

## FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

### Introduction

The Foothill/Trabuco Specific Plan Project Consistency Checklist has been developed to assist applicants, EMA staff, interested parties and the Planning Commission in determining whether a project proposal is consistent with the Specific Plan. The Checklist includes only the key Regulations and Guidelines from the Specific Plan; however, all projects shall be required to be found consistent with all of the applicable Regulations and Guidelines included in the Specific Plan. (Refer to the individual Specific Plan Components (Chapter II), the Land Use District Regulations (Chapter III) and the Development and Design Guidelines Chapter IV) for a complete listing.)

The language in the Regulations/Guidelines indicates whether they are mandatory Regulations or non-mandatory Guidelines. "Shall" indicates a mandatory Regulation to which there are no exceptions, while "should" indicates a non-mandatory Guideline. Individual development proposals are not required to be consistent with each and every Guideline. The Planning Commission may approve deviations from the Guidelines; however, the Commission must find that the project is in overall compliance with the Guidelines and consistent with the Goals and Objectives of the Specific Plan.

### Implementation

Prior to Planning Commission consideration of any Area Plan, Site Development Permit, Use Permit and/or concurrently processed subdivision map, EMA staff shall complete a Specific Plan Project Consistency Checklist for the project and shall make a determination regarding the project's consistency with the Specific Plan. Additional explanation/discussion of the project's consistency with each Regulation and Guideline shall be attached to the Checklist, as necessary. The Planning Commission shall review the completed Checklist in conjunction with consideration of any discretionary approval and shall utilize the Checklist as the basis for making the necessary findings that the project is in overall compliance with the Specific Plan and consistent with the Goals and Objectives of the Specific Plan.

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REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
I. Completeness of Application			
The applicant has submitted all of the necessary information, studies, reports and analyses required by the Specific Plan Regulations and the application has been deemed complete.	<u>X</u>	_____	_____
II. Environmental Documentation			
A. Initial Study IS _____ has been completed for the project proposal and _____ has been prepared to address the potential environmental impacts of the project.	_____	_____	<u>X</u>
B. Initial Study IS _____ has been completed for the project proposal and it has been determined that EIR 531, prepared for the Specific Plan, adequately addresses the potential environmental impacts of the project proposal.	_____	_____	<u>X</u>
III. District Regulations/Site Development Standards			
The project proposal is consistent with the following site development standards and regulations of the applicable Land Use District.	_____	_____	_____
A. The project proposal is a permitted use within the District.	<u>X</u>	_____	_____
B. The project proposal meets the minimum building site area requirement for the District.	_____	<u>X</u>	_____
C. The project proposal is consistent with the Land Use Plan and the maximum density cap for the site.	<u>X</u>	_____	_____
D. The project proposal is consistent with the District building height restrictions.	<u>X</u>	_____	_____
IV. Grading			
A. All residential projects within the Arroyo Trabuco Residential District, the Trabuco Canyon Residential District and the Upper Aliso Residential District shall comply with the following provisions:			

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1. Grading shall be limited to an <u>average</u> of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist. For development of a single building site prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusion provided above. For development of a single building site existing prior to the adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.	_____	<u>X</u> _____	_____
2. If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude development of the un-built units.	_____	_____	<u>X</u> _____
3. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.	_____	<u>X</u> _____	_____
4. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.	_____	<u>X</u> _____	_____
5. For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.	<u>X</u> _____	_____	_____
6. Except where geological hazards exist that are best mitigated by more conventional grading methods, utilizing linear slopes to best complement required stabilization devices, and where contour grading would result in more significant impacts to natural resources than would conventional grading methods, contour grading techniques shall be used to provide varying slope percentages and slope directions in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:	<u>X</u> _____	_____	_____
a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.	<u>X</u> _____	_____	_____

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	YES	NO	N/A
b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.	<u>X</u>	_____	_____
7. Where Alternative Grading Standards are proposed, the Planning Commission shall be required to make the following findings:			
a) The Alternative Grading Standards shall result in seventy (70) percent or more of the site being preserved in natural, undisturbed open space. No grading, structures (including stables and corrals), walls (except river rock walls not to exceed 3 feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized. The Alternative Grading Standards shall not result in an average of more than 9,000 cubic yards of grading (cut or fill, whichever is greater) per building site, excluding grading required for access roads and driveways serving two or more building sites and any remedial grading required, as certified by a geologist.	_____	_____	<u>X</u>
b) The height of cut or fill (manufactured) slopes shall not exceed thirty (30) vertical feet, except for roads or driveways providing access to five or more dwelling units.	_____	_____	<u>X</u>
B. Each individual project proposal within the Upper Aliso Residential and Trabuco Canyon Residential Districts (excluding building sites of one (1) acre or less which were existing at the time of Specific Plan adoption) shall preserve a minimum of sixty-six (66) percent of the site in permanent, natural open space which shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. No grading, structures (including stables and corrals), walls (except river rock walls not to exceed three feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized.	<u>X</u>	_____	_____

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REGULATION/GUIDELINE	CONSISTENT?		
	YES	NO	N/A
V. Resources Overlay Component			
A. Wildlife Corridors			
1. No development proposal subject to the required site-specific wildlife corridor analysis shall be approved until it has been determined by the Planning Commission that the wildlife corridor analysis meets the requirements of the Resources Overlay Component, that the development complies with the corridor protection policies (identified below), and the Planning Commission has approved the final corridor alignments.	<u>X</u>	_____	_____
2. Delineation/Adjustment of Wildlife Corridor Boundaries			
a. Parcels containing wildlife corridors as designated in the Resources Overlay Component, or any portion thereof, and parcels within 150 feet of any corridor shall be required to prepare a site-specific wildlife corridor analysis. Detailed mapping is intended to provide final designated alignments for the corridors. The intent of the analysis shall not be to locate the corridor where it is most feasible to accommodate adjacent development. Detailed mapping shall be limited to defining the designated 1:500-scale alignment at a scale of at least 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System and not realignment or deletion of the designated corridor swath. The analysis shall be prepared by a qualified wildlife biologist.	_____	_____	<u>X</u>
b. Mapping shall identify a minimum corridor width <u>at all locations</u> of 400 feet measured perpendicular to the corridor's boundary, except for the corridor parallel and adjacent to Live Oak Canyon Road where the minimum width shall be 100 feet.	_____	_____	<u>X</u>
c. The explicit intent of the detailed, site-specific corridor alignment analysis shall be to optimize conditions for wildlife use and movement. Factors to be considered in this determination shall include the types of habitat within and at both ends of the corridor. The 1:100 scale mapping (1:40 scale within the area of disturbance) shall attempt to include a variety of the habitat types representative of the area, and to provide habitat for the species that occupy connecting habitat areas. Established large mammal trails within designated corridors which show visible signs of use shall be prioritized for inclusion within the final corridor alignment. The alignment analysis shall also identify landscape screening necessary to buffer residential uses from the wildlife corridor.	_____	_____	<u>X</u>

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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
d. Prior to the recordation of any final tract/parcel map or the issuance of any grading permits, whichever comes first, the final established wildlife corridor areas shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.	_____	_____	<u>X</u>
3. Uses Permitted within Wildlife Corridors			
The primary intended uses of the designated wildlife corridors shall be wildlife movement and provision of habitat. Other permitted uses (indicated below) shall be allowed only if they are not detrimental to the primary use.	_____	_____	_____
a. Other than the exclusion provided below for commercial equestrian facilities, passive recreation shall be limited to hiking, bicycling and horseback riding on designated riding and hiking trails only. Passive recreational uses shall be strictly limited to the daylight hours. Except for the designated wildlife corridor within the Arroyo Trabuco, no commercial equestrian facilities shall be permitted within any wildlife corridor. Commercial equestrian facilities shall be permitted in the Arroyo Trabuco only if it is demonstrated that they will not impede wildlife circulation or significantly impact habitat areas.	_____	_____	<u>X</u>
b. Roads shall be prohibited within designated wildlife corridors except where there is no other feasible access to a development site. Roads crossing or entering a corridor shall be designed to minimize impacts on natural terrain and vegetation within the corridor and shall comply with the following provisions:	_____	_____	_____
1) Alternative, <u>rural</u> road standards are encouraged. Road alignments within wildlife corridors, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation. The width of the roads shall be minimized to the greatest extent feasible without compromising public safety. Where a road crossing of a wildlife corridor is unavoidable, the road should transverse the corridor at a 90-degree angle, rather than parallel to the corridor's orientation. If the 90-degree crossing would require more vegetation removal and habitat disturbance, alternative crossings which require less habitat disturbance may be permitted.	_____	_____	<u>X</u>
2) Reduced speed limits on roads within wildlife corridors are encouraged.	_____	_____	<u>X</u>
3) Signs identifying a wildlife crossing area shall be posted within 100 feet of each point where the road transverses the wildlife corridor.	_____	_____	<u>X</u>

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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
4) Roads within wildlife corridors shall be limited to local collector roads providing access to local residents and shall be designed to discourage or preclude through traffic. Controlled access from arterials, e.g. a gated entry, is preferred.	_____	_____	<u>X</u>
5) Where a road crosses a streambed within a designated wildlife corridor, a low-water bridge crossing should be provided rather than a culvert, where possible, to minimize grading impacts associated with culvert crossings.	_____	_____	<u>X</u>
c. Where a recreational trail enters or crosses a designated wildlife corridor, the trail shall be located based upon the recommendations of a site specific corridor analysis by a wildlife biologist. In cases where a trail enters a corridor where a road is also existing or proposed, the trail shall be sited immediately adjacent and parallel to the road in order to minimize habitat disturbance. Where a road is not existing or proposed within the corridor, it is preferable to locate the trail outside of the wildlife corridor.	_____	_____	<u>X</u>
d. When a road or underground utility or pipeline is required to transverse or encroach upon a designated wildlife corridor, its alignment shall incorporate, to the <u>maximum</u> extent feasible, the recommendations of a wildlife biologist based on site visit(s) and assessment of impacts of the proposed alignment.	_____	_____	<u>X</u>
4. Uses Adjacent to Wildlife Corridors			
a. Development shall maintain a minimum 50-foot setback of all structures and barrier fencing from all corridors. Uses within the setback zone shall be limited to low-intensity, residential-related activities such as recreation and private open space.	_____	_____	<u>X</u>
b. If determined necessary by a biologist as part of the corridor analysis, development shall provide planting of a minimum 25-foot buffer zone, within the required 50-foot setback, of native shrubs and trees. In areas where sufficient buffering already exists, landscape screening may not be necessary. Planting shall be informal and shall emphasize native trees and shrubs that provide maximum screening. Landscaping within the buffer zone shall be maintained by the homeowner or by a homeowners' association.	_____	_____	<u>X</u>
c. Exterior lighting shall be prohibited within the 50-foot setback zone. Lighting for outdoor nighttime activities such as playing fields or tennis courts shall be prohibited. Light sources shall be directed away from wildlife corridors. Lighting may be permitted on roads that transverse corridors where necessary for public safety reasons.	_____	_____	<u>X</u>

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d. Fencing within the 50-foot setback zone shall be limited to open fencing (i.e., split rail fencing) which does not exceed 40 inches in height, measured from the finished grade, in order to allow for the mobility of animals.	_____	_____	<u>X</u>
<b>B. Oak Woodlands</b>			
<b>1. Delineation/Adjustment of Oak Woodlands Boundaries</b>			
a. Parcels containing oak woodlands as identified in the Resources Overlay Component and parcels located within 100 feet of any identified oak woodland shall be required to submit a site-specific oak woodlands analysis, prepared by a qualified biologist/arborist, to determine the precise boundary of the oak woodlands. The analysis shall provide precise mapping of all oak woodlands at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for inclusion in EMA's Intergraph Mapping System. Oak woodlands shall be preserved in an undisturbed state to the greatest extent possible while still allowing for reasonable development. The site-specific analysis shall identify the level of impact of the proposed project and methods of reducing or avoiding adverse impacts of the project. The impacts analysis shall consider all forms of disturbance resulting from the development, including changes in runoff, impacts within the dripline of trees, etc. If oak trees are proposed to be transplanted, the analysis shall identify suitable locations for the transplantation of oak trees.	_____	_____	<u>X</u>
b. Prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange of its designee those areas containing oak woodlands, as identified for preservation in an approved Tree Management/Preservation Plan, in a manner meeting the approval of the Manager, Harbors, Beaches and Parks, Program Planning Division.	_____	_____	<u>X</u>
<b>2. Tree Management/Preservation Plan</b>			
a. Any oak tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit for the subject site and approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. For existing development, a Tree Management/Preservation plan shall be required to remove any trees; however, an area plan or site plan shall not be required. Since they provide a major role in providing nesting or breeding habitat, removal of dead or dying oak trees shall also require approval of a Tree Management/Preservation Plan.	_____	_____	<u>X</u>



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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
b. Any oak trees removed which is greater than five (5) inches in diameter at 4.5 feet above the existing grade shall be transplanted. If any oak tree over five inches in diameter is in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced according to the Tree Replacement Scale in the Resources Overlay Component. If any oak trees die within five years of the initial transplantation, they shall be replaced according to Tree Replacement Scale.	_____	_____	<u>X</u>
c. The Tree Management/Preservation Plan shall identify those trees exceeding five (5) inches in diameter which are proposed for removal and the location of replacement trees.	_____	_____	<u>X</u>
d. In the event that all transplanted or replacement trees cannot be feasibly located on the property, an off-site mitigation program may be permitted; however, all replacement and transplanted trees shall be located within the Specific Plan Area.	_____	_____	<u>X</u>
e. The Tree Management/Preservation Plan shall be signed and certified by a biologist or arborist. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the trees for a minimum period of six months.	_____	_____	<u>X</u>
3. Uses Within and Adjacent to Oak Woodlands			
a. During all grading and construction operations, all oak trees on the site, located adjacent to the approved limits of grading and identified in an approved Tree Management/Preservation Plan as trees to be preserved, shall be adequately fenced and protected from encroachment by grading and construction equipment. Grading, placement of fill and storage of building materials and heavy equipment shall be prohibited within the dripline of any tree designated for preservation as part of an approved Tree Management/Preservation Plan.	_____	_____	<u>X</u>
b. Retaining walls shall be used to protect the existing grades within the driplines of oaks from surrounding cut and fill. However, these shall not alter the drainage from around trees.	_____	_____	<u>X</u>
c. No types of surface, whether pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. Where surfacing cannot be avoided, alternative types of paving should be utilized, such as gravel or porous brick and sand joints.	_____	_____	<u>X</u>
d. Oak trees shall not be subjected to increased runoff from irrigation systems, impermeable surfaces, storm drain discharge, etc.	_____	_____	<u>X</u>

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		NO	N/A
e. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation to oak trees shall not be altered.	_____	_____	<u>X</u>
f. In proximity to oak trees, only one trench should be dug to accommodate all utility lines. Where necessary, the impacted trees should be carefully pruned by an arborist in proportion to the total amount of root zone lost.	_____	_____	<u>X</u>
<b>C. Streambeds</b>			
<b>1. Delineation of Streambed Boundaries</b>			
a. Applicants for development proposals on parcels containing streambeds as designated on EMA's Intergraph Base Map at 1:500 scale and parcels within 100 feet of any designated streambed shall be required to prepare a site-specific streambed analysis prepared by a hydrologist to determine the precise boundary of the streambed at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System.	_____	_____	<u>X</u>
b. Applicants of said projects shall be required to submit detailed, site-specific analyses to identify the direction and flow of natural runoff from the site, or immediately adjacent to the site. The detailed, site-specific analysis shall address the need for mitigation measures such as check dams, drop structures, rip-rap, energy dissipation structures and flow stabilizing devices below drainage discharge flows to keep velocities close to pre-development levels. The primary objective of including streambeds within the Resources Overlay Component shall be to minimize the need for man-made structures which would alter the natural condition of any designated streambeds, either on-site or downstream.	_____	_____	<u>X</u>
<b>2. Uses Within and Adjacent to Streambeds</b>			
a. All development should minimize discharge so that future storm flows do not significantly exceed existing flow levels. While drainage improvements are not prohibited, they shall be minimized to the extent possible.	_____	_____	<u>X</u>
b. Where man-made drainage devices and improvements (including bench drains and drainage channels) are required, they shall be placed in less visible locations and naturalized through the use of river rock, earth-toned concrete and extensive landscaping.	_____	_____	<u>X</u>

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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
c. The use of permeable surfaces, such as wood decks, sand-jointed bricks and stone walkways should be incorporated into project design, where feasible, in order to minimize off-site flows and to facilitate the absorption of water into the ground.	_____	_____	<u>X</u>
D. Visual Resources			
1. Major Ridgelines and Major Rock Outcroppings			
The following requirements shall apply to all building sites within the Specific Plan Area except for those legal building sites existing at the time of Specific Plan Adoption where compliance with the requirements would preclude development of a single residence on the existing building site.			
a. The designated Major Ridgelines and Rock Outcroppings identified in the Resources Overlay Component shall be preserved: No point on any structure shall be located closer to the centerline of a designated major ridgeline than 200 feet measured horizontally on a topographic map or closer than 50 feet measured vertically on a cross section, as determined by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit. Said areas within 200 feet measured horizontally or 50 feet measured vertically shall be offered for dedication in fee or preservation easements to the County of Orange or its designee prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.	_____	_____	<u>X</u>
b. Applicants for development projects on sites located adjacent to the scenic roadway corridors identified in the Resources Overlay Component shall offer the required scenic setback areas for dedication in fee or preservation easements to the County of Orange or its designee prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.	_____	_____	<u>X</u>
2. Scenic Roadway Corridors			
a. Applicants for development projects which are visible from any road designated as a scenic corridor in the Resources Overlay Component shall be required to submit a detailed viewshed analysis of the proposed development for consideration by the Planning Commission in conjunction with any area plan, site development permit or use permit.	_____	_____	<u>X</u>
b. No structure should encroach upon the skyline as viewed from the scenic corridors.	_____	_____	<u>X</u>

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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
c. Landscape screening shall be provided to obscure any grading scars that are visible from the designated scenic corridors.	_____	_____	<u>X</u>
VI. Landscaping and Fuel Modification			
A. Prior to the approval of any area plan, tentative subdivision map, site development permit or use permit, the applicant shall prepare a Preliminary Landscaping Plan for approval of the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. A licensed landscape architect shall certify in writing that the plan is consistent with the Landscaping Regulations and the Development and Design Guidelines of the Specific Plan. Prior to the issuance of any grading permits, a Precise Landscaping Plan shall be approved by the Manager, Subdivision Division, in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Prior to the issuance of certificates of use and occupancy, the applicant shall install said landscaping and irrigation systems and shall have a licensed landscape architect certify that it was installed in accordance with the approved Precise Plan and shall furnish said certification to the Manager, EMA/Building Inspection Division.	<u>X</u>	_____	_____
B. Any tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit and the approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. Said plan shall be incorporated as a component of the required Landscaping/Fuel Modification Plan. Since they play a major role in providing nesting or breeding habitat, the removal of dead or dying trees shall require approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Said plan shall be signed and certified by a biologist or arborist. The plan shall identify the location, size and species of all trees proposed to be removed which have a trunk diameter of five inches or greater at 4.5 feet above the existing grade and the proposed location for transplanted or replacement trees.	<u>X</u>	_____	_____
C. Any oak trees exceeding five inches in diameter at 4.5 feet above the existing grade removed in accordance with an approved Tree Management/Preservation Plan shall be transplanted. If any oak tree over five inches in diameter is in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced with minimum 15-gallon trees according to the Tree Replacement Scale included in the Landscaping Regulations.	<u>X</u>	_____	_____

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		NO	N/A
D. Any sycamore tree exceeding thirty-five inches in diameter shall be preserved, transplanted or replaced by an identical species of equal or greater size. Sycamore trees less than thirty-five inches in diameter shall be replaced according to the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
E. In the event that all replacement trees will not fit on a property, an off-site mitigation program may be permitted; however, all replacement trees shall be located within the Specific Plan Area.	<u>X</u>	_____	_____
F. Any species of tree, other than oaks or sycamores, shall be transplanted or replaced with minimum fifteen gallon trees at minimum ratio of 1:1.	<u>X</u>	_____	_____
G. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the tree for a minimum period of six months. If any transplanted tree dies within five years of the date of transplantation, it shall be replaced according to the replacement scale for the trees removed.	<u>X</u>	_____	_____
H. Grading, placement of fill, storage of building materials and heavy equipment, structural development and hardscape (e.g., roads, sidewalks, patio slabs and pool decks), shall be prohibited within the dripline (outer edge of branches) of any oak or sycamore tree. Where these activities cannot be avoided, all trees with impacted driplines shall be retained in their current location, but replacement trees shall be provided according to the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
I. During all construction and grading operations, all oak and sycamore trees on the site located adjacent to the approved limits of grading identified in the Tree Management/Preservation Plan as trees to be preserved shall be adequately fenced and protected from encroachment by grading and construction equipment. In the event that any oak or sycamore trees are inadvertently or intentionally injured or removed, they shall be replaced in accordance with the Tree Replacement Scale in the Landscaping Regulations.	<u>X</u>	_____	_____
J. Graded slopes shall be re-vegetated with native, fire-resistant vegetation prior to the issuance of certificates of use an occupancy or within six months of the termination of grading operations, whichever occurs first.	<u>X</u>	_____	_____
K. Landscape screening shall be provided to obscure grading scars from the view of any public road.	<u>X</u>	_____	_____
L. All projects located in a wildland fire hazard, as identified by the Fire Chief, shall be required to prepare Fuel Modification Plans. Said plans shall be incorporated as a component of the required Landscaping Plan.	<u>X</u>	_____	_____

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REGULATION/GUIDELINE	YES	CONSISTENT? NO	N/A
<p>M. Prior to the approval of any area plan or the issuance of any grading permits or building permits, whichever occurs first, the applicant shall prepare a Preliminary Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan addressing the subject property. The Preliminary Landscaping/Fuel Modification Plan shall be incorporated into an area plan if one is required for the subject project. The plan shall show the special treatment to achieve an acceptable level of risk in regard to the exposures of structures to flammable vegetation and shall address the method of removal and installation (mechanical or hand labor), and provisions for its continuous maintenance.</p>	<u>X</u>	_____	_____
<p>N. Prior to the approval of any site development permit or the issuance of any building permits, whichever occurs first, the applicant shall prepare a Precise Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by the Manager, Subdivision Division in consultation with the Manager EMA/Harbors, Beaches and Parks/Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan address the subject property. The precise plan shall include all preliminary plan information, as well as a plant list, an irrigation plan and a precise definition of fuel modification zone boundaries.</p>	<u>X</u>	_____	_____
<p>O. Installation of the approved Precise Fuel Modification/Landscaping Plan shall commence prior to the issuance of any building permits for new habitable structures, under the supervision of the Fire Chief, and shall be completed prior to the issuance of applicable use and occupancy permits. After final inspection and approval, fuel modification/landscaping shall be regularly maintained in accordance with the approved plan.</p>	<u>X</u>	_____	_____
<p>P. The project proposal is consistent with the remaining Fuel Modification Regulations (Section III.E) and, if applicable, the Landscaping and Fuel Modification Guidelines (Section IV.F).</p>	<u>X</u>	_____	_____
<p>VII. Animal Regulation</p>	_____	_____	<u>X</u>
<p>The project proposal is consistent with the Animal Regulations (Section III.F).</p>			
<p>VIII. Circulation Component/Phasing Component</p>	<u>X</u>	_____	_____
<p>The project proposal is consistent with the Circulation Component and will not generate traffic beyond the levels assumed in the Traffic Analysis included in the EIR 531. The project will be phased in a manner</p>			

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
which is consistent with the Phasing Component.			
IX. Recreation Component			
The project proposal is consistent with the Recreation Component, and the applicant shall offer to dedicate and improve the Master Plan Riding and Hiking Trails, Master Plan Bikeways, Local Riding and Hiking Trails and Local Parks affecting the property, as required by the Recreation Plan.	<u>X</u>	_____	_____
X. Public Facilities Component			
The project proposal is consistent with the Public Facilities Component, and there are either: 1) adequate public facilities existing to serve the proposed level of development; or 2) the project will be phased to ensure that necessary infrastructure improvements are implemented commensurate with development.	<u>X</u>	_____	_____
XI. Development and Design Guidelines			
A. The project is consistent with the Grading, Drainage and Site Planning Guidelines (Section IV.C).	<u>X</u>	_____	_____
B. The project proposal is consistent with the Streetscape Guidelines (Section IV.D).	<u>X</u>	_____	_____
C. The project proposal is consistent with the Architectural Guidelines (Section IV.E).	<u>X</u>	_____	_____
XII. CONSISTENCY DETERMINATION:			
On the basis of this evaluation, I find that the following consistency determination applies:			
A. The project proposal is consistent with all of the Specific Plan Regulations and Guidelines.	_____	_____	X
B. The project proposal is inconsistent with the Specific Plan Regulations and is, therefore, inconsistent with the Specific Plan.	_____	_____	X
C. The project proposal is consistent with all of the Specific Plan Regulations, but inconsistent with some of the Specific Plan Guidelines. Although the project is inconsistent with one or more of the Guidelines, the project proposal is in <u>overall compliance</u> with the Specific Plan Guidelines and consistent with the overall Goals and Objectives of the Specific Plan.	<u>X</u>	_____	_____

FOOTHILL/TRABUCO SPECIFIC PLAN CONSISTENCY CHECKLIST

REGULATION/GUIDELINE	YES	<u>CONSISTENT?</u> NO	N/A
D. The project proposal is consistent with the Specific Plan Regulations, but inconsistent with several of the Specific Plan Guidelines. Due to the number of individual Guidelines with which the project is inconsistent and the degree of the inconsistency, the project <u>cannot</u> be found in overall compliance with the Specific Plan Guidelines or consistent with the Goals and Objectives of the Specific Plan.			X

By: Ilene Lundfelt

Date: 8/27/2025

Title: Associate Planner

Division: Planning