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ORANGE COUNTY
Public Works
MEMORANDUM

DATE September 14, 2022
TO Foothill/Trabuco Specific Plan Review Board
FROM Ilene Lundfelt, Associate Planner (714) 667-9697 or Ilene.Lundfelt@ocpw.ocgov.com
SUBJECT **PA22-0015-** A Site Development Permit to permit the rough grading of three (3) lots and the development of two new single-family homes on 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04).
APPLICANT Linda Sandusky, David Evans and Associates, LLC

RECCOMENDATION

By motion find that:

1. The proposed project is Exempt from the California Environmental Quality Act; and,
2. The proposed project is Consistent with the Foothill/Trabuco Specific Plan (FTSP); and,
3. Recommend that the Planning Commission approve the proposed Site Development Permit.

SUMMARY

Planning Application (PA) 22-0015 consists of a request to approve a Site Development Permit that would permit the rough grade lots 3, 6 and 8 of TR 14749 and the construction of two new single-family homes on lots 4 and 7 of TR 14749. The proposed project is generally located approximately 835'-0" southeast of the intersection Live Oak Canyon Road and Shelter Canyon Road more specifically referred to as 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04). The proposal project is in Foothill Trabuco Specific Plan (FTSP) and has a land use designation of Trabuco Canyon Residential.

BACKGROUND

Area Plan/Site Plan AP92-04P/SP91-75P was approved by the Board of Supervisors on October 19, 1993 (Board of Supervisors Resolution No. 93-1182) to allow for the future subdivision of nine (9) lots for the purposes of the development of detached residential structures.

Tentative Tract Map (TTM) 14749 was approved for subdivision into nine (9) residential lots on January 17, 1996.

Revised Conditions of Approval for TTM 14749 were approved on October 30, 1996.

A Five-Year Extension of time for TTM 14749 was approved on April 7, 1999.

TTM 14749 was recorded on July 6, 2004. The required scenic open space dedication was recorded by this instrument.

DISCUSSION

The project is proposing to rough grade lots 3, 6, and 8 to create building pads for the future construction of single-family homes. When these lots are sold, the future owners will have to submit a new Site Development Plan to be approved by the Planning Commission for the construction of the new homes.



Lot 7 is proposing to build a 5,579 sq. ft. two-story home with an attached 3-car garage with a detached 533 sq. ft. accessory dwelling unit. This home will require approximately 2,005 cu. yds. of cut, 349 cu. yds. of fill and 1,611 cu. yds. of export.

Lot 4 is proposing to build 6,502 sq. ft. three-story home with an attached 4-car garage and 562 sq. ft. attached casita. This home will require approximately 379 cu. yds. of cut, 789 cu. yds. of fill and 410 cu. yds. of import. The applicant will also be revising the existing scenic easement area on the lot to allow for a construction of a retaining wall by removing 2106 sq. ft. from the existing recorded map and adding 2,112 sq. ft. of new area thereby creating a net addition of area to the scenic easement.

The single-family home is a permitted use under the FTSP, subject to the approval of a Site Development Permit by the Planning Commission. The proposed project meets all development standards identified in the FTSP and the County Zoning Code. Staff from the Building, Planning and Traffic Divisions have reviewed the requested Site Development application and recommend approval of the proposed project. Appropriate Conditions of Approval will be included in the Planning Commission findings that would mitigate any potential issues associated with the future development.

ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan), as it is a residential project implementing a specific plan.

Attachments:

1. Rough Grade Plans for Lots 3,4,6, 7 and 8
2. Site Plan and Architectural Plans for Lot 4
3. Site Plan and Architectural Plans for Lot 7
4. C-WQMP Lot 4
5. C-WQMP Lot 7
6. Approved Conceptual Fuel Modification Lot 4
7. Approved Conceptual Fuel Modification Lot 7
8. Biological Assessment Lot 3
9. Biological Assessment Lot 4
10. Biological Assessment Lot 6,7 and 8
11. Approved Area Plan 92-04
12. Recorded Tract Map 14749