

**CONDITIONS OF APPROVAL FOR:
DESIGN REVIEW 2025-09 - THONEY**

- Eng. 1. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.
2. **Prior to building permit**, an erosion and sediment control plan shall be submitted at the time of building permit review and be accepted by the City Engineer.
3. **Prior to building permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region) as applicable.
4. **Prior to building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.
5. **Prior to building permit**, lot drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other drainage design to the satisfaction of the City Engineer.
- Bldg. 6. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.
7. All structures shall be designed in accordance with Section 1609 for the wind design per the 2022 California Building Code. The wind speed for the City of Yorba Linda is 110 mph, per Figure 1609.3(1), of the 2022 California Building Code, exposure "C" using the basic wind design.
- All structures shall adhere to Section 1613 for seismic design from the 2022 California Building Code. The design shall be site specific and include the necessary data to justify the proposed design.
8. A clear, brush-free area of 10 feet shall be required around the perimeter of the ground mounted PV system. A non-combustible base, approved by the Fire Code official, shall be installed and maintained under the photovoltaic arrays and associated equipment

- installations, per the 2022 CFC Chapter 1205.5.1.
9. The applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit Final Inspection.
 10. All submitted Plans shall comply with the High Fire Severity Zone requirements per the California Building Code, Chapter 7A, California Residential Code, Section 337 as applicable and the Orange County Fire Authority (O.C.F.A.) requirements.
 11. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection. Contact Orange County Fire Authority at (714) 573-6100 for requirements.** Fire Sprinkler installations requirements are part of this requirement.
 12. All construction sites 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Department at 714-961-7120.
 - PIng. 13. The approval of Design Review 2025-09 is for a request to construct a ground-mounted fifty-six (56) panel solar photovoltaic system within the vacated LMAD easement area along the rear of the property, outside of required rear and side setback areas.
 14. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.
 15. The approval of Design Review 2025-09 shall lapse and become void as of August 27, 2026, unless building permits have been issued and construction is commenced and diligently pursued toward completion, or a time extension is requested in writing prior to that date.
 16. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Planning Commission.
 17. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the applicant

of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney.

18. Applicant shall provide to the Planning Department, **prior to issuance of building permits**, an electronic copy of the final plans approved by the Planning Commission. The copy shall be provided on a USB drive in “.pdf” format.
19. The final architectural elevations, materials and colors shall be substantially in conformance with the conceptual elevations approved by the Planning Commission, as reflected in the plans on file with the Community Development Department, to the satisfaction of the Community Development Director.
20. The surrounding area beneath and surrounding the ground-mounted solar photovoltaic system shall be kept clear of weeds and stored items and be kept in a well-maintained condition, to the satisfaction of the Community Development Director.

-The End-