

## *PRESTIGE DEVELOPMENT*

*63 VIA PICO PLAZA, SUITE 412  
SAN CLEMENTE, CA 92672  
(949) 366-2101 FAX (949) 366-0485*

December 17, 2021

County of Orange  
OC Development Services  
Building and Planning Departments  
601 North Ross Street  
Santa Ana, CA 92701

**Re: 3 Lorjen, Coto De Caza**

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To Whom It May Concern;

The owners, Mr. Francis Pisano and Mrs. Janan Pisano, of the existing home at 3 Lorjen, Coto De Caza that was built and completed in 2010 under building permit # RS071871, propose to build a new approximate 3200 square foot garage at the rear section of the existing property. The proposed garage will be constructed on the South/Eastern portion of the lot behind the existing Scenic Preservation Easement. There was original pre-grading review and biological assessment done on this portion of the property for construction but was later removed for a future date.

There is an existing Biological Assessment study that was performed and an Encroachment Permit that was filed with the County during the original construction of the home. The existing site conditions are the same as when the original house was built and completed under both grading and building permits with the County of Orange. The site is located within a Fuel Modification zone with the OCFA and was approved for construction. The site will require grading and movement of approximately 536 cubic yards of cut and fill and sits on a partially sloped area. The new construction will not affect the oak tree preservation agreement.

Please see the attached floor plans and elevations, along with the preliminary grading plans for further review. We are submitting this package to proceed with a Site Development permit in concurrence with a grading permit. There was a soils report done on the primary building pad but, an updated soils report will be needed for the rear portion of the project where the proposed garage will be located. Upon preliminary review by the County we will proceed with completion of the updated soils report and finalization of any and all plans and/or further documentation required to secure a grading permit and subsequent building permit.

If you have any questions or comments please contact Steve Marsh, the general contractor and owner's agent at either my email [Prestigedevelopmentco@yahoo.com](mailto:Prestigedevelopmentco@yahoo.com) or my cell phone at (949) 742-2101.

**Project Description-Cont'd**  
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Thank you,

Steve Marsh  
Prestige Development