



OC DEVELOPMENT SERVICES REPORT

ITEM # 1

DATE: April 14, 2021

TO: Orange County Zoning Administrator

FROM: OC Development Services / Planning

SUBJECT: Public Hearing on a Coastal Development Permit, Use Permit and Variance (Planning Application PA21-0150)

PROPOSAL: A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolishing an existing home and construction of a new three-level 4,428 residence with attached garage spaces.

The Coastal Development Permit is required for the demolition of the existing home and construction of the new residence with associated site grading. The Variance is required for reduced front setback of 5.4 feet, where the Zoning Code would require 7.6 feet utilizing the average adjoining setbacks criteria. A Use Permit is required to permit over-height walls (of 4 feet and 5 feet) in the front setback area, and to permit a proposed driveway depth of 6.4 feet where 18 feet would be required (the existing driveway depth is 5.75 feet)

ZONING: R1 "Single Family Residence", with a CD "Coastal Development" Overlay and an SR "Sign Restrictions" Overlay within the Emerald Bay Local Coastal Plan area

GENERAL PLAN: 1B "Suburban Residential"

LOCATION: The project is located at 235 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-073-36)

APPLICANT: Northern Trust Company, Paxson H. Offield Appointive Trust, Property Owner
Shawna Schaffner, CAA Planning, Agent

STAFF CONTACT: Kevin Canning, Contract Planner
Phone: (714) 667-8847
Email: kevin.canning@ocpw.ocgov.com

RECOMMENDED ACTIONS

OC Development Services/Planning recommends the Zoning Administrator:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15303, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA21-0150 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS

The subject property is developed with an existing 2,000 square foot single-family residence with an attached garage. The property is elevated approximately 25 feet above North Coast Highway to the rear. The existing slope plantings down to the highway will be maintained. The existing residence has a nonconforming front setback of 5.4 feet, and the new residence proposes the same setback.

AERIAL OF PROJECT SITE



PROPOSED PROJECT

The project includes the demolition of the existing residence and the construction of a new three-level 4,428 square foot single-family residence with an attached two-car garage. Grading associated with the project will total approximately 1,500 cubic yards, including 1,400 cubic yards of export. The proposed

residence will have a street level, a main central level living area and additional living area in the partial basement level that will open to the rear yard and ocean view.

SURROUNDING LAND USE

The project site is a residential use and is surrounded on three sides by residential uses. The zoning and existing land use for surrounding properties is as follows:

Direction	Zoning Description	Existing Land Use
Project Site	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
North	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
South	n/a	North Coast Highway
West	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
East	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling

SUBJECT SITE



DISCUSSION/ANALYSIS

Below is a table comparing the development standards for “Single-Family Residence” District with the proposed project:

Project Comparison with “Single-Family Residence” District Site Development Standards

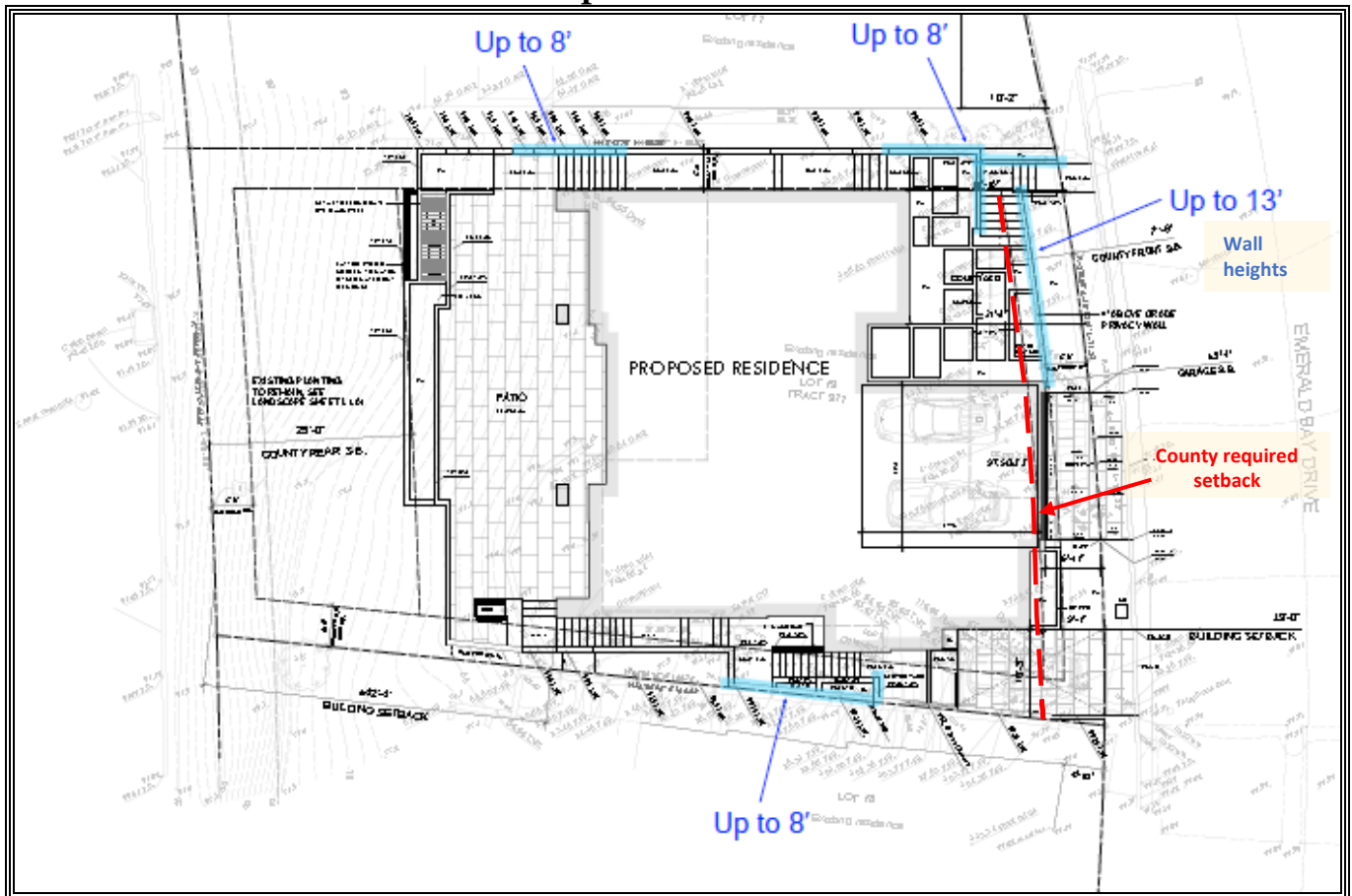
Standard	Zoning Code	Proposed
Building Site Area	7,200 square feet	7,108 square feet (existing)
Building Height	35 feet maximum	25 feet
Min. Structural Front Setback ¹	7.6 feet ¹	5.4 feet ²
Min. Structural Rear Setback	25 feet	33 feet
Structural Side Setback	5 feet minimum	5 feet
Parking	2 covered spaces	2 covered spaces
Walls within front setback	3.5 feet exterior face 6.0 feet interior face	Up to 5.0 feet exterior face ³ 13.0 feet interior face
Driveway depth	18.0 feet	6.4 feet ³

¹ Average of adjoining setbacks = 4.8 feet + 10.4 feet / 2 = 7.6 feet.

² Variance request

³ Use Permit request

Proposed Site Plan



Coastal Development Permit

The project includes the demolition of the existing residence and the construction of a new three-level 4,428 square foot single-family residence with an attached two-car garage. Grading associated with the project will total approximately 1,500 cubic yards, including 1,400 cubic yards of export.

Within the Coastal Development Overlay zone, and specifically within the Emerald Bay Local Coastal Program (LCP), the demolition and replacement of a structure, with the associated site grading requires the approval of a Coastal Development Permit (Zoning Code Section 7-9-40 and Emerald Bay Local Coastal Program Section III.A.). The proposed project conforms to the goals and objectives of the LCP through its design and the application of standard conditions of approval. The project is consistent with the approved intensity of development, as well as the applicable Land Use Policies contained in LCP Section E regarding resources Management – Watershed, Environmental Hazards – Geologic and Fire Hazard.

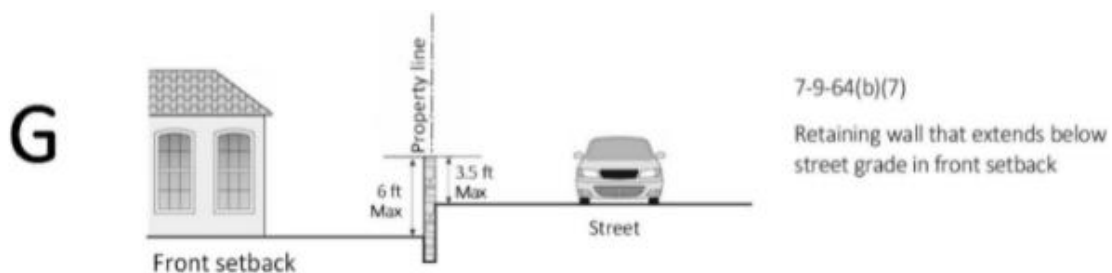
As required by the LCP, the project was reviewed by the Emerald Bay Community Association (EBCA) and approved in April 2021. The project is compatible with surrounding development in its size, design, and massing. The subject property is not within the ‘appealable jurisdiction’ area of the LCP.

Use Permit – Wall Height

The project proposes over-height walls in two locations within the front yard setback area:

- At 5 feet from the front property line, and parallel to the street, a 4-foot privacy wall (exterior facing height) is proposed, where 3.5 feet is the maximum under the Zoning Code. The interior face of this wall, facing a lower-level courtyard, would be up to 13 feet in height, where the Zoning Code would allow a 6.0 foot maximum. (Zoning Code Figure 7-9-64 G)
- Along the side property line, but also with the front yard setback, a wall is proposed starting at 1 foot in height at the front property line and increases to a height of 5 feet (interior face) due to the proposed grading of the lot. (Zoning Code Figure 7-9-64 G)

Zoning Code Figure 7-9-64 G

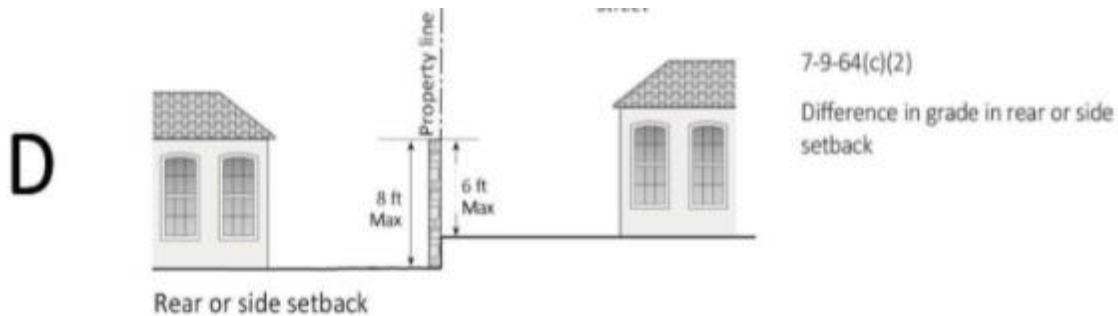


Zoning Code Section 7-9-64(f), Modifications permitted, states that exceptions and modifications to the fence and wall height provisions may be permitted by approval of a Use Permit by the Zoning Administrator if the following findings can be made:

- 1) That the height and location of the fence or wall as proposed will not result in or create a traffic hazard.
- 2) That the location, size, design and other characteristics of the fence or wall will not create conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

The proposed walls will be located along to property lines away from the street and will not result in or create a traffic hazard. The location, size and design of the walls are consistent with similar improvements throughout Emerald Bay and will not be objectionable, detrimental, or incompatible with other permitted uses within the community. Staff recommends that the two required findings to modify permitted wall height can be made. Recommended findings are included in Attachment 1.

Staff also notes that the applicant had also requested an over-height wall of up to 8 feet along the side property lines. However, staff review determined that the side walls proposed a maximum 6-foot exterior height and a maximum 8-foot interior height, and therefore complied with Zoning Code Figure 7-9-64 D.



Use Permit – Driveway Depth

The Zoning Code permits modifications to parking standards to allow such modifications when necessary to preserve the architectural or historical character of a structure or property with the approval of a Use Permit. The Emerald Bay community has numerous situations where the development does not meet strict R1 zoning standards due to substandard lot areas (for lots created under a different zoning standard), topographical constraints, and the application of very strict local architectural controls intended to preserve ocean views and property value.

Regarding the local architectural controls, the community's guidelines in fact impose a higher parking criterion on single family homes than does the County Zoning Code, relating the number of required off-street parking to the size of the home.

The Emerald Bay Community Association has reviewed the proposed project and found it consistent with their local design criteria. All streets within the community are private and on-street parking is regulated based upon local standards.

Staff supports the approval of the reduced driveway depth as being necessary to preserve the architectural or historical character of a structure or property

Variance for Front Setback

Due the subject site's topography and location on a slope above the adjacent highway, building sites within Emerald Bay located east of the highway have been historically developed with minimal front yard setbacks in order to place structures further away from the slope edge, for both geotechnical and noise mitigation reasons. The proposed development, as does the existing residence on the site, places the structure to the front of the lot. Within the immediate vicinity, 13 of the 15 lots with a similar siting (above Coast Highway) have a reduced front yard setback.



Zoning Code Section 7-9-125.6 requires that certain findings be made to approve a variance request, as follows:

- a. *Special circumstances. There are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations. (The special circumstances shall be specified in the adopted finding.)*
- b. *No special privileges. Approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations, when the specified conditions are complied with.*

Staff finds that the special circumstances relating to the property include its topography and proximity to North Coast Highway, and its location in a coastal community with strict architectural guidelines. All of these are unique aspects to the subject lot and vicinity when compared to other R1 zoned properties within the County.

The community of Emerald Bay has had many previous variance requests approved for reduced front yard setbacks. The proposed setback variance would not be a special privilege as it is consistent with other approved variances within the immediate area allowing for the reasonable development of the property consistent with homes in the vicinity.

REFERRAL FOR COMMENT AND PUBLIC NOTICE

A Notice of Hearing was mailed to all property owners of record within 300 feet of the subject site and all occupants of dwelling units within 100 feet of the site (Coastal Development Permit Requirement) on March 25, 2022. Additionally, a notice was posted at the project site, the County Hall of Administration and at the County Administration South building, 601 North Ross Street, as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions, Orange County Fire

Authority, and the Emerald Bay Community Association. All comments by County Divisions and OCFA have been addressed through incorporation of proposed Conditions of Approval provided as Attachment 2. The Emerald Bay Community Association approved the proposed project at their Board meeting in April 2021.

CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332). Following is a brief analysis of the project’s consistency with Class 1, Class 2 and Class 3 categorical exemptions.

Class 1 Categorical Exemption

The Class 1 (Section 15301) exemption provides for the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency’s determination. Examples include:

- (l) Demolition and removal of individual small structures listed in this subdivision:*
- (1) One single-family residence. . .*

The project includes the demolition of an existing single-family residence and construction of a new single-family residence with attached garage spaces. Accessory structures are also listed in the Class 1 exemption, and demolition of “Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences” are exempt. The project will include demolition of an existing garage, and fences/walls as well as other hardscape improvements, all of which are addressed in the Class 1 exemption.

Class 2 Categorical Exemption

The Class 2 (Section 15302) exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. As noted in the Class 1 Exemption discussion above, the existing residence will be demolished, and a new residence will be constructed in substantially the same footprint as shown on the attached site plan. While Class 2 does not specifically list a single-family residence, it is noted that the exemption is not limited to the examples provided. The reconstruction of the residence is consistent with the Class 2 Exemption because the new residence will have substantially the same purpose and capacity as the structure replaced.

Class 3 Categorical Exemption

The Class 3 (Section 15303) exemption consists of construction and location of limited numbers of new, small facilities or structures. Examples of the exemption include:

- (a) One single-family residence or a second dwelling unit in a residential zone. . .*
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The proposed project is eligible for a Class 3 exemption because construction of a single-family residence and the related improvements including the garage, spa, patio and fences are specifically included in the list of examples.

None of the exceptions listed in Section 15300.2 apply to the project. Each component of the project, including the demolition of the existing residence and accessory structures, and the reconstruction of

the residence and accessory structures, meets criteria outlined in the Class 1, Class 2 and Class 3 exemptions. The project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any less than significant short-term construction related concerns.

CONCLUSION

Staff has reviewed the applicant's request for a Coastal Development Permit, Use Permit, and Variance and found the proposed project to be compliant with the Emerald Bay Local Coastal Program. It is an allowed Principal Permitted Use in the "Single-Family Residence" District and has been found to be compatible with adjacent residential uses, including similar previous approvals. Staff supports approval of the planning application subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



Justin Kirk, Division Manager
Planning, OC Development Services

Concurred by:



Amanda Carr, Interim Deputy Director
OC Public Works/Development Services

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter
4. EBCA Board Approval
5. Site Photos
6. Project Plans

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a fee of \$500 filed at the County Administration South building, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning.



**Attachment 1
Findings
PA21-0150**

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- 1** **PA21-0150**
GENERAL PLAN
 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.
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- 2** **PA21-0150**
ZONING
 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.
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- 3** **PA21-0150**
COMPATIBILITY
 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.
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- 4** **PA21-0150**
GENERAL WELFARE
 That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
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- 5** **PA21-0150**
PUBLIC FACILITIES
 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.).
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- 6** **PA21-0150 CUSTOM**
CATEGORICALLY EXEMPT
 That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15303, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures, as discussed in detail within the project Staff Report. The project will not result in a cumulative impact, significant environmental effect or damage scenic or historic resources. Standard conditions of approval applied by the County for all construction projects of this nature will address any short-term construction related impacts.
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- 7** **PA21-0150**
FISH & GAME - EXEMPT
 That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.
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- 8** **PA21-0150**
NCCP NOT SIGNIFICANT
 That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.
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9 **COASTAL DEVELOPMENT PERMIT 1** **PA21-0150**
That the development project proposed by the application conforms to the certified Local Coastal Program.

10 **COASTAL DEVELOPMENT PERMIT 2** **PA21-0150**
That the project conforms to the public access and public recreation policies of the California Coastal Act.

11 **COASTAL DEVELOPMENT PERMIT 3** **PA21-0150**
That the approval of this application will result in no modification to the requirements of the certified land use plan.

12 **COASTAL DEVELOPMENT PERMIT 4** **PA21-0150**
That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

13 **COASTAL DEVELOPMENT PERMIT
APPEAL AREA** **PA21-0150**
That the project is not within the appealable area of the Emerald Bay Local Coastal Program.

14 **VARIANCE 1** **PA21-0150 CUSTOM**
That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations, specifically its size and location.

15 **VARIANCE 2** **PA21-0150 CUSTOM**
That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with, in that the proposed additions are in conformance with the pattern of development within the community.

16 **FENCE AND WALL 1** **PA21-0150**
That the height and location of the over-height walls within the front and side property lines areas and the height will not result in or create a traffic hazard.

17 **FENCE AND WALL 2** **PA21-0150**
That the height and location of the over-height walls as proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.



Attachment 2
Conditions of Approval
 PA21-0150

1 **PA21-0150**
BASIC/ZONING REGULATIONS

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 or approval of the project regarding any other applicable ordinance, regulation or requirement.

2 **PA21-0150**
BASIC/TIME LIMIT

This approval is valid for a period of 36 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, unless a valid extension is approved.

3 **PA21-0150**
BASIC/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, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original 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 **PA21-0150**
BASIC/COMPLIANCE

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 Zoning Administrator.

5 **PA21-0150**
INDEMNIFICATION

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6 BASIC/APPEAL EXACTIONS PA21-0150

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 GEOLOGY REPORT PA21-0150

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

8 CONSTRUCTION NOISE PA21-0150

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet 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.

9 EROSION AND SEDIMENT CONTROL PLAN PA21-0150

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program 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 BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

10 DRAINAGE STUDY PA21-0150

If determined necessary, prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Permit Services

- 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.

11 WATER QUALITY MANAGEMENT PLAN PA21-0150

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Building and Safety, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

12 RESIDENTIAL FIRE SPRINKLERS PA21-0150

The building plans shall comply with Section R327 of the 2013 CRC, including required residential fire sprinklers

13 ROAD FEE PROGRAM PA20-0031

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

- a. San Joaquin Hills Transportation Corridor

14 **PRIVATE LANDSCAPING** **PA21-0150**

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

B. Prior to the approval of final inspection, 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 approval of final inspection, 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, Permit Services.

15 **STANDARD PLAN – SIGHT DISTANCE** **PA21-0150**

Prior to the issuance of a precise grading permit, the approved plans shall demonstrate compliance with Standard Plan 1117 for adequate sight distance at the driveway area.

16 **EMERALD BAY COMMUNITY ASSOCIATION** **PA21-0150**

Prior to the issuance of any permit related to the project, the applicant will provide evidence of a renewed or current project approval, less than one year old, from the Emerald Bay Community Association to the Director, OC Planning.
