



FILE: PA01-0017

DATE: May 29, 2001
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA01-0017 for Site Development Permit
APPLICANT: Richard Christman

I. NATURE OF PROJECT:

Site Development Permit, as required by Zoning Code Section 7-9-139, for grading in excess of 500 cubic yards on a site with a slope greater than 15 percent. The grading plan submitted calls for 1,350 cubic yards of cut, 1,780 cubic yards of fill with 430 cubic yards of imported material. As explained by the applicant, the purpose of the grading is to provide for site landscaping. Additionally, the grading provides for a more useable horse stable and arena area.

The grading plan also proposes a series of retaining walls. These retaining walls include both the conventional retaining walls and "loffel" walls with a facing of Versa-Lok modular concrete facing units. These retaining walls are located at both the interior and perimeter of the property. No walls proposed in the perimeter setback areas exceed the maximum wall height permitted by Zoning Code Section 7-9-137.5 "Fences and walls".

The subject property is located in the Orange Park Acres area at 110571 Morada Drive, Orange. While the site is addressed off of Morada Drive, the property is accessed from a private easement road called Hi Top Lane. The site is zoned E4-1 (one-acre minimum lot size) District. The site is one-acre in size, rectangular in shape, measuring 174 feet along the front and rear and 270 feet on the sides.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures" and 7-9-139 "Grading and excavating".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from 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 Plan/Site Plan 2001/PA01-0017 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.