

# **LETTER OF PROJECT PROPOSAL AND SCOPE OF WORK.**

**Dated 7 Apr 2015**

## **COUNTY OF ORANGE, OC PUBLIC WORKS, OC PLANNING**

**Land Use Planning**

**300 N Flower**

**Santa Ana, CA**

**Reed Residence**

**30122 Canyon Creek**

**Trabuco Canyon, CA 92679**

Owner: Patricia and John Reed  
30122 Canyon Creek  
Trabuco Canyon, CA 92679  
619 861 9599  
APN856-041-22

The project proposes to add a 5341 square foot home on the 73,616 square foot site. The home is consistent with the Foothill/Trabuco Specific Plan. The house will meet all setback and height restrictions. The project does not require a grading plan, less than 50 cubic yards will be graded. The house will be built out of insulated concrete forms and the second floor and the roof will be made out of reinforced concrete, all interior structural walls will be made out of reinforced concrete, non structural interior walls will be made out of steel studs, and fire rated 5/8 sheetrock will be used throughout. This construction philosophy will ensure as fire resistant as possible structure. This home will offer the best compromise between building materials, home safety, fire protection, and resistance to the elements to include wind, rain, fire and insect damage. This site has had over 100 MPH winds during Santa Ana wind conditions.

### **Proposed Project:**

We are proposing to build a two-story house. There will be two bedrooms (with the potential of two addition bedrooms), a game room, study, a large dining room (the extended family gets together at least once a week for dinner or breakfast), a combination kitchen living room, and a 4-car garage. The house will be designed and

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built to be LEED certified and to have solar electric. We are hoping to build a home that is sustainable, fire resistant, resistant to the elements, and impervious to animal and insect damage, and to be energy efficient, and to have a minimal carbon footprint. We are hoping this house will help set the standard of how homes should be built so they are compatible with the Canyon environment.

**Compatibility:**

The home site is 1.69 acres (73,616 square feet). However, each building site owns out to the center of Canyon Creek Drive. Therefore usable area is 1.27 acres (55,321 square feet). This gives us an area of 18,440 square feet to develop. We are consistent with this requirement. The house is being constructed on an elevation, which will result in the house roofline being below the elevation of Canyon Creek Drive. As detailed in the Biological Resources Assessment Report the home will not interfere with anyone's view throughout the entire canyon. With the diversity of architectural styles, this home will help support the diversity and the uniqueness of architectural designs and details so enjoyed by the residents of this canyon. With the potential exception of one resident, all residents of Canyon Creek have no objections with the proposed house. In fact many of them have stated that they will be at the Foothill/Trabuco Specific Plan Review Board meeting to support us in this endeavor.

**General Welfare:**

The proposed unique home will in no way effect the public health and safety or the general welfare of our neighbors, visitors or others concerned in a non-positive manner. As a result of the many trees we have planter to include oaks and sycamores our proposed residence is not noticeable from Live Oak Canyon Road or Canyon Creek Drive See pictures in the Biological Resources Assessment Report. Because we are ecologically managing the site to mitigate wild fire potential and are building a fire resistant home, we are improving the overall general welfare, public safety, and public health of the area.

**Special Circumstances:**

There are no special circumstances required for this project. All height and setback requirements are met. Disturbance to the site will be minimal as delineated in the Biological Resources Assessment Report.

**No Special Privileges:**

We are not asking for any special privileges to build our home.

**Existing Environmental Conditions:**

**Earth:**

The building site existing topography is explicitly detailed on the site plan. The site was originally prepared in the 1960's, when Canyon Creek Drive was originally built. The site was excavated and used as a barrow site to supply material for the construction of the road. As a result the house will be built on an area that has been

excavated. The weight of the house will be less than the weight on the material that was removed to build the road. This fact should preclude the potential of any long term settlement as a result of the weight of the house. The soil is loosely cemented sandstone with the soil plains sloping into the hill, thus mitigating the potential of a land slide or earth movement.

As a result on the soil geometry there are no geologic hazards.

**Water:**

Existing drainage patterns will not be disturbed. Water drainage occurs through the natural canyon to the south of the site. See the site plan, landscape plan, and Biological Resources Assessment Report.

**Other Considerations:**

**Biological Resources:**

These concerns are detailed in the Biological Resources Assessment Report. This project will present no degradation to the biological resources

**Land Use on Canyon Creek:**

There are only private homes and Trabuco Canyon Community Church on Canyon Creek Drive. The 27.7 acre track of land to the south is currently for sale as a potential subdivision. It is advertised as 4-acre building sites potential.

**Hazards:**

There are no environmental hazards on this site. See Biological Resources Assessment Report.

**Cultural/Historical/Paleo/ Archeological Resources:**

There are none. Dr. Dianne Walsh, who is the Environmental Officer at MCAS Camp Pendleton, has agreements with the local Indian tribes to represent their interests on sites she investigates. She has concluded there are none. The site is highly disturbed and was excavated in the 1960's. It has none of the characteristics to previously excavated native American sites in the area. See Biological Resources Assessment Report.

Provide information you may have regarding any Federal or State Agencies (i.e. Army Corps of Engineering, U.S. Fish and Wildlife, Water Board, State Fish and Game):

Dr. Walsh works closely with the for mentioned state and federal agencies. She is on first name bases with the decision makers in most of these agencies. She has concluded there are no interest with these agencies concerning this project.

**Conceptual WQMP:**

See site plan, grading plan, landscape plan, and Biological Resources Assessment Report. There will be no changes from the current flow of water off the building site.

Foothill/Trabuco Specific Plan:

All requirements of the plan have been addressed. See encl (9) and (11).

I believe all planning requirements to proceed with this project have been met.

Sincerely,

John W Reed  
owner

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