



ORANGE COUNTY Public Works MEMORANDUM

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DATE: June 7, 2023 (Meeting Date)
TO: Coto de Caza Planning Advisory Committee
FROM: Kevin Canning, Contract Planner
SUBJECT: **PA21-0211** - An Administrative Site Development Permit to the Director to allow more than 500 cubic yards grading in a Scenic Easement area. Project site is 3 Lorjen.

PROPOSAL

The project proposes grading within a designated Scenic Area easement to extend a driveway to a new 3,200 square foot garage that would be situated outside the Scenic Easement area. The topic of this review is the improvement proposed through the Scenic Area, and not the proposed garage which meets all development standards.

PROJECT DISCUSSION

The Coto de Caza Specific Plan provides for various types of open spaces within the community including major open space areas such as the golf courses, park areas and the resource preservation (conservation) areas generally along the upper edges of the length of the valley. Scenic Areas are intended to provide for a transition between the conservation areas and the developed residential areas, and they are identified and dedicated on a map-by-map basis.

The subject site is Lot 75 within Tract 13332, also known as The Woods, and this map identified the areas of the exiting oak groves and dedicated them as either a Resources Preservation easement or as a Scenic Area easement. Exhibit 1 (attached) shows the limits of the recorded Scenic Area easement on the subject site and compares it to an aerial of the area. Note that the scenic easement bisects the property with an unencumbered residential development area on either side of the easement.

The applicant proposes to extend a driveway across the scenic area easement to provide access to a proposed 3,200 square foot garage on the development area at the rear of the lot. The garage structure is located outside of the easement area.

Limited types of development are permitted in the various Open Space categories. The Specific Plan states (pg 65):

In Scenic Areas, development is limited to public utilities and to uses and structures which are both, (1) accessory to residential and other principal permitted uses, and (2) of an open space/recreational nature on the same building site including but not limited to barns, swimming pools and fences. Furthermore, such structures and impervious surfaces are limited to fifteen percent (15%) total of the easement area of the subject building site.

The proposed project is consistent with these guidelines.

If you have any questions feel free to contact me at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com