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**COASTAL DEVELOPMENT PERMIT
APPEAL AREA**

PA22-0094

That the project is not within the appealable area of the Emerald Bay Local Coastal Program.

11

CATEGORICALLY EXEMPT

PA22-0094 (Custom)

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15303, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures, as discussed in detail within the project Staff Report. The project will not result in a cumulative impact, significant environmental effect or damage scenic or historic resources. Standard conditions of approval applied by the County for all construction projects of this nature will address any short-term construction related impacts.

12

FISH & GAME - EXEMPT

PA22-0094

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.

12

NCCP NOT SIGNIFICANT

PA22-0094

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.

14

VARIANCE 1

PA22-0094

That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations, specifically its location, surrounding topography and shape.

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VARIANCE 2

PA22-0094

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

16

FENCE AND WALL 1

PA22-0094

That the height and location of the over-height walls within the front setback area and the height will not result in or create a traffic hazard.

17

FENCE AND WALL 2

PA22-0094

That the height and location of the over-height walls as proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
