

**FIELD RECORD & COMPLETION**

Tract No.: 19149 (17932)

Date Rec.: 3/23/2022

Inspector: Josh Cuda

Location: 19149, Rancho Mission Viejo, CA

Subdivider: Rancho Mission Viejo

Engineer: Hunsaker & Associates Irvine, Inc

Prime Contractor: L&S Construction

Address: 3 Hughes, Irvine CA 92618

The following items are completed as per plan:

Date Requested

Date Received

Rough Grade Certification	7/22/2022	7/26/2022
Sampling for Structural Section	3/15/2022	4/18/2022

Item	Contractor	Date Started	Date Completed	Compaction OK
1. Storm Drain Pipe, etc.	L&S Construction	3/31/2022		
2. Drainage Structures	L&S Construction			
3. Sewer	L&S Construction			
4. Curb & Gutter	MGI			
5. Water	L&S Construction			
6. Dry Utilities	JAG Utility			
7. Sub-grade	Master Developer			
8. A.B.	MGI			
9. A.C. level course	MGI			
10. Street signs	MGI			
11. Street lights	Horizon Lighting			
12. Guard Devices	n/a			
13. Sidewalk	PBC			
14. A.C. cap	MGI			
15. Seal coat	---			
16. Striping/stenciling	MGI			
17.				4/15/2026

Flood Agreement	Yes ☐ No ☒	Landscape Plan	Yes ☒ No ☐
Survey points-record of survey needed	Yes ☐ No ☒ - if yes explain below	Yes ☐ No ☒	- if yes explain below
Stop sign installed	Yes ☒ No ☐ - none required ☐	Yes ☒ No ☐	- none required ☐
Sewer manholes raised to grade and patched	Yes ☒ No ☐	Yes ☒ No ☐	- none required ☐
Storm drain manholes raised to grade and patched	Yes ☒ No ☐ - none required ☐	Yes ☒ No ☐	- none required ☐
Street lights installed and energized	Yes ☒ No ☐	Yes ☒ No ☐	- not applicable ☐
Landscape work under separate bond & reported separately	Yes ☐ No ☒ - not applicable ☐	Yes ☐ No ☒	- not applicable ☐
Landscape certification needed	Yes ☐ No ☒ Date Received: 8/6/2025	Yes ☐ No ☒	Date Received: 8/6/2025

STP21-0013, GRD21-0167, GRD21-0168, LND21-0083, LND21-0089

A copy of plans and all information sent to Operations.

Check Grading Approval

Check with Operations

Remarks:

Public Street and Storm Drain

Rancho MMC

General Manager: Todd Bebee - (949) 625-6500

Todd.Beebe@fsresidential.com

28436 Airoso St, Rancho Mission Viejo, CA 92694

Name Gabriel Villafan

Date 4/20/2026

Name Josh Cuda

Date 4/20/2026

Name Gabriel Villafan

Date 4/20/2026

Inspector:

Josh Cuda

Date 4/22/2026

Project Manager:

Manuel Uribe

Date 4/22/2026