

OC DEVELOPMENT SERVICES REPORT

ITEM # 1

DATE: December 14, 2022

TO: Orange County Planning Commission

FROM: OC Development Services / Planning

SUBJECT: Planning Application PA20-0011 A Site Development Permit for 1,875 sq. ft. addition and a new attached 2-car carport to an existing home at 20552 Sycamore Drive located in the Trabuco Oaks Residential District.

PROPOSAL: The applicants are applying for Site Development Permit to expand the existing residence by 1,875 sq. ft. of new living area and add a new 2-car carport. The first floor will be expanded by 1,035 feet for a new entryway, great room and bonus room. The applicant is also proposing a 840 square foot second story over the new addition for 2 bedrooms and 2 additional bathrooms and a flex space for an office area.

ZONING: Foothill/Trabuco Specific Plan; Trabuco Oaks Residential District (F/TSP TOR)

GENERAL PLAN: 1B "Suburban Residential"

LOCATION: The project is located at 20552 Sycamore Drive in the Foothill/Trabuco community, within the Third (3rd) Supervisorial District. (APN 842-101-61)

APPLICANT: Patrick Hansen, Property Owner

STAFF CONTACT: Ilene Lundfelt, Associate Planner
Phone: (714) 667-9697
Email: Ilene.Lundfelt@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/Planning recommends that the Planning Commission:

1. Receive staff report and public testimony as appropriate; and,
2. Find that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development projects that are consistent with a specific plan for which an environmental impact report was

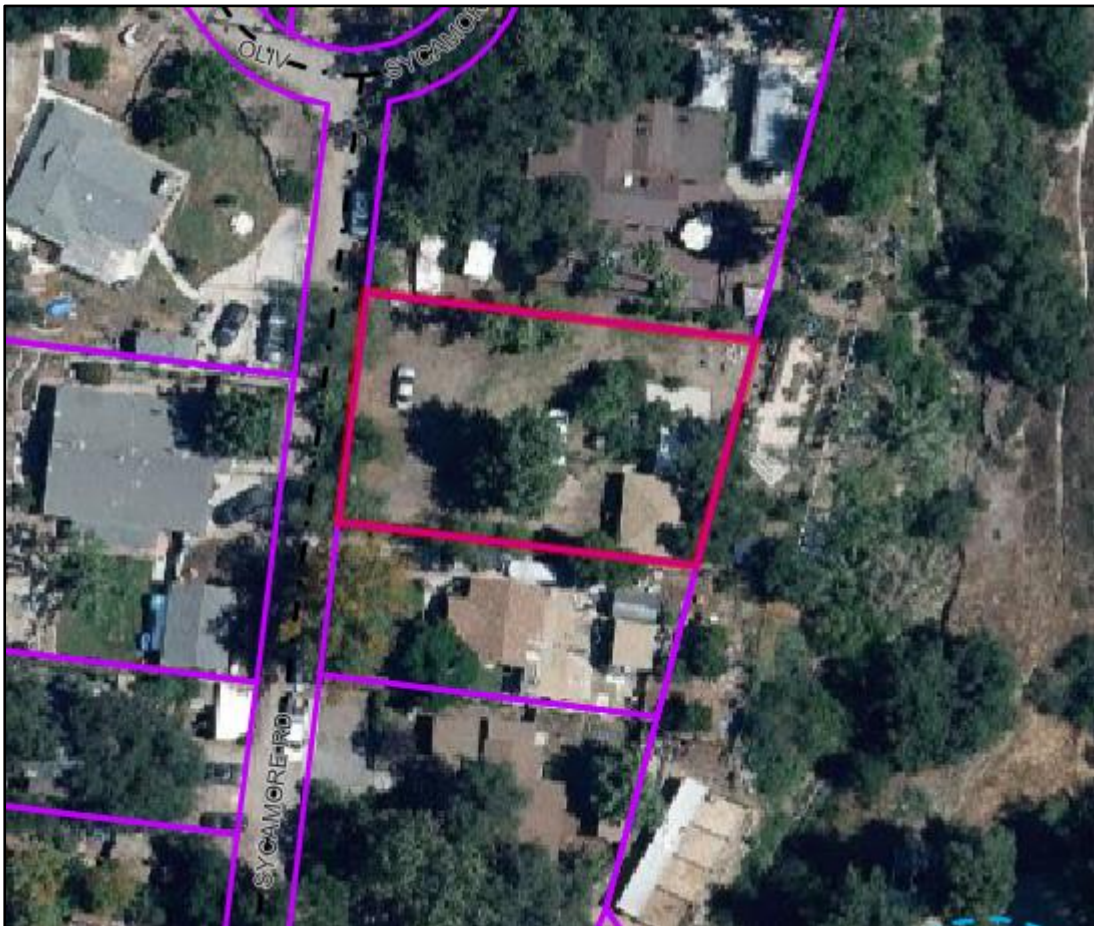
certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991 for the Foothill/Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it; and

3. Approve Planning Application PA20-0011, for a Site Development Permit, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

The subject property, 20552 Sycamore Drive, is located within the unincorporated community of Foothill/Trabuco in the County of Orange. The property is zoned Foothill/Trabuco Specific Plan (F/TSP) in the Trabuco Oaks Residential District. The current property has an existing 576 sq. ft. single-story single-family residence with no covered parking which was established in 1932. The original home was established prior to the adoption of the F/TSP.

Aerial of the Project Site



PROPOSED PROJECT

The applicants are applying for a Site Development Permit to expand the existing residence by 1,875 sq. ft. of new living area and add a new 2-car carport. The first floor will be expanded by 1,035 feet for a new entryway, great room and bonus room. The applicant is also proposing a 840 square foot second story over the new addition for 2 bedrooms and 2 additional bathrooms and a flex space for an office area.

The lot was established via LL2018-011 for a 6,960 sq. ft building site. Less than 15 cubic yards of grading are proposed with the development. Though there are oak trees on the property, the owner has not proposed to remove any trees as part of the project and the parcel is located more than 100 feet from an oak woodland designated area, thus, a tree preservation plan is not required. The Trabuco Oaks Residential district does not require a 66% dedication for open space.

SURROUNDING LAND USES

The subject site is a residential use and is zoned F/TSP – Trabuco Oaks Residential District (F/TSP – TOR). The surrounding properties are also zoned F/TSP - TOR. Surrounding the project site is a single-family residence and vacant properties. The zoning and existing land use for the project site and surrounding properties are as follows:

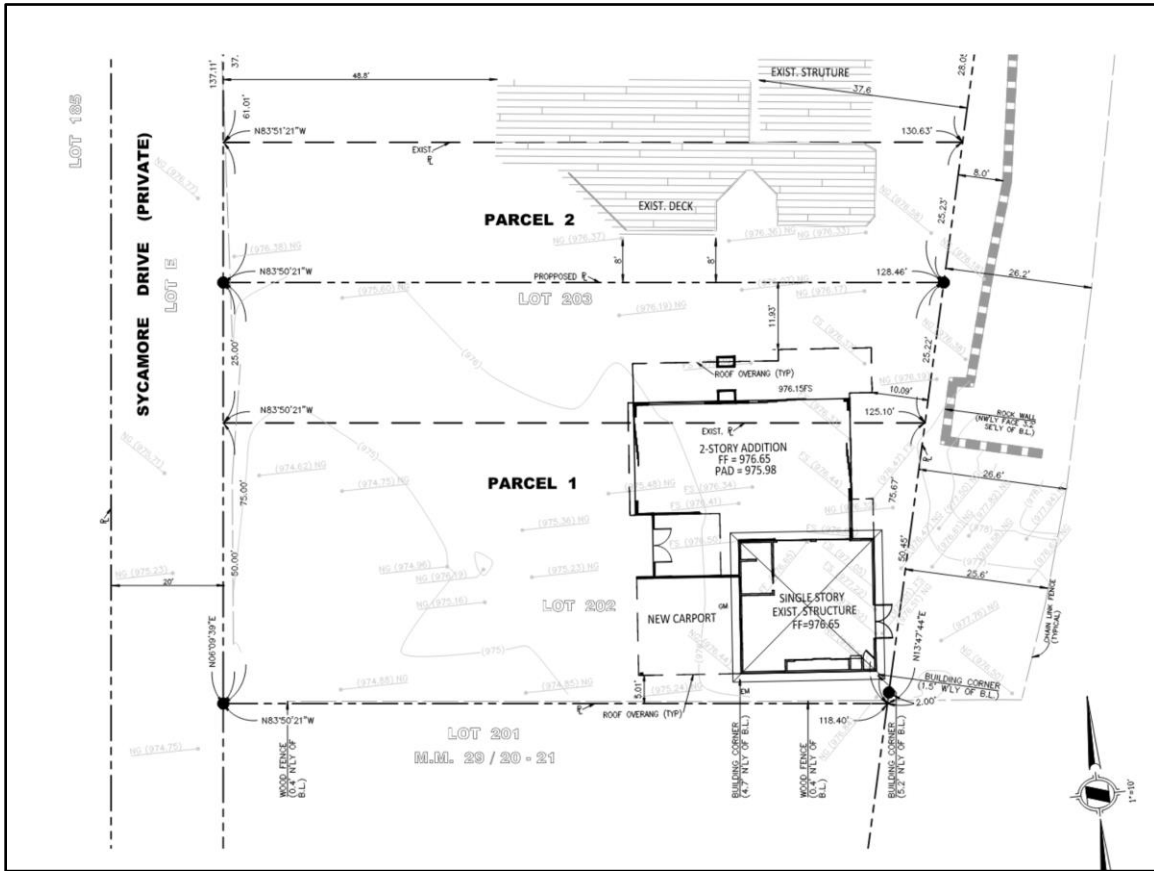
Direction	Land Use Designation/Zoning	Existing Land Use
Project Site	F/TSP - TOR	Single-Family Dwelling
North	F/TSP - TOR	Single-Family Dwelling
South	F/TSP - TOR	Single-Family Dwelling
East	F/TSP - TCR	Vacant/Open Space
West	F/TSP - TOR	Single-Family Dwelling

DISCUSSION/ANALYSIS

Below is a table comparing the development standards of the F/TSP – TOR for the proposed project:

STANDARD	Requirement	PROPOSED
Building Site Area	20,000 sq. ft.	9,167 sq. ft. (existing)
Structural Front Setback	10 feet minimum	74 feet
Structural Left-Side Setback	5 feet minimum	5 feet (existing)
Structural Right-Side	5 feet minimum	11 feet
Structural Rear Setback	10 feet minimum	2.5 feet (existing)
Off-Street Parking	2 Covered Parking	New 2 car carport
Grading	Less than 3000 cubic yards on building	11 cubic yards

Site Plan



Site Development Permit

Section 7.3 of the Trabuco Oaks Residential of the Foothill/Trabuco Specific Plan requires Planning Commission approval of a Site Development Permit for single-family dwellings. The proposed project complies with the County of Orange’s Zoning Code and Foothill/Trabuco Specific Plan’s site development standards.

Consistency with Foothill /Trabuco Specific Plan Resource Criteria

The purpose and intent of the Resource Criteria is to preserve and minimize impact on significant regional resources.

Section 2.0 Wildlife Corridors

As described by the F/TSP, the purpose of wildlife corridors is to ensure the future viability and movement of wildlife through preservation of necessary habitat and wildlife movement areas. Parcels within a wildlife corridor area or parcels within 150 feet of a wildlife area are required to submit a site-specific wildlife corridor analysis prepared by a biologist. The project site is not located within 150’ an F/TSP mapped wildlife corridor area as mapped on FTSP Exhibit II-3 (Attachment 6).

Section 3.0 Oak Woodlands

The purpose of the oak woodlands designation is to ensure the preservation of significant stands of oak woodlands. Parcels within 100 feet of any designated oak woodlands shall be required to prepare a site-specific oak woodlands analysis prepared by a qualified biologist/arborist to determine the precise boundary of the oak woodlands. The developed site is not located within oak woodland as mapped on F/TSP Exhibit II-4 (Attachment 6). The F/TSP requires a Tree Management/Preservation Plan when any oaks are proposed to be removed, also identifying trees to be preserved. The project does not propose removal of any trees.

Section 4.0 Streambeds

The streambed preservation designation is to provide for the preservation of stream channels in their natural condition. The primary objective of including streambeds within the Resources Overlay Component is to minimize the need for structures which would alter the natural condition of any designated streambeds. The project site is not located adjacent to or within a streambed as mapped on F/TSP Exhibit II-5 (Attachment 6).

Section 5.0 Visual Resources – Major Ridgelines & Major Rock Outcroppings

The F/TSP designates major ridgelines and major rock outcroppings. It specifies that no structure shall be located closer to the centerline of any ridgeline or rock outcropping than 200' horizontally on a topographic map and 50' measured vertically on a cross section. The project site is not located adjacent to or within a major ridgeline or rock outcropping as mapped on F/TSP Exhibit II-6 (Attachment 6).

Section 5.2 Scenic Roadway Corridors

The scenic roadway corridors specified by the F/TSP are Santiago Canyon Road, Live Oak Canyon Road, and Trabuco Canyon Road. Greater development setbacks are required adjacent to these roads. Additionally, projects adjacent to these roads are required to prepare a viewshed analysis. The project site is on Sycamore Road which is not located adjacent to a Scenic Roadway Corridor as mapped on F/TSP Exhibit II-7 (Attachment 6).

Section E.1.b Landscaping

The FTSP (Section E.1.b) requires submittal of a landscape plan in conformance with County standard procedures. A Condition of Approval (9) is recommended to implement the Landscape Plan consistent with County Landscape Irrigation Code and Implementation Guidelines. The plan shall be prepared by a licensed professional in the State of California and shall include criteria for its installation and irrigation if necessary until it is fully established. The preparer shall consider the use of appropriate plants designated in the F/TSP Plant Palette. The Landscape Plan will be subject to the review and approval of the Manager, Development Services.

Section E.2 Fuel Modification Regulations

The project site is located within a High Fire Hazard Severity Zone. Orange County Fire Authority has reviewed the project and determined that a Fuel Modification Plan is required. Construction of the new residence will be subject to all applicable OCFA fire prevention requirements as determined through the plan check review process.

Section IV.E Design Guidelines – Architectural Guidelines

It should be noted that the Design Guidelines are intended to serve as a supplement to the F/TSP to encourage property owners to develop innovative and creative design solutions for rural hillside development. Section IV.E.1.b. requires that architectural treatment should be provided on all sides of residential structures. Elements of architectural treatment used on the front façade should be repeated on all sides of the structure with additional emphasis on those elevations which are visible from public rights-of-way.

The applicant is proposing a rustic style architecture installing metal roof and stucco finishes. There are decorative stucco accents and rafters that have been incorporated into the design of home to avoid large expanses of single material on walls and paved areas. The applicant has also designed the home to blend with the curvature of the existing hillside.

Section IV.E.1.e requires the use of natural indigenous materials found in the FTSP area (plant materials, rocks, soils) as the basis for selecting colors, textures and materials for residential construction.

The primary material finishes that are being proposed for the residential construction is painted stucco. The proposed materials and finishes are consistent with the intent of the FTSP Design Guidelines.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A copy of the planning application and proposed site plan were distributed for review and comment to County Divisions (the Building Official, Building/Grading Plan Check, Watersheds, Flood, and Traffic Engineering), OCFA, and the Foothill/Trabuco Specific Plan Review Board (F/TSPRB).

The applicable County Divisions have reviewed the project and consented to referral of the item to both the F/TSPRB and Planning Commission for consideration and action.

The F/TSPRB reviewed the application and approved (4-0) the current plans on August 10, 2022. Their draft meeting minutes are included as Attachment 5.

Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2. Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, at the County Administration South (CAS) building located at 601 N. Ross St., and the notice was published in a local publication at least ten days prior to this public hearing, as required by established public hearing posting procedures.

CEQA COMPLIANCE:

The Board of Supervisors adopted the Foothill/Trabuco Specific Plan, Ordinance No. 3851, and certified Environmental Impact Report No. 531 on December 10, 1991.

Government Code and the California Environmental Quality Act (CEQA) both provide exemptions for specified residential projects that are consistent with specific plans for which an Environmental Impact Report (EIR) has been certified. Government Code Section 65457(a) exempts a residential development project that is consistent with a specific plan for which an environmental impact report (EIR) was

certified after January 1, 1980. In addition, Title 14, Section 15182 of the California Code of Regulations (State CEQA Guidelines) exempts certain residential projects that are consistent with a specific plan for which an EIR has been prepared after January 1, 1980.

PA20-0011 is exempt from the provisions of CEQA based upon the following findings:

- This applicable EIR was certified after January 1, 1980, and therefore, the project is eligible for an exemption under Section 15182 of the California Code of Regulations and Government Code Section 65457(a); and,
- The project characteristics are consistent with the applicable specific plan, the FTSP for which an EIR was certified; and,
- This project is consistent with all applicable Regulations and Guidelines of the FTSP as shown by the FTSP Specific Plan Project Consistency Checklist (Attachment 7); and,
- An event described in Section 15162 of the State CEQA Guidelines has not occurred such that the exemption granted under State CEQA Guidelines Section 15182 would not apply; and,
- An event described in Public Resources Code Section 21166 of has not occurred such that the exemption granted under Government Code Section 65457(a) would not apply; and,

CONCLUSION:

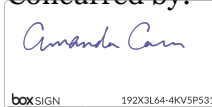
Staff has analyzed the proposed project and concluded that the size and scale of the proposed project is not detrimental to surrounding land uses, and has been planned in a manner that is the least intrusive, both on the project site and to the surrounding community. Staff therefore supports the applicant’s proposal and recommends approval of Planning Application PA20-0011 for a Site Development Permit subject to Findings and Conditions of Approval provided as Attachments #1 and #2 to this report.

Respectfully Submitted by:



Justin Kirk, Planning Manager
OC Public Works/Development Services

Concurred by:



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

ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant’s Letter of Explanation
4. Notice of Exemption PA20-0011
5. Draft Minutes from the August 10, 2022, Foothill/Trabuco Specific Plan Review Board
6. Resource Overlay Maps
7. FTSP Consistency Checklist
8. Site Plans
9. Site Photos

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 County Service Center, 601 N. Ross Street, 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 at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.



Attachment 1
Findings
PA20-0011

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- | | | |
|-----------------|---------------------|------------------|
| 1 [AA01] | GENERAL PLAN | PA20-0011 |
|-----------------|---------------------|------------------|
- 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.
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- | | | |
|-----------------|---------------|------------------|
| 2 [AA02] | ZONING | PA20-0011 |
|-----------------|---------------|------------------|
- 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.
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- | | | |
|-----------------|----------------------|------------------|
| 3 [AA03] | COMPATIBILITY | PA20-0011 |
|-----------------|----------------------|------------------|
- 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.
-
- | | | |
|-----------------|------------------------|------------------|
| 4 [AA04] | GENERAL WELFARE | PA20-0011 |
|-----------------|------------------------|------------------|
- That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
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- | | | |
|-----------------|--------------------------|------------------|
| 5 [AA05] | PUBLIC FACILITIES | PA20-0011 |
|-----------------|--------------------------|------------------|
- 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.).
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- | | | |
|-----------------|----------------------------|---------------------------|
| 6 [ED03] | STATUTORALLY EXEMPT | PA20-0011 (Custom) |
|-----------------|----------------------------|---------------------------|
- That the proposed project is Statutorily Exempt pursuant to California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a)
-
- | | | |
|---------------|----------------------------------|---------------------------|
| 7 [SP] | SPECIFIC PLAN CONSISTENCY | PA20-0011 (Custom) |
|---------------|----------------------------------|---------------------------|
- That the proposed project, together with the provisions for its design and improvement, is consistent with the Foothill/Trabuco Specific Plan.



Attachment 2
Conditions of Approval
PA20-0011

1 BASIC/ZONING REGULATIONS PA20-0011

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.

2 BASIC/TIME LIMIT PA20-0011

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.

3 BASIC/LAND USE PLAN PA20-0011

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

4 BASIC/COMPLIANCE PA20-0011

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

5 [Z04] BASIC/COMPLIANCE PA20-0011

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

6 INDEMNIFICATION PA20-0011

Applicant shall, at its own expense, defend, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental

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

7 BASIC/APPEAL EXACTIONS PA20-0011

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.

8 PURCHASER NOTIFICATION PA20-0011 (Custom)

Prior to the issuance of building permit final, the applicant shall provide written evidence statement to the satisfaction of the Manager, OC Planning, that the purchaser of this home will be provided with a copy of Foothill/Trabuco Specific Plan.

9 [LA02] PRIVATE LANDSCAPING PA20-0011

- A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a professional appropriately licensed in the State of California, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

- B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

- C. Prior to the approval of final inspection, the applicant shall furnish said

installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.

10 [WQ01]

**WATER QUALITY
MANAGEMENT PLAN**

PA20-0011

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, 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
- 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.

11 [WQ02]

**COMPLIANCE WITH THE NPDES
IMPLEMENTATION PROGRAM**

PA20-0011

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. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
 2. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.
-

December 30th, 2019

County of Orange, OC Public Works, OC Planning
Land Use Planning
300 N. Flower
Santa Ana, CA

**RE: Letter of Project Proposal and Scope of Work:
Patrick Andrew Hansen & Julie Louise Everest Trust Addition with ADU**

Owner: Patrick Hansen & Julie Everest
20552 Sycamore Gulch
Trabuco Canyon, CA 92678
APN: 842-101-61

The project proposes to add 2041 square feet to the existing home which currently consist of 576 square feet. The proposed addition will expand to the north and west, adding a second story above the new construction, leaving the existing building as a single story. The plan is to remove the north wall of the current house, leaving the other three existing walls. The 1st floor addition will be 1046 square feet and the second floor addition will be 995 square feet. The covered carport of 315 square feet will be off the current west wall.

The ADU or 'Granny Unit' addition will be on the west end of the property 10 feet from property line/Sycamore Gulch and 5 feet from 20532 property line. This proposed project is a garage of 936 square feet with 2nd floor (ADU) of 1090 square feet.

How the proposed use is justified:

Compatibility-

The south east corner of the existing structure is 1.5 feet from the east property line. The north east corner of the existing structure is approximately 5 feet from the east property line. The proposed project and new construction will be setback 10 feet to follow building requirements. The current house was built in 1932 and is considered existing conditions/Grandfather Conditions.

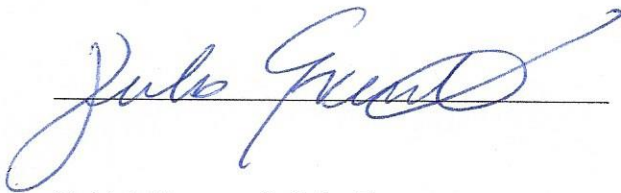
General Welfare-

This proposed project addition with 'Granny Unit/ADU' will in no way affect the public health and safety and the general welfare of residents, visitors or others concerned.

This proposed project will be abiding with all building codes, requirements and setbacks (besides the current conditions which are considered 'Grandfather Conditions'. The plan is to have the main house as well as the ADU to have flat roofs with solar panels on both buildings. The current house has a pyramid hip roof and we would like to transition the current roof angle to complement to new construction and design.

Sincerely,





Patrick Hansen & Julie Everest, property owners and applicate

CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA20-0011

Project Title: Hansen Residence

Project Location(s): 20552 Sycamore Drive Trabuco Canyon CA 92678

Project Description: The applicants are applying for Site Development Permit to expand the existing residence by 1,875 sq. ft. of new living area and add a new 2-car carport. The first floor will be expanded by 1,035 feet for a new entryway, great room and bonus room. The applicant is also proposing a 840 square foot second story over the new addition for 2 bedrooms and 2 additional bathrooms and a flex space for an office area.

Name of Applicant Carrying-Out Project: Patrick Hansen, Property Owner

Address of Applicant: 23311 Muirlands Blvd. Lake Forest CA 92630

Exempt Status:

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269)
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number: Government Code Section 65457(a)
- Categorical Exemption: Class 3; (Sections 15303)
- Other Exemption: California Code of Regulations (CCR) Section 15182(c)

Reason(s) why project is exempt: Both the Government Code and the CCR code sections exempt residential development from CEQA when consistent with a specific plan for which an EIR has been prepared after January 1, 1980. The proposed project is consistent with Foothill/Trabuco Specific Plan.

Date of Decision: December 14, 2022

CEQA Contact Person: Kevin Shannon, Consultant – Environmental Planner

Project Manager Signature: _____

Name: Ilene Lundfelt

Title: Associate Planner

Fish & Game Fees: Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

Form Rev. 3.12.20



FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD Trabuco Canyon, California

Meeting minutes of the regular meeting of the Foothill/Trabuco Specific Plan Review Board held August 10, 2022 at 7:00 P.M.

In attendance were Vice-Chairman Jake Reed, Secretary Robert Borland, and members Richard Gomez and Mike McClanahan. Joining the meeting were members of the public.

Item 1) Call to Order

The meeting was called to order at 7:00 PM by Jake Reed

Item 2) Approval of Minutes

Motion by Gomez: Approve minutes as presented

Second by McClanahan

No further discussion

Vote: 2-Ayes 2-Abstain

Item 3) Old Business

None

Item 4)

PA20-0011

Planning Application (PA) 20-0011 is a proposed Site Development Permit that would permit a 2,041 sq. ft. addition to an existing single-family home. The subject property is generally located southeast of the intersection of Olive and Sycamore Drive, more specifically referred to as 20552 Sycamore Drive (Assessor Parcel Number 842-101-61). The project is located in the Foothill Trabuco Specific Plan (FTSP) and is within the Trabuco Oaks Residential District.

Applicant explained the history of the property and what changes he wanted to make.

Board Discussion:

McClanahan asked some questions about the plans for the septic tank, what the overall building height would be, what conversations they have had with the fire authority, and asked about an Arborist report.

Borland asked for clarification on total lot size in comparison to the total square footage of the new and existing buildings.

Gomez brought up an issue with the Modern look of the building and pointed out that there is a section in the FTSP that says new projects need to have a rural look. (Pg. I-5 / 2.0 / a / 1) / a))

FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD Trabuco Canyon, California

The homeowners stated that these drawings were completed by a firm that typically does a more modern look. The homeowners stated that the final version will have a rural look and will not reflect the modern look shown in the drawings.

Public Comments:

Greg Stone, a neighbor near the project, supports the project and voiced his concern with how long it has taken the County to get this project before the board. What he called Step 1.

Gloria stated she felt the project seemed in compliance with the exception of the rural issue brought up by Gomez.

Motion:

Borland made a motion to approve the project with the stipulation that the final design will meet the Plan requirements of having a "rural" look.

Reed seconded

Vote: 4-Ayes, unanimous.

Item 6) Public Comments

None

Item 7) Administrative Matters

Reed proposed adding an item to the agenda of the next meeting. A recommendation to modify the Foothill Trabuco Specific Plan to more evenly allocate what percentage of a parcel can be developed when moving from .99 to 1.0 acres.

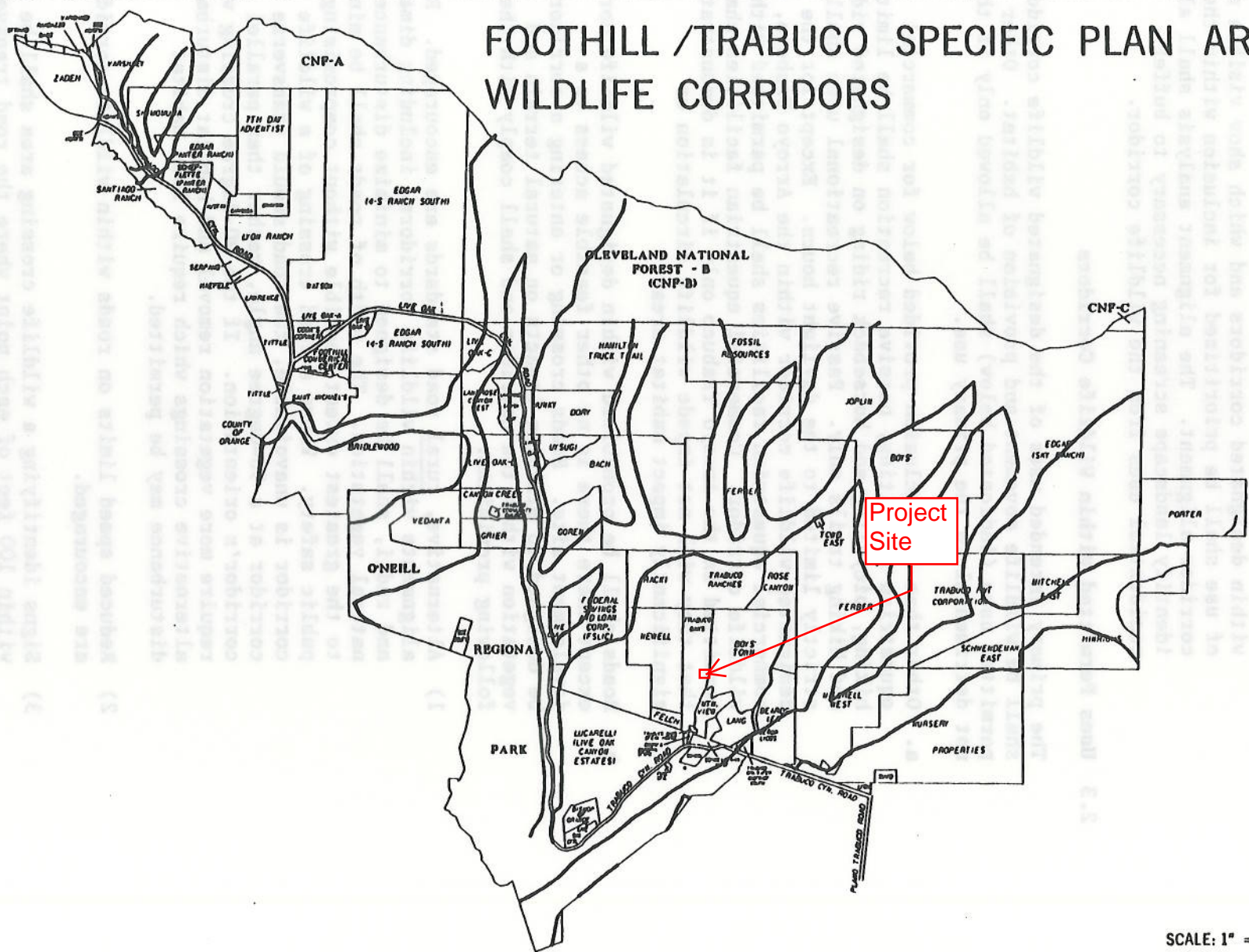
McClanahan made a motion to approve and add the agenda item to the next meeting.

Borland seconded the motion

4-Ayes, unanimous.

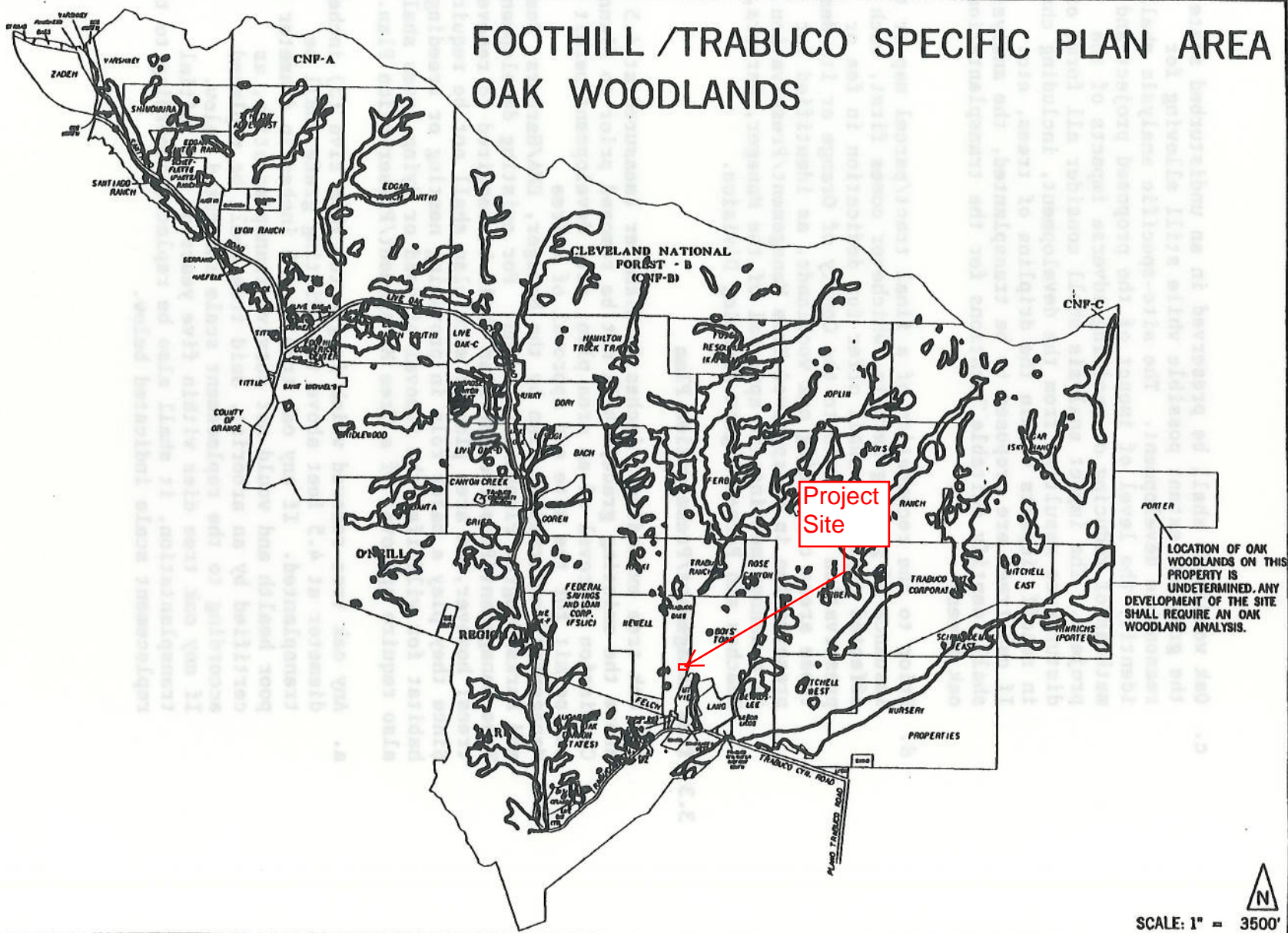
Reed made a motion to adjourn, Borland seconds. Meeting adjourned at 8:15 PM

FOOTHILL /TRABUCO SPECIFIC PLAN AREA WILDLIFE CORRIDORS



SCALE: 1" = 3500'

FOOTHILL /TRABUCO SPECIFIC PLAN AREA OAK WOODLANDS



FOOTHILL /TRABUCO SPECIFIC PLAN AREA STREAM BEDS

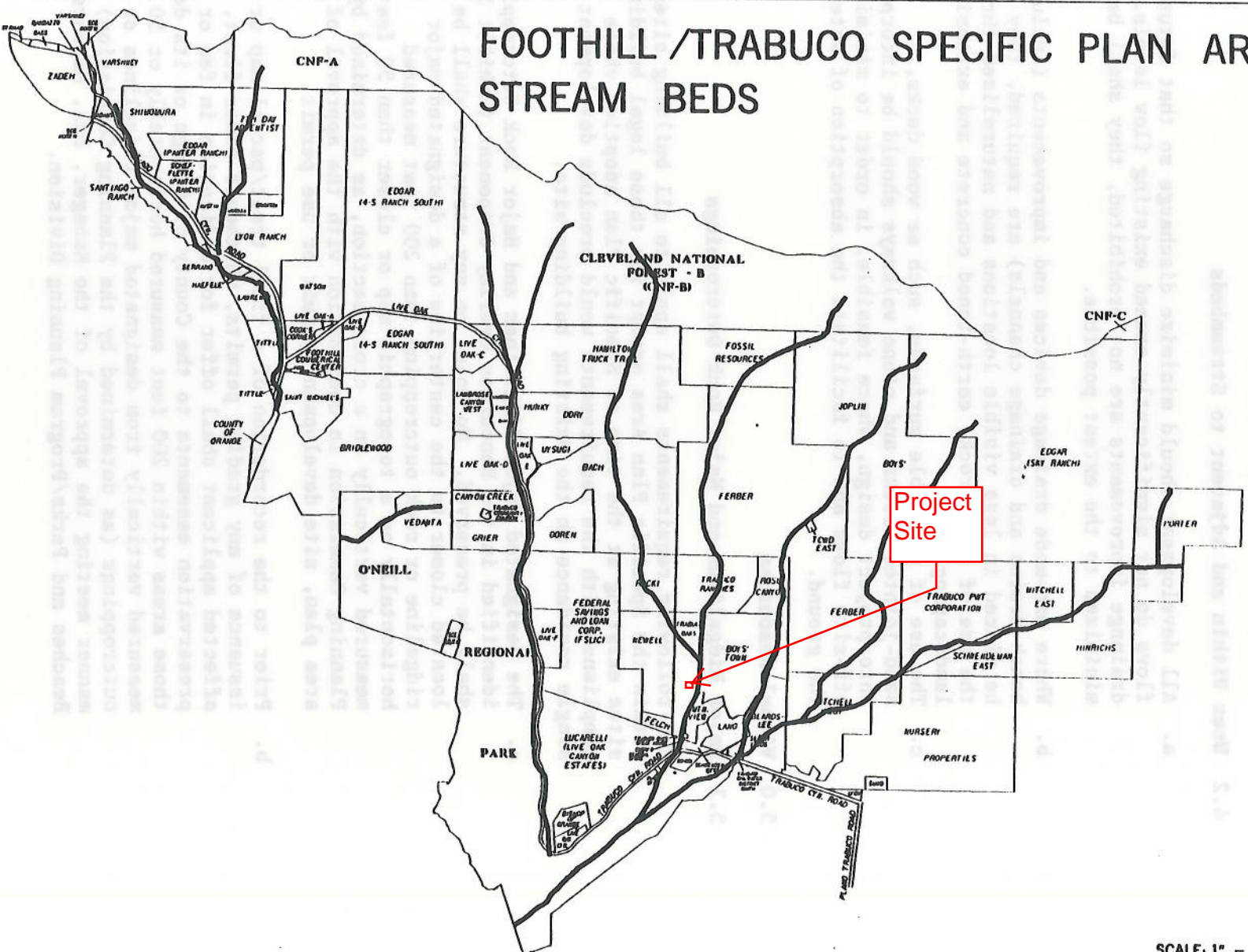
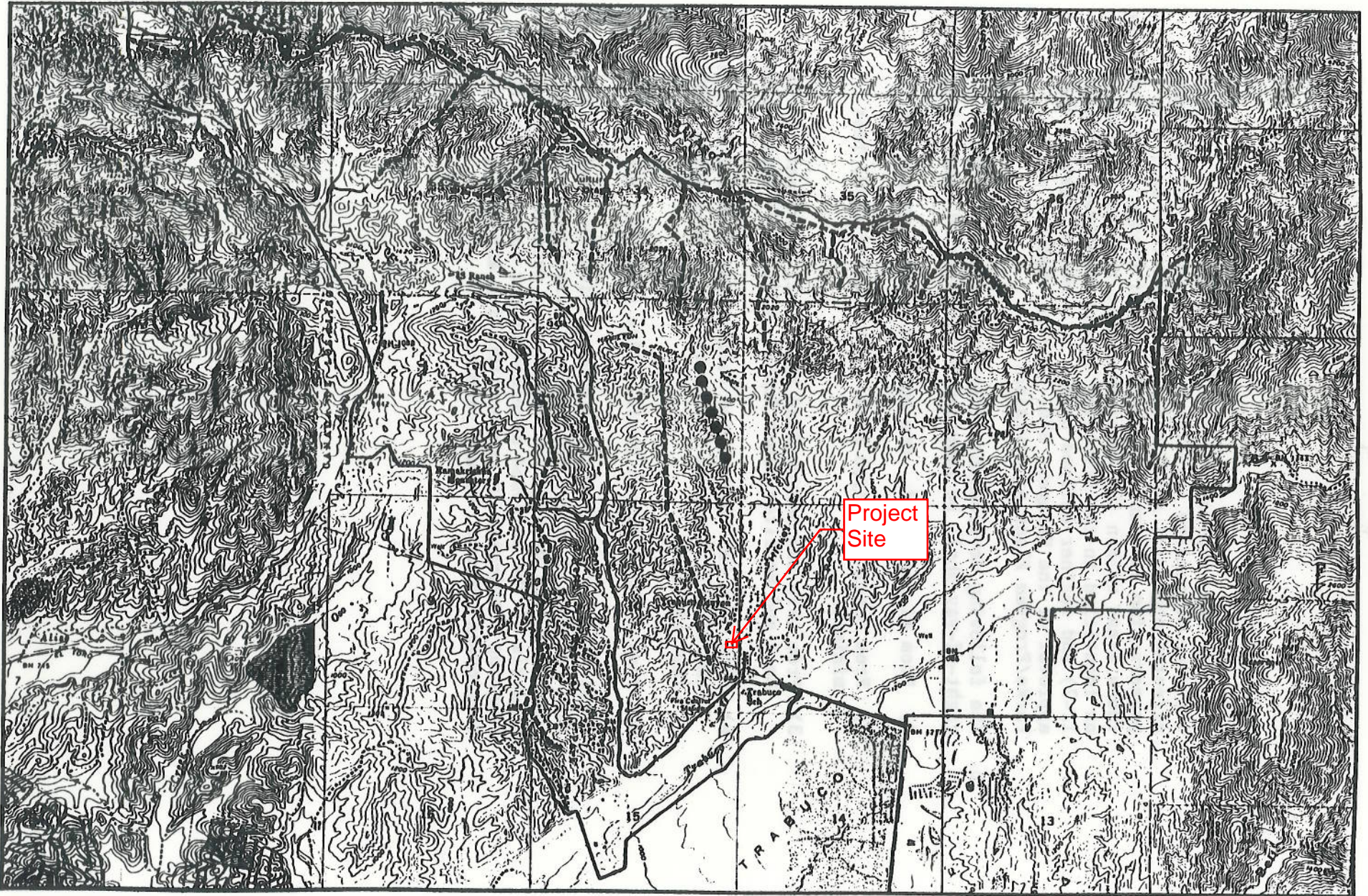


EXHIBIT II-5



SCALE: 1" = 3500'



MAJOR RIDGELINES AND MAJOR ROCK OUTCROPPINGS

MAJOR RIDGELINE

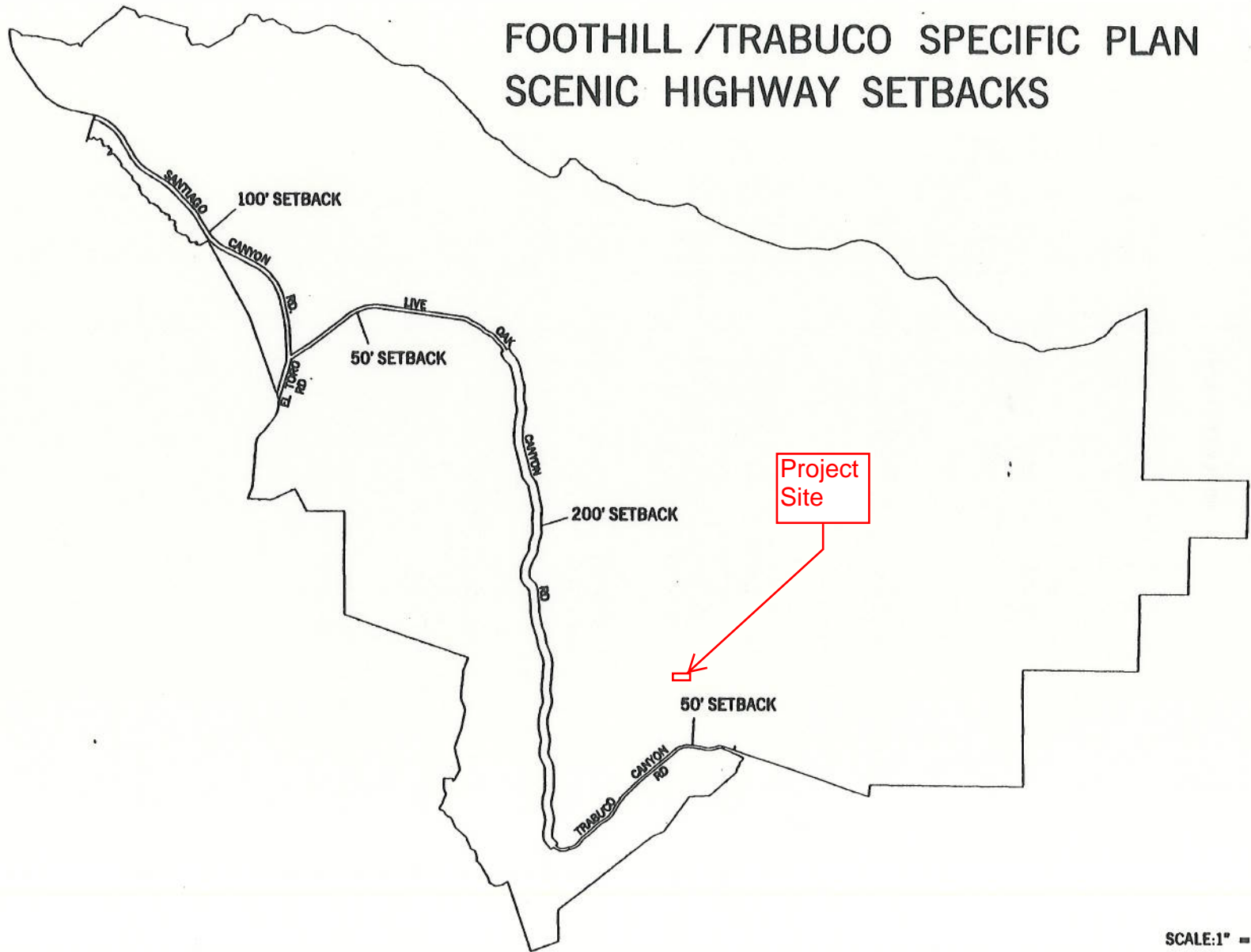


MAJOR ROCK OUTCROPPING



ED ALMANZA &
associates

FOOTHILL /TRABUCO SPECIFIC PLAN SCENIC HIGHWAY SETBACKS



FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

Introduction

The Foothill/Trabuco Specific Plan Project Consistency Checklist has been developed to assist applicants, EMA staff, interested parties and the Planning Commission in determining whether a project proposal is consistent with the Specific Plan. The Checklist includes only the key Regulations and Guidelines from the Specific Plan; however, all projects shall be required to be found consistent with all of the applicable Regulations and Guidelines included in the Specific Plan. (Refer to the individual Specific Plan Components (Chapter II), the Land Use District Regulations (Chapter III) and the Development and Design Guidelines Chapter IV) for a complete listing.)

The language in the Regulations/Guidelines indicates whether they are mandatory Regulations or non-mandatory Guidelines. "Shall" indicates a mandatory Regulation to which there are no exceptions, while "should" indicates a non-mandatory Guideline. Individual development proposals are not required to be consistent with each and every Guideline. The Planning Commission may approve deviations from the Guidelines; however, the Commission must find that the project is in overall compliance with the Guidelines and consistent with the Goals and Objectives of the Specific Plan.

Implementation

Prior to Planning Commission consideration of any Area Plan, Site Development Permit, Use Permit and/or concurrently processed subdivision map, EMA staff shall complete a Specific Plan Project Consistency Checklist for the project and shall make a determination regarding the project's consistency with the Specific Plan. Additional explanation/discussion of the project's consistency with each Regulation and Guideline shall be attached to the Checklist, as necessary. The Planning Commission shall review the completed Checklist in conjunction with consideration of any discretionary approval and shall utilize the Checklist as the basis for making the necessary findings that the project is in overall compliance with the Specific Plan and consistent with the Goals and Objectives of the Specific Plan.

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FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
I. Completeness of Application			
The applicant has submitted all of the necessary information, studies, reports and analyses required by the Specific Plan Regulations and the application has been deemed complete.	<u>X</u>	_____	_____
II. Environmental Documentation			
A. Initial Study IS _____ has been completed for the project proposal and _____ has been prepared to address the potential environmental impacts of the project.	_____	_____	_____
B. Initial Study IS _____ has been completed for the project proposal and it has been determined that EIR 531, prepared for the Specific Plan, adequately addresses the potential environmental impacts of the project proposal.	_____	_____	_____
III. District Regulations/Site Development Standards			
The project proposal is consistent with the following site development standards and regulations of the applicable Land Use District.	<u>X</u>	_____	_____
A. The project proposal is a permitted use within the District.	<u>X</u>	_____	_____
B. The project proposal meets the minimum building site area requirement for the District.	<u>X</u>	_____	_____
C. The project proposal is consistent with the Land Use Plan and the maximum density cap for the site.	<u>X</u>	_____	_____
D. The project proposal is consistent with the District building height restrictions.	<u>X</u>	_____	_____
IV. Grading			
A. All residential projects within the Arroyo Trabuco Residential District, the Trabuco Canyon Residential District and the Upper Aliso Residential District shall comply with the following provisions:			

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
1. Grading shall be limited to an <u>average</u> of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist. For development of a single building site prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusion provided above. For development of a single building site existing prior to the adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.	X	_____	_____
2. If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude development of the un-built units.	X	_____	_____
3. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.	X	_____	_____
4. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.	X	_____	_____
5. For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.	X	_____	_____
6. Except where geological hazards exist that are best mitigated by more conventional grading methods, utilizing linear slopes to best complement required stabilization devices, and where contour grading would result in more significant impacts to natural resources than would conventional grading methods, contour grading techniques shall be used to provide varying slope percentages and slope directions in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:	X	_____	_____
a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.	X	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.	<u>X</u>	_____	_____
7. Where Alternative Grading Standards are proposed, the Planning Commission shall be required to make the following findings:			
a) The Alternative Grading Standards shall result in seventy (70) percent or more of the site being preserved in natural, undisturbed open space. No grading, structures (including stables and corrals), walls (except river rock walls not to exceed 3 feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized. The Alternative Grading Standards shall not result in an average of more than 9,000 cubic yards of grading (cut or fill, whichever is greater) per building site, excluding grading required for access roads and driveways serving two or more building sites and any remedial grading required, as certified by a geologist.	_____	_____	<u>X</u>
b) The height of cut or fill (manufactured) slopes shall not exceed thirty (30) vertical feet, except for roads or driveways providing access to five or more dwelling units.	_____	_____	<u>X</u>
8. For projects located within the Upper Aliso Residential District, alternatives to Site Development Standards relating to building site area and grading apply based on a determination of greater overall protection of environmental resources as provided in section III 8.8 n.	_____	_____	<u>X</u>
B. Each individual project proposal within the Upper Aliso Residential and Trabuco Canyon Residential Districts (excluding building sites of one (1) acre or less which were existing at the time of Specific Plan adoption) shall preserve a minimum of sixty-six (66) percent of the site in permanent, natural open space which shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. No grading, structures (including stables and corrals), walls (except river rock walls not to exceed three feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area, except as provided by applicable District regulations. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized.	_____	_____	<u>X</u>

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
V. Resources Overlay Component			
A. Wildlife Corridors			
1. No development proposal subject to the required site-specific wildlife corridor analysis shall be approved until it has been determined by the Planning Commission that the wildlife corridor analysis meets the requirements of the Resources Overlay Component, that the development complies with the corridor protection policies (identified below), and the Planning Commission has approved the final corridor alignments.	X _____	_____	_____
2. Delineation/Adjustment of Wildlife Corridor Boundaries			
a. Parcels containing wildlife corridors as designated in the Resources Overlay Component, or any portion thereof, and parcels within 150 feet of any corridor shall be required to prepare a site-specific wildlife corridor analysis. Detailed mapping is intended to provide final designated alignments for the corridors. The intent of the analysis shall not be to locate the corridor where it is most feasible to accommodate adjacent development. Detailed mapping shall be limited to defining the designated 1:500-scale alignment at a scale of at least 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System and not realignment or deletion of the designated corridor swath. The analysis shall be prepared by a qualified wildlife biologist.	X _____	_____	_____
b. Mapping shall identify a minimum corridor width <u>at all locations</u> of 400 feet measured perpendicular to the corridor's boundary, except for the corridor parallel and adjacent to Live Oak Canyon Road where the minimum width shall be 100 feet.	X _____	_____	_____
c. The explicit intent of the detailed, site-specific corridor alignment analysis shall be to optimize conditions for wildlife use and movement. Factors to be considered in this determination shall include the types of habitat within and at both ends of the corridor. The 1:100 scale mapping (1:40 scale within the area of disturbance) shall attempt to include a variety of the habitat types representative of the area, and to provide habitat for the species that occupy connecting habitat areas. Established large mammal trails within designated corridors which show visible signs of use shall be prioritized for inclusion within the final corridor alignment. The alignment analysis shall also identify landscape screening necessary to buffer residential uses from the wildlife corridor.	X _____	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
d. Prior to the recordation of any final tract/parcel map or the issuance of any grading permits, whichever comes first, the final established wildlife corridor areas shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.	_____	_____	X
3. Uses Permitted within Wildlife Corridors			
The primary intended uses of the designated wildlife corridors shall be wildlife movement and provision of habitat. Other permitted uses (indicated below) shall be allowed only if they are not detrimental to the primary use.	X	_____	_____
a. Other than the exclusion provided below for commercial equestrian facilities, passive recreation shall be limited to hiking, bicycling and horseback riding on designated riding and hiking trails only. Passive recreational uses shall be strictly limited to the daylight hours. Except for the designated wildlife corridor within the Arroyo Trabuco, no commercial equestrian facilities shall be permitted within any wildlife corridor. Commercial equestrian facilities shall be permitted in the Arroyo Trabuco only if it is demonstrated that they will not impede wildlife circulation or significantly impact habitat areas.	X	_____	_____
b. Roads shall be prohibited within designated wildlife corridors except where there is no other feasible access to a development site. Roads crossing or entering a corridor shall be designed to minimize impacts on natural terrain and vegetation within the corridor and shall comply with the following provisions:	_____	_____	X
1) Alternative, <u>rural</u> road standards are encouraged. Road alignments within wildlife corridors, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation. The width of the roads shall be minimized to the greatest extent feasible without compromising public safety. Where a road crossing of a wildlife corridor is unavoidable, the road should transverse the corridor at a 90-degree angle, rather than parallel to the corridor's orientation. If the 90-degree crossing would require more vegetation removal and habitat disturbance, alternative crossings which require less habitat disturbance may be permitted.	_____	_____	X
2) Reduced speed limits on roads within wildlife corridors are encouraged.	_____	_____	X
3) Signs identifying a wildlife crossing area shall be posted within 100 feet of each point where the road transverses the wildlife corridor.	_____	_____	X

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT?	
		NO	N/A
4) Roads within wildlife corridors shall be limited to local collector roads providing access to local residents and shall be designed to discourage or preclude through traffic. Controlled access from arterials, e.g. a gated entry, is preferred.	_____	_____	<u>X</u>
5) Where a road crosses a streambed within a designated wildlife corridor, a low-water bridge crossing should be provided rather than a culvert, where possible, to minimize grading impacts associated with culvert crossings.	_____	_____	<u>X</u>
c. Where a recreational trail enters or crosses a designated wildlife corridor, the trail shall be located based upon the recommendations of a site specific corridor analysis by a wildlife biologist. In cases where a trail enters a corridor where a road is also existing or proposed, the trail shall be sited immediately adjacent and parallel to the road in order to minimize habitat disturbance. Where a road is not existing or proposed within the corridor, it is preferable to locate the trail outside of the wildlife corridor.	_____	_____	<u>X</u>
d. When a road or underground utility or pipeline is required to transverse or encroach upon a designated wildlife corridor, its alignment shall incorporate, to the <u>maximum</u> extent feasible, the recommendations of a wildlife biologist based on site visit(s) and assessment of impacts of the proposed alignment.	_____	_____	<u>X</u>
4. Uses Adjacent to Wildlife Corridors			
a. Development shall maintain a minimum 50-foot setback of all structures and barrier fencing from all corridors. Uses within the setback zone shall be limited to low-intensity, residential-related activities such as recreation and private open space.	_____	_____	<u>X</u>
b. If determined necessary by a biologist as part of the corridor analysis, development shall provide planting of a minimum 25-foot buffer zone, within the required 50-foot setback, of native shrubs and trees. In areas where sufficient buffering already exists, landscape screening may not be necessary. Planting shall be informal and shall emphasize native trees and shrubs that provide maximum screening. Landscaping within the buffer zone shall be maintained by the homeowner or by a homeowners' association.	_____	_____	<u>X</u>
c. Exterior lighting shall be prohibited within the 50-foot setback zone. Lighting for outdoor nighttime activities such as playing fields or tennis courts shall be prohibited. Light sources shall be directed away from wildlife corridors. Lighting may be permitted on roads that transverse corridors where necessary for public safety reasons.	_____	_____	<u>X</u>

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
d. Fencing within the 50-foot setback zone shall be limited to open fencing (i.e., split rail fencing) which does not exceed 40 inches in height, measured from the finished grade, in order to allow for the mobility of animals.	_____	_____	<u>X</u>
B. Oak Woodlands			
1. Delineation/Adjustment of Oak Woodlands Boundaries			
a. Parcels containing oak woodlands as identified in the Resources Overlay Component and parcels located within 100 feet of any identified oak woodland shall be required to submit a site-specific oak woodlands analysis, prepared by a qualified biologist/arborist, to determine the precise boundary of the oak woodlands. The analysis shall provide precise mapping of all oak woodlands at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for inclusion in EMA's Intergraph Mapping System. Oak woodlands shall be preserved in an undisturbed state to the greatest extent possible while still allowing for reasonable development. The site-specific analysis shall identify the level of impact of the proposed project and methods of reducing or avoiding adverse impacts of the project. The impacts analysis shall consider all forms of disturbance resulting from the development, including changes in runoff, impacts within the dripline of trees, etc. If oak trees are proposed to be transplanted, the analysis shall identify suitable locations for the transplantation of oak trees.	<u>X</u>	_____	_____
b. Prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange of its designee those areas containing oak woodlands, as identified for preservation in an approved Tree Management/Preservation Plan, in a manner meeting the approval of the Manager, Harbors, Beaches and Parks, Program Planning Division.	<u>X</u>	_____	_____
2. Tree Management/Preservation Plan			
a. Any oak tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit for the subject site and approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. For existing development, a Tree Management/Preservation plan shall be required to remove any trees; however, an area plan or site plan shall not be required. Since they provide a major role in providing nesting or breeding habitat, removal of dead or dying oak trees shall also require approval of a Tree Management/Preservation Plan.	<u>X</u>	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
b. Any oak trees removed which is greater than five (5) inches in diameter at 4.5 feet above the existing grade shall be transplanted. If any oak tree over five inches in diameter is either in poor health or would not survive transplantation, as certified by an arborist, said tree shall be replaced either according to the Tree Replacement Scale in the Resources Overlay Component or as provided in an approved Tree Management and Preservation Plan designed to provide more extensive and effective mitigation. If any oak trees die within five years of the initial transplantation, they shall be replaced according to Tree Replacement Scale or as provided in an approved Tree Management and Preservation Plan designed to provide more extensive and effective mitigation.	X	_____	_____
c. The Tree Management/Preservation Plan shall identify those trees exceeding five (5) inches in diameter which are proposed for removal and the location of replacement trees.	X	_____	_____
d. In the event that all transplanted or replacement trees cannot be feasibly located on the property, an off-site mitigation program may be permitted; however, all replacement and transplanted trees shall be located within the Specific Plan Area.	X	_____	_____
e. The Tree Management/Preservation Plan shall be signed and certified by a biologist or arborist. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the trees for a minimum period of six months.	X	_____	_____
3. Uses Within and Adjacent to Oak Woodlands			
a. During all grading and construction operations, all oak trees on the site, located adjacent to the approved limits of grading and identified in an approved Tree Management/Preservation Plan as trees to be preserved, shall be adequately fenced and protected from encroachment by grading and construction equipment. Grading, placement of fill and storage of building materials and heavy equipment shall be prohibited within the dripline of any tree designated for preservation as part of an approved Tree Management/Preservation Plan.	X	_____	_____
b. Retaining walls shall be used to protect the existing grades within the driplines of oaks from surrounding cut and fill. However, these shall not alter the drainage from around trees.	X	_____	_____
c. No types of surface, whether pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. Where surfacing cannot be avoided, alternative types of paving should be utilized, such as gravel or porous brick and sand joints.	X	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
d. Oak trees shall not be subjected to increased runoff from irrigation systems, impermeable surfaces, storm drain discharge, etc.	X	_____	_____
e. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation to oak trees shall not be altered.	X	_____	_____
f. In proximity to oak trees, only one trench should be dug to accommodate all utility lines. Where necessary, the impacted trees should be carefully pruned by an arborist in proportion to the total amount of root zone lost.	X	_____	_____
C. Streambeds			
1. Delineation of Streambed Boundaries			
a. Applicants for development proposals on parcels containing streambeds as designated on EMA's Intergraph Base Map at 1:500 scale and parcels within 100 feet of any designated streambed shall be required to prepare a site-specific streambed analysis prepared by an hydrologist to determine the precise boundary of the streambed at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System.	X	_____	_____
b. Applicants of said projects shall be required to submit detailed, site-specific analyses to identify the direction and flow of natural runoff from the site, or immediately adjacent to the site. The detailed, site-specific analysis shall address the need for mitigation measures such as check dams, drop structures, rip-rap, energy dissipation structures and flow stabilizing devices below drainage discharge flows to keep velocities close to pre-development levels. The primary objective of including streambeds within the Resources Overlay Component shall be to minimize the need for man-made structures which would alter the natural condition of any designated streambeds, either on-site or downstream.	X	_____	_____
2. Uses Within and Adjacent to Streambeds			
a. All development should minimize discharge so that future storm flows do not significantly exceed existing flow levels. While drainage improvements are not prohibited, they shall be minimized to the extent possible.	X	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
b. Where man-made drainage devices and improvements (including bench drains and drainage channels) are required, they shall be placed in less visible locations and naturalized through the use of river rock, earth-toned concrete and extensive landscaping.	X	_____	_____
c. The use of permeable surfaces, such as wood decks, sand-jointed bricks and stone walkways should be incorporated into project design, where feasible, in order to minimize off-site flows and to facilitate the absorption of water into the ground.	X	_____	_____
D. Visual Resources			
1. Major Ridgelines and Major Rock Outcroppings	X	_____	_____
The following requirements shall apply to all building sites within the Specific Plan Area except for those legal building sites existing at the time of Specific Plan Adoption where compliance with the requirements would preclude development of a single residence on the existing building site.	X	_____	_____
a. The designated Major Ridgelines and Rock Outcroppings identified in the Resources Overlay Component shall be preserved: No point on any structure shall be located closer to the centerline of a designated major ridgeline than 200 feet measured horizontally on a topographic map or closer than 50 feet measured vertically on a cross section, as determined by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit. Said areas within 200 feet measured horizontally or 50 feet measured vertically shall be offered for dedication in fee or preservation easements to the County of Orange or its designee prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.	X	_____	_____
b. Applicants for development projects on sites located adjacent to the scenic roadway corridors identified in the Resources Overlay Component shall offer the required scenic setback areas for dedication in fee or preservation easements to the County of Orange or its designee prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.	X	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
2. Scenic Roadway Corridors			
a. Applicants for development projects which are visible from any road designated as a scenic corridor in the Resources Overlay Component shall be required to submit a detailed viewshed analysis of the proposed development for consideration by the Planning Commission in conjunction with any area plan, site development permit or use permit.	X	_____	_____
b. No structure should encroach upon the skyline as viewed from the scenic corridors.	X	_____	_____
c. Landscape screening shall be provided to obscure any grading scars that are visible from the designated scenic corridors.	X	_____	_____
VI. Landscaping and Fuel Modification			
A. Prior to the approval of any area plan, tentative subdivision map, site development permit or use permit, the applicant shall prepare a Preliminary Landscaping Plan for approval of the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. A licensed landscape architect shall certify in writing that the plan is consistent with the Landscaping Regulations and the Development and Design Guidelines of the Specific Plan. Prior to the issuance of any grading permits, a Precise Landscaping Plan shall be approved by the Manager, Subdivision Division, in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Prior to the issuance of certificates of use and occupancy, the applicant shall install said landscaping and irrigation systems and shall have a licensed landscape architect certify that it was installed in accordance with the approved Precise Plan and shall furnish said certification to the Manager, EMA/Building Inspection Division.	X	_____	_____
B. Any tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit and the approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. Said plan shall be incorporated as a component of the required Landscaping/Fuel Modification Plan. Since they play a major role in providing nesting or breeding habitat, the removal of dead or dying trees shall require approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Said plan shall be signed and certified by a biologist or arborist. The plan shall identify the location, size and species of all trees proposed to be removed which have a trunk diameter of five inches or greater at 4.5 feet above the existing grade and the proposed location for transplanted or replacement trees.	X	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT?	
		NO	N/A
C. Any oak trees exceeding five inches in diameter at 4.5 feet above the existing grade removed in accordance with an approved Tree Management/Preservation Plan shall be transplanted. If any oak tree over five inches in diameter is either in poor health or would not survive transplantation, as certified by an arborist, said tree shall be replaced either with minimum 15-gallon trees according to the Tree Replacement Scale included in the Landscaping Regulations or as provided in an approved Tree Management and Preservation Plan designed to provide more extensive and effective mitigation.	<u>X</u>	_____	_____
D. Any sycamore tree exceeding thirty-five inches in diameter shall be preserved, transplanted or replaced by an identical species of equal or greater size. Sycamore trees less than thirty-five inches in diameter shall be replaced according to the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
E. In the event that all replacement trees will not fit on a property, an off-site mitigation program may be permitted; however, all replacement trees shall be located within the Specific Plan Area.	<u>X</u>	_____	_____
F. Any species of tree, other than oaks or sycamores, shall be transplanted or replaced with minimum fifteen gallon trees at minimum ratio of 1:1.	<u>X</u>	_____	_____
G. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the tree for a minimum period of six months. If any transplanted tree dies within five years of the date of transplantation, it shall be replaced according to the replacement scale for the trees removed.	<u>X</u>	_____	_____
H. Grading, placement of fill, storage of building materials and heavy equipment, structural development and hardscape (e.g., roads, sidewalks, patio slabs and pool decks), shall be prohibited within the dripline (outer edge of branches) of any oak or sycamore tree. Where these activities cannot be avoided, all trees with impacted driplines shall be retained in their current location, but replacement trees shall be provided according to the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
I. During all construction and grading operations, all oak and sycamore trees on the site located adjacent to the approved limits of grading identified in the Tree Management/Preservation Plan as trees to be preserved shall be adequately fenced and protected from encroachment by grading and construction equipment. In the event that any oak or sycamore trees are inadvertently or intentionally injured or removed, they shall be replaced in accordance with the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
J. Graded slopes shall be re-vegetated with native, fire-resistant vegetation prior to the issuance of certificates of use an occupancy or within six months of the termination of grading operations, whichever occurs first.	<u>X</u>	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
K. Landscape screening shall be provided to obscure grading scars from the view of any public road.	<u>X</u>	_____	_____
L. All projects located in a wildland fire hazard, as identified by the Fire Chief, shall be required to prepare Fuel Modification Plans. Said plans shall be incorporated as a component of the required Landscaping Plan.	<u>X</u>	_____	_____
M. Prior to the approval of any area plan or the issuance of any grading permits or building permits, whichever occurs first, the applicant shall prepare a Preliminary Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan addressing the subject property. The Preliminary Landscaping/Fuel Modification Plan shall be incorporated into an area plan if one is required for the subject project. The plan shall show the special treatment to achieve an acceptable level of risk in regard to the exposures of structures to flammable vegetation and shall address the method of removal and installation (mechanical or hand labor), and provisions for its continuous maintenance.	<u>X</u>	_____	_____
N. Prior to the approval of any site development permit or the issuance of any building permits, whichever occurs first, the applicant shall prepare a Precise Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by the Manager, Subdivision Division in consultation with the Manager EMA/Harbors, Beaches and Parks/Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan address the subject property. The precise plan shall include all preliminary plan information, as well as a plant list, an irrigation plan and a precise definition of fuel modification zone boundaries.	<u>X</u>	_____	_____
O. Installation of the approved Precise Fuel Modification/Landscaping Plan shall commence prior to the issuance of any building permits for new habitable structures, under the supervision of the Fire Chief, and shall be completed prior to the issuance of applicable use and occupancy permits. After final inspection and approval, fuel modification/landscaping shall be regularly maintained in accordance with the approved plan.	<u>X</u>	_____	_____
P. The project proposal is consistent with the remaining Fuel Modification Regulations (Section III.E) and, if applicable, the Landscaping and Fuel Modification Guidelines (Section IV.F).	<u>X</u>	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
VII. Animal Regulation			
The project proposal is consistent with the Animal Regulations (Section III.F).	<u>X</u>	_____	_____
VIII. Circulation Component/Phasing Component			
The project proposal is consistent with the Circulation Component and will not generate traffic beyond the levels assumed in the Traffic Analysis included in the EIR 531. The project will be phased in a manner which is consistent with the Phasing Component.	<u>X</u>	_____	_____
IX. Recreation Component			
The project proposal is consistent with the Recreation Component, and the applicant shall offer to dedicate and improve the Master Plan Riding and Hiking Trails, Master Plan Bikeways, Local Riding and Hiking Trails and Local Parks affecting the property, as required by the Recreation Plan.	<u>X</u>	_____	_____
X. Public Facilities Component			
The project proposal is consistent with the Public Facilities Component, and there are either: 1) adequate public facilities existing to serve the proposed level of development; or 2) the project will be phased to ensure that necessary infrastructure improvements are implemented commensurate with development.	<u>X</u>	_____	_____
XI. Development and Design Guidelines			
A. The project is consistent with the Grading, Drainage and Site Planning Guidelines (Section IV.C).	<u>X</u>	_____	_____
B. The project proposal is consistent with the Streetscape Guidelines (Section IV.D).	<u>X</u>	_____	_____
C. The project proposal is consistent with the Architectural Guidelines (Section IV.E).	<u>X</u>	_____	_____
XII. CONSISTENCY DETERMINATION:			
On the basis of this evaluation, I find that the following consistency determination applies:			
A. The project proposal is consistent with all of the Specific Plan Regulations and Guidelines.	<u>X</u>		
B. The project proposal is inconsistent with the Specific Plan Regulations and is, therefore, inconsistent with the Specific Plan.	_____		

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
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<p>C. The project proposal is consistent with all of the Specific Plan Regulations, but inconsistent with some of the Specific Plan Guidelines. Although the project is inconsistent with one or more of the Guidelines, the project proposal is in <u>overall compliance</u> with the Specific Plan Guidelines and consistent with the overall Goals and Objectives of the Specific Plan.</p>	<p>_____</p>
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<p>D. The project proposal is consistent with the Specific Plan Regulations, but inconsistent with several of the Specific Plan Guidelines. Due to the number of individual Guidelines with which the project is inconsistent and the degree of the inconsistency, the project <u>cannot</u> be found in overall compliance with the Specific Plan Guidelines or consistent with the Goals and Objectives of the Specific Plan.</p>	<p>_____</p>
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By: Ilene Lundfelt

Date: 12/14/2022

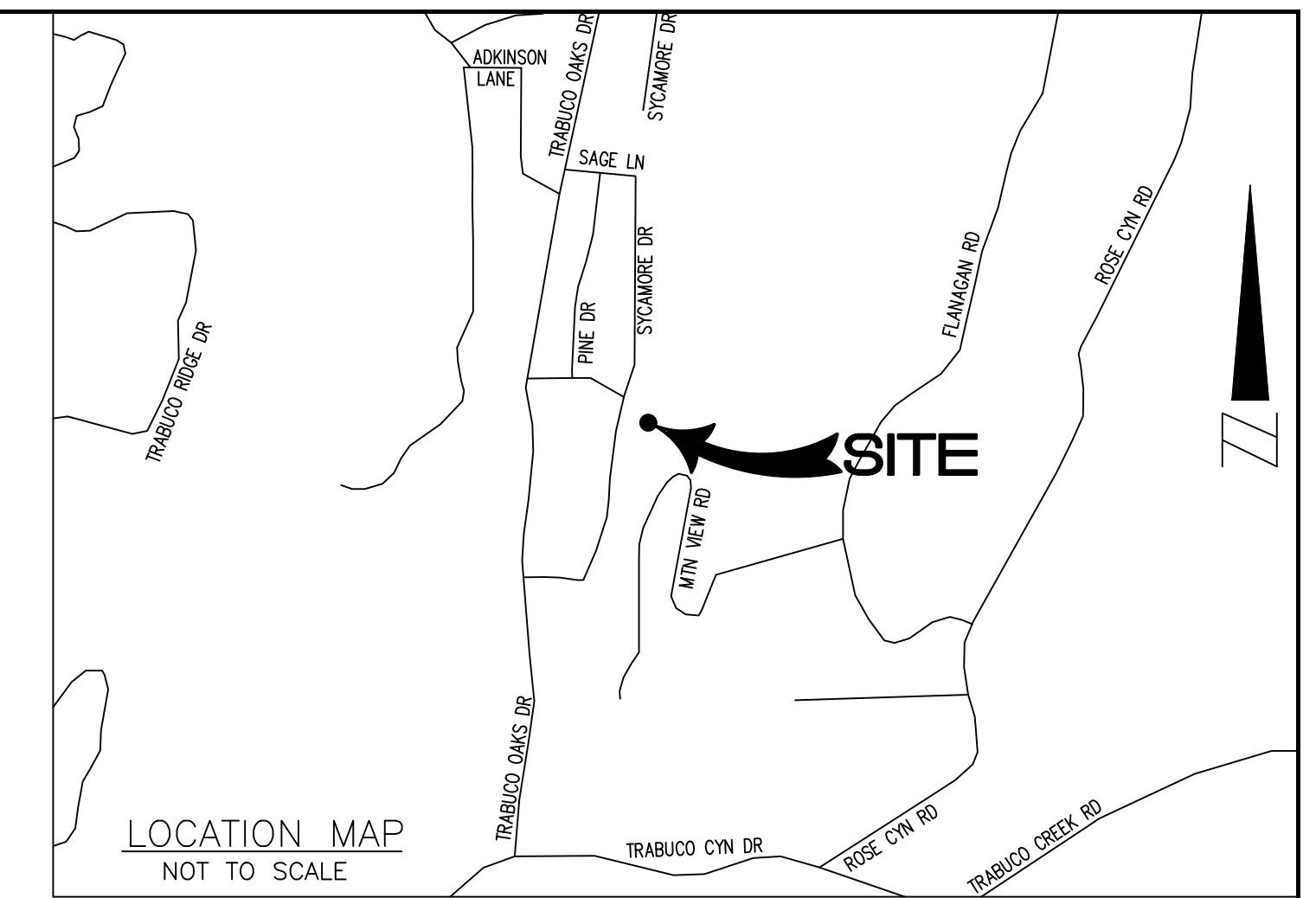
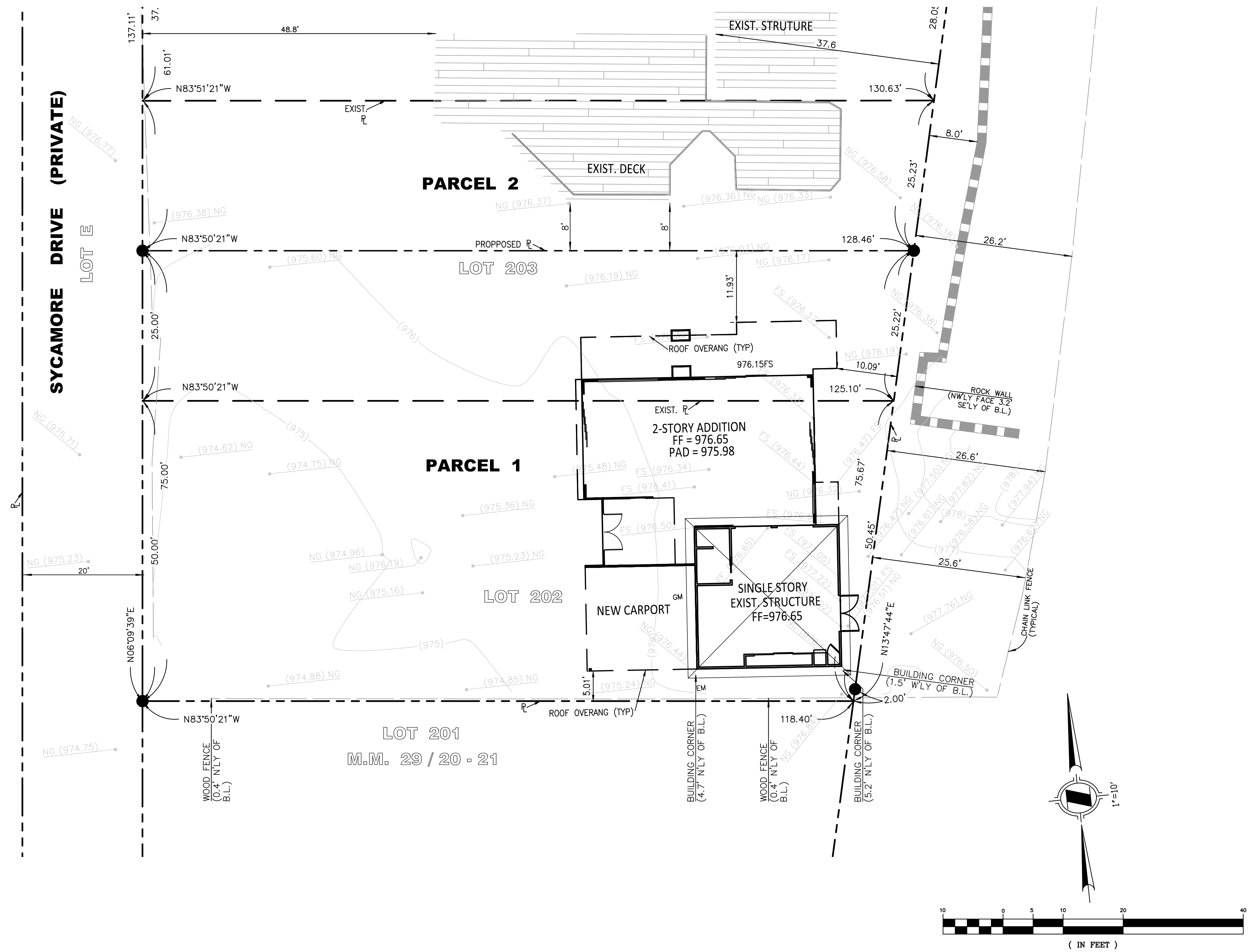
Title: Associate Planner

Division: Ilene Lundfelt

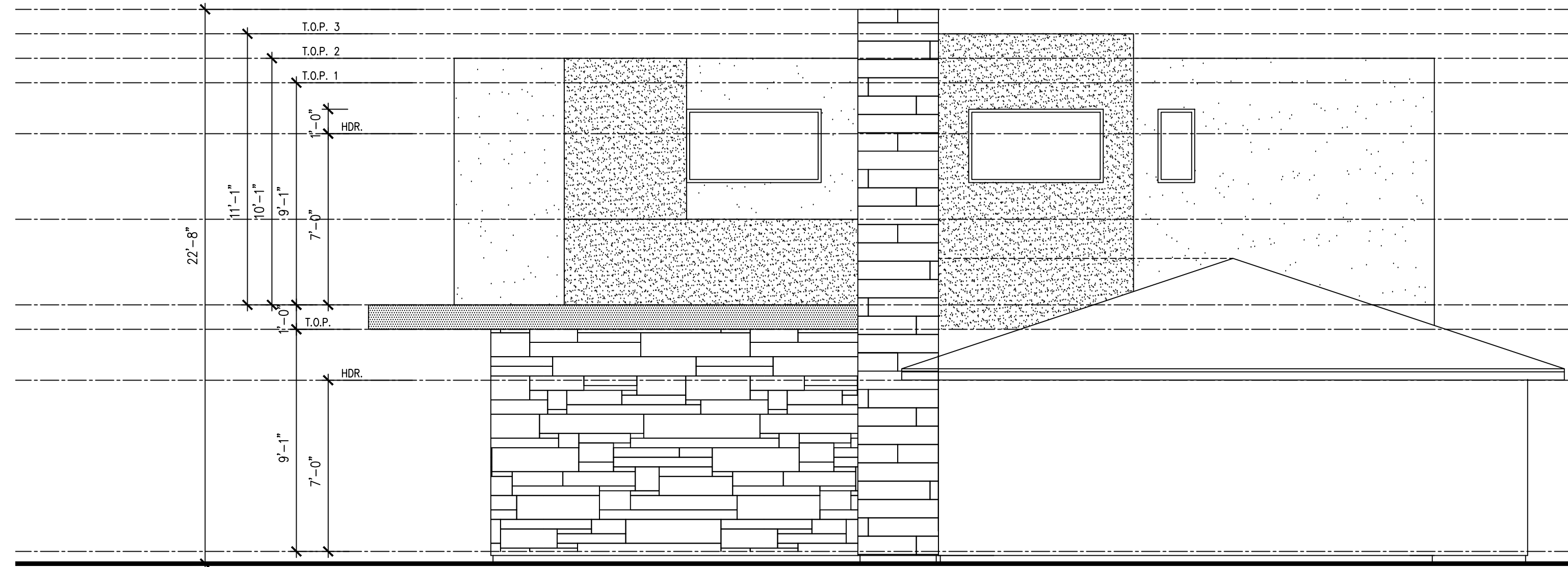
LOT 185

SYCAMORE DRIVE (PRIVATE)

LOT E



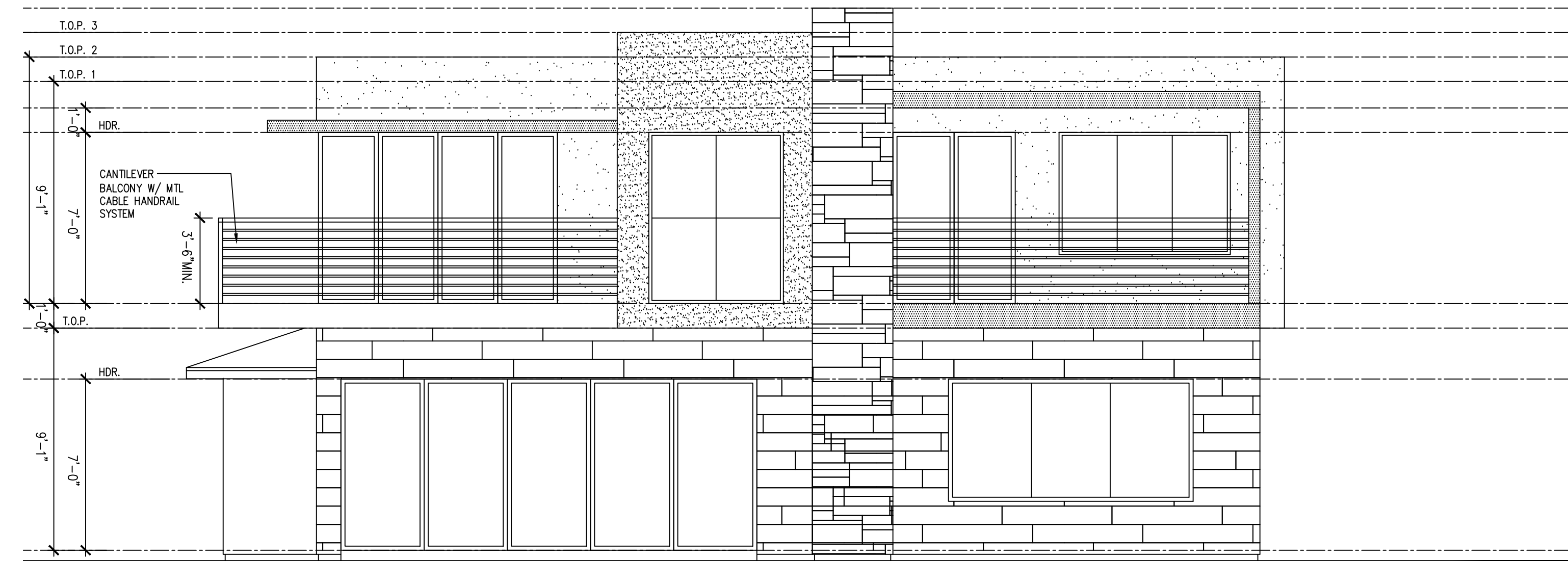
DESCRIPTION OF REVISION		DATE	APPROVED
COUNTY OF ORANGE			
PLOT PLAN			
20552 SYCAMORE DRIVE TRABUCO CANYON, CA 92679 APN 842-101-74			
DESIGN	THUY NGUYEN		RECOMMENDED
DRAWN	THUY NGUYEN		SHEET
CHECKED	R.C.E. NO. 64751		1 OF 1
DATE		FILE NO.	DRAWING NO.



SOUTH ELEVATION - PRIMARY RESIDENCE

SCALE: $\frac{1}{4}" = 1'-0"$

2



NORTH ELEVATION - PRIMARY RESIDENCE

SCALE: $\frac{1}{4}" = 1'-0"$

1

ELEVATION NOTES:

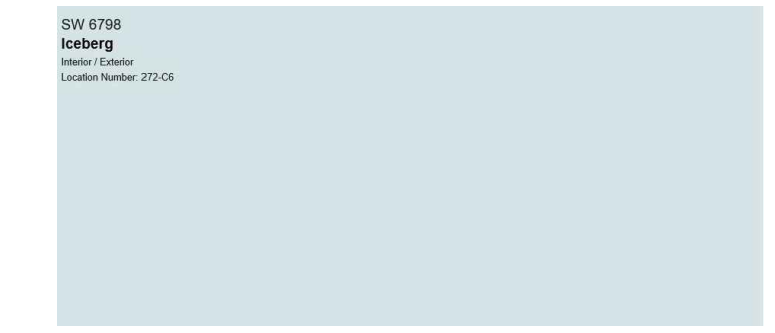
ROOFING
ROOF MATERIAL: FLAT ROOF-SINGLE PLY ROOF MEMBRANE (25 YEAR WARRANTY MIN.)

EXTERIOR:
MATERIALS:
1. 3 COAT EXTERIOR SMOOTH PLASTER
2. STONE/WOOD VENEER

DOORS
DOOR MATERIAL: PER OWNERS SELECTION

MATERIALS LEGEND

SMOOTH STUCCO
SW 6798 'ICEBERG'



SMOOTH STUCCO
SW 7552 'BAUHAUS BUFF'



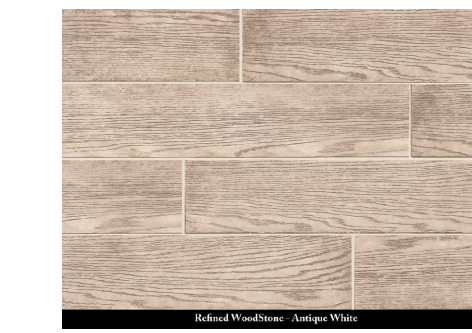
PAINTED WOOD
SW 7041 'VAN DYKE BROWN'



CORONADO STONE
INDUSTRIAL LEDGE
BLACKENED OAK



CORONADO STONE
REFINED WOOD STONE
ANTIQUÉ WHITE



GENERAL NOTES

1. STUCCO COLOR TO BE INTEGRAL

HANSEN RESIDENCE
REMODEL

20552 SYCAMORE DRIVE, TRABUCO CANYON, CA 92678

SCHEMATIC
DESIGN
06-18-21

DATE LOG • REVISIONS					
NO.	DATE	REV.	DATE	NO.	DATE
1	2/28/18				

SHEET TITLE
PROPOSED
ELEVATIONS
PRIMARY RESIDENCE

SHEET NUMBER
A-2.0













