



FILE: PA04-0012

DATE: August 31, 2004
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA04-0012 for Site Development Permit
APPLICANT: Don T. C. Niu

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit, per Zoning Code Section 7-9-139 "Grading and Excavation", for grading in excess of 5,000 cubic yards. The proposal includes approximately 4,000 cubic yards of cut and 9,000 cubic yards of fill. The proposed grading is in association with the construction of a new two-story, 9,390 square foot single-family dwelling, access driveway and retaining walls. The proposal entails the disturbance of coastal sage scrub and gnatcatcher habitat for which Resource Agency mitigation is required.

The 7-acre project site is located in the northerly area of the Coto de Caza Specific Plan at 31841 Apuesto Way, which is accessed off of Via Pajaro and Plano Trabuco Road.

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:

The proposed project is covered by Final EIR 401, previously certified on September 21, 1982, and Addendum PA040012. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved subject to the Finding in Appendix A and the Conditions of Approval in Appendix B.

Tim Neely, Director
RDMD/Planning and Development Services

By: _____

John B. Buzas, Manager
RDMD/PDS/Current and Advance Planning Section

WVM

FOLDER: My Documents/Coto/PA04-0012 Staff Niu

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.