

## OC DEVELOPMENT SERVICES REPORT

ITEM #2

**DATE:** March 24, 2021

**TO:** Orange County Planning Commission

**FROM:** OC Development Services/Planning Division

**SUBJECT:** Planning Application PA170022 for a Use Permit to allow the storage of vehicles not used for agricultural purposes.

**PROPOSAL:** Use Permit to allow the applicant to occupy three contiguous lease pad sites totaling 2.32 acres for vehicle and equipment storage, field office operations, and minor vehicle maintenance in conformance with Zoning Code Section 7-9-30.2. A Use Permit is required for the storage of commercial vehicles not specifically identified as a permitted use within the A1 Zoning District.

**ZONING:** A1(O) "General Agricultural" District with an "Oil Production" Overlay

**GENERAL PLAN:** 1B "Suburban Residential"

**LOCATION:** 1281 Brea Canyon Road, Brea, within the 4th Supervisorial District. Assessors Parcel Number (APN): 304-171-08

**APPLICANT:** Aera Energy, LLC, Property Owner  
Joe Lambert, Agent  
Dave Nieto, Applicant/Tenant

**STAFF CONTACT:** Debbie Drasler, Contract Planner  
Email: [Debbie.Drasler@ocpw.ocgov.com](mailto:Debbie.Drasler@ocpw.ocgov.com)

### RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) because it is consistent with the following categorical exemptions: Class 1 (Existing Facilities); Class 3 (New Construction or Conversion of Small Structures); Class 4 (Minor Alterations to Land); and Class 11 (Accessory Structures); and

3. Approve PA170022 for a Use Permit, subject to the attached Findings and Conditions of Approval.

### **BACKGROUND AND EXISTING CONDITIONS:**

The 19-acre Menchego Lease Site (Menchego Site) is part of a larger land holding owned by Aera Energy LLC, which totals approximately 321 acres in unincorporated Orange County and an adjacent 2,614 acres in Los Angeles County. The 19-acre portion of land is located northerly adjacent to the intersection of Tonner Canyon Road and Brea Canyon Road in the County of Orange. The Menchego Site was initially graded, compacted and developed by Caltrans in the mid to late 1970's as part of a larger construction project. Grading spoils excavated from the 57 Freeway were placed as engineered fill at the site resulting in nine acres of flat lease pads and 2:1 slopes with terraced drains.

Simultaneously in 2002, planning applications were submitted to the County of Orange and the County of Los Angeles for development of a 2,905-gross-acre master planned residential community. Planning application PA020057 was submitted to the County for a zone change on the 321-acre portion of the site within the County of Orange in preparation for the master plan development, which was placed on hold and has since expired and is no longer active. It is staff's understanding that Aera Energy remains committed at some point in the future to develop the property as a master planned community, which ultimately, the Menchego Site will be a part of. In the interim, the property owner and lease tenants wish to continue to use the Menchego Site as temporary site to support both oil and local business operations.

Over the past 40 years, the property owner has leased areas on the Menchego Site ("Lease Pads") to various businesses that store commercial vehicles, transportation containers, trucking and oil equipment, and operations of wood chipping/green waste without obtaining County permits for the uses or for the various site improvements currently existing on site.

In 2016, acting on an Orange County Fire Authority (OCFA) referral, County Code Enforcement conducted a site inspection and a records search to determine if appropriate permits were issued for the operations being conducted on site, which initiated a Code Enforcement Case requiring the applicants to pursue the appropriate Planning application. As a result, Treeco Arborist (tree trimming business) moved their operation and is no longer operating on site, heavy equipment items have been removed from leased areas, and several demolition permits have been obtained to remove unpermitted structures including pole barns, chipping/grinding apparatus, sheds, and various trailers used for field offices and repair facilities that did not meet current building codes.

### **PROPOSED PROJECT:**

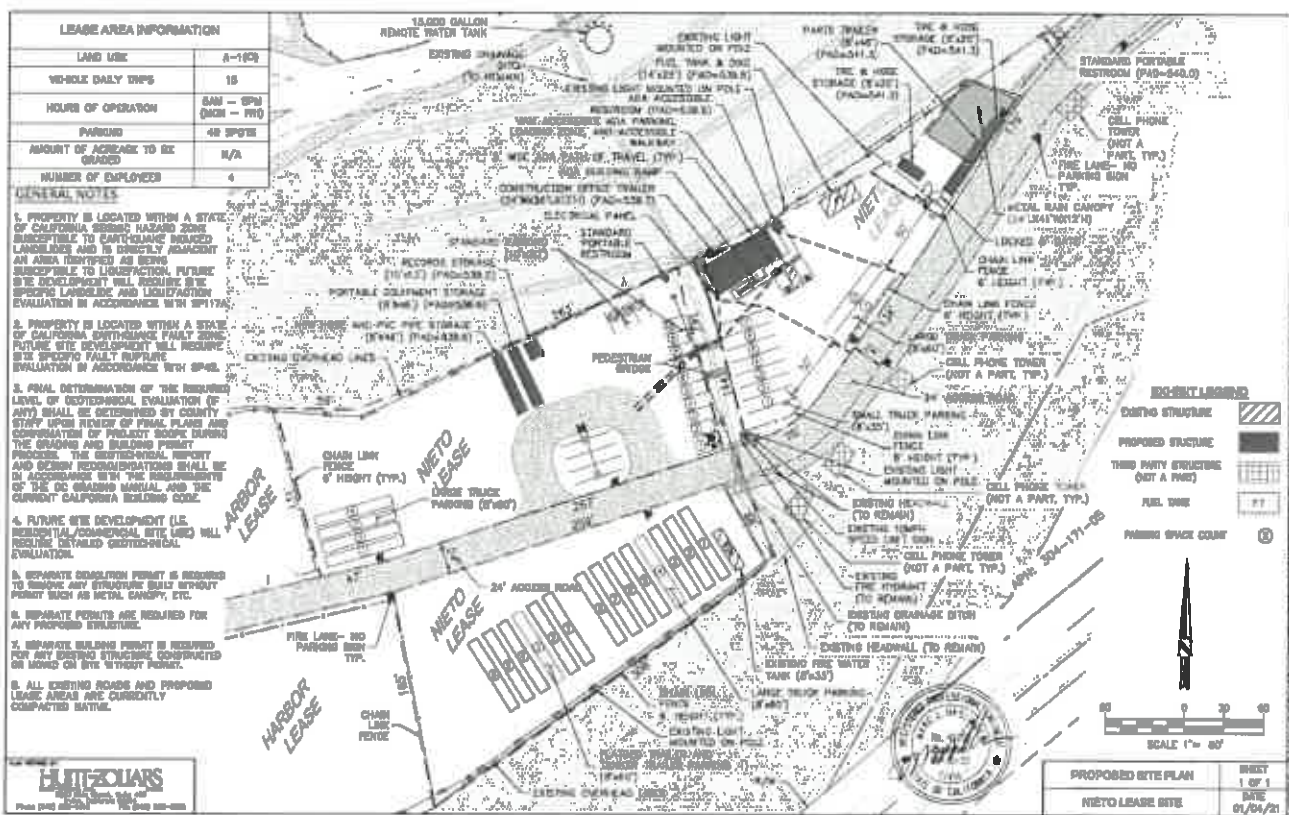
Nieto & Sons Trucking, Inc., (Nieto & Sons) is requesting to occupy three contiguous lease pad sites totaling 2.32 acres for vehicle and equipment storage, field office operations, and minor vehicle maintenance. The subject site currently maintains a field office, a diesel fuel station for their vehicles, a non-conforming fire water tank, several cargo containers for storage, and five 42-foot-tall light poles.

The applicant proposes to demolish the existing field office and erect a new 1,344-square-foot prefabricated construction office trailer, an ADA compliant portable restroom, and a 12-foot-tall metal canopy structure for weather protection. Additionally, the applicant proposes to retain three cargo containers totaling 866 square feet for records keeping and equipment storage west of the new office trailer, and add three new cargo containers totaling 1,424 square feet at the northeast corner of the lease pad for storing various vehicle components including tires, hoses, and miscellaneous parts and tools necessary to maintain vehicles per monthly inspections (i.e., tire repairs, hose replacements, and oil



checks) onsite. Oil change maintenance is not performed on site. In addition to the removal of the existing field office, an existing septic tank, several sheds, and a pole barn are proposed to be demolished. All these items are identified on the site plan provided below.

Nieto & Sons has been onsite for 38 years without planning approval. Vehicles stored on site include tractor rigs, bob tail trucks, and various vacuum and specialized vehicles, which are used off site to service oilfields, car washes, and underground storage tanks. Large and small vacuum trucks are used to pump and clean car wash clarifiers. Specialized trucks are dedicated to cleaning underground storage tanks. Nieto & Sons has 14 employees that operate off site from 5:00 a.m. to 5:00 p.m., Monday through Friday. Administrative operations are from 9:00 a.m. to 4:00 p.m., with employees alternating daily shifts working remotely and on site within the field office as needed.



**SITE PLAN**

### SURROUNDING LAND USES:

The project site is designated "Suburban Residential" (1B) under the County of Orange General Plan and zoned A1(O) "General Agricultural" District with an "Oil Production" Overlay. The site's south and east boundary parallels Brea Canyon Road and the 57 Freeway. An aerial photograph of the site and surrounding parcels is provided below. Zoning and existing land uses for other surrounding properties near the project site are as follows:

Direction	Zoning Description	Existing Land Use
Project Site	A1(O)	Vehicle storage
North	County of Los Angeles	Vacant
South	A1(O)	Brea Canyon Road / 57 Freeway
East	A1(O)	Brea Canyon Road / 57 Freeway
West	A1(O)	Vacant

**AERIAL VIEW****DISCUSSION/ANALYSIS:**

Below is a table comparing the development standards for the A1 (O) "General Agricultural" District with an Oil Production Overlay with the proposed project.

STANDARD	REQUIRED	PROPOSED
Building Site Area	4 acres	19 acres (existing)
Minimum Building Site Width	70'	752'+/-
Maximum Building height	35'	12'
Structural Front Setback	20' min.	439'+/-
Structural Side Setback	5' min.	234'+/-
Structural Rear Setback	25' min.	735'+/-
Parking (7-9-70.6)	Office-General administrative and professional at 1/250 GSF (6 spaces)	49 Parking Spaces including 2 ADA parking spaces*

\*Aside from the ADA parking spaces and access walkway, which consists of a polymer treated decomposed granite (DG) that meets ADA requirements, the surface of the site is to remain compact dirt.

### Use Permit

In conformance with Zoning Code Section 7-9-30.2, any use not specifically enumerated as allowed is permitted if the Planning Commission finds the use consistent with the purpose and intent of the zone. A Use Permit is required for the storage of commercial vehicles since it is not specifically identified as a permitted use within the A1 Zoning District. The A1 District predominantly provides for agriculture, outdoor recreational uses, and low-intensity uses which have a predominately open space character. It is also intended that the A1 District may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future. The (O) Oil Production Overlay is intended to permit oil production uses. Nieto & Sons is a full-service provider specializing in the pumping and removal of hazardous and non-hazardous waste liquids. The applicant proposes to utilize the site to store various commercial vehicles including tractor rigs and bob tail trucks, as well as other specialized vehicles and equipment that are used off site to service oilfields, car washes, and underground storage tanks. Ancillary uses include a field office, restroom, shade structure, and several cargo containers for storage.

The A1 District is intended as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future. Ultimately, it is expected that the project site, and the adjacent lands, will be submitted for permit review to change the land use to a master planned residential development. In the interim, the property owner and lease tenants wish to continue to use the Menchego Site as a temporary site to support both oil and local business operations. Due to the temporary nature of the proposed use, the application includes a condition (Condition #18) that the use will be permitted for a five-year period plus a five-year extension with a written request to be approved by the Director of OC Public Works or his/her designee. The condition also includes the language that to extend the use beyond a 10 year period, a Change Plan to the Use Permit would be required.

In addition to the site's south and east boundary paralleling Brea Canyon Road and the 57 Freeway, the project site is surrounded by acres of undeveloped vacant land of various elevations and mature landscaping providing obscurity and a relatively low potential for adverse aesthetic impacts. Further, due to the project's temporary nature and its low-intensity use of vehicle and equipment storage, the proposal is consistent with the intent and purpose of the A1(O) District with an "Oil Production" Overlay.

### Fuel Modification and Landscaping

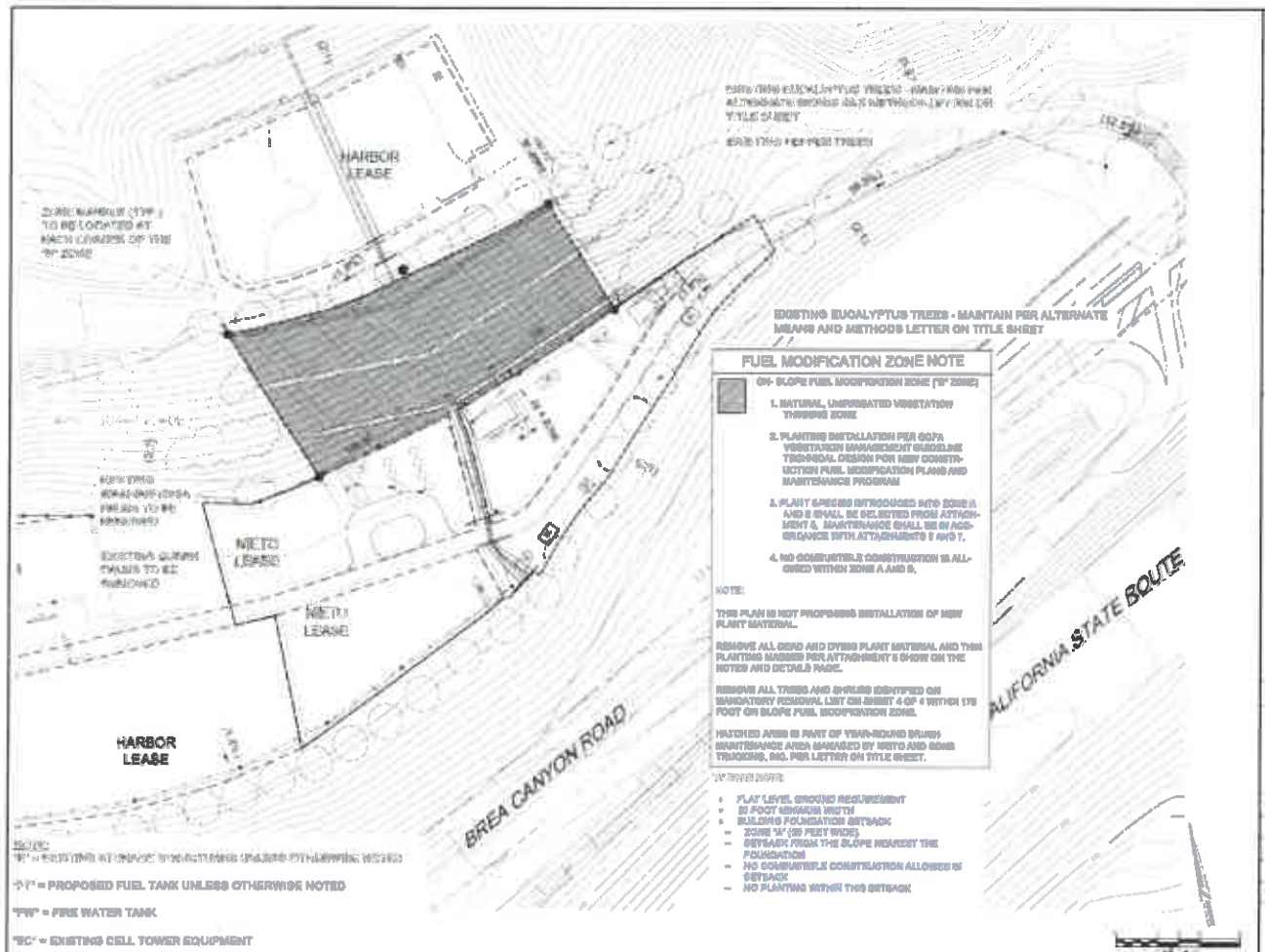
The project site is located within the State Responsibility Area Very High Fire Hazard Severity Zone A. The OCFA has reviewed and approved the Fire Master Plan and the Fuel Modification Plan for the project site. Both plans addressed OCFA code regulations including fire roadway access and the thinning/removal of combustible vegetation surrounding structures from potential wildfires. No additional landscape is required.

Approval of the use is subject to all applicable California Building Codes and OCFA fire prevention requirements as determined through the plan check review process. Project specific requirements include the following:

- Asphalt paving material for the first 100 feet of entry road.



- An “all-weather” surface material (soil/cement mixture) installed beyond the paved entry road to support emergency vehicles.
- A new 15,000-gallon water tank for the required automatic fire sprinklers within the proposed modular office and required fire hydrant.
- Reduction/removal of combustible fuels within 100 feet of any structure, enclosure or storage container.
- Manual access gate at site entry with Knox or breakaway padlock.



## OCFA FUEL MOD PLAN

### Waste Material Storage

No waste materials are stored on site. Waste materials are hauled to appropriate disposal sites located in the City of Vernon and City of Compton in Los Angeles County. The use and the operating characteristics of the proposed use are compatible with its surrounding uses and do not create conditions or situations that may be incompatible with other uses in the vicinity or circumstances contrary to the public health and safety and the general welfare.

### **Fault Study and Water Quality**

The project site is located in the seismically active Southern California Region. The Whittier Fault Zone (WFZ) is present on site and crosses the central portion of the subject site. Also, liquefaction and landslide hazards exist at the project site. A Geological Study dated September 19, 2017, was prepared by Alta California to address the principle geologic/geotechnical concerns onsite associated with the presence of the WFZ, associated seismic hazards, and the support characteristics of the underlying compacted fill, with respect to the sites proposed use as vehicular storage with limited improvements and no habitable structures (occupied a minimum of 2,000 man-hours per year).

Seismic and geologic issues and the associated potential for hazards are regulated in California through applicable State and local regulatory requirements, including the California Building Code (CBC) and local building requirements such as the County of Orange Building Regulations, the County of Orange Codified Ordinances, and County Grading Ordinance. Subject to the applicable regulatory requirements and implementation of site-specific design recommendations, the potential for geologic hazards are minimal and the project site is suitable to continue to support the current operation and the limited improvements as proposed.

The proposed office trailer would be occupied for less than 2,000 man-hours per year. As such, a fault investigation is not required per the Alquist-Priolo (A-P) Earthquake fault Zoning Act. If at any time in the future, the office trailer is occupied 2,000 or more man-hours per year, the application includes a condition requiring the applicant to submit a fault study in accordance with the requirements of the A-P Earthquake Fault Zoning Act for review and approval by County of Orange Public Works Geotechnical Staff. Additionally, as specified in the Conceptual Water Quality Management Plan (cWQMP) prepared for the proposed project, no grading or drainage improvements are proposed as part of this project. However, due to the limited improvements required per OCFA, the applicant shall submit for review and approval a WQMP specifically identifying Best Management Practices (BMPs) to control predictable pollutant runoff prior to the issuance of any grading or building permits.

### **REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A copy of the planning application including the proposed plans were distributed for review and comment to appropriate County divisions, Orange County Health Care Agency, and the Orange County Fire Authority. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provide as Attachment 2. Public notices were mailed to all property owners of record within 300 feet of the subject property, and posted at the entry to the project site, the County Hall of Administration building, 333 West Santa Ana Boulevard, and at the County Administration South (CAS) building, 601 N. Ross Street, as required by established public hearing posting procedures. No public comments have been received to date.

### **CEQA COMPLIANCE:**

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment and therefore do not require preparation of an environmental document. The proposed project is consistent with several exemptions provided by CEQA Guidelines, each of which is discussed below and is consistent with Section 10.3 and

10.4 of the Orange County 2020 Local CEQA Procedures Manual. None of the exceptions outlined in CEQA Guidelines Section 15300.2 prevents the use of these exemptions.

*Class 1 Categorical Exemption (Existing Facilities)*

The Class 1 (Section 15301) exemption 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 beyond that existing at the time of the lead agency's determination.

The project includes the demolition of an existing office structure and the construction of a new 24' by 56' modular field office. The proposed project is eligible for a Class 1 exemption since the proposed modular field office is designed for an occupant load of 6 persons.

*Class 3 Categorical Exemption (New Construction or Conversion of Small Structures)*

The Class 3 (Section 15303) exemption 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 proposed project is eligible for a Class 3 exemption since the proposed 1,344-square-foot modular field office does not exceed 2,500 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

*Class 4 Categorical Exemption, (Minor Alterations to Land)*

The Class 4 (Section 15304) exemption consists of consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The site will continue its current operation with only limited improvements proposed including minor grading, paved access road, construction of a commercial modular unit, and placement of water/gas tanks. Minor grading for fuel management is proposed. The limited improvement activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters.

*Class 11 Categorical Exemption, (Accessory Structures)*

The Class 11 (Section 15311) exemption consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities

The proposed project is eligible for a Class 11 exemption because the proposed ADA restroom, metal shade structure, and the several exiting storage structures are related accessory structures specifically related to the commercial facility.

*Exceptions to Exemptions*

Section 15300.2 of the Guidelines includes criteria where, if applicable to a project, would except a project from a Class 3 exemption. None of the exceptions listed in Section 15300.2, such as location in a sensitive

environment, etc., apply to the project. The project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any less than significant short-term construction related concerns.

**CONCLUSION:**

Staff has reviewed the applicant's request for a Use Permit and found the project request to be compliant with Zoning Code Section 7-9-30.2, any other use is permitted where the Planning Commission finds consistent with the purpose and intent of the zone. The project use permit is conditioned to be temporary unless a changed plan is submitted. This low-intensity use of vehicle and equipment storage is consistent with the intent and purpose of the A1(O) District with an "Oil Production" Overlay. Further, the project site is surrounded by acres of undeveloped vacant land of various elevations and mature landscaping providing obscurity and a relatively low potential for adverse impacts. Staff supports the approval for the proposed project subject to the attached Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



Richard Vuong, Planning Manager  
OC Development Services/Planning

Concurred by:



Amanda Carr, Interim Deputy Director  
OC Public Works/OC Development Services

**ATTACHMENTS:**

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's letter
4. Site photos
5. Project plans
6. OCFA approved plans
7. Geotechnical Report

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Planning Commission on this permit to the Orange County Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500 filed at the Development Processing Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services/Planning Division.



**Attachment 1**  
**Findings**  
PA170022

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|--|---------------------|-----------------|
| 1  | <b>GENERAL PLAN</b> | <b>PA170022</b> |
| <p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p> |                     |                 |
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|---|---------------|-----------------|
| 2   | <b>ZONING</b> | <b>PA170022</b> |
| <p>That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.</p> |               |                 |
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| 3   | <b>COMPATIBILITY</b> | <b>PA170022</b> |
| <p>That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.</p> |                      |                 |
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| 4  | <b>GENERAL WELFARE</b> | <b>PA170222</b> |
| <p>That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.</p> |                        |                 |
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| 5   | <b>PUBLIC FACILITIES</b> | <b>PA170022</b> |
| <p>That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).</p> |                          |                 |
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|--|-----------------------------|--------------------------|
| 6  | <b>CATEGORICALLY EXEMPT</b> | <b>PA170022 (Custom)</b> |
| <p>That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 3 (<i>New Construction or Conversion of Small Structures</i>), Class 4 (Minor Alterations to Land), and Class 11 (Accessory Structures) pursuant to Sections 15301, 15303, 15304, and 15311 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.</p> |                             |                          |
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|---|---------------------------------|-----------------|
| 7   | <b>FISH &amp; GAME - EXEMPT</b> | <b>PA170022</b> |
| <p>That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.</p> |                                 |                 |
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|--|-----------------------------|-----------------|
| 8  | <b>NCCP NOT SIGNIFICANT</b> | <b>PA170022</b> |
| <p>That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.</p> |                             |                 |
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**Attachment 2**  
**Conditions of Approval**  
PA170022

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**1** **BASIC/ZONING REGULATIONS** **PA170022**

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.

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**2** **BASIC/TIME LIMIT** **PA170022**

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.

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**3** **BASIC/PRECISE PLAN** **PA170022**

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 Planning, for approval. If the Director, OC Planning, 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.

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**4** **BASIC/COMPLIANCE** **PA170022**

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 Zoning Administrator.

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**5** **INDEMNIFICATION** **PA170022**

Applicant shall defend with counsel approved by the County of Orange in writing, 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, Subdivision Committee, Zoning Administrator, 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. 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. 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. The County shall promptly notify the applicant of any such claim, action or proceeding.

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**6 BASIC/APPEAL EXACTIONS PA170022**

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.

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**7 CONSTRUCTION NOISE PA170022**

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, 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.

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.

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**8 EROSION AND SEDIMENT CONTROL PLAN PA170022**

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

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**9 UNPERMITTED STRUCTURES/USES PA170022**

Approval of this application does not legalize or otherwise permit any existing unpermitted structures or uses on the project site or depicted on the plans or other documents associated with this application, except as specifically identified and included with the approval of this application.

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**10 STORAGE TANKS PA170022**

Prior to the issuance of a grading permit or building permit, whichever comes first, for installation of an aboveground or an underground tank used for the storage of flammable, combustible or hazardous liquids, the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with Guideline G-o8.

11

**COMBUSTIBLE GAS****PA170022**

Prior to the issuance of any grading permit, or the building permit if a grading permit is not required, the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), demonstrating approval of a combustible gas/methane investigation, assessment and mitigation plan for review and approval by the Fire Code Official. \*Note-refer to the Orange County Fire Authority website to obtain a copy of "Guideline C-03" for information regarding the submittal requirements.

12

**FIRE HAZARD SEVERITY ZONE****PA170022**

Prior to the issuance of a building permit, in all Fire Hazard Severity Zones within State Responsibility Areas (SRA) and within Very High Fire Hazard Severity Zones within the Local Responsibility Areas (LRA), the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with all requirements of Chapter 47 and Chapter 7A current California Building Code or shall have and approved Fire Protection Plan which provides protection equivalent to the risk for the site.

13

**UNDERGROUND FIRE PROTECTION****PA170022**

Prior to the issuance of any grading or building permits, the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with Guideline B-03.

14

**HAZARDOUS MATERIALS****PA170022**

A. Prior to the approval of an use/site permit(s), issuance of any grading permits or building permits, whichever occurs first, the applicant shall submit to the Fire Chief a list of the quantities of all hazardous, flammable and combustible materials, liquids or gases to be stored, used, or handled on site. These liquids and materials shall be classified according to the Uniform Fire Code using the "Guideline for Completing Chemical Classification Packets. " The submittal shall provide a summary sheet listing each hazard class, the total quantity of chemicals stored per class and the total quantity of chemicals used in that class. All forms of materials are to be converted to units of measure in pounds, gallons and cubic feet.

B. Prior to the issuance of a building permit, the applicant shall contact the Orange County Fire Authority Hazardous Materials Services Section at (714) 744-0463 to obtain a "Hazardous Materials Disclosure Chemical Inventory and Business Emergency Plan" packet. This shall be completed and submitted to the Fire Chief prior to the issuance of a building permit.

15

**AUTOMATIC FIRE SPRINKLER SYSTEMS****PA170022**

A. Prior to the issuance of a building permit, the applicant shall provide the Manager, Building and Safety with a copy of the OCFA, or other Local Fire Agency (if applicable), approved Fire Master Plan or site plan indicating that an approved automatic fire sprinkler system will be provided.

B. Prior to the final inspection approval, this system shall be operational in a manner meeting the approval of the Fire Chief.

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16                      **ACCESS GATES AND REMOTE GATE**                      **PA170022**  
   **OPENING DEVICES**

A. Prior to the issuance of any grading or building permits allowing construction of any gate across an OCFA required emergency accessway, the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with Guideline B-09.

B. Prior to the issuance of any grading or building permits allowing construction of any gate across an OCFA required emergency accessway requiring a remote gate opening device, the applicant shall provide the Manager, Building and Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with Guideline B-06

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17                      **ALQUIST PRIOLO (A-P) EARTHQUAKE FAULT**                      **PA170022**  
   **ZONING ACT**

If at any time in the future the office trailer is to be occupied 2,000 or more man-hours per year, the applicant shall submit a fault study in accordance with the requirements of the Alquist-Priolo (A-P) Earthquake Fault Zoning Act for review and approval by County of Orange Public Works Geotechnical Staff

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18                      **TEMPORARY USE**                      **PA170022**

The use shall be permitted for a period of five-years from the date of approval, the applicant may request a five-year extension upon written request to be approved by the Director of OC Public Works or his/her designee prior to the expiration of the initial five-year time period.

Should the applicant request to extend the use beyond a 10-year period, a Changed Plan approved pursuant to the Zoning Code shall be required.

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19                      **GRADING**                      **PA170022**

Prior to issuance of a building permit, if applicable, the applicant shall provide a grading plan for review and approval.

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20                      **GEOTECHNICAL**                      **PA170022**

Upon review of final plans and confirmation of project scope during grading and building permit process, a final determination of the required level of geotechnical evaluation (if any) shall be determined by County staff.

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21                      **WATER QUALITY MANAGEMENT PLAN**                      **PA170022**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Building and Safety, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical

Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Hydromodification Control BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

---

22

**COMPLIANCE WITH THE NPDES  
IMPLEMENTATION PROGRAM**

**PA170022**

Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including:

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP;
- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
- Demonstrate that the applicant has RECORDED one of the following:
  1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association;
  2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
  3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.

---

23**STORMWATER POLLUTION  
PREVENTION PLAN****PA170022**

Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance with California's General Permit for Stormwater Discharges Associated with Construction Activity 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 in a manner meeting the satisfaction of the Manager, Permit Intake. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request.

---

24**EROSION AND SEDIMENT CONTROL  
PLAN****PA170022**

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

---

25**FUEL MODIFICATION PLAN****PA170022**

A. Prior to the issuance of a preliminary grading permit, the applicant shall provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), demonstrating approval of a conceptual or precise fuel modification plan.

B. Prior to the issuance of a precise grading permit, the applicant must provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), demonstrating approval of a precise fuel modification plan.

---

26**FIRE MASTER PLAN****PA170022**

Prior to the issuance of any grading permit (with the exception of initial mass grading of a large scale project), the applicant shall provide the Manager, Building and Safety with a clearance from OCFA indicating that a Fire Master Plan has been prepared that complies with Guideline B-09 including identification of access to and within the project area.  
\*Note-refer to the OCFA website to obtain a copy of Guideline B-09 for information regarding the submittal requirements.

**ATTACHMENT 3**

**Applicant's letter**

**Nieto and Sons Trucking, Inc.**

**Box 760 Yorba Linda, CA 92885-0760**

**(714) 990-6855 (fax) 990-4862**

**nietoandsons.com**

**License #673912**

County of Orange, OC Public Works, OC Planning  
Land Use Planning  
601 N. Ross St.  
Santa Ana, CA

February 3, 2021

Re: Letter of Project Proposal and Scope of Work – Revised

Aera Menchego Lease Site – Nieto & Sons  
DM170050-55; DM170060; PA170022

Owner: Nieto & Sons  
P.O. Box 760  
Yorba Linda, CA 92885  
APN 304-171-08

The proposed use at the Nieto & Sons Lease Pads is a vehicle storage and a field office location. Nieto & Sons has been on site 38 years and has four onsite part-time employees. Access to the site for driver operations is from 5AM – 5PM, Monday – Friday. Drivers do not have access to the office trailer. Typically, administrative operations are from 9AM – 4 PM, with employees alternating daily shifts working remotely and onsite only as needed (estimated seven total man-hours onsite per day). If operations were to increase above 2,000 man-hours, we understand additional approvals would need to be secured prior to exceeding this threshold. There are 49 parking spots and there is a security system in place operated by ADT. Average daily trips are 15.

Vehicles stored at the Lease Pads include seven tractor rigs and eight bob tail trucks which are used offsite to service oilfields, car washes, and underground storage tanks. Large and small vacuum trucks are used to pump and clean car wash clarifiers. The waste material is hauled and disposed of at a disposal site in Vernon, Los Angeles County California.

Specialized trucks are dedicated to the cleaning of underground storage tanks. Waste material from the storage tanks is pumped into the truck and hauled to a disposal site in Compton, County of Los Angeles California. Nieto & Sons Lease Pad operations at the Menchego Site consist mainly of vehicles entering and exiting, as employees arrive onsite and drive work vehicles offsite, returning onsite at the end of the day and depart.

The OCFA inspects the Lease Pads regularly (Inspection No. 4747) and OCHCA also performs routine inspections. See attached records of inspection.



# **Nieto and Sons Trucking, Inc.**

**Box 760 Yorba Linda, CA 92885-0760**

**(714) 990-6855 (fax) 990-4862**

**nietoandsons.com**

**License #673912**

A repair facility, change room, septic tank, shed, and pole barn are planned for demolition. A diesel fuel station, storage shed, and field office will remain on the site. We will dramatically reduce the equipment and tools that will be onsite and we will limit the use of that area to the monthly inspections we must do on every truck, such as tire repairs. Any major repairs will be handled by taking the trucks to a third-party repair facility.

The duration of use will be for a (5) year maximum period of time.

## **How the proposed use is justified:**

### **Compatibility**

The existing lease site is located off of the 57 freeway in Brea. The use of the project will be temporary as the landowner will ultimately pursue alternate uses of its land holdings. Consequently, no change in use or any further impacts to the Menchego Lease Site is expected.

### **General Welfare**

The proposed use and operations at the Lease Pads will not change from the previous use. There is no new impact to the public health, safety, or general welfare of residents, visitors or others concerned. Changes to the site will not be noticed when completed.

### **Special Circumstances**

Such use is explicitly permitted by the A1/O (oilfield) overlay district OC Oil Code.

### **No Special Privileges**

The granting of this proposal will not create new impacts or increase any onsite activities. The use of the site will not change.

Sincerely,



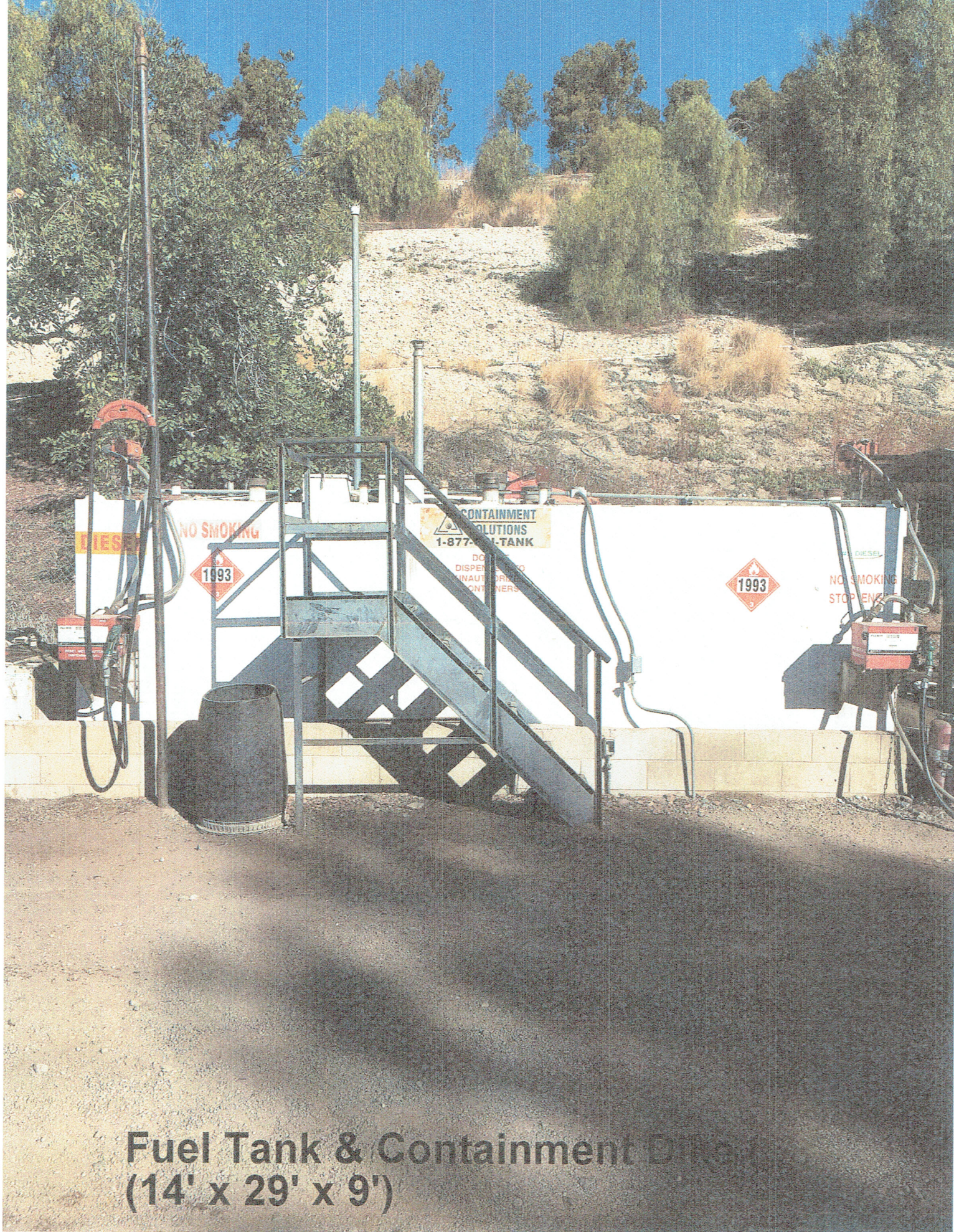
Dave Nieto

**Property tenant and applicant**

## **ATTACHMENT 4**

### **Site Photos**





**Fuel Tank & Containment Dike  
(14' x 29' x 9')**



6'9" h x 1'6" w

**SPEED  
LIMIT  
10**







SPEED  
LIMIT  
10

6'6" h x 1'6" w



D:\R308930.01 - OC Land Use off 57 Hwy and Turner Canyon\10 CAD0 & BLM\10.13 CHM\FE\308930-TRMAYT EXHIBIT.dwg, Layout: H&L0 Stile Map, Feb 15 2017 11:46pm



PROPOSED SITE PLAN	SHEET 1 OF 1
NIETO LEASE SITE	DATE 2/15/2017

PLOTS TRUE SCALE AT 11"X17" PAPER SIZE

AERIAL IMAGE SOURCE - USDA FSA - NAIP 2014 - MAY 2014

PLAN PREPARED BY:

**HUNT-ZOLLARS**  
Hunt-Zollars, Inc.  
2603 Main Street, Suite 400  
Irvine, California 92614  
Phone (949) 988-5315 Fax (949) 988-5820

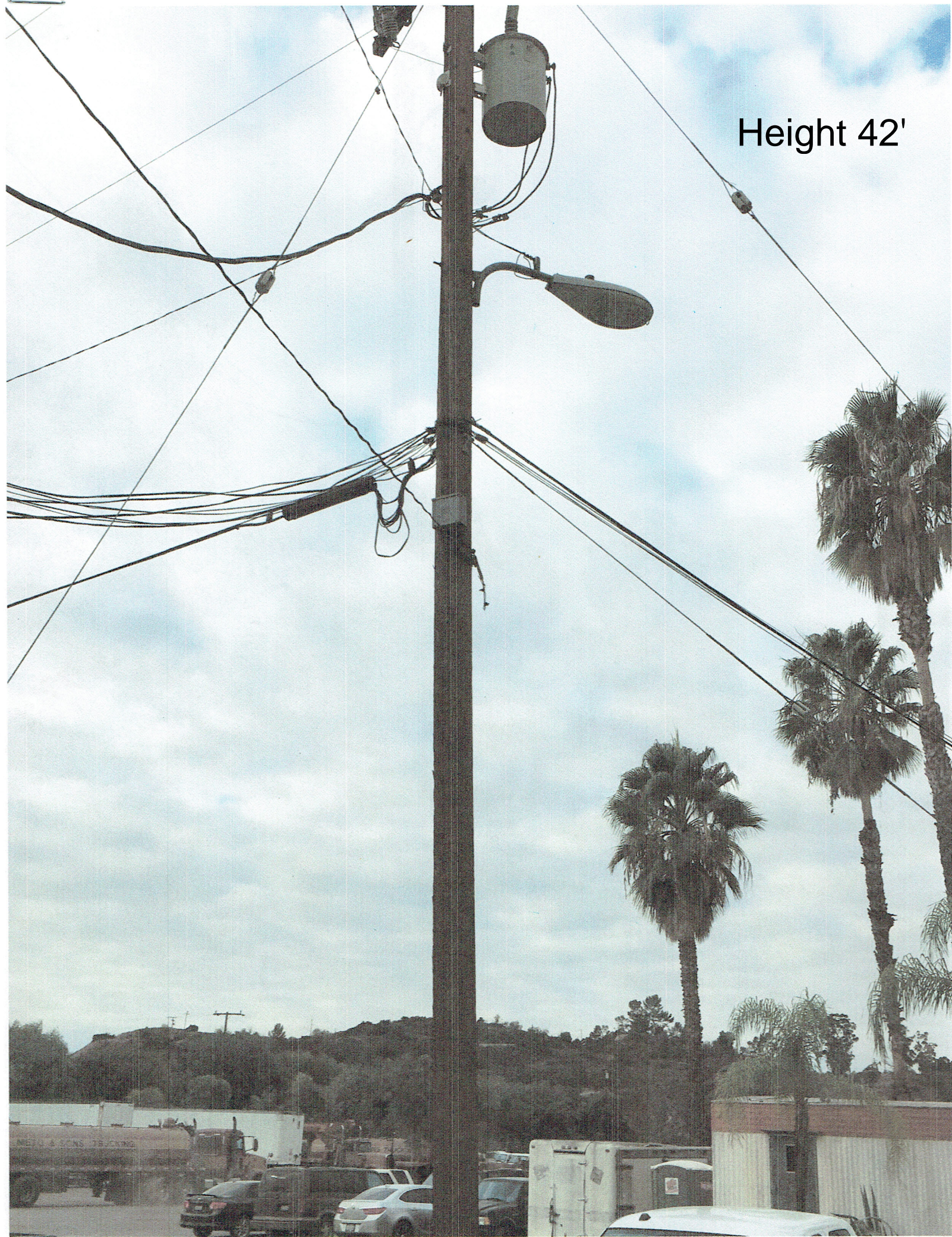


Height 42'



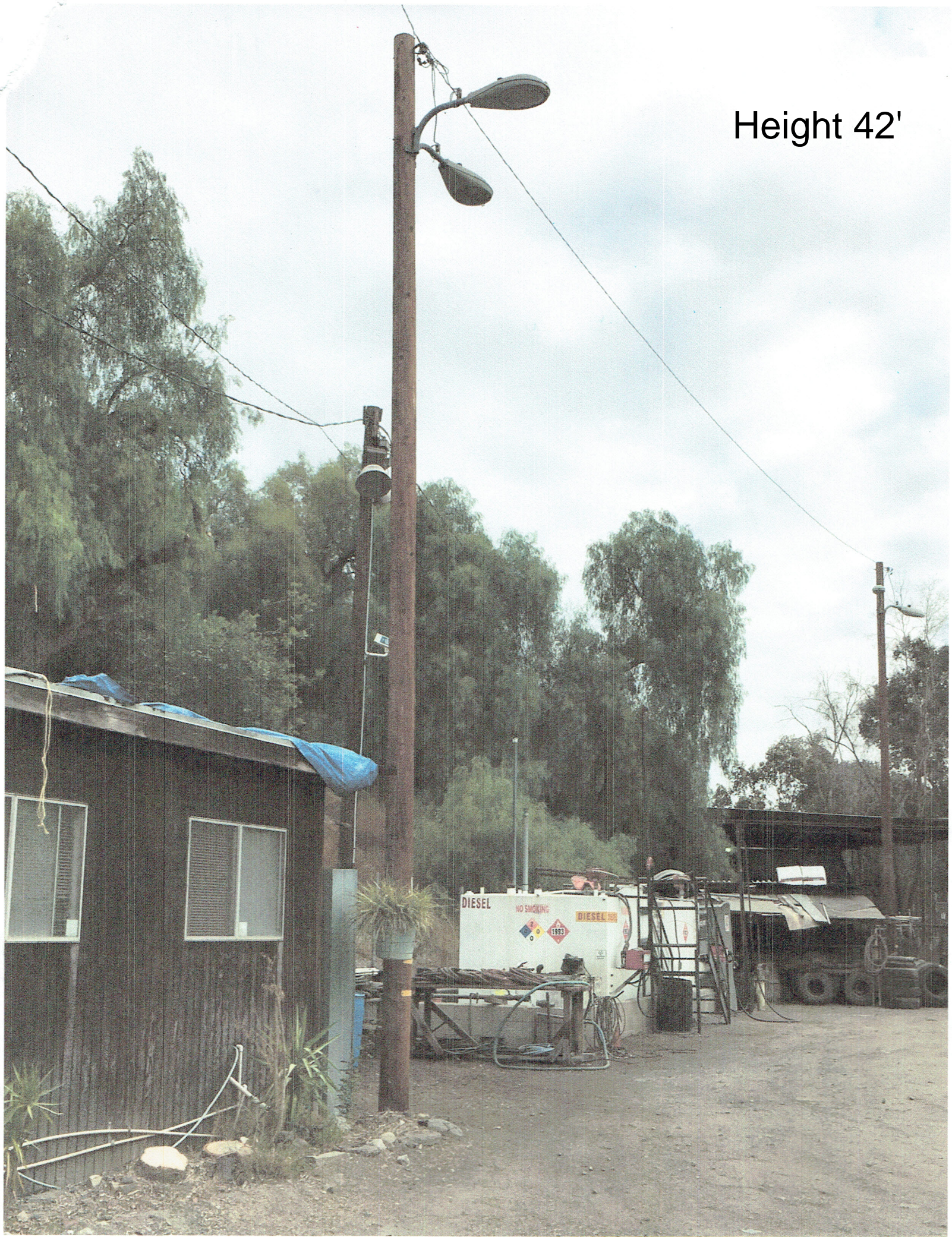


Height 42'





Height 42'















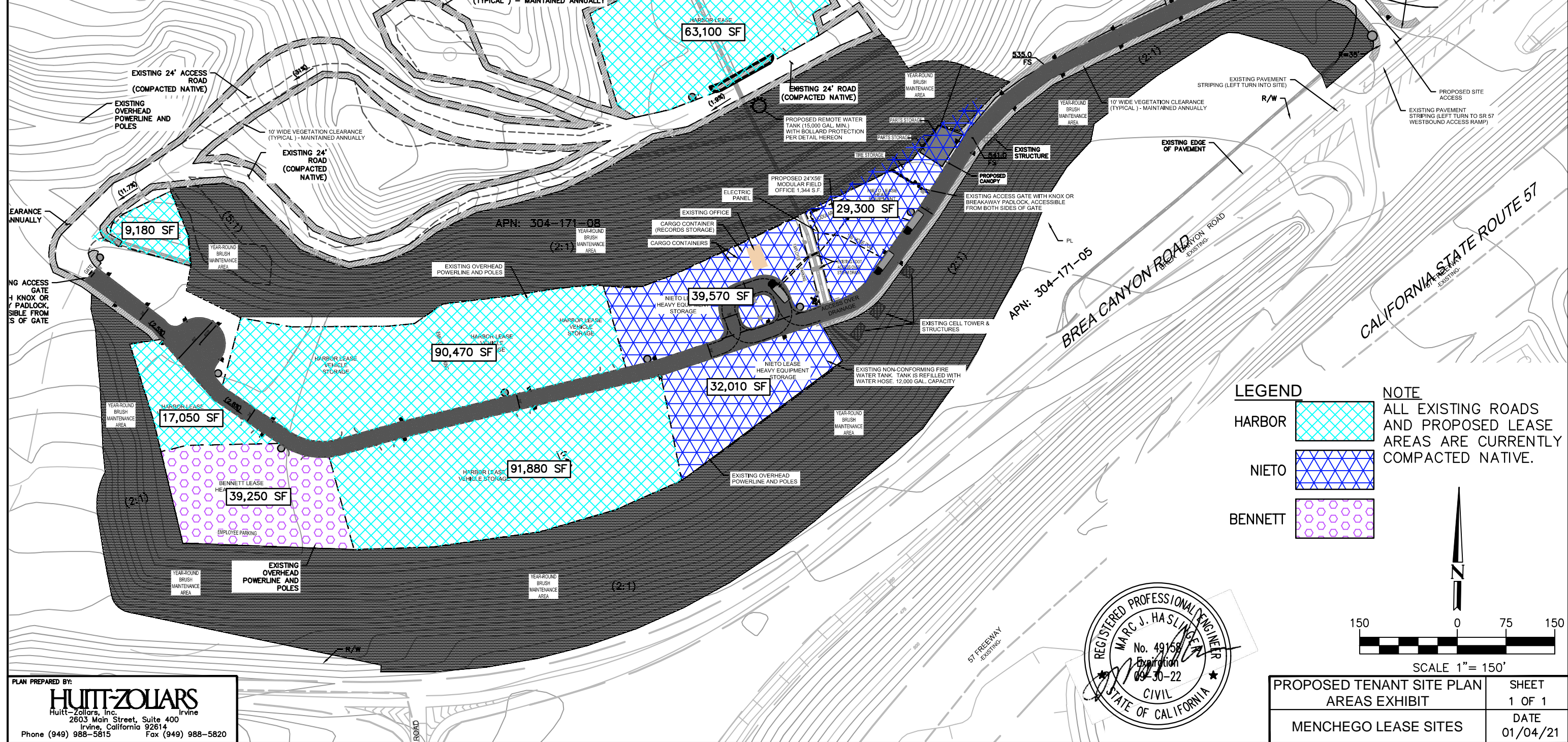
## **ATTACHMENT 5**

### **Project Plans**





LAND USE TABLE		
TENANT	PROJECT AREA (AC.)	PROJECT AREA (SF.)
HARBOR	6.23	271,680
NIETO	2.32	100,880
BENNETT	0.90	39,250
TOTAL	9.45	411,810



PLAN PREPARED BY:

**HUITT-ZOLLARS**

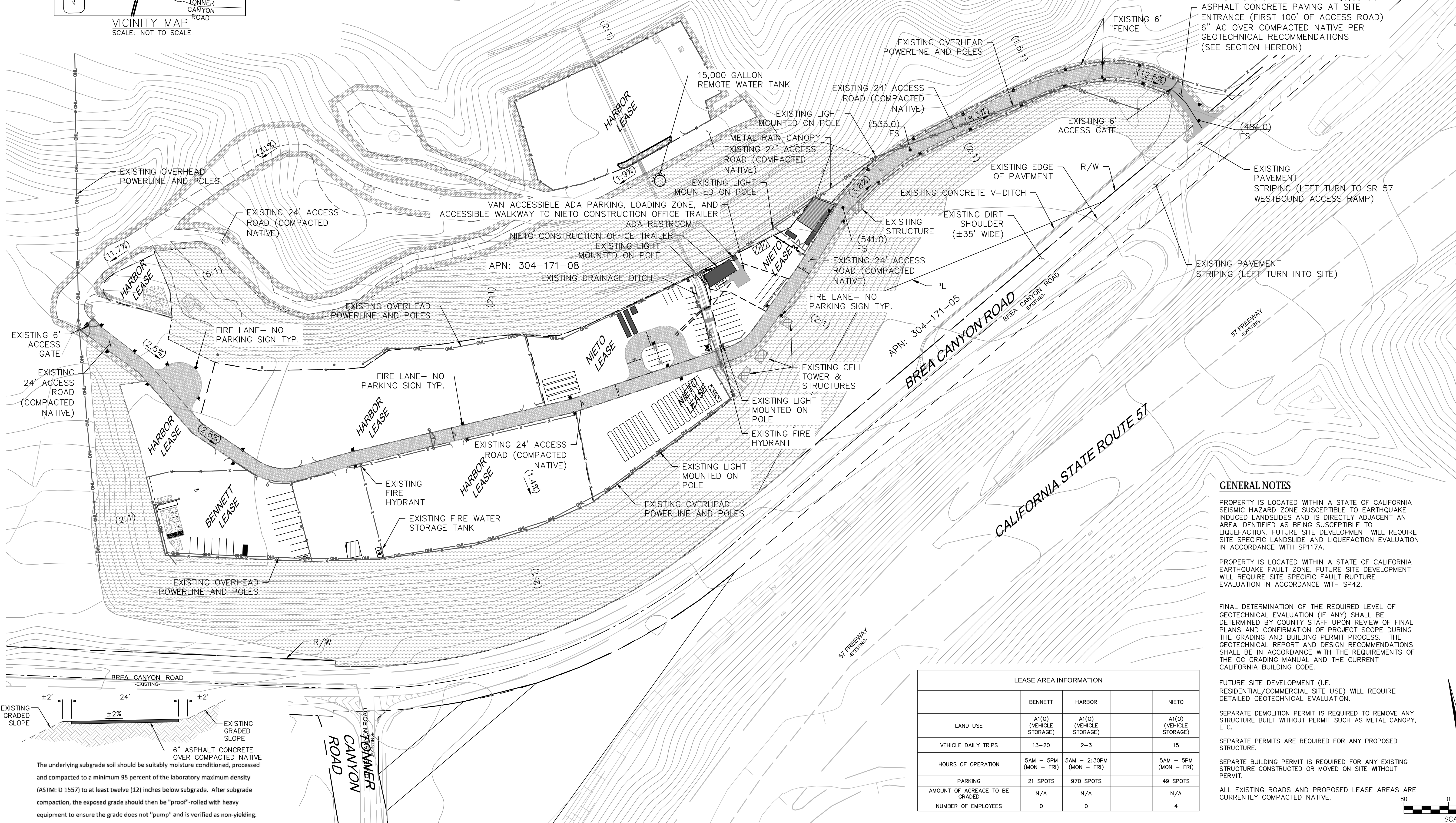
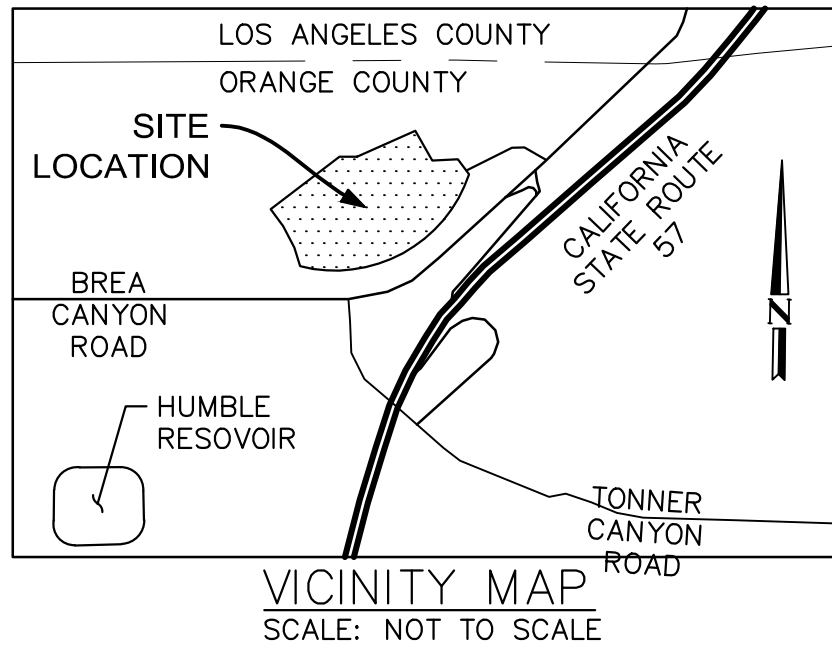
Huitt-Zollars, Inc. Irvine  
2603 Main Street, Suite 400  
Irvine, California 92614  
Phone (949) 988-5815 Fax (949) 988-5820

PROPOSED TENANT SITE PLAN AREAS EXHIBIT	SHEET 1 OF 1
MENCHEGO LEASE SITES	DATE 01/04/21

0

C:\R308930.01 - OC Land Use off 57 Fw and Tonner Canvon\10 CADD & BIM\10.13 Civil\ Ex 308930-TENANT EXHIBIT.dwg. Layout: Proposed Tenant Site Plan Areas. Jan 09 2019 3:23pm





**GENERAL NOTES**

PROPERTY IS LOCATED WITHIN A STATE OF CALIFORNIA SEISMIC HAZARD ZONE SUSCEPTIBLE TO EARTHQUAKE INDUCED LANDSLIDES AND IS DIRECTLY ADJACENT AN AREA IDENTIFIED AS BEING SUSCEPTIBLE TO LIQUEFACTION. FUTURE SITE DEVELOPMENT WILL REQUIRE SITE SPECIFIC LANDSLIDE AND LIQUEFACTION EVALUATION IN ACCORDANCE WITH SP117A.

PROPERTY IS LOCATED WITHIN A STATE OF CALIFORNIA EARTHQUAKE FAULT ZONE. FUTURE SITE DEVELOPMENT WILL REQUIRE SITE SPECIFIC FAULT RUPTURE EVALUATION IN ACCORDANCE WITH SP42.

FINAL DETERMINATION OF THE REQUIRED LEVEL OF GEOTECHNICAL EVALUATION (IF ANY) SHALL BE DETERMINED BY COUNTY STAFF UPON REVIEW OF FINAL PLANS AND CONFIRMATION OF PROJECT SCOPE DURING THE GRADING AND BUILDING PERMIT PROCESS. THE GEOTECHNICAL REPORT AND DESIGN RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OC GRADING MANUAL AND THE CURRENT CALIFORNIA BUILDING CODE.

FUTURE SITE DEVELOPMENT (I.E. RESIDENTIAL/COMMERCIAL SITE USE) WILL REQUIRE DETAILED GEOTECHNICAL EVALUATION.

SEPARATE DEMOLITION PERMIT IS REQUIRED TO REMOVE ANY STRUCTURE BUILT WITHOUT PERMIT SUCH AS METAL CANOPY, ETC.

SEPARATE PERMITS ARE REQUIRED FOR ANY PROPOSED STRUCTURE.

SEPARTE BUILDING PERMIT IS REQUIRED FOR ANY EXISTING STRUCTURE CONSTRUCTED OR MOVED ON SITE WITHOUT PERMIT.

ALL EXISTING ROADS AND PROPOSED LEASE AREAS ARE CURRENTLY COMPACTED NATIVE.

LEASE AREA INFORMATION				
	BENNETT	HARBOR		NIETO
LAND USE	A1(O) (VEHICLE STORAGE)	A1(O) (VEHICLE STORAGE)		A1(O) (VEHICLE STORAGE)
VEHICLE DAILY TRIPS	13-20	2-3		15
HOURS OF OPERATION	5AM - 5PM (MON - FRI)	5AM - 2:30PM (MON - FRI)		5AM - 5PM (MON - FRI)
PARKING	21 SPOTS	970 SPOTS		49 SPOTS
AMOUNT OF ACREAGE TO BE GRADED	N/A	N/A		N/A
NUMBER OF EMPLOYEES	0	0		4

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the County of Orange and under the observation and testing of the project geotechnical consultant.

**ASPHALT CONCRETE PAVING AT SITE ENTRANCE**

SCALE: 1"=10'

NOTE: SEE SEPARATE DETAILED SITE PLANS FOR TENANT LEASE AREAS.

				DESIGNED BY: MDP
				DRAWN BY: MDP
				CHECKED BY: SMC
				DATE: 12/11/18
NO.	DATE	REVISIONS	APPROVED	



**HUNT-ZOLLARS**  
Hunt-Zollars, Inc.  
2603 Main Street, Suite 400  
Irvine, California 92614  
Phone (949) 988-5815 Fax (949) 988-5820

PREPARED UNDER THE SUPERVISION OF  
R.C.E. EXPIRES DATE  
49158 09/30/22 01/04/21

**MENCHEGO LEASE SITES**  
1281 S. BREA CANYON ROAD  
**OVERALL SITE PLAN**

COUNTY OF ORANGE  
PUBLIC WORKS DEPARTMENT

JOB NO.: R306930.01  
SHEET 1 OF 1



LEASE AREA INFORMATION	
LAND USE	A-1(O)
VEHICLE DAILY TRIPS	15
HOURS OF OPERATION	5AM - 5PM (MON - FRI)
PARKING	49 SPOTS
AMOUNT OF ACREAGE TO BE GRADED	N/A
NUMBER OF EMPLOYEES	4

GENERAL NOTES

1. PROPERTY IS LOCATED WITHIN A STATE OF CALIFORNIA SEISMIC HAZARD ZONE SUSCEPTIBLE TO EARTHQUAKE INDUCED LANDSLIDES AND IS DIRECTLY ADJACENT AN AREA IDENTIFIED AS BEING SUSCEPTIBLE TO LIQUEFACTION. FUTURE SITE DEVELOPMENT WILL REQUIRE SITE SPECIFIC LANDSLIDE AND LIQUEFACTION EVALUATION IN ACCORDANCE WITH SP117A.

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3. FINAL DETERMINATION OF THE REQUIRED LEVEL OF GEOTECHNICAL EVALUATION (IF ANY) SHALL BE DETERMINED BY COUNTY STAFF UPON REVIEW OF FINAL PLANS AND CONFIRMATION OF PROJECT SCOPE DURING THE GRADING AND BUILDING PERMIT PROCESS. THE GEOTECHNICAL REPORT AND DESIGN RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OC GRADING MANUAL AND THE CURRENT CALIFORNIA BUILDING CODE.

4. FUTURE SITE DEVELOPMENT (I.E. RESIDENTIAL/COMMERCIAL SITE USE) WILL REQUIRE DETAILED GEOTECHNICAL EVALUATION.

5. SEPARATE DEMOLITION PERMIT IS REQUIRED TO REMOVE ANY STRUCTURE BUILT WITHOUT PERMIT SUCH AS METAL CANOPY, ETC.

6. SEPARATE PERMITS ARE REQUIRED FOR ANY PROPOSED STRUCTURE.

7. SEPARATE BUILDING PERMIT IS REQUIRED FOR ANY EXISTING STRUCTURE CONSTRUCTED OR MOVED ON SITE WITHOUT PERMIT.

8. ALL EXISTING ROADS AND PROPOSED LEASE AREAS ARE CURRENTLY COMPACTED NATIVE.

PLAN PREPARED BY:

HUITT-ZOLLARS

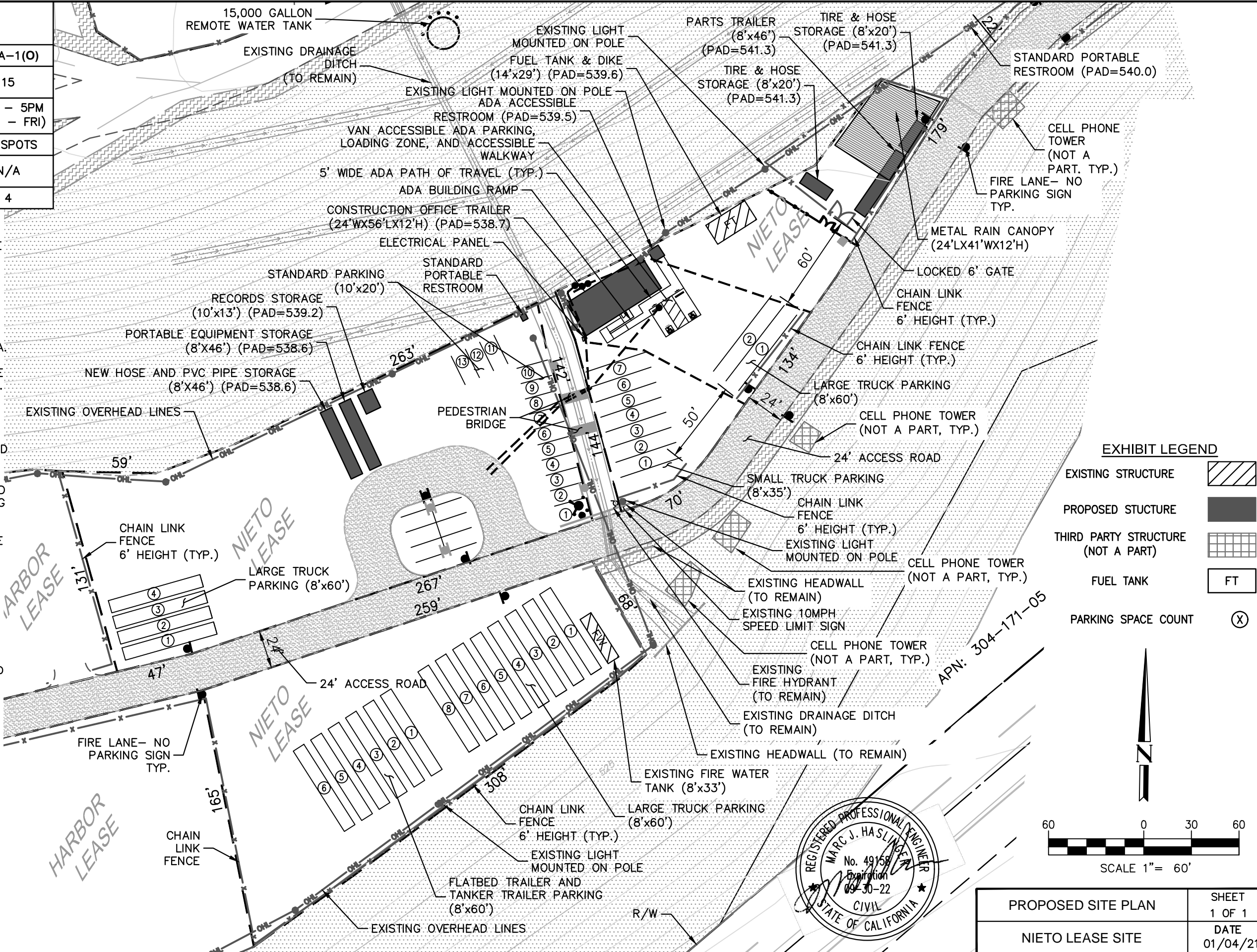
Huitt-Zollars, Inc.

Irvine

2603 Main Street, Suite 400

Irvine, California 92614

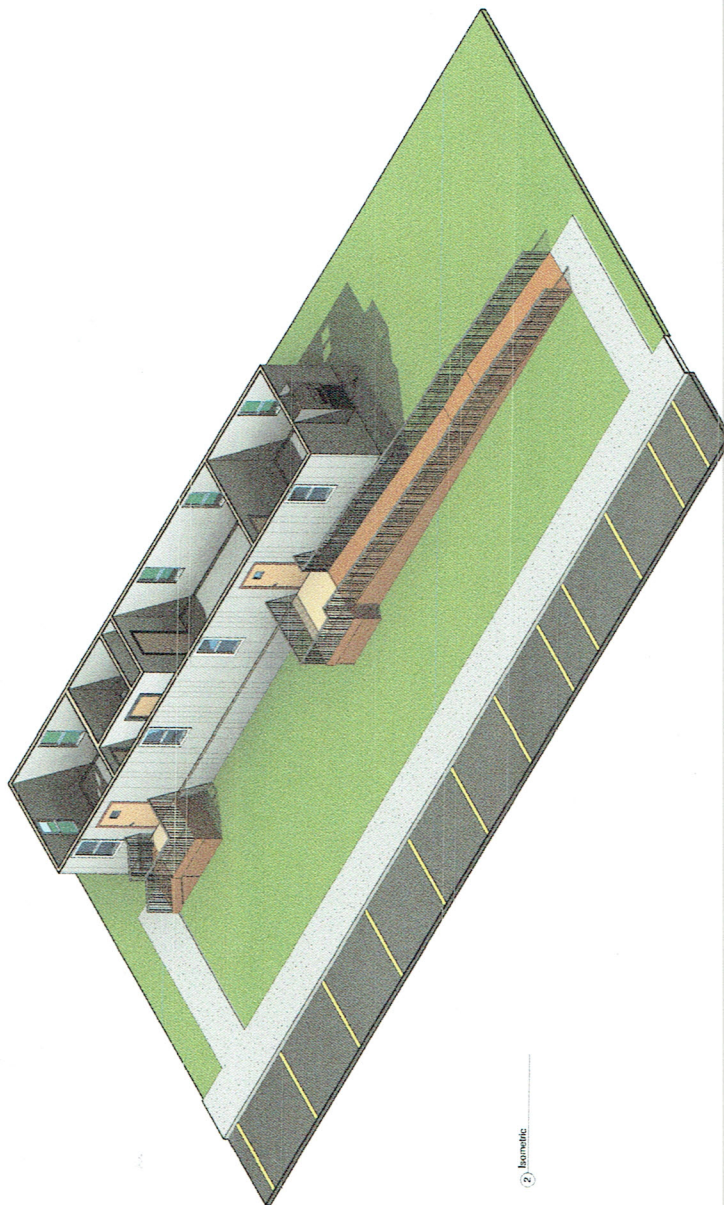
Phone (949) 988-5815 Fax (949) 988-5820



PLOTS TRUE SCALE AT 11"x17" PAPER SIZE



**Construction Office Trailer (24' x 56' x 12')**



A/E SEAL

APPROVAL STAMP

PROJECT NAME / ADDRESS  
014092  
014092 GS12X56, 2450, CA

COMPANY NAME / ADDRESS  
Aztec Containers

DRAWING TITLE  
3D Views

REVISIONS

Date	Description

DRAWN BY	Date
F Zarate	11/19/2014
APPROVED BY	Date
--	11/19/2014
PROJECT NO.	
014092	
014092 GS12X56, 2450, CA	

Ownership of Documents  
This document and the ideas and designs depicted herein, shall remain the property of Modular Space Corporation (ModSpace) and shall not be used in whole or in part for any other project without the prior written permission of Modular Space Corporation.

Sheet No. A1.3





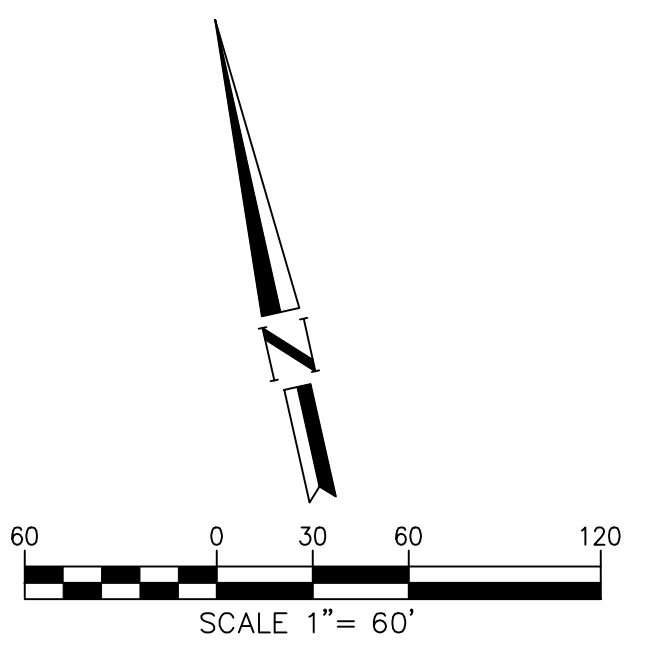
18' W x 20' L 7' H



**D** DEMOLISH

ALL EXISTING ROADS AND PROPOSED  
LEASE AREAS ARE CURRENTLY  
COMPACTED NATIVE.

ALL EXISTING ROADS AND PROPOSED  
LEASE AREAS ARE CURRENTLY  
COMPACTED NATIVE.



<p><b>MENCHEGO LEASE SITES</b>  <b>1281 S. BREA CANYON ROAD</b></p> <p><b>DEMOLITION PLAN FOR</b>  <b>EXISTING STRUCTURES</b></p>	
<p>COUNTY OF ORANGE          PUBLIC WORKS DEPARTMENT</p>	<p>JOB NO.: R306930.01          SHEET 1 OF 1</p>

**ATTACHMENT 6**  
**OCFA Approved Plans**



# NIETO AND SONS TRUCKING INC. SITE PRECISE FUEL MODIFICATION PLAN

OWNER: AERA ENERGY  
MAINTENANCE ENTITY: NIETO AND SONS TRUCKING INC.  
1281 S. BREA CANYON ROAD  
BREA, CA 92821

VEHICLE AND MISCELLANEOUS STORAGE WITH MODULAR OFFICES  
APN 304-171-05 & 301-171-08

## SHEET INDEX

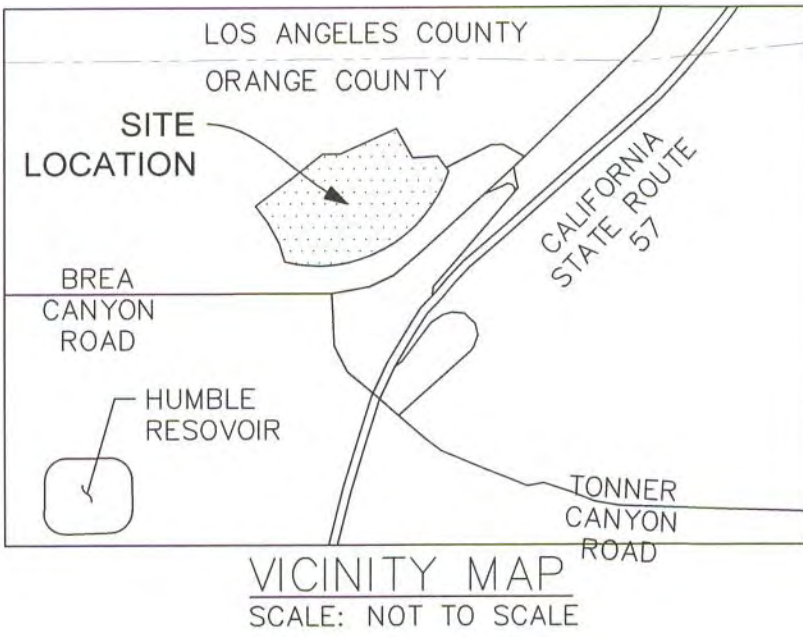
- 1 - TITLE SHEET
- 2 - FUEL MODIFICATION INFO. PLAN
- 3 - FUEL MODIFICATION PLAN
- 4 - FUEL MODIFICATION NOTES AND DETAILS



REVISIONS  
▲ REVISED STORAGE AREA  
4/13/20

JAMES HOLAS  
LANDSCAPE ARCHITECT

## PROJECT LOCATION



## VEGETATION MANAGEMENT LETTERS

Nieto and Sons Trucking, Inc.  
Box 760 Yorba Linda, CA 92885-0760  
(714) 990-6855 (fax) 990-4862  
nietoandsons.com  
License #673912

October 12, 2019

Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

Re: Vegetation Management Requirements, Aera Storage Site,  
Unincorporated Orange County, CA – SR# 209264

The Vegetation Management Requirements for the above referenced  
Aera Storage Site is stated as follows:

The Brush Management Slopes surrounding the Aera Storage Site shall  
be maintained on a year-round basis. There is no Federally protected  
animal or bird habitat within the brush management areas. There are  
no restrictions regarding the dates of plant density thinning throughout  
the year, and maintenance is required in the late spring and early Fall of  
each year.

Nieto and Sons Trucking, Inc.  
Box 760 Yorba Linda, CA 92885-0760  
(714) 990-6855 (fax) 990-4862  
nietoandsons.com  
License #673912

October 15, 2019

Orange County Fire Authority  
Planning and Development Services Section  
1 Fire Authority Road  
Irvine, CA 92602

Subject: Precise Fuel Modification Plan Eucalyptus Tree Maintenance Adjacent to the Nieto Lease  
Boundary – SR # 209264

There are several Eucalyptus Trees adjacent to the fuel modification boundary which have been  
identified on the precise fuel modification plan. The following criteria will always need to be followed to  
ensure a defensible space:

- Remove all undesirable trees, shrubs, and ground cover from within the fuel modification zones.
- Reduce combustible fuels within 100 feet of a structure enclosure or storage container
- Maintenance shall include a minimum of two maintenance activities per year.
- Perform maintenance with time periods of middle to late spring and once again in early to  
middle fall, following the specific criteria below:
  - All dead and dying material shall be removed
  - Remove plants found on the undesirable list besides Eucalyptus Trees.
  - Annual weeds and grasses shall be cut to 4 inches
  - Ground Cover or grasses shall be maintained at 2 feet or less in height.
  - Shrubs shall be maintained in groups of 3 plants wit a minimum spacing between groups  
of 15 feet or 3 times the tallest in the group.
  - Leaves, branches and bark shall be cleared from the ground during the required brush  
management (Late Spring and early Fall).

Refer to Orange County Fire Authority "Vegetation Management Maintenance Guidelines for Property  
Owners" for additional maintenance information:

<https://www.ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Vegetation%20Management%20Guidelines.pdf>

### ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development

Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test  
notations hereon, conditions in correspondence and  
conformance with applicable regulations. The stamping of  
these plans shall not be held to permit or approve the  
violation of any law.

OCFA SR #: 283503

Fee Codes: 124

Plan Type: Precise Fuel mod

By: Douglas Butts

Emp #: 3025 Date: 4/27/2020

ONLY STAMPED SHEET REVIEWED BY  
ORANGE COUNTY FIRE AUTHORITY

Call at least 48 hours in advance to schedule  
inspections: (714) 573-6150

Notes: Rev To 209264

## NIETO LEASE

### PRECISE FUEL MODIFICATION PLAN

1281 S. BREA CANYON ROAD  
BREA, CA 92821

PROJECT MANAGER:

JIM HOLAS

APPROVED BY:

JIM HOLAS

DRAWN BY:

JIM HOLAS

DATE:

OCTOBER 12, 2019

SCALE:

PER PLAN

SHEET

1

of 4

THIS PROPERTY FALLS WITHIN A STATE RESPONSIBILITY  
AREA VERY HIGH FIRE SEVERITY ZONE A. ALL NEW  
STRUCTURES SHALL BE CONSTRUCTED IN COMPLIANCE  
WITH THE CALIFORNIA BUILDING CODE CHAPTER 7A.

OCFA SERVICE REQUEST #209264

SERVICE FEE CODE PR 124





**NIETO LEASE**

**PRECISE FUEL MODIFICATION PLAN**

BREA, CA 92821

## FUEL MODIFICATION PLAN

## INFORMATION PLAN

DATE:  
OCTOBER 12, 2019

---

SCALE:  
PER PLAN

SHEET  
**2**  
of 4



2 8 3 5 0 3



## REVISIONS

1 REVISED STORAGE AREA.  
4/13/2020

**JAMES HOLAS**  
LANDSCAPE ARCHITECT

**NIETO LEASE**

**PRECISE FUEL MODIFICATION PLAN**

BREA, CA 92821

## FUEL MODIFICATION PLAN

# PRECISE FUEL MODIFICATION PLAN

PROJECT MANAGER:  
JIM HOLAS

APPROVED BY:  
JIM HOLAS

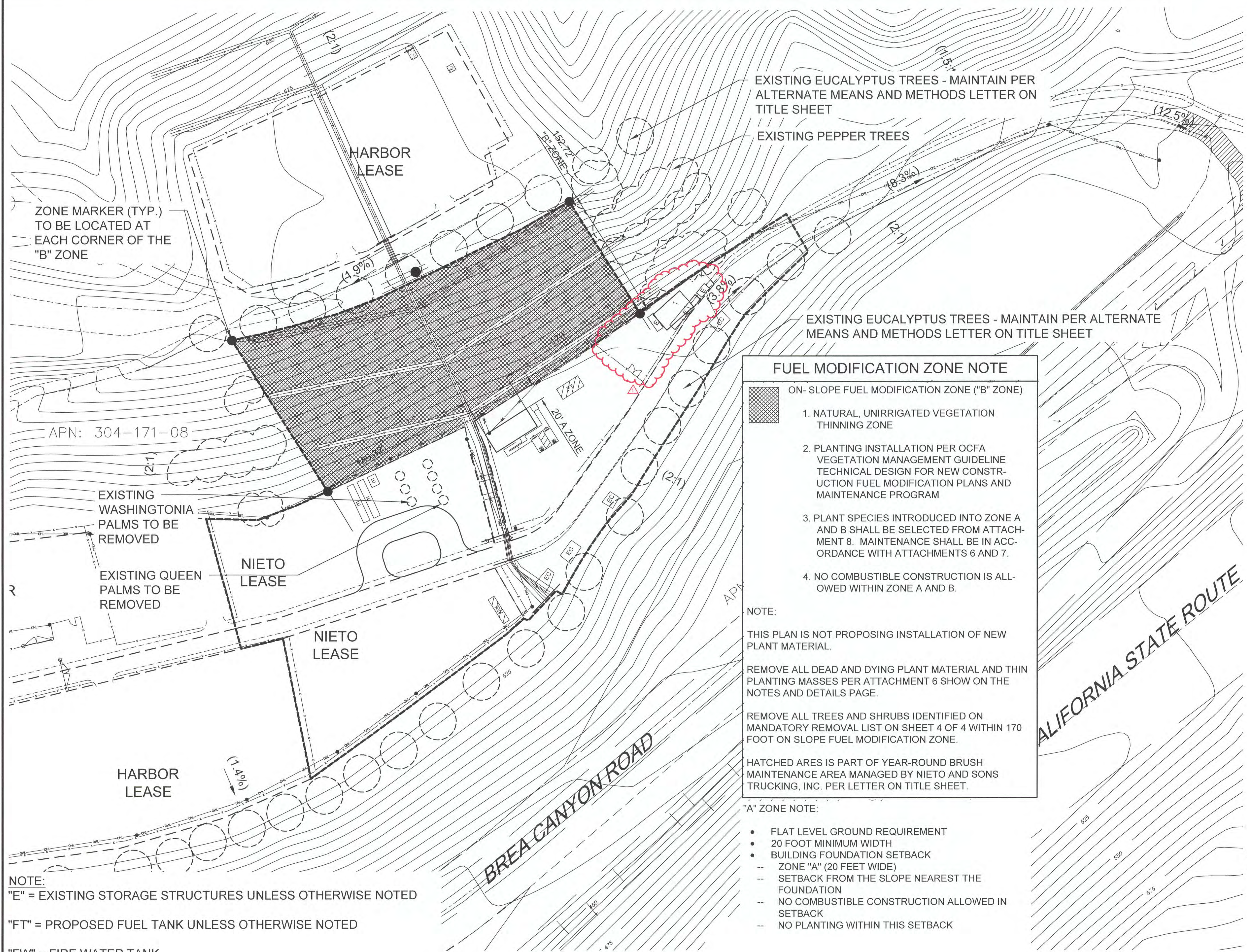
DRAWN BY:  
JIM HOLAS

DATE:  
OCTOBER 12, 2019

SCALE:  
PER PLAN

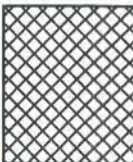
SHEET  
2

3 of 4



NOTE:  
 "E" = EXISTING STORAGE STRUCTURES UNLESS OTHERWISE NOTED  
 "FT" = PROPOSED FUEL TANK UNLESS OTHERWISE NOTED  
 "FW" = FIRE WATER TANK  
 "EC" = EXISTING CELL TOWER EQUIPMENT

# FUEL MODIFICATION ZONE NOTE



ON-SLOPE FUEL MODIFICATION ZONE ("B" ZONE)

1. NATURAL, UNIRRIGATED VEGETATION THINNING ZONE
2. PLANTING INSTALLATION PER OCFA VEGETATION MANAGEMENT GUIDELINE TECHNICAL DESIGN FOR NEW CONSTRUCTION FUEL MODIFICATION PLANS AND MAINTENANCE PROGRAM
3. PLANT SPECIES INTRODUCED INTO ZONE A AND B SHALL BE SELECTED FROM ATTACHMENT 8. MAINTENANCE SHALL BE IN ACCORDANCE WITH ATTACHMENTS 6 AND 7.
4. NO COMBUSTIBLE CONSTRUCTION IS ALLOWED WITHIN ZONE A AND B.

NOTE:

THIS PLAN IS NOT PROPOSING INSTALLATION OF NEW PLANT MATERIAL.

REMOVE ALL DEAD AND DYING PLANT MATERIAL AND THIN PLANTING MASSES PER ATTACHMENT 6 SHOW ON THE NOTES AND DETAILS PAGE.

REMOVE ALL TREES AND SHRUBS IDENTIFIED ON MANDATORY REMOVAL LIST ON SHEET 4 OF 4 WITHIN 170 FOOT ON SLOPE FUEL MODIFICATION ZONE.

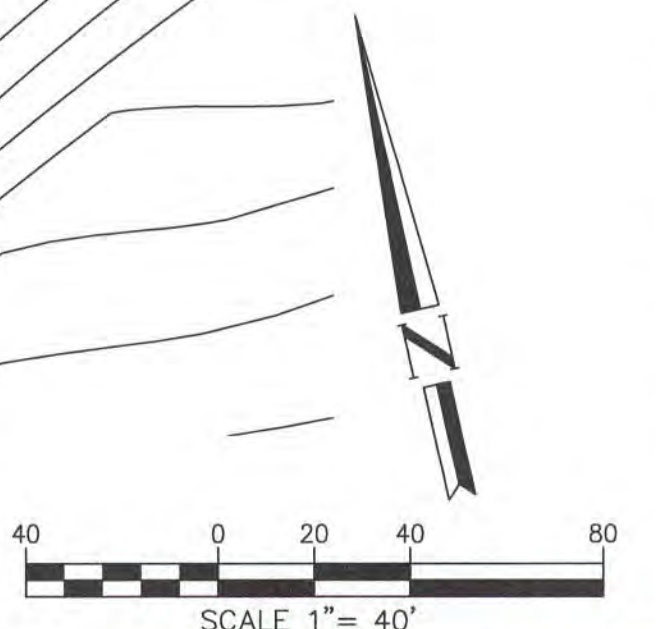
HATCHED AREAS IS PART OF YEAR-ROUND BRUSH MAINTENANCE AREA MANAGED BY NIETO AND SONS TRUCKING, INC. PER LETTER ON TITLE SHEET.

**"A" ZONE NOTE:**

- **FLAT LEVEL GROUND REQUIREMENT**
- **20 FOOT MINIMUM WIDTH**
- **BUILDING FOUNDATION SETBACK**
  - **ZONE "A" (20 FEET WIDE)**
  - **SETBACK FROM THE SLOPE NEAREST THE FOUNDATION**
  - **NO COMBUSTIBLE CONSTRUCTION ALLOWED IN SETBACK**
  - **NO PLANTING WITHIN THIS SETBACK**



2 8 3 5 0 3

















**ATTACHMENT 7**  
**Geotechnical Report**



170 North Maple Street, Suite 108  
Corona, CA 92880  
[www.altageotechnical.com](http://www.altageotechnical.com)

**CONSTRUCTION PLANNING SERVICES**

P.O. Box 487  
Dana Point, California 92629

January 12, 2021  
**Project No. 1-0231**

Attention: Mr. Joe Lambert

Subject: **UPDATE ON STATUS OF PROPOSED STRUCTURE**  
Menchego Lease Sites  
1281 Brea Canyon Road  
County of Orange, California

References:

1. Updated Clarification on References, Menchego Lease Sites, 1281 Brea Canyon Road, County of Orange, California, dated June 9, 2020 by Alta California Geotechnical, Inc. (Project Number 1-0231).
2. Summary Fault Investigation and Updated Design Recommendations, Menchego Lease Sites, 1281 Brea Canyon Road, County of Orange, California, dated March 12, 2019 by Alta California Geotechnical, Inc. (Project Number 1-0231).
3. Revised Geotechnical Recommendation Report, Menchego Lease Sites, 1281 Brea Canyon Road, County of Orange, California, dated September 19, 2017, by Alta California Geotechnical, Inc. (Project Number 1-0231)

Dear Mr. Lambert:

Presented herein is Alta California Geotechnical Inc.'s (Alta) update on the status of the proposed office trailer for the Menchego Lease Sites, located at 1281 Brea Canyon Road in the City of Brea, County of Orange, California.

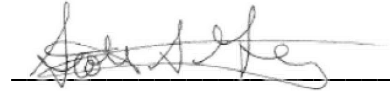
As noted in Reference 2, the proposed office trailer onsite was originally going to be occupied for greater than 2,000 man-hours per year, which would qualify it as a habitable structure per the Alquist-Priolo (A-P) Earthquake Fault Zoning Act. It is our understanding that the intended use of the office trailer has been update such that it will be occupied for less than 2,000 man-hours per year. As such, a fault investigation is not required per the Alquist-Priolo (A-P) Earthquake Fault Zoning Act.

Project Number 1-0231  
January 12, 2021

Page 2

Alta appreciates the opportunity to provide you with geotechnical consulting services. If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090.

Sincerely,  
Alta California Geotechnical, Inc.



SCOTT A. GRAY/RGE 2857

Reg. Exp.: 12-31-22

Registered Geotechnical Engineer  
President



Distribution: (1) Addressee

SAG: 1-0231, January 12, 2021 Update on Status of Proposed Structure





170 North Maple Street, Suite 108  
Corona, CA 92880  
[www.altageotechnical.com](http://www.altageotechnical.com)

**CONSTRUCTION PLANNING SERVICES**

P.O. Box 487  
Dana Point, California 92629

September 19, 2017  
**Project Number 1-0231**

Attention: Mr. Joe Lambert

Subject: **REVISED GEOTECHNICAL RECOMMENDATION REPORT**  
Menchego Lease Sites  
1281 Brea Canyon Road  
County of Orange, California

References: See Appendix

Dear Mr. Lambert:

Presented herein is Alta California Geotechnical, Inc.'s (Alta) revised geotechnical recommendation report for the Menchego Lease Sites, located at 1281 Brea Canyon Road, County of Orange, California. This report is based on a review of the referenced reports, a recent site visit, review comments from the County of Orange Public Works Department, and Alta's experience with similar projects in the area.

Alta's review of the data and plans indicates that the site is suitable in its current graded configuration for its intended continued use as staging areas/vehicular storage with the limited improvements shown on Figure 1. Future development beyond the proposed continued use will require additional geotechnical reports and recommendations. Included in this report are:

- Discussion of the background of the site, including previous grading operations, and existing conditions.
- Discussion of geologic hazards, including surface-rupture due to a fault zone, landslide potential and liquefaction potential, with respect to the sites proposed use as staging areas/vehicular storage.

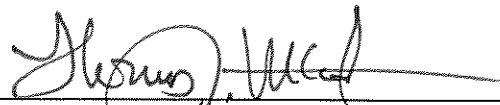
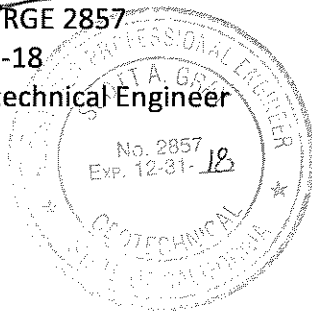
- Recommendations for foundations for the proposed commercial modular unit and water/gas tanks.
- Pavement design parameters.
- Discussion of requirements for future development.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

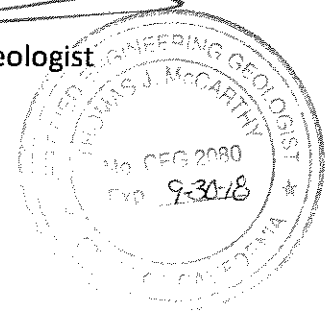
Sincerely,  
Alta California Geotechnical, Inc.



SCOTT A. GRAY/RGE 2857  
Reg. Exp.: 12-31-18  
Registered Geotechnical Engineer  
Vice President



THOMAS J. MCCARTHY/CEG 2080  
Reg. Exp.: 9-30-18  
Certified Engineering Geologist  
Vice President



Distribution: (3) Addressee

SAG: TJM: 1-0231, September 19, 2017 (Revised Geo Recommendation, Menchego Lease Sites)

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#### APPENDIX – References

## **1.0 INTRODUCTION**

The following report presents geotechnical recommendations for the Menchego Lease Site, in the County of Orange, California.

### **1.1 Purpose**

The purpose of this report is to examine the existing geotechnical conditions and evaluate their impacts on the subject site. This report is suitable for submittal to governing agencies and for use in developing plans.

### **1.2 Scope of Work**

Alta's scope of work for this geotechnical investigation included the following:

- Reviewed the referenced reports for the project;
- Reviewed subsurface information from a previous investigation conducted onsite by Pacific Soils Engineering, Inc.
- Collected a near surface sample from the access road area and conducted R-Value testing for use in pavement design;
- Evaluate geologic and laboratory data to develop recommendations for foundation and pavement section design;
- Prepare this report and accompanying exhibits.

### **1.3 Report Limitations**

The conclusions and recommendations in this report are based on the information generated during investigations presented in the referenced reports. The materials adjacent to or beneath those observed may have different characteristics than those observed and no representations are made as to the quality or extent of the materials not observed.

## **2.0 PROJECT DESCRIPTION**

### **2.1 Background**

The subject site is located northerly adjacent to the intersection of Tonner Canyon Road and Brea Canyon Road, in the County of Orange, California. Two, flat, graded pads, separated by twenty- to thirty-foot high slopes were previously created onsite by placing fill within a southerly trending canyon. Based on our literature review, this fill was placed in the mid to late 1970's and was observed and documented by F. Beach Leighton and Associates (Leighton, 1970). The fill was placed by Caltrans as part of the construction of the 57 Freeway.

The site is currently being used as staging areas for various vehicle, heavy equipment, and construction operations. There are existing access roads, sheds, trailers, powerlines, water service for fire hydrants and fencing onsite.

### **2.2 Proposed Development**

It is Alta's understanding that the site will continue its current operations as staging areas/vehicular storage. Limited improvements to the site will include a paved access road, construction of a commercial modular unit, and placement of water/gas tanks. Several sheds and the existing office trailer will be removed/demolished.

## **3.0 PREVIOUS SITE INVESTIGATION**

Subsurface investigations were previously conducted at the site by Pacific Soils Engineering, Inc. (PSE), in 1998 and 1999, as part of a review for possible future development. Alta was able to review boring logs and laboratory test results from seven (7) hollow-stem auger borings that were conducted onsite. It is our understanding that the referenced reports from PSE will be included in future submittals if further development beyond the site's current use occurs.



#### **4.0 GEOLOGIC CONDITIONS**

Presented below is a brief summary of the geologic conditions onsite. Based on our review of the available reports, it is our opinion that the site is suitable, from a geologic standpoint, to continue to support the current use and the limited proposed improvements. More detailed discussions of geologic conditions shall be provided if further development beyond the site's current use is proposed.

##### **4.1 Stratigraphy**

The subject is underlain by artificial fill, older alluvium, and the Soquel and La Vida Members of the Puente Formation. The approximate distribution of the geologic units is shown on the enclosed Figure 1.

The majority of the fill onsite was placed in the mid to late 1970's and was observed and documented by F. Beach Leighton and Associates (Leighton, 1970). The fill was placed by Caltrans as part of the construction of the 57 Freeway. PSE drilled borings in the engineered fill to evaluate the characteristics and depth of the fill material. Based on our review of the available reports, the fill materials exhibit favorable engineering characteristics for the support of the site's current use.

The Soquel Member of the Puente Formation is generally composed of poorly to moderately cemented sandstones. The La Vida Member is composed of interbedded, fine-grained sandstone and platy siltstone.

##### **4.2 Groundwater**

Groundwater seepage was encountered at 85 and 93 feet below existing grade in the previous subsurface investigation. It is anticipated that groundwater will not be encountered during the proposed development.

#### **4.3 Earthquake Hazards**

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture, landslides, and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

##### **4.3.1 Local and Regional Faulting**

The subject site is located in tectonically active southern California; consequently, the site is likely to be impacted by seismic activity in the future. The Whittier Fault Zone (WFZ) is present onsite.

##### **4.3.2 Surface Rupture**

A review of Special Publication 42 indicates the site is within a California State designated Alquist-Priolo earthquake fault zone. The WFZ is considered active, and, as such, the potential for fault surface rupture exists. It is likely that fault setback zones for habitable structures (defined as being occupied for greater than 2000 man-hours per year) to comply with A-P Zone requirements will be required for future developments. However, given that the proposed development does not include habitable structures, setback zones are not required at this time.

##### **4.3.3 Landslides**

The site is located in an area susceptible to earthquake induced landslides. Further investigation of the potential for landslides shall be accomplished if future site development beyond the current use is proposed.

#### **4.3.4 Seismicity**

The 2016 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2016 California Building Code are presented in Section 7.2.

#### **4.3.5 Liquefaction**

Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. Based on the dense nature of the underlying compacted fill and bedrock, and the lack of shallow groundwater, it is anticipated that liquefaction will not be a significant design constraint for the proposed site use. Further review/analysis will be required for future developments.

### **5.0 ENGINEERING PROPERTIES AND ANALYSIS**

#### **5.1 Materials Properties**

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed improvements.

##### **5.1.1 Excavation Characteristics**

Based on the data provided from the subsurface investigation and Alta's knowledge of the geologic units, it is our opinion that the majority of the onsite materials possess favorable excavation characteristics.

##### **5.1.2 Expansion Potential**

Expansion index testing was performed on samples taken during the previous investigation. Based on the results, the majority of the upper



soils onsite are “low” to “medium” in expansion potential ( $21 \leq EI \leq 50$ , Appendix C) when tested per ASTM D: 4829.

#### **5.1.3 Hydro-Consolidation**

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, and/or irregular loading patterns. Based on previous laboratory testing, it is anticipated that the potential for hydro-collapse onsite is within tolerances for the site’s current use.

#### **5.1.4 Pavement Support**

A sample of the subgrade along the entry access road was collected by an Alta representative and R-Value testing was conducted. The result R-Value was 60.

### **5.2 Engineering Analysis**

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

#### **5.2.1 Bearing Capacity**

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was

determined by applying a factor of safety of at least 3 to the ultimate bearing capacity.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

The principle geologic/geotechnical concerns onsite are associated with the presence of the WFZ and associated seismic hazards, and the support characteristics of the underlying compacted fill. The site will continue to be used for staging areas/vehicular storage, without habitable structures as defined by the State of California. As such, fault setback zones are not required at this time. Additionally, the compacted fill onsite exhibits favorable engineering characteristics that are suitable to continue to support the current use. As such, it is Alta's opinion that the existing site is suitable to continue to support the current operations and the proposed limited improvements shown on the enclosed Figure 1 are feasible, from a geotechnical perspective. Presented below are recommendations that should be incorporated into site development and construction plans.

### **6.1 Preparation for Foundations for Temporary Structures**

Prior to the construction of foundations for the proposed temporary structures, the upper foot of fill of the building pads shall require moisture conditioning after the existing vegetation/debris has been removed. The methodology of the moisture conditioning (water trucks, rainbirds, scarification, etc.) is at the discretion of the contractor and developer, as long as the method increases the moisture content of these upper soils to optimum moisture or above.

### **6.2 General Earthwork Recommendations**

#### **6.2.1 Compaction Standards**

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method:

D-1557. Fill material should be moisture conditioned to optimum moisture or above. Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions.

## **6.2.2 Utility Trenches**

### **6.2.2.1 Excavation**

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Type "B" per OSHA standards. The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

### **6.2.2.2 Backfill**

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

## **7.0 DESIGN CONSIDERATIONS**

The proposed structures onsite include a commercial modular unit and placement of water/gas tanks. It is anticipated these improvements will be founded on shallow footings. Additional improvements include a paved access road.

Based on laboratory testing, the onsite soils are “low” to “medium” in expansion potential when tested in general accordance with ASTM Test Method D: 4829. The design recommendations herein are presented as a minimum standard for the on-site soil conditions. Structural and Building Code requirements should govern final foundation design.

### **7.1 Foundation Design**

The foundations for the proposed structures at the site can be designed in accordance with the parameters presented in Table 7-1.

<b>Table 7-1 Foundation Design Parameters*</b>	
Allowable Bearing Capacity	1500 lbs/ft <sup>2</sup> (assuming a minimum width and embedment of 12-inches).
Lateral Bearing	150 lbs/ft <sup>2</sup> at a depth of 12 inches plus 150 lbs/ft <sup>2</sup> for each additional 12 inches of embedment to a maximum of 1500 lbs/ft <sup>2</sup>
Sliding Coefficient	0.30
Minimum Footing Width	12 inches for continuous footings and 18 inches for isolated spread footings
Minimum Footing Embedment	12 inches
Minimum Footing Reinforcement	Two (2) No. 4 bars, one (1) on top and one (1) on bottom
Settlement	Static: Differential = 1/2-inch in 40 feet

\*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.



## **7.2 Seismic Design**

The site soil classification has been identified from geotechnical data as "D" site class in accordance with Table 20.3-1 of ASCE 7-10. Utilizing this information, the computer program USGS Seismic Design Maps Version 3.1.0 and ASCE 7-10 criterion, the spectral response accelerations that can be utilized for the project are attached on Figure 2. These parameters should be verified by the structural engineer. Additional parameters, such as seismic design category, should be determined by the structural engineer based on the Occupancy Category of the proposed structures.

## **7.3 Footing Excavations**

The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

## **7.4 Concrete Design**

Given the nature of the improvements and discussions presented in the referenced reports, it is anticipated that sulfate-resistant concrete will not be required for the proposed structures. This recommendation should be verified by sulfate content testing during construction.

## **7.5 Pavement Design**

Based on the enclosed site plan, the entry access road will be paved with 6-inches of asphalt over compacted native subgrade. A representative of Alta collected a sample of the access road subgrade and delivered in to the laboratory for testing. The resultant R-Value was 60. Based on the R-Value, and an assumed Traffic

Index of 6.0, the proposed section is suitable for the access road. Alternatively, a 4-inch asphalt of 4-inch aggregate base section would also be suitable.

The underlying subgrade soil should be suitably moisture conditioned, processed and compacted to a minimum 95 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding.

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the County of Orange and under the observation and testing of the project geotechnical consultant.

#### **7.6 Site Drainage**

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures.

#### **8.0 FUTURE DEVELOPMENT**

The conclusions and recommendations presented in this report are intended solely for the continued use of the site as staging areas/vehicular storage with the limited improvements shown on Figure 1. Future development of the site will require

detailed geotechnical investigations/reports, which shall at a minimum include the following.

- Investigation of seismic hazards, including the presence of active faults, potential for landslides, and potential for liquefaction;
- Analysis of the suitability of the existing fill to support future development;
- Grading recommendations specific to the proposed development;
- Slope stability analysis;
- Improvement design recommendations specific to the proposed development.

#### **9.0 LIMITATIONS**

This report is based on the following: 1) the project as presented on the attached plan; 2) the information presented in the previous subsurface investigations; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.



## APPENDIX

### Selected References

1. F. Beach Leighton and Associates, Inc., 1970, In-Grading Geologic Report of Fill Site, Shell Oil Property, Brea Canyon, County of Orange, California, dated September 20, 1990 (Project No. 1055).
2. Pacific Soils Engineering, Inc., 2008, Second Addendum Geological and Geotechnical Engineering Assessment, In Support of an Environmental Impact Report, 2935± Acre AERA-Master Planned Community (AMPC) Northwesterly Adjacent to the Intersection of Tonner Canyon Road and Brea Canyon Road, Counties of Los Angeles and Orange, California, dated May 6, 2008 (Work Order 102280).
3. Pacific Soils Engineering, Inc., 2007, Addendum Geological and Geotechnical Engineering Assessment, In Support of an Environmental Impact Report, 2935± Acre AERA-Master Planned Community (AMPC) Northwesterly Adjacent to the Intersection of Tonner Canyon Road and Brea Canyon Road, Counties of Los Angeles and Orange, California, dated September 25, 2007 (Work Order 102280).
4. Pacific Soils Engineering, Inc., 2005a, Geological and Geotechnical Engineering Assessment, In Support of an Environmental Impact Report, 2935± Acre AERA-Master Planned Community (AMPC) Northwesterly Adjacent to the Intersection of Tonner Canyon Road and Brea Canyon Road, Counties of Los Angeles and Orange, California, dated November 1, 2005 (Work Order 102280).
5. Pacific Soils Engineering, Inc., 2005b, Alquist-Priolo Earthquake Fault Zone Investigations, Existing Caltrans Fill Site, Northwest Adjacent to the Intersection of Tonner Canyon Road and Brea Boulevard; and Possible Extension of "North Whittier Fault", Near Harbor Boulevard; Brea Oil Field, Counties of Los Angeles and Orange, California, Aera Master Planned Community, dated October 4, 2005 (Work Order 102280-F).

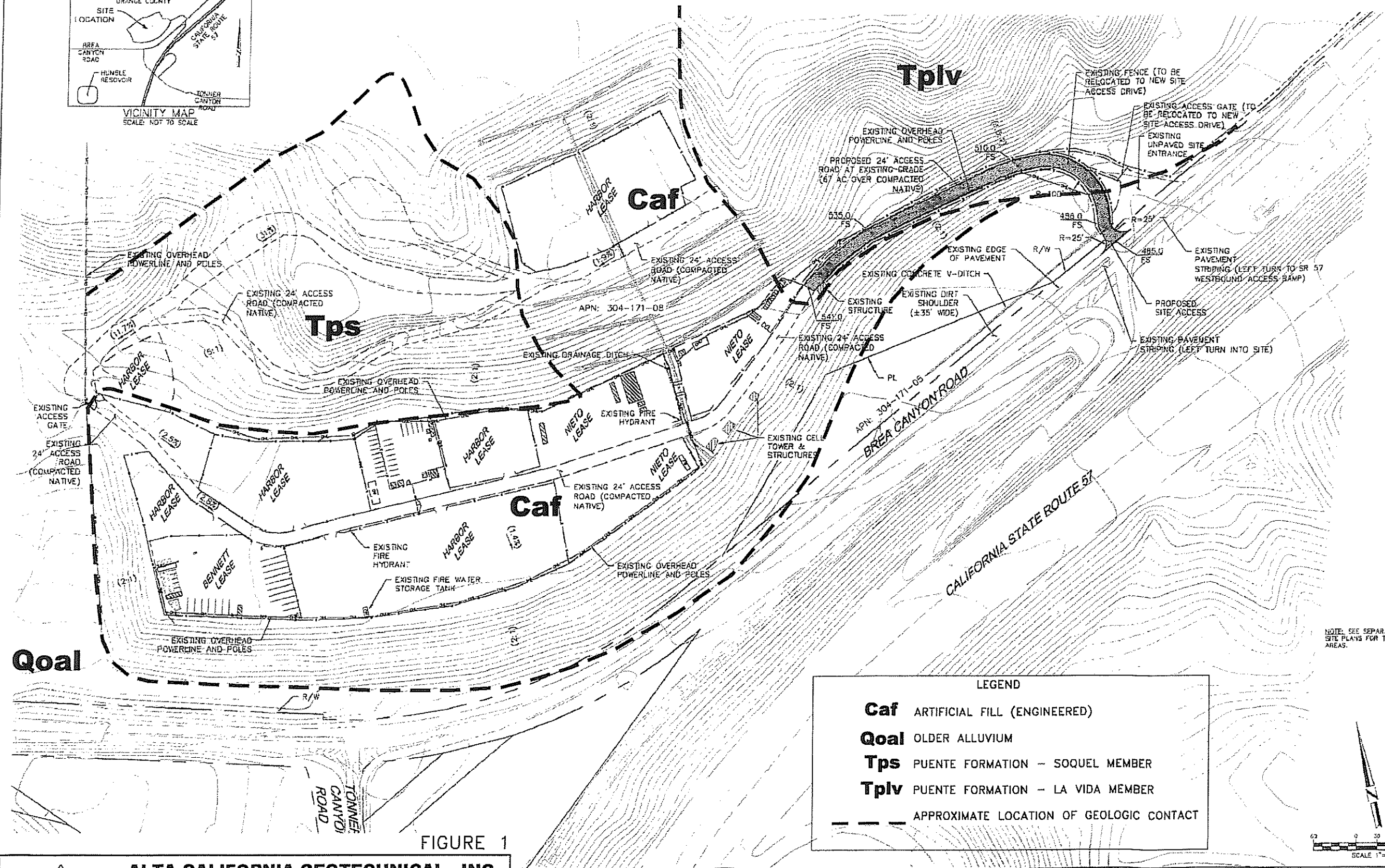
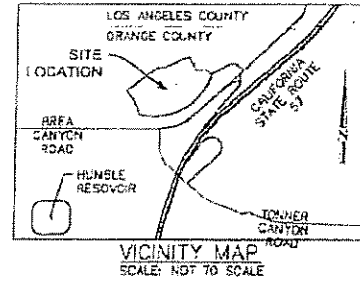
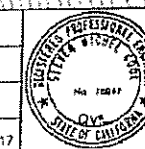


FIGURE 1



**ALTA CALIFORNIA GEOTECHNICAL, INC.**  
 170 N. MAPLE STREET, STE 108, CORONA, CA 92880  
 TELEPHONE: (951) 509-7090  
 PROJECT NUMBER: 1-0231 DATE: 9-19-17

NO.	DATE	REVISIONS	APPROVED



**HUITT-ZOLIARS**  
 Huitt-Zoliars, Inc.  
 2803 Main Street, Suite 100  
 Irvine, California 92614  
 Phone (949) 950-5015 Fax (949) 984-5820  
 PREPARED UNDER THE SUPERVISION OF  
 78947 12/31/18

**MENCHEGO LEASE SITES**  
 1281 S. BREA CANYON ROAD  
**OVERALL SITE PLAN**  
 COUNTY OF ORANGE  
 PUBLIC WORKS DEPARTMENT  
 JOB NO: R365930.01  
 SHEET 1 OF 1

# Design Maps Summary Report

## User-Specified Input

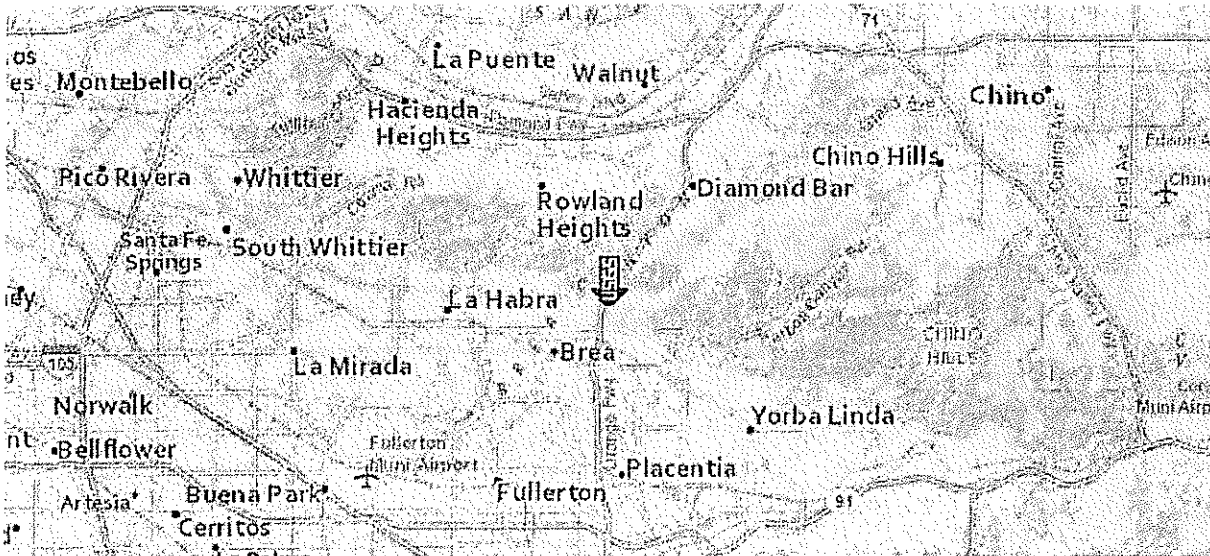
**Report Title** 1-0231  
 Mon May 1, 2017 16:36:59 UTC

**Building Code Reference Document** ASCE 7-10 Standard  
 (which utilizes USGS hazard data available in 2008)

**Site Coordinates** 33.9424°N, 117.8766°W

**Site Soil Classification** Site Class D - "Stiff Soil"

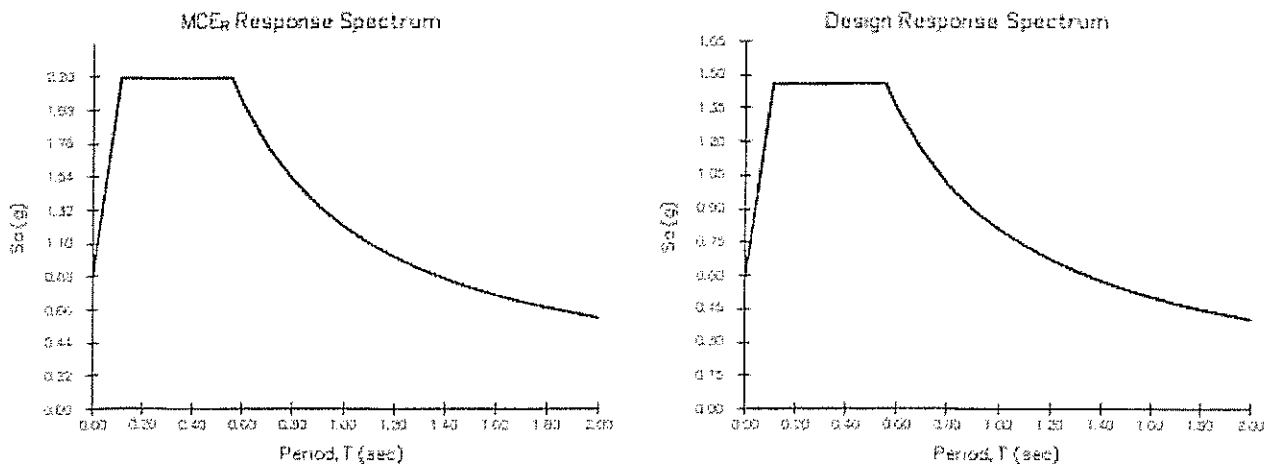
**Risk Category** I/II/III



## USGS-Provided Output

$S_s = 2.191 \text{ g}$	$S_{MS} = 2.191 \text{ g}$	$S_{DS} = 1.461 \text{ g}$
$S_1 = 0.808 \text{ g}$	$S_{M1} = 1.212 \text{ g}$	$S_{D1} = 0.808 \text{ g}$

For information on how the  $S_s$  and  $S_1$  values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.



For  $PGA_M$ ,  $T_L$ ,  $C_{RS}$ , and  $C_{R1}$  values, please [view the detailed report](#).

**FIGURE 2**