Element*. <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/codes-and-regulations/general-plan>
- Preserve Orange County. 2024, April 4 (accessed). Orange County Historic Sites. <https://preserveoc.org/historic-sites-map/>
- Southern California Association of Governments (SCAG). 2024, April 5 (accessed). SCAG Parcel Locator. [https://rdp.scag.ca.gov/parcel-locator/?data\\_id=dataSource\\_6-AnnualLandUse19\\_HousingApp\\_WM\\_5442%3A3131009&page=page\\_0](https://rdp.scag.ca.gov/parcel-locator/?data_id=dataSource_6-AnnualLandUse19_HousingApp_WM_5442%3A3131009&page=page_0).
- State Water Resources Control Board (SWRCB). 2024, April 4 (accessed). GeoTracker. Database. <https://geotracker.waterboards.ca.gov/>.
- US Environmental Protection Agency (USEPA). 2024a, April 4 (accessed). EJSCREEN. <https://ejscreen.epa.gov/mapper/>.
- . 2024b, April 4 (accessed). EnviroMapper for EnviroFacts. <https://enviro.epa.gov/enviro/em4ef/home>.

FILED

MAY 17 2024

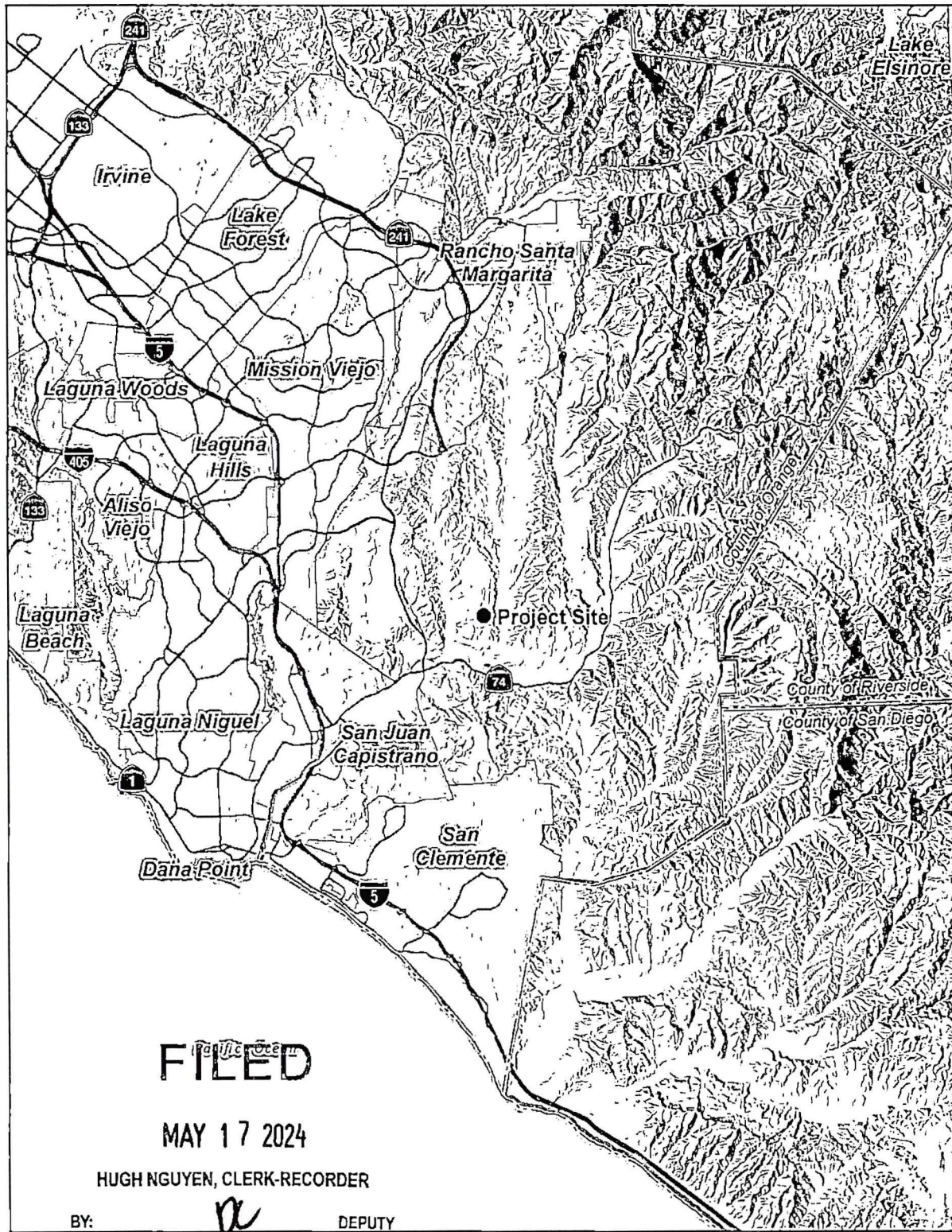
HUGH NGUYEN, CLERK-RECORDER

BY: pu DEPUTY

US Fish and Wildlife Service (USFWS). Wetlands Inventory. 2024, April 4 (accessed).  
<https://www.fws.gov/wetlands/data/mapper.html>.

FILED  
MAY 17 2024  
HUGH NGUYEN, CLERK-RECORDER  
BY:                 PC                 DEPUTY

Figure 1 - Regional Location



--- County Boundary

Note: Unincorporated county areas are shown in white.  
Source: Generated using ArcMap 2024.



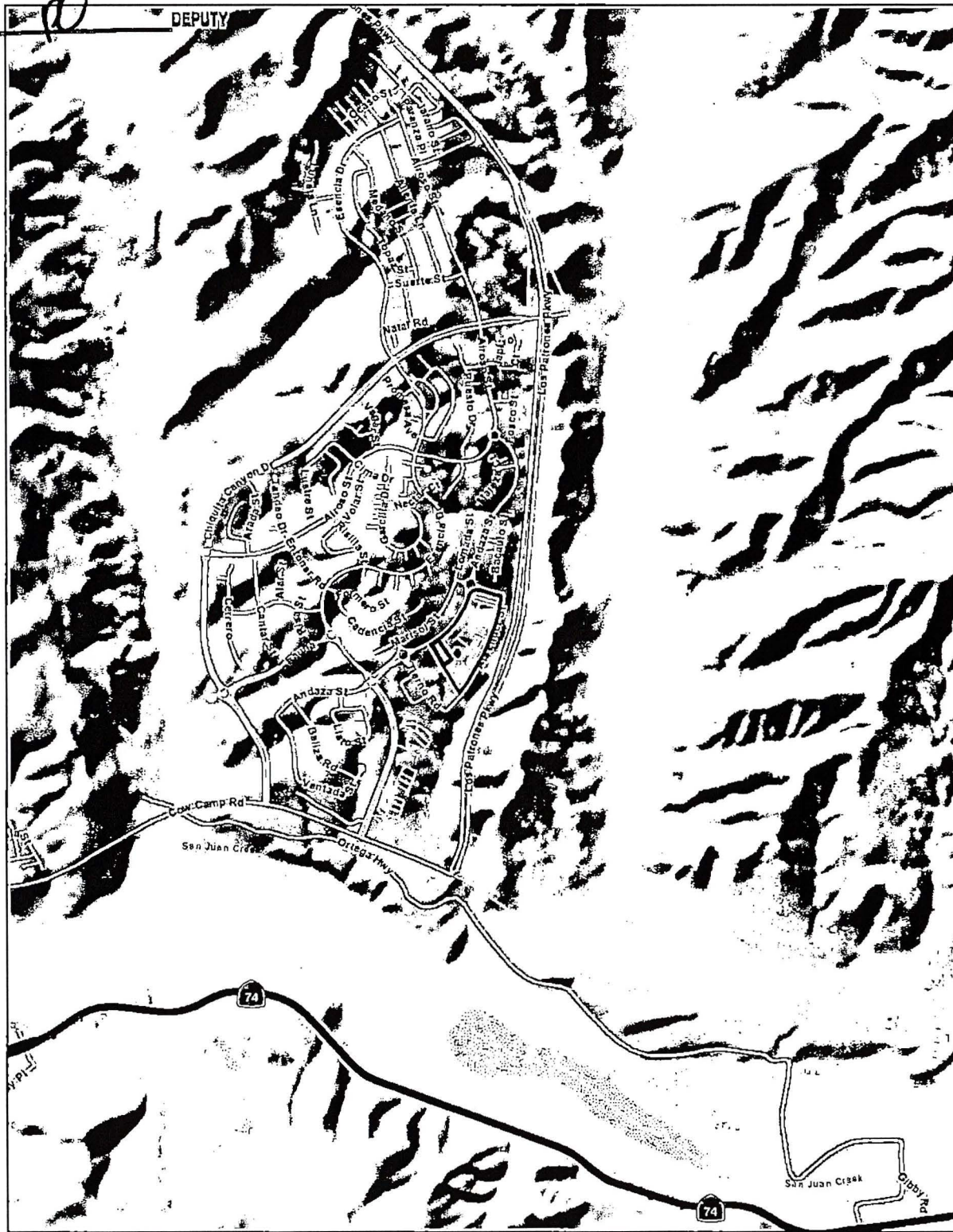
PlaceWorks

MAY 17 2024

HUGH NGUYEN, CLERK-RECORDER

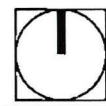
Figure 2 - Local Vicinity

BY:



— School Boundary      — Project Site

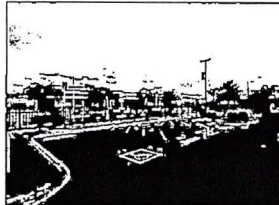
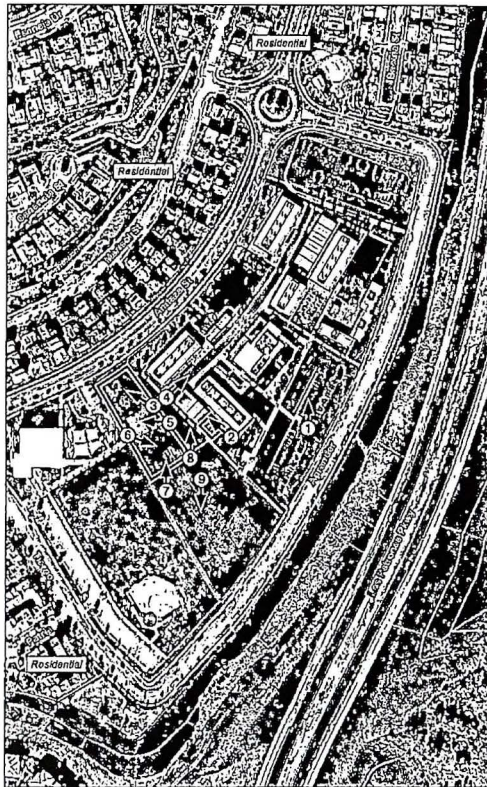
0      2,000  
Scale (Feet)



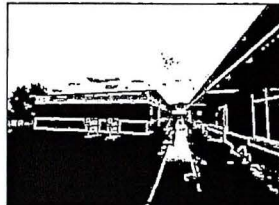
Source: Generated using ArcMap 2024.

PlaceWorks

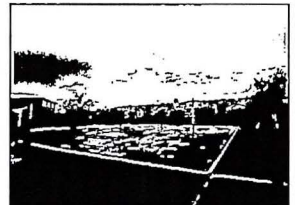
Figure 3 - Aerial View with Photograph Locations



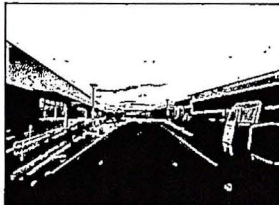
View 1. From the east side of campus, looking north at the main entrance of Esencia K-8 School, and the ADA parking spaces, on the project site.



View 2. From the south side of campus, looking northwest at the existing modular classrooms (including J-5 and J-6) on the project site, and campus Building G.



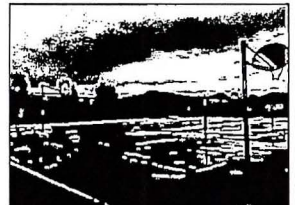
View 3. From the northwestern portion of campus, looking west at the northern basketball courts on the project site and surrounding residential uses.



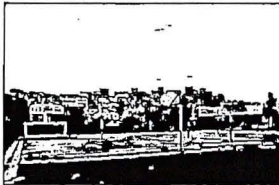
View 4. From the northwestern portion of campus, looking northeast at the educational buildings on the campus that are northeast of the project site.



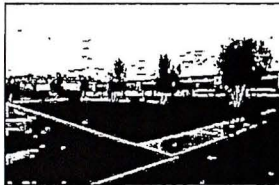
View 5. From the northwestern portion of campus, looking west at the asphalt basketball courts, asphalt play courts, and storage container on the project site.



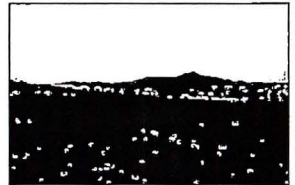
View 6. From the west side of campus, looking southeast at the southern basketball courts on the project site.



View 7. From the south side of the project site, looking north at the southern basketball courts on the project site.



View 8. From the south side of the project site, looking north to the rear of the existing modular classrooms J-5 and J-6 on the project site, and the surrounding grass area and trees.



View 9. From the south side of the project site, looking south at the grass play field and Pavilions Park that borders the project site to the south.

School Boundary    
 Project Site    
 Photograph Location and Direction (9)

Source: Nearmap, Inc., 2022; PlaceWorks, 2022.

FILED

Scale (Feet) 0 285

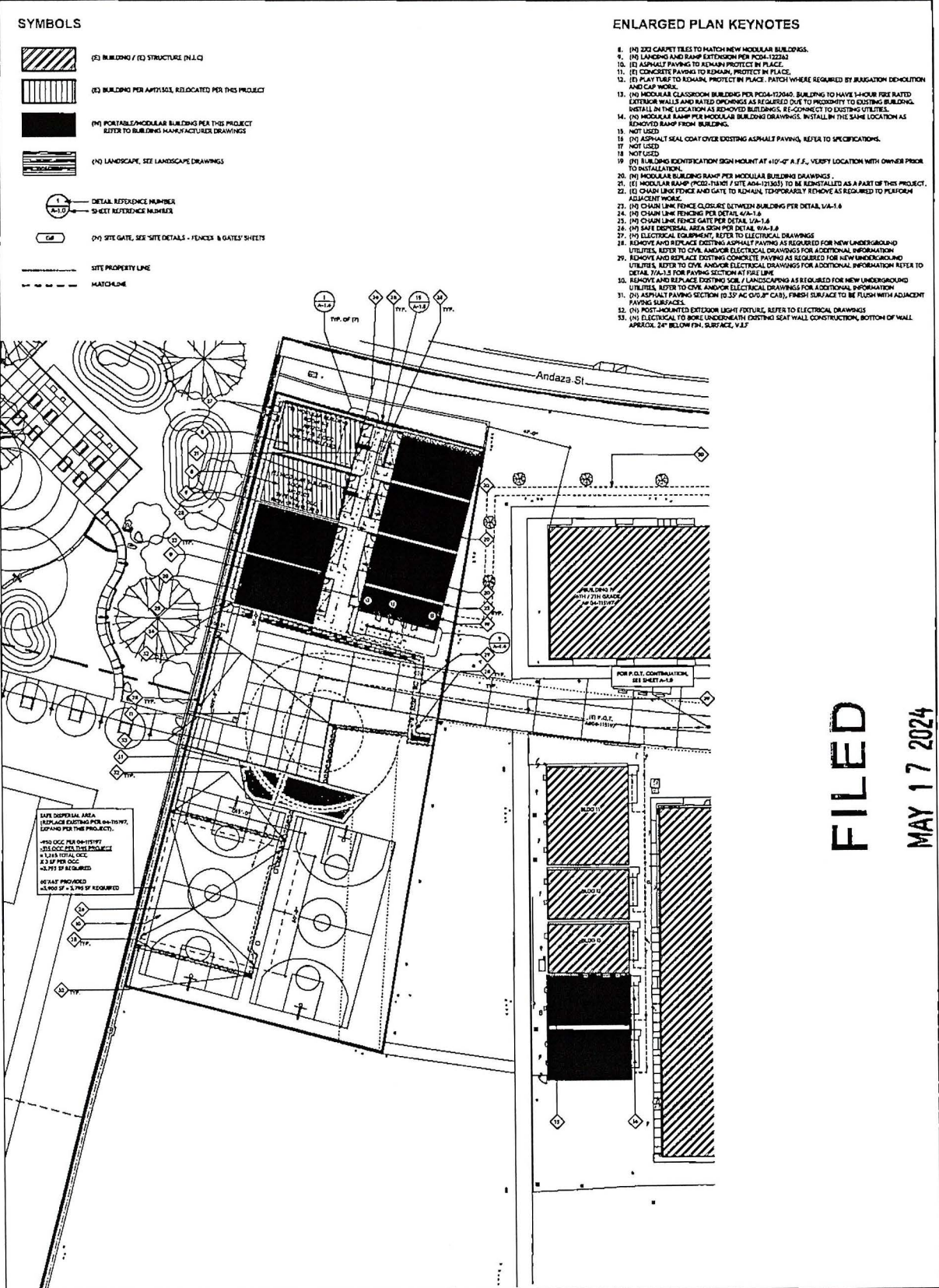
PlaceWorks

MAY 17 2024










HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

Figure 4 - Site Plan



**SYMBOLS**

-  (2) BUILDING / (E) STRUCTURE (N.L.C)
-  (3) BUILDING PER AP71503, RELOCATED PER THIS PROJECT
-  (M) PORTABLE/MODULAR BUILDINGS FOR THIS PROJECT REFER TO BUILDING MANUFACTURER DRAWINGS
-  (N) LANDSCAPE, SEE LANDSCAPE DRAWINGS
-  (1) DETAIL REFERENCE NUMBER
-  (2) SHEET REFERENCE NUMBER
-  (G) SITE GATE, SEE SITE DETAILS - FENCES & GATES SHEETS
-  SITE PROPERTY LINE
-  MATCHLINE

**ENLARGED PLAN KEYNOTES**

6. (1) SEE CARPET TILES TO MATCH NEW MODULAR BUILDINGS.
7. (2) LANDING AND RAMP EXTENSION PER PC04-12292.
8. (3) ASPHALT PAVING TO REMAIN PROTECT BY PLACE.
9. (4) CONCRETE PAVING TO REMAIN, PROTECT IN PLACE.
10. (5) PLAY TURF TO REMAIN, PROTECT IN PLACE. PATCH WHERE REQUIRED BY BRIGADITION DEMOLITION AND CAP WORK.
11. (6) MODULAR CLASSROOM BUILDING PER PC04-122940. BUILDING TO HAVE 1-HOUR FIRE RATED EXTERIOR WALLS AND RATED OPENINGS AS REQUIRED DUE TO PROXIMITY TO EXISTING BUILDING. INSTALL IN THE LOCATION AS REMOVED BUILDINGS. RE-CONNECT TO EXISTING UTILITIES.
12. (7) MODULAR RAMP PER MODULAR BUILDING DRAWINGS. INSTALL IN THE SAME LOCATION AS REMOVED RAMP FROM BUILDING.
13. NOT USED.
14. (8) ASPHALT SEAL COAT OVER EXISTING ASPHALT PAVING. REFER TO SPECIFICATIONS.
15. NOT USED.
16. NOT USED.
17. (9) BUILDING IDENTIFICATION SIGN MOUNT AT 4'-0" TO 4'-6" H.F.S., VISIT LOCATION WITH OWNER PRIOR TO INSTALLATION.
18. (10) MODULAR BUILDING RAMP PER MODULAR BUILDING DRAWINGS.
19. (11) MODULAR RAMP PER PC04-122940 TO BE REMOVED AS A PART OF THIS PROJECT.
20. (12) CHAIN LINK FENCE AND GATE TO REMAIN, TEMPORARILY REMOVE AS REQUIRED TO PLATFORM ADJACENT WORK.
21. (13) CHAIN LINK FENCE CLOSURE BETWEEN BUILDING PER DETAIL 1/A-1-B.
22. (14) CHAIN LINK FENCING PER DETAIL 1/A-1-B.
23. (15) CHAIN LINK FENCE GATE PER DETAIL 1/A-1-B.
24. (16) SAFE DISPERSAL AREA DEM PER DETAIL 1/A-1-B.
25. (17) ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
26. REMOVE AND REPLACE EXISTING ASPHALT PAVING AS REQUIRED FOR NEW UNDERGROUND UTILITIES. REFER TO CIVIL AND/OR ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
27. REMOVE AND REPLACE EXISTING CONCRETE PAVING AS REQUIRED FOR NEW UNDERGROUND UTILITIES. REFER TO CIVIL AND/OR ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
28. REMOVE AND REPLACE EXISTING CURB AND LANDSCAPING AS REQUIRED FOR NEW UNDERGROUND UTILITIES. REFER TO CIVIL AND/OR ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
29. REMOVE AND REPLACE EXISTING CURB AND LANDSCAPING AS REQUIRED FOR NEW UNDERGROUND UTILITIES. REFER TO CIVIL AND/OR ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
30. REMOVE AND REPLACE EXISTING CURB AND LANDSCAPING AS REQUIRED FOR NEW UNDERGROUND UTILITIES. REFER TO CIVIL AND/OR ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
31. (18) ASPHALT PAVING SECTION (1) BY AC OVER 3" CH.1. FINISH SURFACE TO BE FLOSH WITH ADJACENT PAVING SURFACES.
32. (19) UNLIMITED EXTERIOR LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
33. (20) ELECTRICAL TO BORE UNDERNEATH EXISTING SEAT WALL CONSTRUCTION, BOTTOM OF WALL APPROX. 24" BELOW FIN. SURFACE, V.E.T.

**FILED**

**MAY 17 2024**

HUGH NGUYEN, CLERK-RECORDER  
DEPUTY  
BY: *h*





Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20240000134393  
5/17/24 3:15 pm  
409 SC4A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		
		Amount
DOC# 202485000442		0.00
Time Recorded 3:15 pm		

-----  
Total 0.00

Payment Type Amount  
-----

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)

