

October 10, 2024

County of Orange
OC Public Works – Development Services
601 North Ross Street
Santa Ana, CA 92701

ATT: Arturo Cervantes, County Senior Planner

Subject: Scope of work for proposed improvements at 12251 & 12612 Vista Panorama, Santa Ana, California 92705

The proposed improvements at 12251 and 12612 Vista Panorama aims to transform the property into a safe, functional, and aesthetically pleasing space that benefits both the residents and the surrounding community. Overall, these proposed developments are designed to create a safe, functional, and beautiful environment that enhances the quality of life for the property owners and contributes positively to the community. The improvements will promote safety, functionality, and aesthetic appeal, making the property an asset to the neighborhood.

The upper part of the property will feature a pool and spa, a comfortable lounge area with sunken seating, a fire pit, and a cantilever deck. Additionally, an outdoor dining area with a barbecue and dining setup will be created to facilitate outdoor entertainment and relaxation.

The middle level of the property will include a versatile sport court for various activities, a safe and fun kids' turf play area, and an outdoor bathroom/bar with a pergola for added convenience and comfort. A cantilever deck will also be constructed to provide additional outdoor space with scenic views, enhancing the property's overall appeal.

On the lower level, the development will focus on improving access and parking by regrading and paving the lower driveway and constructing a carport to protect two vehicle from the elements. Miscellaneous improvements include the construction of retaining walls to create stable and usable land areas, a comprehensive hardscape plan to enhance functionality and appearance, a thoughtful planting plan to beautify the property with native and drought-tolerant plants, and a lighting plan to improve safety and ambiance with energy-efficient fixtures.

Sincerely,



Blake Street, Owner
+1 (949) 648-6909
blakemcstreet@gmail.com