



FILE: PA00-0156

DATE: April 10, 2001
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-156 for Site Development Permit for grading in excess of 500 cubic yard on a site with slope in excess of 15 percent
APPLICANT: Don and Sandy Ritze

I. NATURE OF PROJECT:

The applicant proposes to construct a new single-family dwelling on an 8.92-acre parcel in the A1 "General Agriculture" District. Grading is required for the building pad and access road. The grading plan submitted estimates 1,352 cubic yards of cut and 2,432 cubic yards of fill leaving 1,080 cubic yards of material be imported from an off-site source. Retaining walls up to 10 feet above grade in support of proposed grading is also included in this permit. The pad is on the side of a slope and retaining walls surround the building pad. Grading in this pad has half the pad as cut and the other half is fill to create a level pad. Retaining walls also support portions of the access driveway.

Zoning Code Section 7-9-139 permits grading up to 5,000 cubic yards without the need for a Site Development Permit. An exception to this regulation is grading on properties with slopes in excess of 15 percent where the limit is 500 cubic yards (cut or fill) before a Site Development Permit is required prior to the issuance of a grading permit. This property has an elevation of 1,381 feet at the front and an elevation of 1,553 feet at the rear or an elevation change of 172 feet. The building pad has an elevation of 1,436 feet. With the site's average depth of approximately 800 feet, the site has a slope of 21.5 percent. The slope of the property where the grading activity is proposed is approximately 25 percent. Since the slope exceeds 15 percent and grading is more than 500 cubic yards, a Site Development Permit is required for the proposed grading.

In addition to the site development standards of the A1 District, development on this site is also subject to the Silverado Modjeska (Sil-Mod) Specific Plan. The Sil-Mod Plan is a policy document that establishes general development guidelines and is supplemental to the site's A1 District zoning. One of the guidelines relates to grading and height of cuts and fills. The Sil-Mod Plan established a guideline maximum height of a cut or fill slope for a building pad or road is 10 feet. The retaining walls proposed for this grading are at the maximum height of 10 feet above finished grade. A condition of approval is being incorporated to provide landscaping on the west and south side of the building pad retaining wall. This condition will ensure screening of the retaining wall and emphasize consistency with the guidelines of the Sil-Mod Plan.

The proposal is located at the end of Williams Canyon Road, a private easement road, in Williams Canyon. The site fronts on Hope Street to the west and Arcadia Street to the south. These streets provide access to numerous small lots in a subdivision called Modjeska Mineral Springs, Tract 150. These lots measure 50 feet x 140 feet and were created sometime in the early 20th century, long before any zoning or subdivision laws.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code sections 7-9-139 "Grading and Excavation" and 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA000156 has been prepared for this proposal. It was posted for public review on March 21, 2001 and became final on April 9, 2001. Prior to project approval, this ND was found adequate to satisfy the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: My Documents/Site Plans/Site Plans 2000/PA00-0156 Staff

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.