

RESOLUTION NO. 2025-01
RESOLUTION OF THE ZONING ADMINISTRATOR OF
ORANGE COUNTY, CALIFORNIA,
NOVEMBER 20, 2025

By action of the Zoning Administrator, the following Resolution was adopted:

WHEREAS, Planning Application PA25-0048 was submitted by the applicant, County of Orange, OC Parks, requesting approval of a Coastal Development Permit to expand an existing maintenance yard, remove the existing eight-foot-tall perimeter chain-link fence currently enclosing a smaller portion of the yard, install a new eight-foot-high chain-link fence, approximately 560-foot-long with privacy screening to create a larger storage area, and add a vehicular access gate to the expanded maintenance area;

WHEREAS, the project does not involve grading or alter existing land use designations, and will not result in impacts to public access, recreational amenities, or environmentally sensitive habitat areas;

WHEREAS, the project is consistent with the Orange County General Plan, Recreation Element, specifically, the project supports the Recreation Element Goal 1 to provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire County as well as Goal 3 to operate and maintain regional recreation facilities providing operation programs designed for the most effective use of each site at a minimum cost;

WHEREAS, the project is consistent with the Coastal Zone development standards pursuant to Zoning Code Section 7-9-40 and “Recreation” zoning designation under the certified Aliso Creek Planning Unit Local Coastal Program (Excluding Aliso Viejo Segment);

WHEREAS, the project is a necessarily included element of the project considered in Mitigated Negative Declaration No. IP 08-269, approved by the Board on August 4, 2009, for the Aliso and Wood Canyons Wilderness Park Resource Management Plan which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the Mitigated Negative Declaration No. IP 08-269 was approved has become known; therefore, no further environmental review is required.;

WHEREAS, a duly noticed public hearing was held on November 20, 2025, before the Orange County Zoning Administrator, at which time all interested persons were given the opportunity to

be heard, and the Zoning Administrator reviewed and considered all evidence presented, including the staff report and public testimony;

WHEREAS, the Zoning Administrator reviewed and fully considered the proposed Coastal Development Permit PA25-0048 and has heard and considered any public comments received on this request, and determined after review and consideration to approve Coastal Development Permit PA25-0048.

NOW, THEREFORE, BE IT RESOLVED THAT the Orange County Zoning Administrator adopts this resolution to:

- a. Find that the project is a necessarily included element of the project considered in Mitigated Negative Declaration No. IP 08-269, approved by the Board on August 4, 2009, for the Aliso and Wood Canyons Wilderness Park Resource Management Plan which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the Mitigated Negative Declaration No. IP 08-269 was approved has become known; therefore no further environmental review is required; and
- b. Approve Planning Application PA25-0048 for a Coastal Development Permit to expand an existing maintenance yard, remove the existing eight-foot-tall perimeter chain-link fence currently enclosing a smaller portion of the yard, install a new eight-foot-high chain-link fence, approximately 560-foot-long with privacy screening to create a larger storage area, and add a vehicular access gate to the expanded maintenance area subject to the Findings and Conditions of Approval contained within this Resolution.

Recommended Findings:

1. General Plan
 - a. That the project is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law. Specifically, the project supports the Recreation Element Goal 1 to provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire County as well as Goal 3 to operate and maintain regional recreation facilities providing operation programs designed for the most effective use of each site at a minimum cost.

2. Zoning Code

- a. That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

3. California Environmental Quality Act (CEQA)

- a. That this project is a necessarily included element of the project considered in Mitigated Negative Declaration No. IP 08-269, approved by the Board on August 4, 2009, for the Aliso and Wood Canyons Wilderness Park Resource Management Plan which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the Mitigated Negative Declaration No. IP 08-269 was approved has become known; therefore, no further environmental review is required.

4. Compatibility

- a. That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

5. General Welfare

- a. That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

6. Public Facilities

- a. That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

7. Local Coastal Program

- a. That the project conforms with the certified Aliso Creek Planning Unit Local Coastal Program (Excluding Aliso Viejo Segment).
- b. That the project conforms with the public access and public recreation policies of the California Coastal Act.
- c. That the approval of the application will result in a project that is in full compliance with the requirements of the certified land use plan.

Recommended Conditions of Approval:

1. Basic/Zoning Regulations
 - a. This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.
2. Basic/Time Limit
 - a. This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void, unless a valid extension is approved.
3. Basic/Plan
 - a. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
4. Basic/Compliance
 - a. Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.
5. Indemnification
 - a. Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion,

require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6. Basic/Appeal Exactions

- a. Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7. Geology Report

- a. If determined necessary, prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Building and Safety Division, for approval. The report shall include the information and be in the form as required by the Grading and Excavation Code and Grading Manual.

8. Construction Noise

- a. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:
 - (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 - (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
 - (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
- b. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

9. Erosion and Sediment Control Plan

- a. If determined necessary, prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris,

and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public rights-of-way. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

10. Drainage Study

- a. If determined necessary, prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Permit Services
 - (1) A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and
 - (2) When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and
 - (3) Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

11. Water Quality Management Plan

- a. If determined necessary, prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Building and Safety, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:
 - Detailed site and project description
 - Potential stormwater pollutants
 - Post-development drainage characteristics
 - Low Impact Development (LID) BMP selection and analysis
 - Structural and Non-Structural source control BMPs
 - Site design and drainage plan (BMP Exhibit)

- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

I HEREBY CERTIFY that the foregoing Resolution No. 2025-01 was adopted on November 20, 2025 by the Orange County Zoning Administrator.

By: Justin Kirk, Deputy Director OC Public Works
ORANGE COUNTY ZONING ADMINISTRATOR