

ORDINANCE NO. 01-010

AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA  
AMENDING THE FOOTHILL/TRABUCO SPECIFIC PLAN  
REGARDING MINOR IMPROVEMENTS TO EXISTING USES  
AND REMEDIAL GRADING (ZC99-04)

The Board of Supervisors of the County of Orange, California does ordain as follows:

SECTION 1. The following general provision is hereby added to the Foothill/Trabuco Specific Plan Section III.C. to read as follows:

14.0 Minor Homeowner Improvements.

Notwithstanding any other provision in the Foothill/Trabuco Specific Plan, minor improvements as described below shall be allowed for a lawfully established single-family residence subject to a site development permit reviewed by the F/TSP Review Board and approved by the Director. The applicant shall not be required to dedicate open space areas otherwise required by this Specific Plan. Only those special studies/reports determined necessary by the Director shall be required. The F/TSP Review Board may recommend those studies/reports that should be required. On a case-by-case basis, such permit application may be sent by the Director to the Planning Commission for action. All actions by the approving authority on such permits may be appealed.

- a. Subject to "e" below, the existing residence and accessory structures may be expanded vertically up to the height limit per the applicable district regulations in this Specific Plan.
- b. Subject to "e" below, the residence may be expanded horizontally up to 50 percent of the existing building footprint and accessory structures on the same building site may be established/expanded with a building footprint up to 640 square feet (total of existing plus new). The height of such horizontal expansion shall be limited by "a" above.
- c. Subject to "e" below, grading up to 50 cubic yards (cut or fill, whichever is greater) is allowed. However, this restriction shall be 150 cubic yards maximum if it is grading conducted to construct driveways and foundations in support of the footprint modification requested, but only if such grading is on slopes of less than 15 percent and there are no manufactured slopes created greater than ten vertical feet.
- d. Subject to "e" below, remedial grading up to 500 cubic yards in response to a notice of violation issued by the Building Official to correct a health and safety situation caused by an act of nature is allowed if it is not related to new development.
- e. Such improvements must satisfy all applicable site development standards regarding buildings and accessory structures as well as the below listed conditions.
  - 1) All trees with a diameter of five inches measured 4.5 feet above the ground shall be preserved, replaced or relocated per Section III.E.1.c.
  - 2) For building sites of one acre or more, the location of the proposed improvements shall not be within fifty feet of designated wildlife corridors, streambeds, and oak woodlands or within 200 feet horizontally or 50 feet vertically of designated major ridgelines and major rock outcroppings or within any of the setbacks from scenic highways as specified in Section II.C.5.2.b.