



RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT REPORT

HEARING DATE: January 12, 2005

TO: Orange County Planning Commission

FROM: Current and Advance Planning Services Division

SUBJECT: PA04-0044, a site development permit to allow grading and construction of a single-family dwelling with closely-detached 2-car garage. The proposed home would be approximately 2,628 sq. ft. in size on a 2.07 acre site in the "Trabuco Canyon Residential" (TCR) District of the Foothill-Trabuco Specific Plan. Also addresses geotesting performed in early 2004 without permit and updated percolation testing using holes dug and capped off in 1988.

LOCATION: 20041 Trabuco Oaks Drive, Trabuco Canyon (District 3)

APPLICANT: Tony Eggebrecht, Owner

STAFF CONTACT: Jim Swanek (Jim.Swanek@pdsd.ocgov.com)
Phone (714) 796-0140 FAX (714) 834-4772

PROJECT ANALYSIS:

The project site is located in the Trabuco Canyon Residential (TCR) District of the Foothill/Trabuco Specific Plan. The 2.07 acre lot was created by a 1988 parcel map. A small "scenic easement" affecting 10-15% of the property was imposed by the County at that time. The pad had already then been rough-graded without permit in the period 1979-1981. This was determined by a review of old "screencheck" parcel map applications, which often depicted topography existing at the time of submittal. There is no reference to this fact in the 1988 parcel map file.

The applicant is now proposing a site development permit to grade some 45 further cubic yards for a one-story home and closely-detached 2-car garage, with percolation testing to follow up on that performed in 1988, and to address three geo-trenches created in 2004 without permit, but quickly back-filled after use.

The TCR District height limit of 35', grading yardage limitation of 3,000 cubic yards, and Zoning Code structural setbacks of 15' from all property lines in the "pan" portion of this panhandle lot would be met by the proposed plan of development.

Specific Plan Section II.C.3.0 requires a "site-specific oak woodlands analysis" whenever a project is within 100 feet of any designated oak woodland. Only the bottom of the existing driveway meets that standard, and staff, under Section III.G.2.0 f. (Page III-93), accordingly required no site-specific analysis.

RDMD Report – PA04-0044 for Eggebrecht

January 12, 2005

Page 2

In effect, the only oak woodland on the site is at the bottom of an existing driveway 500 feet from the location of the new single family residence. No oak trees would be impacted beyond thinning requested by the Orange County Fire Authority in connection with fuel modification.

Specific Plan Section II.C.4.2 requires a “site-specific streambed analysis” whenever a project is within 100 feet of any designated streambed. Only the bottom of the existing driveway meets that standard, and staff accordingly required no site-specific analysis. Again, the only streambed is at the bottom of an existing driveway 500 feet from the location of the new single family residence.

Specific Plan Section II.C.2.2 c) requires a “site-specific wildlife corridor analysis” whenever a project is within 150 feet of any designated wildlife corridor. With reference to the Specific Plan Wildlife Corridor Exhibit II-3, the parcel immediately to the north appears to be partially within such a corridor, but only the bottom of the existing driveway on this parcel appears to be within 150 feet of that line, and staff required no site-specific analysis. The only wildlife corridor within 150 feet of the property is at the bottom of an existing driveway 500 feet from the location of the new single family residence

No portion of this property is within 200 feet of either a major ridgeline or major outcropping as those are depicted in Specific Plan Exhibit II-6.

Open space dedication of a required 66% for permanent open space is included.

FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD:

On August 13, 2004, the Foothill/Trabuco Specific Plan Review Board reviewed this project. Their minutes of approval, attached as Exhibit 2, draw the Planning Commission’s attention to the fact that the pad for the home itself was already rough-graded along with on-site driveways (over an estimated 40% of the lot), and asked for compliance. Staff research indicates the rough grading of this site took place sometime between 1979 and 1981, apparently without permit.

The issues related to the old grading that would remain in practical effect for the new development include proving the stability of any old areas of fill, and demonstrating that there will be no runoff to adjoining properties without the standard proof that those property owners consent to such runoff. These will be handled through compliance with recommended Conditions of Approval 7, 8, 9 and 18.

PUBLIC NOTICE:

Notices of Hearing were mailed and posted as required by state law. Additionally, public notice has been mailed to those parties that have requested notification on projects in the Foothill-Trabuco Specific Plan area. As of the writing of this staff report, no objections have been recorded from said noticing.

CEQA COMPLIANCE:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is documented by an Addendum Initial Study to EIR 531, prepared for adoption of the Specific Plan itself. Additional mitigation measures were included in the addendum to address grading, drainage, the on-site private

sewage disposal system, biologic impacts, and construction noise. These mitigation measures have been transposed into recommended conditions of approval for the project. Prior to project approval, the decision-maker must conclude that this EIR and Addendum is adequate to satisfy the requirements of CEQA for the proposed project. A finding to that effect is included.

ISSUES ADDRESSED THROUGH RECOMMENDED CONDITIONS OF APPROVAL:

The key issues addressed through recommended conditions of approval include:

Proving the stability of any old areas of fill, and demonstrating that there will be no runoff to adjoining properties without the standard proof that those property owners consent to such runoff, handled through recommended Conditions of Approval 7, 8, 9 and 18. Should any form of corrective/remedial grading in the “old graded” area prove to be required within an area now proposed for dedication, said grading will have to be brought back to the Planning Commission for further review.

Coastal sage scrub (CSS) habitat would be lost both on this property and the property to the north for fuel modification, with “thinning Zones C & D” mandatory removal of Black Sage, Common Buckwheat, and California Sagebrush, all critical habitat species. The owner to the north has consented to this fuel modification extending onto their property, while the applicant here will be responsible for all CSS mitigation, through Condition of Approval 10.

In connection with the proposed grading of some 45 cubic yards, no oak trees would be impacted beyond thinning requested by the Orange County Fire Authority in connection with fuel modification. However, since the thinning is required, Condition of Approval 21 would document this as part of a tree preservation plan.

Equestrian use of the site would be limited to long-existing corrals at the bottom of the site and potential additional corrals at the top of the site, both in areas not included in the 66% open space dedication, and subject to recommended Condition 24.

SUMMARY:

Attached as Exhibit 5 is the Foothill-Trabuco Specific Plan Project Consistency Checklist completed for this project. Staff concludes the project proposal is generally consistent with Specific Plan Regulations, Guidelines, Goals and Objectives.

RECOMMENDED ACTION:

1. Receive staff presentation and public testimony; and
2. Approve PA04-0044, subject to recommended findings and conditions (Appendices A-B).

Respectfully submitted,

John B. Buzas, Manager
Current & Advance Planning Services Division

RDMD Report – PA04-0044 for Eggebrecht

January 12, 2005

Page 4

APPENDICES:

- A. Recommended Findings for Project Approval
- B. Recommended Conditions for Project Approval

EXHIBITS:

- 1. Applicant's Letter of Justification
- 2. Foothill-Trabuco Specific Plan Review Board meeting minutes
- 3. Project Plans (Planning Commission copies only)
- 4. Addendum Initial Study PA04-0062 to EIR 531 (Planning Commission copies only)
- 5. Foothill-Trabuco Specific Plan Project Consistency Checklist (Planning Commission only)

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the Orange County Board of Supervisors 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.



Appendix A Findings PA040044

1	GENERAL PLAN	PA040044
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.		
2	ZONING	PA040044 (Custom)
That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property, finding that the project is in overall compliance with the Foothill-Trabuco Specific Plan Guidelines and consistent with the overall Goals and Objectives of said Specific Plan.		
3	COMPATIBILITY	PA040044
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.		
4	GENERAL WELFARE	PA040044
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.		
5	PUBLIC FACILITIES	PA040044
That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).		
6	EIR AND ADDENDUM	PA040044 (Custom)
That the decision-maker has considered Final EIR 531, previously certified on 12/10/91, and Addendum Initial Study PA040044 prior to project approval. The addendum is approved for the proposed project based upon the following findings:		
a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker;		
b. The additions, clarifications and/or changes to the original document caused by the Addendum, do not raise new significant issues which were not addressed by the EIR and none of the conditions described in CEQA Guidelines Section 15162 applies; and		
c. The consideration of the EIR and approval of the Addendum for the proposed project reflect the independent judgment of the Lead Agency.		
7	FISH & GAME - SUBJECT	PA040044
That pursuant to Section 711.4 of the California Fish and Game Code, this project is subject to the required fees as it has been determined that potential adverse impacts to wildlife resources may result from the project.		
8	NCCP SIGNIFICANT	PA040044
That the project has the potential of adversely affecting significant Coastal Sage Scrub habitat and therefore, may preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.		



Appendix B

Conditions of Approval

PA040044

1 CP CP NA

BASIC/ZONING REG

PA040044

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.

2 CP CP NA

BASIC/TIME LIMIT

PA040044

This approval is valid for a period of 24 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3 CP CP NA

BASIC/PRECISE PLAN

PA040044

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 CP CP NA

BASIC/COMPLIANCE

PA040044

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

5 CP CP NA

BASIC/OBLIGATIONS

PA040044

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.

6 CP CP NA

BASIC/APPEAL EXACTIONS

PA040044

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees,

dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7 SG SG G DRAINAGE STUDY PA040044

Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading:

- A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and
- B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and
- C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

8 SG SG G DRAINAGE IMPROVEMENTS PA040044

A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading:

- 1) Design provisions for surface drainage; and
- 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and
- 3) Dedicate the associated easements to the County of Orange, if determined necessary.

B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction.

9 SG SG G DRAINAGE OFFSITE PA040044

Prior to the issuance of any grading permit, and if determined necessary by the Manager, Subdivision and Grading, the applicant shall record a letter of consent, from the upstream and/or downstream property owners permitting drainage diversions and/or unnatural concentrations. The form of the letter of consent shall be approved by the Manager, Subdivision and Grading Services prior to recordation of the letter.

10 CP CP G COASTAL SAGE SCRUB PA040044 (Custom)

Prior to the issuance of a grading permit or the initiation of any activity that involves the removal/disturbance of Coastal Sage Scrub (CSS) habitat, including clearing, grubbing, mowing, discing, trenching, grading, fuel modification, or any other construction-related activity, whichever occurs first, the applicant shall obtain the approval of the Manager, Environmental Planning Services Division, that all requirements of the NCCP have been satisfied or adequately addressed.

More specifically, prior to issuance of grading permits the applicant is required to submit a biological surveys on all vegetative resources contained within the

project site as well as those that may be impacted by development of the project off-site shall be mapped by a qualified biologist in accordance with Orange County Habitat Classification System to the Manager, Zoning Administrator & Resources for review and approval. The various habitat types and subtypes shall be mapped on a topographic base map; and Sensitive Species, all sensitive (listed state and federal) plant and animal species observed and/or predicted to occur shall be identified and mapped. Presence/absence of California gnatcatcher surveys shall be performed by a qualified biologist with a valid 10(a)(1)(A) Permit issued by the USFWS.

Prior to the issuance of a grading permit or the initiation of any activity that involves the removal/disturbance of Coastal Sage Scrub (CSS) habitat, including clearing, grubbing, mowing, discing, trenching grading, fuel modification, or any other construction-related activity which ever occurs first, the applicant in consultation with Administrator, Planning and Zoning or his designee, shall obtain an approved 4(d) Permit and/or other written authorization from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG)

The 4 (d) Permit application shall include:

Surveys should be conducted within the California gnatcatcher breeding season (February 15th through August 30th). A minimum of three (3) survey site visits at least a week apart are required to determine presence/absence of the gnatcatcher. Survey information is then be used by Resources Planning Staff to prepare the 4(d) permit letter request for the applicant for submittal to the USFWS and California Department of Fish and Game for their review and approval.

The surveys should also include vegetation mapping and description CSS within the project site in accordance with the County Habitat Classification System and estimate of the total loss of CSS resulting from grading and other construction related activities and fuel modification requirements.

Prior to initiation of grading and construction activities, the limits of disturbance for grading, fuel modification, utility installation e.g. drainage, gas, electricity, telephone, water etc., shall be staked in a manner approved by the County Biological Resource Monitor. The applicant shall contact Gerhard Bombe at Pager No. (714) 488-4899 for CSS removal instructions. The total area to be impacted by grading and fuel modification (fire management) must be staked in the field. Mr. Bombe shall verify that the CSS authorized, to be removed has been staked and is consistent with the acreage amount contained in the approved 4(d) Permit.

1.30

A. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

B. Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping."

C. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers."

12 F F B WATER AVAILABILITY PA040044
[Res] Service Code: 1.12.1

Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available an automatic fire extinguishing system may be required in each structure affected.

13 F F RBU AUTOMATIC FIRE SPRINKLER PA040044 (Custom)
[Res] Service Codes: 1.27-1.28

A. All residential structures exceeding 5,500 square feet (per amendment) and all structures exceeding fire department access requirements shall be protected by an automatic fire sprinkler system in a manner meeting the approval of the Fire Chief.

B. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 744-0499 for additional information.

C. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

14 F F RG FIRE ACCESS ROADS PA040044 (Custom)
[Res] Service Code: 1.12.1

A. Prior to the recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access, or Bulletin number 08-99, "Fire Department Access Requirements for A Single Family Residence."

B. Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and the Manager, Subdivision and Grading Services of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&Rs or other approved documents shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Emergency Access." D. A note shall be placed on the fire protection access easement plan indicating that all street/road signs shall be designed and maintained to be either internally or externally illuminated in a manner meeting approval of the Fire Chief.

15 F F RRB FIRE HAZARD NOTIFICATION PA040044 (Custom)
[Res] Service Codes: 1.5 & 1.7

Prior to the issuance of a building permit, the applicant shall place a note on the plans meeting the approval of the Fire Chief that all requirements for development and construction within a "Special Fire Protection Area," including increased street widths, Class A roof assemblies, fire sprinklers, etc. will be met. Please Contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Development within Special Fire Protection Areas and Instructions for Request for Exclusion from SFPA."

16 F F GBU FUEL MODIFICATION PA040044
[Res] Service Codes: 1.9 & 1.10

A. Prior to the recordation of a subdivision map or the issuance of a preliminary grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services for a conceptual fuel modification plan and program. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority

website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

B. Prior to the issuance of a precise grading permit, the applicant shall obtain approval from the Fire Chief in consultation with the Manager, Subdivision and Grading Services for a precise fuel modification plan and program. The plan shall indicate the proposed means of modifying vegetation to reduce the risk to structures. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guideline for Fuel Modification Plans and Maintenance."

C. Prior to the issuance of a building permit, the developer, under the supervision of the Fire Chief, shall have completed the portion of the approved fuel modification plan determined to be necessary before the introduction of any combustible materials into the project area. Approval shall be subject to an on-site inspection.

D. Prior to the issuance of any certificate of use and occupancy, the fuel modification shall be installed and completed under the supervision of the Fire Chief with an approved plant pallet. The CC&Rs or other approved documents shall contain provisions for maintaining the fuel modification zones, including the removal of all dead and dying vegetation. The fuel modification zones shall be subject to triennial inspections.

17 F F G ACCESS GATES PA040044
[Res] Service Code: 1.13

Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers."

18 SG SG G GEOLOGY REPORT PA040044

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.

19 SG SG GB FINAL SOILS RPT/SEPTIC PA040044

Prior to the issuance of any grading or building permits, the applicant shall submit a final soils report and plans for all private sewage disposal systems to the Manager, Building Permit Services, for review and approval in accordance with the following:

A. The applicant shall submit the results of percolation tests and a log of soil

borings, performed and reported by a Registered Sanitarian, Registered Civil Engineer, or Registered Geologist, in accordance with "On Site Sewage Disposal System Guidelines," to the Manager, Building Permit Services, for review and approval.

B. The applicant shall design each proposed individual sewage disposal system in accordance with "On Site Sewage Disposal System Guidelines." The applicant shall delineate the proposed dwelling and disposal system by stakes or other means for inspection by the Building Permit Services.

C. The applicant shall design, construct, and connect an additional soil percolation system, equal to a maximum of 100% of the original design capacity or as deemed necessary by the Manager, Building Permit Services.

**20 HP HP R NON-STANDARD OPEN SPACE PA040044 (Custom)
DEDICATION**

A. Prior to the issuance of any grading permit, applicant shall dedicate an easement for open space purposes over Parcels C and E as depicted in the proposed easement exhibit dated 11/06/04, even though the areas of C and E do not add to the otherwise standard requirement for 66% or more of the net lot size, but rather amount to 52%, to the County of Orange, using language for the easement acceptable to the Manager HBP/ Program Management and Coordination.

B. The property owner shall not grant any future easement(s) over the property subject to this County easement unless such easement(s) are first reviewed and approved by the Manager HBP/ Program Management and Coordination.

C. By means determined by the Manager HBP/Program Management and Coordination, the applicant shall survey and monument all easement dedications. The subdivider shall monument the property line of the dedication area(s) with durable, long lasting, high visibility markers at all angle points and line of sight obstructions to the satisfaction of the Manager HBP/Coastal and Historical Facilities.

21 HP HP RG TREE PRESERVATION PLAN PA040044

Prior to the issuance of any grading permits or recordation of a subdivision map which creates building sites, whichever occurs first, the applicant shall obtain the approval of the Manager, HBP/Program Management and Coordination, of a landscape and tree preservation plan for the property.

22 SG SG/BI GU PRIVATE LANDSCAPING PA040044 (Custom)

A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for the project area which shall be approved by both the Manager, Subdivision and Grading and the Manager, Harbors, Beaches and Parks. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (excluding any other than rail fencing), County

Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, water conservation measures contained in Board Resolution 90-487, and Board Resolution 90-1341 (Water Conservation Implementation Plan).

B. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services

23 BP BP G CONSTRUCTION NOISE PA040044

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permit s Services, that:

- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
- (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

24 CP CP G ANIMAL MANAGEMENT PA040044 (Custom)

Prior to the issuance of any precise grading permit, the applicant shall obtain approval from the Manager, Current Planning Services of:

- 1) The location with full dimensions provided of all stalls/corrals and stall/covers and enclosures.
 - 2) A management plan for manure disposal.
 - 3) A master drainage plan for the site.
 - 4) A management plan for dust control. The method for water sprinkling of arenas and exercise areas or other dust control provisions shall be indicated.
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25 SG SG B ROAD FEE PROGRAM PA040044 (Custom)

Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Subdivision and Grading.

Foothill/Eastern Transportation Corridor

26 SG SG G SIGHT DISTANCE PA040044

Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services.

27 BI BI GB EROSION AND SEDIMENT CONTROL PLAN PA040044

Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMP's will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request.