

**CEQA INITIAL STUDY
NEGATIVE DECLARATION**

**FOR
ORANGE IS THE NEW GREEN ZONING CODE UPDATE**

**Zoning Code Amendment CA 16-01
IP 16-383**

Prepared for:

**Orange County Planning Commission
and
Orange County Board of Supervisors**

Prepared by:



**County of Orange
OC Public Works, Development Services/Planning
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Section 1: Introduction

Sections 1.1 through 1.11 conforms to and provides the content contained in the Appendix G: Environmental Checklist Form of the State CEQA Guidelines. Following Section 1.11, the Environmental Factors Potentially Affected list and the Environmental Determination are provided that also follows the content contained in the Environmental Checklist Form.

1.1 Project Title

Orange is the New Green Zoning Code Amendment
Zoning Code Amendment CA 16-01

1.2 Lead Agency Name and Address

County of Orange
OC Public Works, Development Services/Planning
300 North Flower
Santa Ana, California 92703

1.3 Contact Person and Telephone Number

Joanna Chang, Land Use Manager
OC Development Services/Planning
Telephone: 714.667.8815

Cindy Salazar, Planner IV
OC Development Services/Planning
Telephone: 714.667.8840

1.4 Project Location

The Project location includes the unincorporated portion of Orange County. Orange County is located along the Pacific Ocean between Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the southeast. Orange County stretches approximately 40 miles along the coast and extends inland approximately 20 miles, covering 798 square miles. Refer to Figure 1 - Statewide Location, Figure 2 - Regional Location, Figure 3 - Orange County Zoning Map, and Figure 4 - Orange County Unincorporated Areas.

Figure 1: Statewide Location

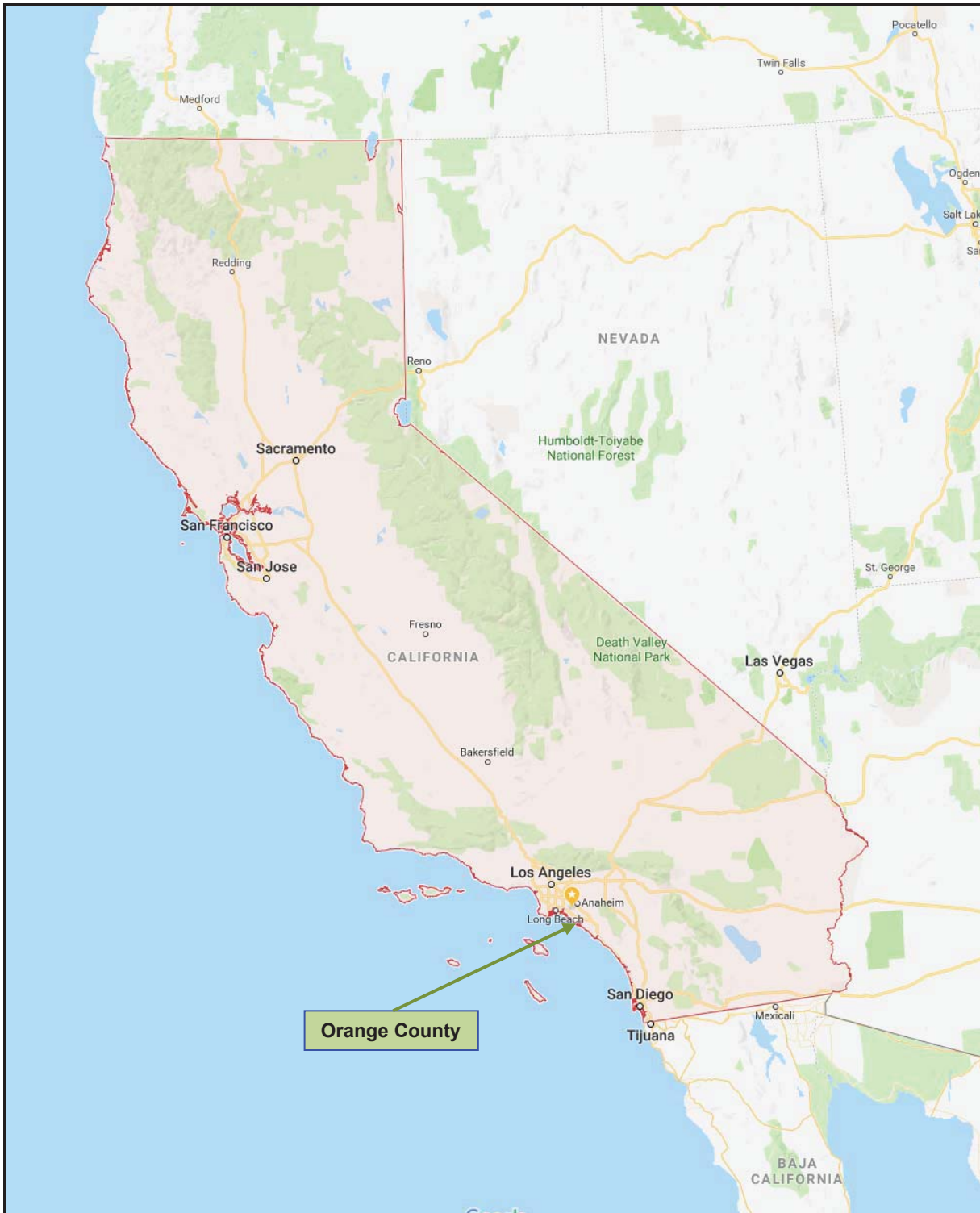


Figure 2: Regional Location

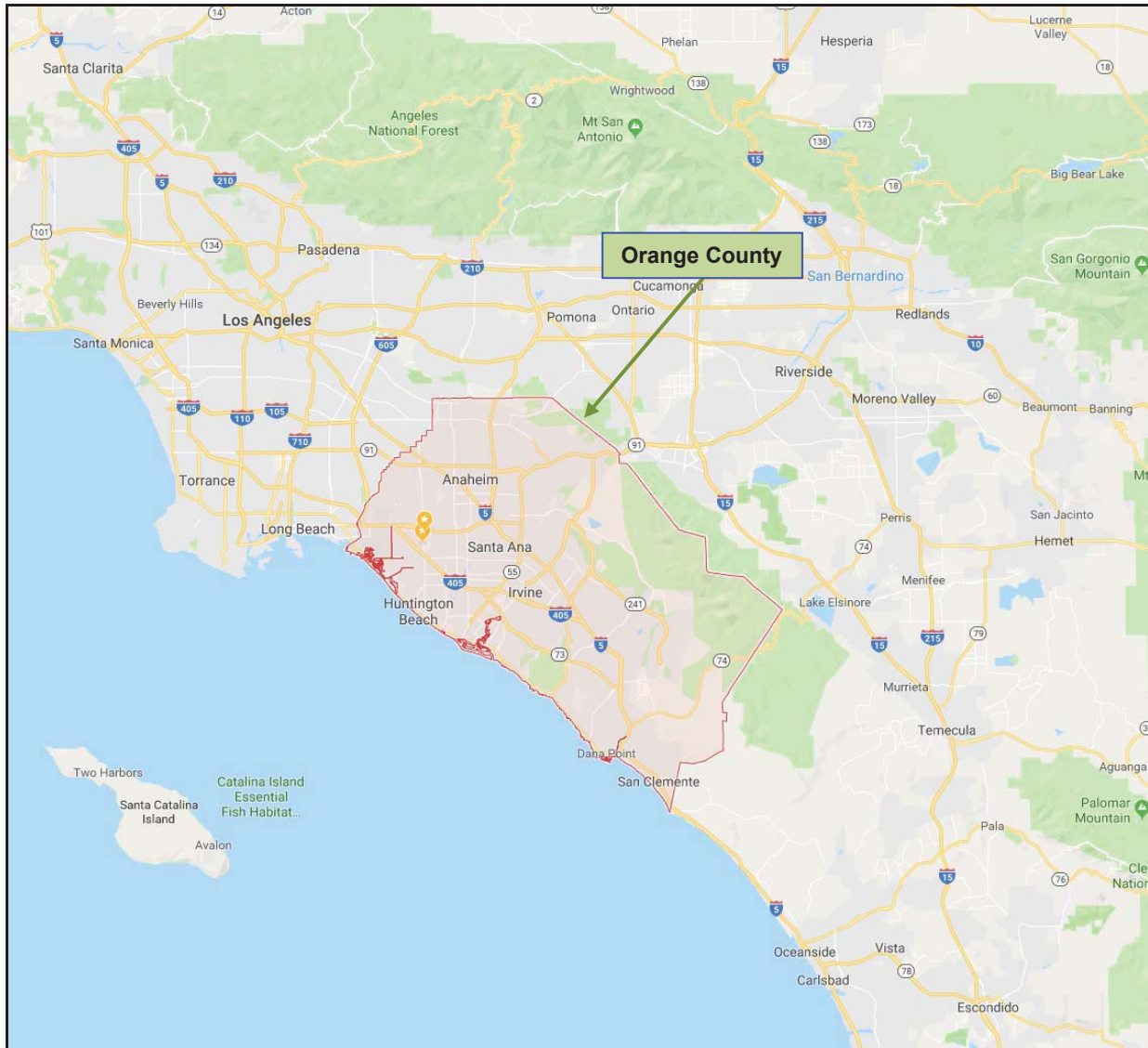
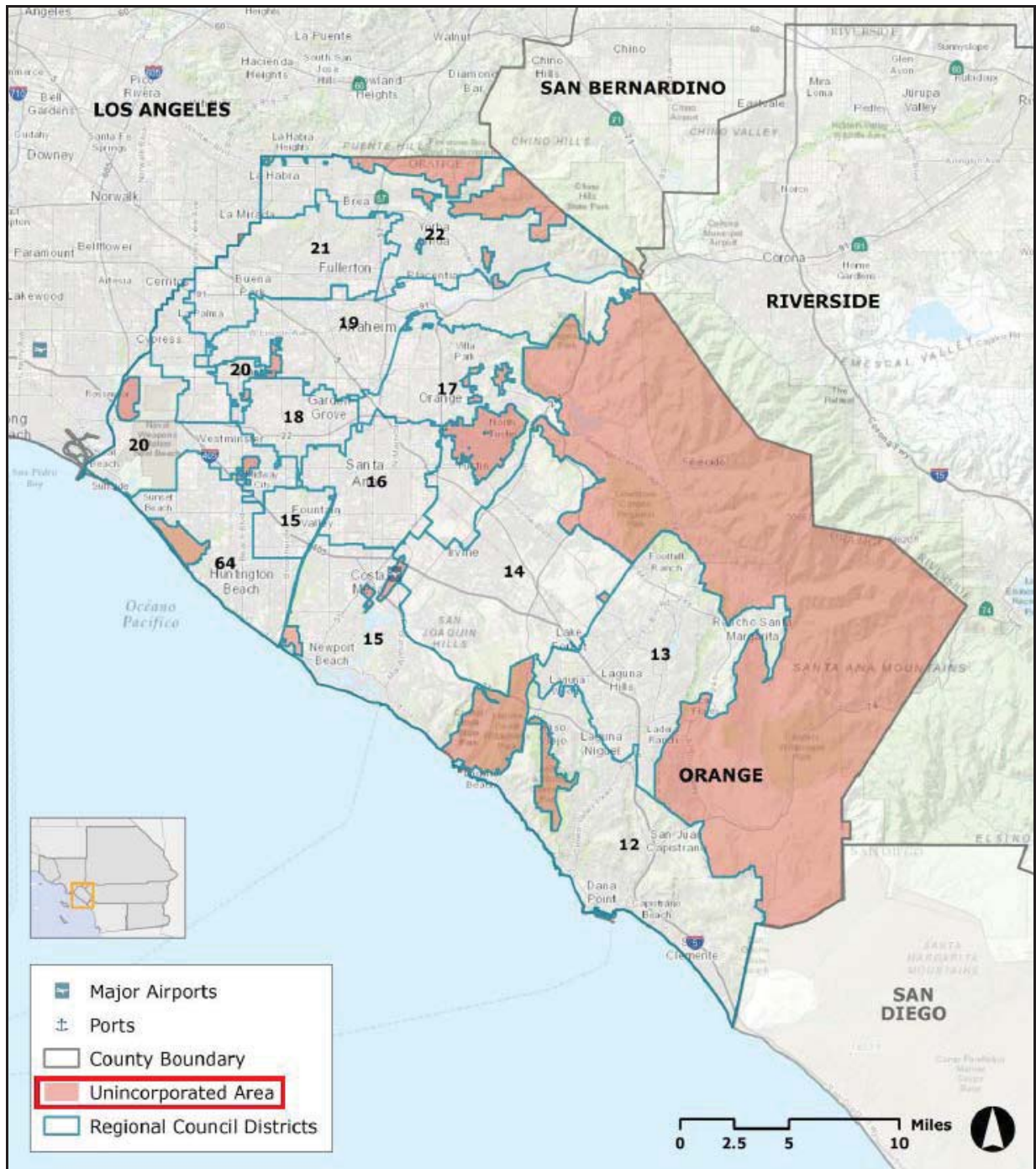


Figure 4: Orange County Unincorporated Areas



1.5 Project Sponsor Name and Address

County of Orange
OC Public Works, Development Services/Planning
300 North Flower
Santa Ana, California 92703

1.6 General Plan Designations

Properties subject to the Project would be located within any of the 11 Orange County General Plan Land Use Designations.

1.7 Zoning Districts

Properties subject to the Project would be located within any of the 26 Orange County Zoning Districts.

1.8 Project Description

The County of Orange has embarked on a comprehensive update to its existing Zoning Code to incorporate sustainable policies and best management practices titled "Orange is the New Green." The Zoning Code Update will achieve a new standard of sustainability and flexibility that addresses future technological advances. The County's Zoning Code sets forth land use regulations that apply to the unincorporated areas located throughout Orange County. These regulations are intended to protect the value and enjoyment of property by separating incompatible land uses and minimizing their impact on each other. They also provide for the orderly development, or redevelopment, of unincorporated communities. In addition, the amendments include miscellaneous text revisions. Refer to Section 2 for a comprehensive discussion of the proposed Project.

1.9 Environmental Setting

The urban setting of Orange County contains 34 cities and has a population of 3.195 million residents with these distributed among 1.054 million households. The unincorporated territory, consisting of approximately 321 square miles, is geographically diverse with unincorporated areas spread throughout the County. The largest portion of unincorporated territory is found in southern Orange County and includes a number of planned communities such as Coto de Caza, Las Flores, Rancho Mission Viejo, and Ladera Ranch.

The natural setting of Orange County provides a diverse combination of mountains, hills, flatlands, and shorelines. These landforms and associated major canyons, ridgelines, and coastal areas all contribute to the diversity of Orange County's environment. Orange County lies predominantly on an alluvial plain, generally less than 300 feet of elevation in the west and central section. Several low-lying mesas interrupt the plain along the northern coast. The plain is semi-enclosed by the Santiago Foothills and the Santa Ana Mountains, which rise to 5,600 feet on the east, the Puente and Chino Hills in the north, and the San Joaquin Hills to the south.

The undeveloped areas of unincorporated Orange County support a wide variety of ecosystems. Natural communities in these areas include freshwater and saltwater marshes, grasslands, coastal sage scrub, chaparral, oak savannah, southern oak woodland/forest, riparian woodland/forest, and conifer woodland/forest.

1.10 Public Agency Approvals and Recommendations

Table 1 provides a summary of public agency approvals and recommendations that are associated with the Project.

Following the completion of the mandatory public review period, the proposed amendment would be scheduled for a public hearing before the Orange County Planning Commission followed by the Orange County Board of Supervisors. The Planning Commission will review the proposed amendment and this Initial Study/Negative Declaration, and provide a recommendation of each to the Board of Supervisors.

Table 1: Public Agency Approvals

Entity	Action
Planning Commission	Provide Recommendation to the Board of Supervisors on the Initial Study/Negative Declaration IP 16-383 Provide Recommendation to the Board of Supervisors on the Zoning Code Amendment CA 16-01
Board of Supervisors	Adopt Initial Study/Negative Declaration IP 16-383 Approve Zoning Code Amendment CA 16-01

Source: OC Public Works, Development Services/Planning, October 2018.

1.11 California Native American Tribal Consultation

California Native American tribes traditionally and culturally affiliated with the project area are required to be consulted pursuant to PRC Section 21080.3.1. OCPW sent via US Certified Mail AB 52 letters on October 2, 2018 to the Kizh Nation, Gabrieleño Tongva San Gabriel Band of Mission Indians, Juaneno Band of Mission Indians, and the Soboba Band of Luiseno Indians. OCPW did not receive any requests for consultation.

Environmental Factors Potentially Affected

This Initial Study incorporates the Environmental Checklist Form from Appendix G of the State CEQA Guidelines. The environmental issue impact questions contained in Section 3 of this Initial Study conforms to the required contents of Appendix G of the Orange County Local CEQA Procedures Manual and also Appendix G of the State CEQA Guidelines (Guidelines).

Table 2 below lists the environmental factors that are evaluated in Section 3 of this Initial Study. Environmental factors that are checked () contain at least one impact has been determined to be a “Potentially Significant Impact.” Environmental factors unchecked () indicate that impacts were determined to have resulted in no impacts, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project. Following Table 2, Table 3 below provides the environmental determination.

Table 2: Environmental Factors Potentially Affected

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics (3.1) | <input type="checkbox"/> Mineral Resources (3.11) |
| <input type="checkbox"/> Agriculture & Forestry Resources (3.2) | <input type="checkbox"/> Noise (3.12) |
| <input type="checkbox"/> Air Quality (3.3) | <input type="checkbox"/> Population & Housing (3.13) |
| <input type="checkbox"/> Biological Resources (3.4) | <input type="checkbox"/> Public Services (3.14) |
| <input type="checkbox"/> Cultural Resources/Scientific Resources (3.5) | <input type="checkbox"/> Recreation (3.15) |
| <input type="checkbox"/> Geology and Soils (3.6) | <input type="checkbox"/> Transportation/Traffic (3.16) |
| <input type="checkbox"/> Greenhouse Gas Emissions (3.7) | <input type="checkbox"/> Tribal Cultural Resources (3.17) |
| <input type="checkbox"/> Hazards & Hazardous Materials (3.8) | <input type="checkbox"/> Utilities & Service Systems (3.18) |
| <input type="checkbox"/> Hydrology & Water Quality (3.9) | <input type="checkbox"/> Mandatory Findings (3.19) |
| <input type="checkbox"/> Land Use & Planning (3.10) | |

Section numbers in parentheses following each topical environmental factor correspond to the environmental impact analysis in Section 3.

Environmental Determination

Based on the analysis conducted in this Initial Study, the following has been determined:

Table 3: Environmental Determination

I find that there is no substantial evidence that the project will have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, revisions to the project or proposals have been made by or agreed to by the project proponent, that will avoid the effects or mitigate the effects to where no significant effects on the environmental will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project, which are documented in this addendum to the earlier CEQA document (CEQA §15164).	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.	<input type="checkbox"/>

Joanna Chang
Signature

11/29/18
Date

Joanna Chang
Name

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

The following information is provided to supplement the Evaluation of Environmental Impacts discussed above.

Thresholds of Significance

Thresholds of significance are identifiable quantitative, qualitative or a performance level of a particular environmental effect. Non-compliance with a threshold means the effect will normally be determined to be significant and, conversely, compliance with a threshold means the effect will normally be less than significant (Guidelines §15064.7).

The County relies upon the sample issue questions located in Appendix G of the State CEQA Guidelines to determine a level of significance unless specifically identified in the environmental factor sections.

Environmental Baseline

To adequately determine the significance of a potential environmental impact, the environmental baseline must be established. Guidelines Section 15125(a) states in pertinent part that the

environmental setting will normally constitute the baseline physical conditions, by which a lead agency will determine if an impact is significant.

Therefore, the environmental baseline for this Project constitutes the existing physical conditions as they currently exist, which represents the time that the environmental process commenced.

Section 2: Project Description

Introduction

This section describes the characteristics of the proposed Project and includes the following:

- Section 2.1 Background, Purpose and Intent
- Section 2.2 Public Outreach Efforts
- Section 2.3 Project Characteristics
- Section 2.4 Project Phasing

2.1 Background, Purpose and Intent

In April 2016, the Planning Commission authorized OC Developments Services/Planning to incorporate sustainable policies and best management practices into the zoning code by identifying unintended regulatory barriers to healthier communities, flexibility in design regulations, and combined with a cost-effective approach and flexible approach. The overarching goal is to enhance the character of diverse geographical areas, promote sustainable development, preserve natural resources, and create more livable communities.

This will be accomplished by zoning and development controls that are user-friendly, legally adequate, and an effective set of regulations and procedures that inform development, emphasize landscaping and the framing of public space, and promote energy efficient design, water conservation, and a pedestrian-oriented environment. The amendment clearly communicates and effectively implements County policies for sustainability and incorporates direction for design standards and guidelines that are economically feasible and responsive to community feedback on issues and options.

The purpose and objectives of the Zoning Code Update are to implement the County's General Plan, and the Local Coastal Plan within the Coastal Zone, and to protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. The Zoning Code Update would be adopted in order to achieve the following objectives:

- To enhance and implement the General Plan and Local Coastal Program within the Coastal Zone;
- To provide a guide for the growth and physical development of the County in accordance with the Government Code in a manner that will progressively achieve the arrangement of land uses proposed in and consistent with the goals and policies of the General Plan and Local Coastal Program;
- To promote economic development and job creation and secure for the citizens of Orange County the social and economic advantages resulting from an orderly planned use of its land resources;
- To encourage, classify, designate, regulate and segregate appropriately locate the uses of land, buildings and structures to serve the needs of agriculture, commerce, industry, residential development and other purposes in appropriate places activities;
- To establish conditions which will allow all of these land uses to exist in harmony within the community;
- To prevent the overcrowding of land, to avoid undue concentration of population and to maintain a suitable balance between structures and open spaces;
- To lessen congestion on streets and to promote a safe, efficient traffic circulation system;
- To ensure that adequate off-street parking and loading facilities will be installed and maintained;

- To facilitate adequate provisions for community utilities, such as transportation, water, sewage, schools, parks and other public requirements;
- To protect and enhance real property values; and,
- To promote the stability of existing land uses and to protect them from incompatible and harmful intrusion.

The following four types of zoning regulations control the use and development property to which this Code applies:

Land Use Regulations. These regulations specify land uses permitted, conditionally permitted or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses

Development Regulations. These regulations control the height, bulk, location and appearance of structures on development sites and include regulations for parking, setbacks, landscaping, irrigation, accessory uses, signs, antennas, and wireless communications facilities and nonconforming uses.

Administrative Regulations. These regulations contain detailed procedures for the administration of zoning regulations, and include common procedures, processes and standards for discretionary entitlement applications and other permits.

General Terms. This portion of the Zoning Code Update provides a list of use classifications and a definitions used.

2.2 Public Outreach Efforts

The first public outreach effort included the public presentations and workshops listed below to solicit input on the proposed project.

- | | |
|---|--------------------|
| • Orange County Planning Commission Workshop | May 9, 2018 |
| • Foothill/Trabuco Specific Plan Review Board | May 9, 2018 |
| • North Tustin Advisory Board | May 16, 2018 |
| • Orange County Planning Commission Workshop | May 23, 2018 |
| • Coto de Caza Planning Advisory Committee | June 6, 2018 |
| • Orange Park Acres Advisory Committee | June 7, 2018 |
| • Inter-Canyon League | June 12, 2018 |
| • Orange County Planning Commission Workshop | June 13, 2018 |
| • Community Action Partnership of Orange County | June 18, 2018 |
| • Rossmoor Homeowner's Association | June 19, 2018 |
| • Midway City Community | June 20, 2018 |
| • OC Building Industry Association | June 20, 2018 |
| • Orange County Planning Commission Workshop | June 27, 2018 |
| • Orange Park Acres Advisory Committee | July 18, 2018 |
| • West Anaheim Island Meeting | August 7, 2018 |
| • Orange Park Planning Commission Workshop | September 12, 2018 |

The second public outreach effort included providing the public with the opportunity to download from the County's website the proposed Zoning Code Update and provide comments to the County. These review dates included the following:

- First Draft: April 26 to June 26, 2018; and,
- Second Draft: October 30 to November 30, 2018.

In addition to the public outreach efforts, OC Developments Services/Planning worked directly with members of the Board-appointed Development Process Review Committee and internal and external stakeholders on selected provisions of the proposed Zoning Code Update.

The Draft Zoning Code Update is available on the County’s website via the following link: http://www.ocpublicworks.com/ds/planning/projects/all_districts_projects/orange_is_the_new_green
Public comments have been and will continue to be accepted throughout this process.

2.3 Project Characteristics

The Zoning Code Update is primarily intended to incorporate sustainable practices and measures, and add provisions reflecting recent development trends. In addition, the Zoning Code Update includes a reformatting and reorganization of the code, addition of a tree preservation ordinance, provides a description of use classifications to describe two or more uses with similar characteristics, and updates to existing language. The Zoning Code Update does not propose changes to any base Zoning District or the Zoning Map.

The following table summarizes the proposed changes. Descriptions of each are provided following the table.

Table 4: Summary of Proposed Updates

Update Category	Update List
Sustainable Practices and Measures	<ul style="list-style-type: none"> • Community gardens • Farmers’ markets • Electric vehicle charging stations • Fruit and vegetable gardening • Pervious paving materials • Small wind energy systems • Solar energy systems
Recent Development Trends	<ul style="list-style-type: none"> • Alternative off-street parking regulations • Community assembly facilities • Mixed-Use Overlay District • Short-term rentals • Sober living homes

Update Category	Update List
Reorganization and Format	<ul style="list-style-type: none"> • Cross-reference section between the existing Zoning Code and Zoning Code Update • Explanatory graphics added • Language revisions • New numbering system
Tree Preservation Ordinance	<ul style="list-style-type: none"> • Preservation of trees within the Silverado-Modjeska Specific Plan boundaries
Use Classifications	<ul style="list-style-type: none"> • Use Classifications
Definitions	<ul style="list-style-type: none"> • Add definitions • Delete definitions • Revise definitions
State Affordable Housing Density Bonus Law	<ul style="list-style-type: none"> • Exceed minimum requirements

Source: OC Public Works, Development Services/Planning, October 2018.

2.3.1 Sustainable Practices and Measures

The Zoning Code Update provides regulations for sustainable practices and measures that include solar energy systems, small wind energy systems, pervious materials in driveways, electric vehicle charging stations, farmers markets, and community gardens.

Community Gardens: Community gardens have become popular activities to produce locally-grown food. These gardens are portions of land dedicated to growing, cultivating, and harvesting food crops and/or ornamental crops, such as flowers and maintained by a group of individuals in the community. Community gardens may produce food for individual consumption or food for sale, may be designed for beautification of the community and/or may be used for educational purposes. The Zoning Code Update establishes regulations for the creation of community gardens.

Farmers’ Markets: Similar to community gardens, farmers’ markets have become popular as alternatives to traditional markets. These markets are events that occur on a regular basis in the same location and the majority of vendors are farmers, ranchers and other agricultural producers selling food, plants, flowers, and added-value products. These markets may sell food produced in community gardens. Addition of this provision provides regulations for specified locations where the primary activity is the sale of agricultural products by producers and certified producers along with sales of ancillary products.

Fruit and Vegetable Gardening: Addition of this provision to the Zoning Code Update establishes regulations for flower, fruit, and vegetable gardening in residential districts as a cottage industry for sale at off-site locations. Produce from these gardens may sell food produced in community gardens.

Electric Vehicle Charging Stations: The provision to establish electric vehicle charging stations was added to the Zoning Code Update in response to the increased availability and use of the two types: Plug-In Hybrid Electric Vehicles (OHEVs) and Battery Electric Vehicles BEVs). Addition of this provision may reduce the consumption of fossil fuels.

Pervious Paving Materials: Parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphaltic concrete, cement concrete or other all-weather, non-erodible, hard surfacing permeable or impervious paving materials. Where feasible, curbing should direct drainage to landscaped areas and/or allow for percolation or runoff.

Small Wind Energy Systems: This provision was added to the Zoning Code Update to promote distributed generation small wind energy systems within the County's non-urbanized areas while providing for minimum site performance and development standards that safeguard the environment and adjacent properties. These systems may reduce the consumption of electricity supplied by utility companies.

Solar Energy Systems: Similar to small wind energy systems, addition of this provision to the Zoning Code Update establishes regulations for the construction and installation of energy collectors of small to medium solar energy systems. These solar energy systems will enable generation of electricity from the sun, for onsite and off-site uses, thereby potentially reducing the consumption of electricity supplied by utility companies.

2.3.2 Recent Development Trends

The Zoning Code Update addresses recent development trends. These trends include sober living homes, short-term rentals, and revisions to parking calculations.

Alternative Off-Street Parking Regulations: The Zoning Code Update added regulations to establish procedures and criteria for allowing reductions to the number of required off-street parking spaces for the following project types:

- Housing projects for seniors and persons with disabilities;
- Transit-supportive residential and mixed-use projects;
- Projects with shared parking facilities;
- Projects with shared parking facilities;
- Projects that facilitate the re-use of an existing building that is an historic resource;
- Infill sit projects; and,
- Projects that incorporate Transportation Demand Management measures.

Community Assembly Facilities: Community assembly facilities are public or private meeting areas including community centers, banquet centers, religious assembly facilities, civic auditoriums, union halls, meeting halls for clubs and other membership organizations. The Zoning Code Update added this provision to provide regulations for the use and public assembly at religious and community facilities.

Mixed-Use Overlay District: The Mixed-Use Overlay is added as part of the Zoning Code Update to provide regulations that facilitate the vertical and horizontal mixing of retail, office, and residential uses and the development of mixed use buildings accommodating both residential and employment activities. These regulations facilitate the inclusion of cultural, civic, educational, and urban recreational uses and support transit-oriented development and alternative modes of transportation.

Short-Term Rentals: A short-term rental is a rental of all or part of a dwelling unit for less than thirty days. This provision provides regulations to avoid impacts to traffic, noise, parking and the overall nature of a neighborhood's residential character.

Sober Living Homes: Sober living homes are supportive housing operated as cooperative living environments to provide an alcohol- and drug-free home environment for persons recovering from alcoholism and drug abuse, or both who actively participate in recovery programs. Addition of this provision provides regulations to assist in the establishment of alternative living arrangements.

2.3.3 Reorganization and Format

The Zoning Code Update includes a revised format that will assist OC Development Services/Planning staff and external users to efficiently navigate and use the Zoning Code Update.

Cross-Reference: The Zoning Code Update includes a cross-reference guide between the existing Zoning Code sections and the Zoning Code Update. This cross-reference, identified as the “Crosswalk,” provides users with a section number from the existing Zoning Code and the Subarticle and section number of the Zoning Code Update. Appendix A contains the Crosswalk cross-reference.

Explanatory Graphics: Explanatory graphics have been added to illustrate concepts for increased understanding and accurate interpretation of applicable code provisions.

Language Revisions: Existing Zoning Code language has been revised and updated to reflect recent changes in State law and to resolve “fixes” to language from clerical errors, omissions or both.

New Numbering System: The existing Zoning Code is divided into two Articles and no Subarticles. The Zoning Code Update provides an enhanced numbering system that retains the two Articles and now includes seven Subarticles. This change will result in greater usability over the existing Zoning Code. The following table provides the numbering system of the Zoning Code Update.

Table 5: Zoning Code Update Numbering System

Article	Subarticle Number	Subarticle Name
Article 1	-NA-	Decision-Making Bodies
Article 2	Subarticle 1	Introductory Provisions
	Subarticle 2	Base Districts
	Subarticle 3	Overlay, Combining and Other Districts
	Subarticle 4	Development Site Regulations
	Subarticle 5	Standards for Specific Uses and Activities
	Subarticle 6	Administration and Permits
	Subarticle 7	General Terms

Source: OC Public Works, Development Services/Planning, October 2018.

2.3.4 Tree Preservation Ordinance

The Zoning Code Update includes a tree preservation ordinance for the purpose of protecting trees within the Silverado-Modjeska Specific Plan boundaries and to recognize trees as ecological resources providing habitat and food for wildlife, providing oxygen release and carbon sequestration to counteract greenhouse gas emissions and air pollution and contributing to the minimization of other environmental damage such as reducing erosion and preventing water pollution, and providing an aesthetic appeal and

adding to a property's value. Property owners who install additional Protected Trees are eligible for one of two incentives: a reduction in the front, side, or rear yard setback requirements, or an increase in the maximum floor area for an Accessory Dwelling Unit (ADU) or guesthouse. Protected Trees include tree-form native oak species, shrub-form native oaks, Southern California Black Walnut, California Sycamore (Western Sycamore), Tecate Cypress, Black Cottonwood, Fremont Cottonwood, Willow, and White Alder.

2.3.5 Use Classifications

The Zoning Code Update provides a description of use classifications as a means to describe two or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. A specific use shall not be deemed to be included within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

The Land Use Classifications include the following land use categories:

- Residential Uses;
- Public/Semi-Public Uses;
- Commercial Uses;
- Industrial Uses;
- Transportation, Communication, and Utility Uses;
- Agricultural and Extractive Uses; and,
- Accessory Uses.

2.3.6 Definitions

The Zoning Code Update revised and expanded the list of definitions to delete unnecessary definitions, revise existing definitions, and add new definitions. This provides consistency with recent revisions to State laws and new development trends, and internal consistency.

2.3.7 State Affordable Housing Density Bonus Law

The existing Zoning Code contains provisions for providing a density bonus under specified conditions. This section is intended to comply with the requirements of California Government Code Section 65915 Density bonus or other incentives are intended to facilitate the production of affordable housing, senior citizen housing, or child care facilities. The amount of density bonus and the number and type of incentives shall be determined in a manner consistent with State density bonus law, as it may be amended from time to time. The Zoning Code Update adds provisions to provide increased incentives beyond those provided under State law.

One density bonus would be granted when a housing developer seeks and agrees to construct a housing development with five or more units, excluding any units permitted by the density bonus awarded, that shall contain housing for any one of the following household income groups, as defined by State law:

- Low Income Households;
- Very-Low Income Households;
- Senior Households; and,
- Common Interest Developments.

2.4 Project Phasing

Project phasing considers the planning, implementation, and operational phases as described below.

Planning Phase – The planning phase of the Project began on April 13, 2016 when the Planning Commission authorized OC Development Services/Planning to initiate Zoning Code Amendment No. 16-01. This project was initially funded through a grant obtained from the Southern California Association of Governments Sustainability Program.

Implementation Phase – Should the County approve the Project, the Zoning Code Update amendment would become effective 30 days after the second reading before the Orange County Board of Supervisors.

Construction Phase – Because no development or improvements are proposed or required by the Project, there is no construction phase.

Operational Phase – The Project does not propose or require any development that would result in a traditional operational phase (i.e., on-going operations) or have subsequent phases or stages. Therefore, the operational phase would be the application of the Zoning Code Update to individual entitlement applications.

The project is an update to the County of Orange Zoning Code Update to incorporate sustainable practices and measures, and add provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County. Future discretionary development would undergo environmental review, development review, or both on a project-by-project basis for consistency with the Zoning Code Update. In addition, future discretionary development would be subject to the same existing public notification requirements including notification to Native American Tribes in accordance with the requirements of Assembly Bill (AB) 52 and Senate Bill (SB) 18.

Section 3: Environmental Evaluation

3.1 Aesthetics	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Unincorporated Orange County exhibits a diverse array of architectural styles, scenic vistas and development patterns. Architectural styles vary significantly depending on year built and land use sector (i.e., residential, commercial, industrial, etc.). Development patterns exhibit very different characteristics from the large-scale master-planned Ranch Plan Planned Community to the rural, mountainous portion of the County adjacent to Riverside County. The unincorporated portion of the County also contains several scenic vistas consisting of County-designated Landscape and Viewscope Corridors and Caltrans-designated State Designated and Eligible Highways which are located predominantly in the southern portion of the County.

Response to Impact Question a): The Zoning Code Update incorporates sustainable practices and measures, and adds provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County. The project would not change land uses within unincorporated areas of Orange County and would not make changes in the types of land use that are permitted within each zoning district and would not make changes to development standards.

Significant development would be subject to discretionary review and as such would undergo environmental review and must be found consistent with General Plan policies; therefore, no impacts to County-designated scenic vistas or Caltrans-designated scenic highways would occur from the project.

Response to Impact Question b): State Route 1 and 74, and portions of 57 and 91 are State Eligible (not officially designated). A portion of State Route 91 is officially designated as a State Scenic Highway.

The project would not remove any trees, and the site does not contain any rock outcroppings, historic buildings of significance, or other feature that have been identified as a scenic resource by the county or

state. Therefore, the project would have no impacts to the area's visual quality and would not substantially affect the character or quality of the site or surroundings.

Response to Impact Question c): Unincorporated Orange County is built out with urban uses and the undeveloped areas of unincorporated Orange County support a wide variety of ecosystems. Natural communities in these areas include freshwater and saltwater marshes, grasslands, coastal sage scrub, chaparral, oak savannah, southern oak woodland/forest, riparian woodland/forest, and conifer woodland/forest. The project would not involve changes to land use or the construction of structures. The project would not degrade the existing visual character of the Unincorporated Orange County, and no impacts would occur.

Response to Impact Question d): The project would not involve changes to land use and the project would not create new sources of light or glare, and would have no impacts on daytime or nighttime views. Therefore, the project would have no impacts on day or nighttime views by creating a new source of substantial light or glare.

References

California Department of Transportation (Caltrans). 2018. California Scenic Highway Mapping System – Orange County. Accessed online:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

Orange, County of. General Plan, Scenic Highway Plan. 2005

3.2 Agriculture and Forestry Resources	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51004(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Orange County, once a rural county supported primarily by an agricultural economy, has long been a notable agricultural community of statewide and national significance. In the 1960s and 1970s, Orange County experienced rapid suburbanization further reducing the County's agricultural land. According to the U.S. Department of 2012 Census of Agriculture, Orange County contained 312 farms representing a combined 60,427 acres.

Response to Impact Question a): The project does not include any changes to existing zoning or changes in existing land uses from the current Zoning Code. Future discretionary development, including any requests for land use designation changes, would undergo environmental review, development review, or both on a project-by-project basis for consistency with the Zoning Code Update and would assess

impacts to Farmland. The project would have not convert Farmland mapped by the Division of Land Resource Protection to nonagricultural use.

Response to Impact Question b): The project would not change the permitted status of agricultural use in any Zoning Districts. The project would not change land uses and would not have any impacts on any Williamson Act contracts. No changes are proposed to the permitted uses or development standards for existing agricultural related Zoning Districts. The project would have no impacts on Williamson Act contracts.

Response to Impact Question c): The project would have no impacts on any areas zoned for forest, timberland, or timberland zoned Timberland Production areas because the County does not contain any of these zoning districts. Moreover, the project does not propose either forest land zoning or Timberland Production zoning. The project would have no impacts on forest, timberland, or timberland zoned Timberland Production areas.

Response to Impact Question d): The project would have no impacts on forest land, including the loss of forest land or conversion of forest land to non-forest use. Refer to Response 3.2(c) above. The project would have no impacts on forest land.

Response to Impact Question e): The project would not involve any changes to land uses. The project would not involve any changes to the environment that would result in the conversion of Farmland to non-agricultural use, and no impacts would occur; therefore, the project would have no impacts.

References

Orange, County of. General Plan, Resources Element. 2012

Department of Agriculture, U.S. 2012 Census of Agriculture.

3.3 Air Quality	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The County is located within the boundaries of the South Coast Air Basin (SCAB) as determined by the California Air Resources Board (CARB) and within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAB includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The air quality plan in effect in the SCAB is the SCAQMD's 2016 Air Quality Management Plan (AQMP).

Response to Impact Question a): The project would not involve changes to land use and would not involve construction activities that would otherwise have the potential to generate a new source of air emissions. The project would not result in the emission of air contaminants; therefore, the project would have no impacts on the AQMP.

Response to Impact Question b): The project would not change land uses and would not involve construction activities or other activities that would emit air pollutants that would otherwise have the potential to contribute to an existing air quality violation. The project is not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the project would have no impacts.

Response to Impact Question c):
The project would not result in a cumulatively considerable net increase of any criteria pollutant as the project would not involve construction, vehicle trips, or any land use change that would generate

emissions of criteria air pollutants because no development is proposed. Therefore, no impacts would result from the project.

Response to Impact Question d): The project would not involve changes to permitted land uses that would place sensitive receptors in the proximity of substantial concentrations of pollutants; for example, the project would not allow industrial uses where such uses are not already permitted. The project would not involve any activities or changes to land use that would result in the emission of substantial concentrations of pollutants; therefore no impacts.

Response to Impact Question e): The project would not change land uses from existing designations and would incorporate sustainable practices and measures, and add provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County. The project would have no impacts on where development of land uses that may generate objectionable odors, such as some industrial uses, some agricultural uses, and wastewater treatment plants.

References

South Coast Air Quality Management District. 2016 Air Quality Management Plan (Final). December 2016.

3.4 Biological Resources	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The unincorporated portion of Orange County exhibits flora and fauna biological diversity. This diversity includes various natural habitat communities and special-status species. This diversity parallels the landforms ranging from the coastline, through the inland valleys to the mountains. Diversity also varies significantly between urbanized areas and the rural mountainous areas. Federal- and State-designated special-status, candidate, and sensitive species are found within the unincorporated region.

Response to Impact Question a): The project does not include any changes to existing land use designations; therefore, no new development would result from project implementation that could affect biological resources. No impacts would occur to any sensitive plant or animal species as a result of the project. As such, there would be no impacts to special status species or associated habitat, riparian habitat or wetlands, or migratory corridors.

Response to Impact Question b): The project would not change land use designations within unincorporated areas of Orange County and would not make changes to development standards. Therefore, no impacts to riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would occur.

Response to Impact Question c): No riparian habitat or wetlands would be impacted by the project because no development is proposed. Therefore, no impacts to these resources would occur.

Response to Impact Question d): No development is proposed and thus, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor or native wildlife nursery site. Therefore, no impacts to these resources would occur.

Response to Impact Question e): The project includes a Tree Preservation Ordinance applicable to the Silverado-Modjeska Specific Plan boundaries. The provisions of this aspect of the Zoning Code Update recognize trees as ecological resources providing habitat and food for wildlife, providing oxygen release and carbon sequestration to counteract greenhouse gas emissions and air pollution and contributing to the minimization of other environmental damage such as reducing erosion and preventing water pollution, and providing an aesthetic appeal and adding to a property's value. Therefore, there would be no impact on any local policies or ordinances protecting biological resources and implementation of this project may result in a beneficial impact.

Response to Impact Question f): Portions of unincorporated Orange County are included within the Orange County Natural Community Conservation Plan & Habitat Conservation Plan (NCCP/HCP). The purpose of the NCCP/HCP is to protect and manage the broad range of plant and animal populations through a sub-regional habitat reserve system. The project does not conflict with any provisions of applicable conservations plans. The project would not conflict with any habitat conservation plans and no impacts would result.

References

Orange, County of. Natural Community Conservation Plan & Habitat Conservation Plan. July 1996.

3.5 Cultural Resources	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Orange County has a history and prehistory that, despite the rapid change of the recent past, has left a rich heritage of valuable cultural resources. The ancient geological formations have yielded and still may contain paleontological resources of major significance. As noted in the County of Orange, Resources Element, Los Coyotes area of North County and the Pectin Reef area of South County are among the most prolific and scientifically valuable fossil deposits in the nation.

Response to Impact Question a): The project would not change land uses, and would not involve ground-disturbing activities or damage structures. The project would not change land uses within unincorporated areas of Orange County and would not make changes in the types of land use that are permitted within each zoning district and would not make changes to development standards. Therefore, the project would have no substantial adverse impacts to historic resources, as defined in Section 15064.5.

Response to Impact Question b): The project would not involve ground-disturbing activities. The project would have no potential to adversely affect archaeological resources, and therefore, would not cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5 and no impacts would result.

Response to Impact Question c): The project does not involve ground-disturbing activities; therefore, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impacts would occur from the project.

Response to Impact Question d): The project does not involve any ground-disturbing activities. Therefore, the project would have no potential to disturb human remains, and no impacts would occur.

References

Orange, County of. General Plan, Resources Element. 2013

Orange, County of. General Plan, Land Use Element. 2015

3.6 Geology and Soils	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Environmental Setting

Orange County, like most regions that border the Pacific Ocean, is a region of high seismic activity and, therefore, is subject to potentially destructive earthquakes. Earthquakes are the result of an abrupt release of energy stored in the earth. This energy is generated from the forces which cause the continents to change their relative position on the earth's surface; this process is called "plate tectonics."

Two potentially hazardous, active fault zones run along the coastal and inland edges of the County. The best known of the two faults is the Newport-Inglewood Fault, which angles from offshore near Dana Point, inland through what is now the City of Newport Beach, on into Los Angeles County through the cities of Long Beach and Torrance. Paralleling this fault zone across the northeasterly edge of the County is the Whittier Fault, a westward continuation of the longer Elsinore Fault which trends along the northeast side of the Santa Ana Mountains into Mexico.

Response to Impact Question a-i): The project would not change land use designations and would not create a hazard arising from rupture of a known fault. Significant development would be subject to discretionary review and as such would undergo environmental review. Therefore, no impacts associated with surface fault rupture would occur from the project.

Response to Impact Question a-ii): The project would not change land use designations and would not involve the construction of any structures. Significant development would be subject to discretionary review and as such would undergo environmental review. The project would not create hazards arising from seismic ground shaking, and no impacts would occur.

Response to Impact Question a-iii): The project would not involve changes to land use designations or the construction of any structures. Significant development would be subject to discretionary review and as such would undergo environmental review. The project would not create substantial hazards arising from seismic-related ground failure. Therefore, no impacts associated with seismic related ground failure, including liquefaction would occur from the project.

Response to Impact Question a-iv): The project would not change land use designations and would not involve the construction of structures. The project would not place persons or structures at risk from landslides, and no impacts would occur.

Response to Impact Question b): The project would not involve any ground-disturbing activities or any clearing of land that could expose soil to erosion. Significant development would be subject to discretionary review and as such would undergo environmental review. The project would involve minor changes to permitted land uses and to development standards and guidelines. The project would not result in any substantial soil erosion or the loss of topsoil.

Response to Impact Question c): The project would not involve any ground-disturbing activities or the construction of any structures. The project would not create any hazards relating to unstable rock or soil, and no impacts would occur.

Response to Impact Question d): The project would not create substantial risks to life or property due to onsite expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) because no changes in land use or development is proposed. Therefore, no impacts would result.

Response to Impact Question e): The project would not generate any wastewater because no changes in land use designations or development is proposed. Therefore, the project would not result in impacts related to septic tanks or alternative wastewater disposal systems.

References

Orange, County of. General Plan, Safety Element. 2013

Orange, County of. General Plan, Land Use Element. 2015

3.7 Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Global climate change refers to changes in the Earth’s weather patterns, including rising temperatures, due to an increase in heat-trapping or “greenhouse” gases in the atmosphere. Greenhouse gases include water vapor, carbon dioxide, methane, and nitrous oxide, among others.

The California Global Warming Solutions Act (AB 32 and SB 32), and related Executive Orders mandate that California reduce emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by the year 2050.

Response to Impact Question a): No development is proposed that would have the potential to generate greenhouse gas emissions. The project would not involve changes to land use designations, would not involve construction activities, and would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment; therefore, no impacts from the project.

Response to Impact Question b): The project is an update to the County of Orange existing Zoning Code to incorporate sustainable practices and measures, and add provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County. The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHG because no development is proposed; therefore, no impacts from the project.

References

California Air Pollution Control Officers Association.

South Coast Air Quality Management District. Final Draft 2016 Air Quality Management Plan. December 2016.

3.8 Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Environmental Setting

Fire Hazard Severity Zone (FHSZ) maps are created by the California Department of Forestry and Fire Protection (Cal Fire) to identify areas where a wildfire is more likely to occur. The foothill areas of Orange County are considered high to very high fire hazard areas.

Response to Impact Question a): The project would not involve the transport, use or disposal of hazardous material because no development is proposed; therefore no impacts.

Response to Impact Question b): No development or changes in land use designations are proposed that would otherwise involve the handling, transport, or disposal of hazardous materials. Therefore, the project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident condition and no impacts would result.

Response to Impact Question c): No development or changes in land use designations are proposed that would otherwise generate hazardous emissions or handle hazardous materials or wastes. No impacts to hazardous emissions within one-quarter mile of an existing or proposed school would result.

Response to Impact Question d): The unincorporated portion of Orange County contains hazardous waste sites. However, the project would not create a significant hazard to the public or the environment, as no development or changes in land use designations are proposed and no impacts would result.

Response to Impact Question e): John Wayne Airport and Fullerton Municipal Airport are the public use municipal airports are located in Orange County. A third airport, Joint Forces Training Base - Los Alamitos, is under federal jurisdiction. The project would not change land uses= designations or involve the construction of structures. Significant development would be subject to discretionary review and as such would undergo environmental review. The project would not result in airport related safety hazards to people residing or working in the project area and no impacts would result.

Response to Impact Question f): The project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip. Therefore, no associated impacts would occur from the project.

Response to Impact Question g): The project would not interfere with an adopted emergency response plan or emergency evacuation plan and no impacts would occur

Response to Impact Question h): The project would not expose of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Therefore, no associated impacts would occur from the project.

References

Orange, County of. General Plan, Land Use Element. 2015

Orange, County of. Health Care Agency, Environmental Health Division.

Orange, County of. Airport Land Use Commission.

Orange County Fire Authority

3.9 Hydrology and Water Quality	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Would the project [result in] inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Orange County consumes approximately 160 billion gallons (500,000 acre feet) of water annually. Approximately 70 percent of this water is imported into Southern California via the facilities of the Metropolitan Water District of Southern California (MWD). MWD supplies are delivered by two principle facilities: (1) the Colorado River Aqueduct and (2) the California Aqueduct.

The second major water supply source for Orange County is the groundwater basin which primarily underlies the northern half of the County. The groundwater supply is replenished by direct rainfall, rainfall within the Santa Ana River watershed and imported water purchased from MWD.

The Santa Ana River Basin area is the largest watershed in Southern California with over 3,200 square miles. The watershed area is separated into an upper and a lower basin divided by Prado Dam and Reservoir near the City of Corona. The lower basin which encompasses Orange County is protected from flooding by Prado Dam.

Portions of Orange County are located in floodplain areas of varying degrees of risk.

Response to Impact Question a): The project does not propose development; therefore the project would not involve any water quality standards or waste discharge requirements. No impacts to water quality standards would occur.

Response to Impact Question b): The project does not propose the installation of a new water production well or other devices to extract groundwater because no development is proposed. The project would not result in the use of groundwater. Therefore, no impacts would occur to groundwater supplies.

Response to Impact Question c): No development is proposed that would otherwise have the potential to alter the course of a waterway would be required to obtain permits from and comply with existing regulations. The project would have no impacts on the drainage pattern and would not result in any erosion.

Response to Impact Question d): No development is proposed and the project would not require any alternation of existing drainage pattern of the site or an area and would not alter the course of a stream or river; therefore, no impacts.

Response to Impact Question e): The project would not involve any discharge of water that would become runoff or enter storm drains. Because no development is proposed, the project would not involve any discharge of contaminants that would lead to an increase in polluted runoff. The project would have no impacts to storm drain capacity or to the water quality of runoff would occur.

Response to Impact Question f): The project would not involve the discharge of contaminants and would not involve activities that could cause erosion. The project would have no impacts on water quality.

Response to Impact Question g): The project would not involve or require the construction of housing. Therefore, no impacts would occur.

Response to Impact Question h): The project would not involve the construction of any structures. The project would have no impacts on flood flows. Therefore, no impacts would occur.

Response to Impact Question i): The project would not change land uses or permitted intensities of development. The project would not involve the construction of any structures. The project would not create any new risk related to potential dam failure, and no impacts would occur.

Response to Impact Question j): The project would not result in inundation by seiche, tsunami, or mudflow; therefore, no impacts would result.

References

Orange, County of. General Plan, Public Services and Facilities Element. 2012

Orange, County of. General Plan, Land Use Element. 2015

3.10 Land Use and Planning	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The unincorporated portion of Orange County contains multiple specific plans, planned communities, and a local coastal program. There are 26 zoning districts and 11 general plan designations within the unincorporated portion of Orange County.

Response to Impact Question a): Division of an established community commonly occurs as a result of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. The project would not change land use designations within unincorporated areas of Orange County and would not make changes in the types of land use that are permitted within each zoning district and would not make changes to development standards. The project would not physically divide an established community; therefore no impacts to established communities.

Response to Impact Question b): No development is proposed and therefore, the project would have no impacts to applicable land use plans and zoning.

Response to Impact Question c): The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. The project would have no impacts on any habitat conservation plan or natural community conservation plans because no development is proposed.

3.10.3 References

Orange, County of. General Plan, Land Use Element. 2015

3.11 Mineral Resources	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The location of the areas classified and designated as deposits containing significant sand and gravel resources are identified in California Division of Mines and Geology Special Report 143, Parts III and IV, for the Orange County Region. In the Orange County Region, resource areas are located in portions of the Santa Ana River, Santiago Creek, San Juan Creek, Arroyo Trabuco, and other areas. Any mineral extraction proposals would be reviewed on a project-by-project basis, and require approval of a zone change to the (SG) "Sand and Gravel Extraction" Zoning District and compliance with CEQA.

Response to Impact Question a): The project would not change land use designations or propose development within unincorporated areas of Orange County and would therefore not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The project would have no impacts on loss of availability of mineral resources.

Response to Impact Question b): The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; therefore, no impacts.

References

Orange, County of. General Plan, Resources Element. 2013

3.12 Noise	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The major sources of significant noise in Orange County are aircraft and highway vehicles. The most common mobile noise sources in the County are transportation-related (automobiles, trucks, motorcycles, railroads, and aircraft). While both can usually be mitigated to acceptable levels indoors, aircraft noise cannot be mitigated outdoors because of its overhead source. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to areas sensitive to noise exposure. State law and County policy prohibit residential development and similar noise sensitive uses in high-noise (+65 CNEL) areas near John Wayne Airport. Noise in nonresidential developments must be attenuated to protect

users in these areas. Near major streets and highways, noise must also be attenuated. Thus, high-noise conditions may preclude certain uses in some areas and may increase development costs.

Other noise sources in a community include industry, construction, and people and are often referred to as "fixed" sources. Industrial noise generated by processing and operations is usually of long duration at relatively low frequencies. Construction noise sources (diesel engines, air compressors, electric motors, etc.) generate noise for extended periods of time with intermittent high noise levels. Population noise represents the noise generated by human activity in the community. Sources include air conditioners, lawn mowers, radio/stereo/television, sports arenas, schools, and other entertainment and commercial activities. In general, the control of noise from these sources is addressed in the County Noise Ordinance which is administered by the County's Health Care Agency.

Response to Impact Question a): The project would not involve construction activities and would not change land uses. The project would not increase the maximum permitted density. No impacts would occur from the project.

Response to Impact Question b): The project would not involve construction or earthmoving activities, and would not generate groundborne vibration. No impacts would occur from the project.

Response to Impact Question c): The project would not change the land use and would not result in increased ambient noise levels in the project vicinity above levels existing without the project. The project would not increase ambient noise levels; therefore, no impacts would occur.

Response to Impact Question d): The project would not involve construction activities or other activities that would generate any temporary increases in ambient noise. No impacts would occur from the project.

Response to Impact Question e): The project would not change land uses or expose persons to excessive noise levels because no development is proposed. Therefore, no associated impacts would occur.

Response to Impact Question f): The project would not expose persons to excessive noise levels within the vicinity of a private airstrip or expose people residing or working in the project area to excessive noise levels because no development is proposed. Therefore, no associated impacts would occur.

References

Orange, County of. General Plan, Noise Element. 2012

3.13 Population and Housing	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The housing needs of the County are determined by demographic characteristics of the population (age, household size, employment, and/or ethnicity), and the characteristics of housing available to that population (e.g., number of units, tenure, size, cost). The regional housing market is seldom static, constantly changing with dynamic social and economic factors. As County demographics and household socioeconomic conditions change, different housing opportunities arise and/or must be created to meet demand.

Between 2000 and 2012, Orange County grew by over 209,000 people, or approximately 7%. However, as a result of incorporations and annexations, the population of the unincorporated portions of the county declined by about 29% to 119,698 persons.

The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. According to the 2010 Census, residents in their prime working years (25-64) comprised about 53% of the unincorporated population. About 11% of residents were “senior citizens” age 65 and older. Generally, the population of the unincorporated area was similar to the county as a whole.

Response to Impact Question a): The project does not involve development that would induce substantial population growth. The project would not cause population growth; therefore, no impacts.

Response to Impact Question b): The project would not displace existing housing or necessitate the construction of replacement housing and would not displace any existing housing or require the relocation of people. Therefore, no impacts to existing housing would occur.

Response to Impact Question c): The project would not involve or require construction of housing or displacing existing housing. The project would not displace substantial numbers of people; therefore, no impacts.

References

Orange, County of. General Plan, Housing Element. 2013

3.14 Public Services	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Fire protection?				
ii) Police protection?				
iii) Schools?				
iv) Parks?				
v) Other public facilities?				
Impact Conclusion: i) Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: ii) Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Orange County Sheriff-Coroner Department (OCSD) provides police patrol and investigative services to the unincorporated areas of Orange County as well as contracting cities of Aliso Viejo, Dana Point, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Stanton and Villa Park. The OCSD patrol duties include immediate response to emergencies, calls for service, directed enforcement, community policing motorcycle traffic enforcement, bicycle patrol and helicopter enforcement. OCSD is the lead law enforcement agency within the County. In addition to providing first responder patrol services, the department also provides county wide hazardous devices (bomb squad) services to all law enforcement agencies in Orange County.

The Orange County Transportation Authority provides police and security services for over 6,000 miles of bus routes and 3,000 stops as well as all operation centers, fixed facilities, railroad stops and right-of-ways. The Airport Operations Division provides police services within the terminals, on the airfield and in airport parking areas and roadways in and around John Wayne Airport. The Sheriff’s Harbor Patrol

Division provides police, fire and rescue services at all three County harbors: Dana Point, Newport Beach, and Sunset Beach.

Orange County is comprised of 28 separate school districts. There are 28 K-12 school districts: 12 Unified School Districts, 3 Union High School Districts, and 13 Elementary School Districts. Total number of schools is 586.

The Orange County Fire Authority (OCFA) provides regional fire protection, emergency medical services, and rescue services to the unincorporated areas of Orange County plus 22 cities. The OCFA also provides ARFF (aircraft, rescue, and firefighting) services at John Wayne Airport, forestry services, and hazardous material response for Orange County.

The Orange County Public Library provides library service to the unincorporated areas of Orange County plus the cities of Aliso Viejo, Brea, Costa Mesa, Cypress, Dana Point, Fountain Valley, Garden Grove, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, La Habra, La Palma, Los Alamitos, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Seal Beach, Stanton, Tustin, Villa Park, and Westminster. In addition, residents with an Orange County Public Library card are eligible, through the Santiago Library System, to check out materials at other public municipal libraries in Orange County. The Santiago Library System is comprised of the Orange County Public Library, six municipal libraries and two independently governed library districts within Orange County. Current Conditions. The Orange County Public Library operates 33 branch library facilities.

Unincorporated Orange County has 63 developed local parks and 20 additional parks that have been offered to and accepted by the County but are not yet developed.

Orange County's network of regional riding and hiking trails link the harbors, beaches, parks and other open space and recreation lands together. Traditionally, it has provided for the trail needs of equestrians, and pedestrians (walkers, hikers, and joggers). The Countywide regional trail network has 348 miles of existing and proposed trails. Orange County's regional recreation facilities encompass: parks, nature preserves, beaches, historic parks, and harbors.

Response to Impact Question ai): The project would not change land uses or change the permitted intensity of development. Therefore, no impacts would occur.

Response to Impact Question aii): The project would not change land uses or change the permitted intensity of development. Therefore, no impacts would occur.

Response to Impact Question aiii): The project would not change land uses or change the permitted intensity of development. Therefore, no impacts would occur.

Response to Impact Question aiv): The project would not change land uses or change the permitted intensity of development. Therefore, no impacts would occur.

Response to Impact Question av): The project would not change land uses or change the permitted intensity of development. Therefore, no impacts would occur.

References

Orange, County of. General Plan, Public Services & Facilities Element. 2012

Orange, County of. General Plan, Recreation Element. 2012

3.15 Recreation	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Unincorporated Orange County has 63 developed local parks and 20 additional parks that have been offered to and accepted by the County but are not yet developed. Almost 25 percent of the local parks that have been accepted by the County remain undeveloped. Similarly, approximately 25 percent of the net local park acreage is undeveloped (116.56 net acres). Approximately 63 percent of the total gross acres accepted by the County is usable as defined by the Local Park Code. The County's local park policy strives to provide 2.5 acres of local park land for every 1,000 County residents. This policy is implemented through the Local Park Code. In addition, there are a number of local park sites which have been offered to the County, but not yet accepted at this time.

The Countywide regional trail network has 348 miles of existing and proposed trails. Many Master Plan trails or trail segments are located in areas regulated by governmental entities other than the County of Orange, i.e., cities, state agencies, and federal agencies. Orange County's regional recreation facilities encompass: parks, nature preserves, beaches, historic parks, and harbors. They comprise approximately 60,000 existing acres. Almost all of the facilities are managed by Orange County Parks (OC Parks), the successor department to Harbors, Beaches and Parks. Orange County's regional recreation facilities are varied and offer a wide spectrum of activities.

Response to Impact Question a): The project is an update to the County of Orange existing Zoning Code to incorporate sustainable practices and measures, and add provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County. The project would not affect the physical condition or the use of existing neighborhood and regional parks or other recreational facilities because no development is proposed. The project would have no impacts on existing neighborhood and regional parks or other recreational facilities.

Response to Impact Question b): The project does not propose recreational facilities and would not require the construction or expansion of recreational facilities. The project would not have an adverse physical effect on the environment related to recreational facilities; therefore, no impacts.

References

Orange, County of. General Plan, Public Services & Facilities Element. 2012

Orange, County of. General Plan, Recreation Element. 2012

3.16 Transportation/Traffic	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

A transportation corridor is a multi-modal facility of six to ten lanes, depending on projected traffic volumes, with a median of sufficient width to accommodate future options such as fixed rail or high occupancy vehicles. The corridors provide for efficient movement of vehicular traffic where projected volumes exceed major arterial highway capacities. These routes have been designed to Caltrans freeway

and expressway standards and have been incorporated into that system. As of 1999, transportation corridor within Orange County include San Joaquin Hills (SR-73), Eastern (SR-133, the northern segments of SR-241, and SR-261) and the Foothill Transportation Corridor (SR- 241) between SR-133 and Oso Parkway.

The Circulation Element defines an “acceptable level of service” as Level of Service “D” where the existing condition operates at LOS D or better in unincorporated areas, all streets, and arterials. The Orange County Congestion Management Plan (CMP) establishes conditions for significant impact analysis of CMP locations: (1) where projects add 2,400 or more daily trips on CMP links, or (2) where projects add 1,600 or more daily trips on locations with direction access to CMP links

Response to Impact Question a): The project would not change land use designation, would not increase traffic volumes, and would not impact volume to capacity ratios on roadways. In addition, the project would not conflict with applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; therefore, no impacts would occur.

Response to Impact Question b): The project would not change land use designations or permitted intensities of development. The project would not have any impacts on level of service standards.

Response to Impact Question Impact Question c): The project would not change land use designations and would not involve construction. Therefore, the project would have no impacts on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

Response to Impact Question Impact Question d): The project would not involve construction. Therefore, the project would have no impacts.

Response to Impact Question e): The project is an update to the County of Orange existing Zoning Code. The project would have no impacts on inadequate emergency access

Response to Impact Question f): The project is an update to the County of Orange existing Zoning Code and therefore would have no impacts on adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities.

References

Orange, County of. General Plan, Transportation Element. 2012

3.17 Tribal Cultural Resources	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Pursuant to the provisions of Assembly Bill 52 and Section 21080.3.1(d) of the Public Resources Code, the County of Orange is required to send formal notification of projects to tribes that are traditionally and culturally affiliated in the geographic area. Consultation letters were sent on October 22, 2018, to the following tribes: Sobaba Band of Luiseño Indians, Juaneño Band of Mission Indians, San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation.

Response to Impact Question a): The project is an update to the County of Orange existing Zoning Code and does not propose development or physical changes to the environment. Therefore, no impacts would result.

Response to Impact Question b): The project is an update to the County of Orange Zoning Code. No development or physical changes to the environment is proposed and therefore would have no impacts to Tribal Cultural Resources or to a California Native American tribe.

3.18 Utilities and Service Systems	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The County of Orange is within the jurisdictional area of the Santa Ana Regional Water Quality Control Board. OC Waste & Recycling owns and operates three active solid waste landfills in Orange County and provides post-closure maintenance at twenty closed landfill sites in Orange County.

Response to Impact Question a): The project would not discharge wastewater and would not cause an increase in impermeable surfaces, and therefore would not generate runoff. The project would have no impacts on wastewater treatment requirements.

Response to Impact Question b): The project would have no impact on water demand or wastewater generation, and would not impact water or wastewater treatment capacities. Therefore the project would have no impacts on wastewater treatment.

Response to Impact Question c): The project would not change land uses, would not involve the discharge of wastewater, and would not increase impermeable surfaces. Therefore, the project would not generate stormwater, and would have no impacts on the capacity of storm drainage facilities.

Response to Impact Question d): The project would not change land uses and does not proposed any development. Therefore, the project would have no impacts on water supplies.

Response to Impact Question e): The project would not increase permitted densities and would not increase generation of wastewater and would not impact wastewater treatment capacity. The project would have no impacts on wastewater treatment capacity.

Response to Impact Question f): The project would not change land uses and does not proposed any development. The project would not cause an increase in solid waste generation. No impacts to landfill capacity would occur.

Response to Impact Question g): The project would not change land uses and does not proposed any development; therefore, the project would have no impacts on federal, state, and local statutes and regulations related to solid waste.

References

Orange, County of. General Plan, Public Services and Facilities Element. 2012

3.19 Mandatory Findings of Significance	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Impact Question a): See Subsections 3.4 - Biological Resources and Section 3.5 - Cultural Resources. As discussed in these subsections, the proposed project would have no effect on fish or wildlife habitat or population, plant or animal communities, protected species, or important examples of the major periods of California history or prehistory. Therefore, there would be no impacts.

Response to Impact Question b): There is no potential for this project, when combined with other projects to result on cumulative impacts. Therefore, the project is not cumulatively considerable.

Response to Impact Question c): As discussed in this Initial Study, no significant adverse effects on human beings have been identified. The project is an update to the County of Orange existing Zoning Code to incorporate sustainable practices and measures, and add provisions reflecting recent development trends that apply to the unincorporated areas located throughout Orange County but does not propose any changes to land use or development projects. Therefore, no impacts would result.

Section 4: List of Preparers

The table below provides the list of individuals who participated in the Initial Study.

Table 6: List of Preparers

Preparer	Role
Joanna Chang, Land Use Manager OC Public Works, Development Services/Planning	Project Manager
Cindy Salazar, Planner IV OC Public Works, Development Services/Planning	Environmental Analysis
Kevin Shannon, Contract Environmental Planner OC Public Works, Development Services/Planning	Environmental Analysis

Source: OC Public Works, Development Services/Planning, October 2018.

Appendix A - Crosswalk Cross-reference

COUNTY OF ORANGE
“ORANGE IS THE NEW GREEN”
ZONING CODE UPDATE

SECOND DRAFT FOR PUBLIC REVIEW

October 2018

CROSSWALK

**Cross-Reference From Current Section
Numbers to Revised Code Sections**

http://www.ocpublicworks.com/ds/planning/projects/all_districts_projects/orange_is_the_new_green



COUNTY OF ORANGE ZONING CODE UPDATE
CROSSWALK
(Cross-Reference From Current Section Numbers to Revised Code Sections)

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
Article 1. County Planning Commission <u>Decision-Making Bodies</u>			
NEW	Article 1	7-9-1.	Members of County Planning Commission <u>Board of Supervisors.</u>
7-9-1.	Article 1	7-9-2.	Terms of Office County Planning Commission.
7-9-2.	Article 1	7-9-2.1.	Terms of office.
7-9-3.	Article 1	7-9-2.2	Meetings.
7-9-4.	Article 1	7-9-2.3	Compensation and expenses.
7-9-5.	Article 1	7-9-2.4	Powers of Commission.
7-9-6.	Article 1	7-9-3.	Office of Zoning Administer and Associate Zoning Administrator.
NEW	Article 1	7-9-4.	Compensation and expenses. <u>Deputy Director, OC Public Works/Manager, OC Development Services, Planning Division ("Director").</u>
NEW	Article 1	7-9-5.	Powers of Commission. <u>Reserved.</u>
NEW	Article 1	7-9-6.	Office of Zoning Administrator and Associate Zoning Administrator. <u>Reserved.</u>
7-9-7.	Article 1	7-9-7.	Reserved.
7-9-8.	Article 1	7-9-8.	Reserved.
Article 2. The Comprehensive Zoning Code			
NEW	1	-	<u>Subarticle 1: Introductory Provisions</u>
7-9-19.	1	7-9-19.	Authority, General Purpose and Objectives.
NEW	1	7-9-19.1.	<u>Title and Authority.</u>
NEW	1	7-9-19.2.	<u>Purpose and Objectives.</u>
7-9-20.	1	7-9-20.	Applicability of the Zoning Code.
7-9-21.	1	7-9-135.	Definitions.
7-9-21.1.	7	7-9-134.1	Title, Purpose and applicability.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
NEW	1	7-9-21.	Definitions <u>Relation to Other Regulations.</u>
7-9-22.	1	7-9-22.	Definitions (A) <u>Organization of Zoning Code.</u>
7-9-23.	1	7-9-23.	Definitions (B) <u>General Rules for Construction of Language and Interpretation.</u>
7-9-21.2.	1	7-9-23.1.	General rules for construction of language.
7-9-21.3	1	7-9-23.2.	General terms.
NEW	1	7-9-23.3.	<u>Fractions.</u>
7-9-24.	1	7-9-24.	Definitions (C) <u>Rules for measurement.</u>
NEW	1	7-9-24.1.	<u>Purpose.</u>
7-9-27.	1	7-9-24.2.	Definitions (F) <u>Determining floor area, Gross.</u>
7-9-23.	1	7-9-24.3.	Definitions (B) <u>Determining building site area, minimum.</u>
7-9-23.	1	7-9-24.4.	Building site coverage, maximum.
7-9-126.3.	1	7-9-24.5.	Determination of building site width <u>Measuring building site width and depth.</u>
NEW	1	7-9-24.6.	<u>Determining building site frontage.</u>
NEW	1	7-9-24.7.	<u>Determining setbacks.</u>
7-9-127.1.D.	1	7-9-24.7(b).	Rear setbacks.
NEW	1	7-9-24.8.	<u>Measuring distances.</u>
7-9-28.	1	7-9-24.9.	<u>Determining grade ground level.</u>
7-9-129.	1	7-9-24.10.	Height limit <u>Measuring height.</u>
7-9-25.	1	7-9-25.	Definitions (D) <u>Zones and districts.</u>
NEW	7	-	<u>Subarticle 7: General Terms</u>
NEW	7	7-9-134.	<u>Use Classifications</u>
7-9-22.	7	7-9-135.	Definitions. (A)
7-9-23.	7	7-9-135.	Definitions. (B)
7-9-24.	7	7-9-135.	Definitions. (C)
7-9-25.	7	7-9-135.	Definitions. (D)
7-9-26.	7	7-9-135.	Definitions. (E)

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-27.	7	7-9-135.	Definitions. (F)
7-9-28.	7	7-9-135.	Definitions. (G)
7-9-29.	7	7-9-135.	Definitions. (H)
7-9-30.	7	7-9-135.	Definitions. (I)
7-9-31.	7	7-9-135.	Definitions. (J)
7-9-32.	7	7-9-135.	Definitions. (K)
7-9-33.	7	7-9-135.	Definitions. (L)
7-9-34.	7	7-9-135.	Definitions. (M)
7-9-35.	7	7-9-135.	Definitions. (N)
7-9-36.	7	7-9-135.	Definitions. (O)
7-9-37.	7	7-9-135.	Definitions. (P)
7-9-38.	7	7-9-135.	Definitions. (Q)
7-9-39.	7	7-9-135.	Definitions. (R)
7-9-40.	7	7-9-135.	Definitions. (S)
7-9-41.	7	7-9-135.	Definitions. (T)
7-9-42.	7	7-9-135.	Definitions. (U)
7-9-43.	7	7-9-135.	Definitions. (V)
7-9-44.	7	7-9-135.	Definitions. (W)
7-9-48.	1	7-9-25.1.	Scope of the Comprehensive Zoning Code and adoption of zoning district maps.
7-9-49.	1	7-9-25.2.	Establishment of districts and interpretation of district boundaries.
NEW	2	-	<u>Subarticle 2: Base Districts</u>
NEW	2	7-9-30.	Definitions (H) <u>Agriculture and Open Space Districts.</u>
7-9-55.	2	7-9-30.1.	A1 "General Agricultural" District. regulations
7-9-55.1.	2	7-9-30.1.	Purpose and Intent.
7-9-55.2.	2	7-9-30.2.	<u>Table 7-9-30.2 Land Use Regulations.</u> Principal uses permitted.
7-9-55.3.	2	7-9-30.2.	<u>Table 7-9-30.2 Land Use Regulations</u> Principal uses permitted

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
			subject to a site development permit.
7-9-55.4.	2	7-9-30.2	Table 7-9-30.2 Land Use Regulations-Principal uses permitted subject to a use permit.
7-9-55.5.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations. Temporary uses permitted.
7-9-55.6.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Accessory uses permitted.
7-9-55.7.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Prohibited uses.
7-9-55.8.	2	7-9-30.3.	<u>Table 7-9-30.3</u> Site development standards.
7-9-56.	2	Deleted	Reserved.
7-9-57.	2	7-9-30.2.	B1 "Buffer" District. regulations.
7-9-57.1.	2	7-9-30.1.	Purpose and intent.
7-9-57.2.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations. -Principal uses permitted.
7-9-57.3.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Principal uses permitted subject to a site development permit.
7-9-57.4.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Principal uses permitted subject to a use permit.
7-9-57.5.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Accessory uses permitted.
7-9-57.6.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Prohibited uses.
7-9-57.7.	2	7-9-30.3.	<u>Table 7-9-30.3</u> Site development standards.
7-9-58.	2	7-9-30.2.	OS "Open Space" District regulations.
7-9-58.1.	2	7-9-30.1.	Purpose and intent
7-9-58.2.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations. -Principal uses permitted.
7-9-58.3.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Principal uses permitted subject to a site development permit.
7-9-58.4.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Principal uses permitted subject to a use permit.
7-9-58.5.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Accessory uses permitted.
7-9-58.6.	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations-Prohibited uses.
7-9-58.7.	2	7-9-30.3.	<u>Table 7-9-30.3</u> Site development standards.
NEW	2	7-9-31.	Definitions (H) Single-Family Residential Districts.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-59.	2	7-9-31(a).	AR "Agricultural Residential" District. regulations.
7-9-59.1.	2	7-9-31.1.	Purpose and intent.
7-9-59.2.	2	7-9-31.1.	<u>Table 7-9-31.2 Land Use Regulations.</u> Principal uses permitted.
7-9-59.3.	2	7-9-31.1.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a site development permit.
7-9-59.4.	2	7-9-31.1.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a use permit.
7-9-59.5.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations.</u> Temporary uses permitted.
7-9-59.6.	2	7-9-31.1.	<u>Table 7-9-31.2 Land Use Regulations</u> Accessory uses permitted.
7-9-59.7.	2	7-9-31.1.	<u>Table 7-9-31.2 Land Use Regulations</u> Prohibited uses.
7-9-59.8.	2	7-9-31.3.	<u>Table 7-9-31.3</u> Site development standards.
7-9-65.	2	7-9-31(b).	E1 "Estates" District regulations.
7-9-65.1.	2	7-9-31.1.	Purpose and intent.
7-9-65.2.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations.</u> Principal uses permitted
7-9-65.3.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a site development permit.
7-9-65.4.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a use permit.
7-9-65.5.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations.</u> Temporary uses permitted.
7-9-65.6.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Accessory uses permitted.
7-9-65.7.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Prohibited uses.
7-9-65.8.	2	7-9-31.3.	<u>Table 7-9-31.3</u> Site development standards.
7-9-66.	2	7-9-31(c).	RHE "Residential Hillside Estates" District regulations.
7-9-66.1.	2	7-9-31.1.	Purpose and intent.
7-9-66.2.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations.</u> Principal uses permitted
7-9-66.3.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a site development permit.
7-9-66.4.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations</u> Principal uses permitted subject to a use permit.
7-9-66.5.	2	7-9-31.2.	<u>Table 7-9-31.2 Land Use Regulations.</u> Temporary uses permitted.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-66.6.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Accessory uses permitted.
7-9-66.7.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Prohibited uses.
7-9-66.8.	2	7-9-31.3.	Table 7-9-31.3 Site development standards.
7-9-67.	2	7-9-31(d).	E4 "Small Estates" District regulations.
7-9-67.1	2	7-9-31.1	Purpose and intent.
7-9-67.2.	2	7-9-31.2	Table 7-9-31.2 Land Use Regulations. Principal uses permitted
7-9-67.3.	2	7-9-31.2	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-67.4.	2	7-9-31.2	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-67.5.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations. Temporary uses permitted.
7-9-67.6.	2	7-9-31.2	Table 7-9-31.2 Land Use Regulations Accessory uses permitted.
7-9-67.7.	2	7-9-31.2	Table 7-9-31.2 Land Use Regulations Prohibited uses.
7-9-67.8.	2	7-9-31.3	Table 7-9-31.3 Site development standards.
7-9-68.	2	7-9-31(e).	RE "Residential Estates" District regulations.
7-9-68.1.	2	7-9-31.1.	Purpose and intent.
7-9-68.2.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations. Principal uses permitted
7-9-68.3.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-68.4.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-68.5.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations. Temporary uses permitted.
7-9-68.6.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Accessory uses permitted.
7-9-68.7.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Prohibited uses.
7-9-68.8.	2	7-9-31.3.	Table 7-9-31.3 Site development standards.
7-9-74.	2	7-9-31(f).	R1 "Single-Family Residence" District regulations.
7-9-74.1.	2	7-9-31.1.	Purpose and intent.
7-9-74.2.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations. Principal uses permitted
7-9-74.3.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
			subject to a site development permit.
7-9-74.4.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-74.5.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Temporary uses permitted.
7-9-74.6.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Accessory uses permitted.
7-9-74.7.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Prohibited uses.
7-9-74.8.	2	7-9-31.3.	Table 7-9-31.3 Site development standards.
7-9-75.	2	7-9-31(g).	RS “Residential, Single-Family” District regulations.
7-9-75.1.	2	7-9-31.1.	Purpose and intent.
7-9-75.2.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted
7-9-75.3.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-75.4.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-75.5.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Temporary uses permitted.
7-9-75.6.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Accessory uses permitted.
7-9-75.7.	2	7-9-31.2.	Table 7-9-31.2 Land Use Regulations Prohibited uses.
7-9-75.8.	2	7-9-.31.3.	Table 7-9-31.3 Site development standards.
NEW	2	7-9-32.	Definitions (K) Multifamily Residential Districts.
7-9-76.	2	7-9-32(a).	R2D “Two-Family Residence” District regulations
7-9-76.1.	2	7-9-32.1.	Purpose and intent.
7-9-76.2.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted
7-9-76.3.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-76.4.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-76.5.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Temporary uses permitted.
7-9-76.6.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Accessory uses permitted.
7-9-76.7.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Prohibited uses.
7-9-76.8.	2	7-9-32.3.	Table 7-9-32.3 Site development standards.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-77.	2	7-9-32(b).	R2 "Multifamily Dwelling" District regulations.
7-9-77.1.	2	7-9-32.1.	Purpose and intent.
7-9-77.2.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Principal uses permitted
7-9-77.3.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-77.4.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-77.5.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Temporary uses permitted.
7-9-77.6.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Accessory uses permitted.
7-9-77.7.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Prohibited uses.
7-9-77.8.	2	7-9-32.3.	Table 7-9-32.3 Site development standards.
7-9-78.	2	7-9-32(c).	R3 "Apartment" District regulations.
7-9-78.1.	2	7-9-32.1.	Purpose and intent.
7-9-78.2.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Principal uses permitted
7-9-78.3.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-78.4.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-78.5.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Temporary uses permitted.
7-9-78.6.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Accessory uses permitted.
7-9-78.7.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Prohibited uses.
7-9-78.8.	2	7-9-32.3.	Table 7-9-32.3 Site development standards.
7-9-79.	2	7-9-32(d).	R4 "Suburban Multifamily Residential" District regulations.
7-9-79.1.	2	7-9-32.1.	Purpose and intent.
7-9-79.2.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Principal uses permitted
7-9-79.3.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a site development permit.
7-9-79.4.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations Principal uses permitted subject to a use permit.
7-9-79.5.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Temporary uses permitted.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-79.6.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Accessory uses permitted.
7-9-79.7.	2	7-9-32.2.	Table 7-9-32.2 Land Use Regulations. Prohibited uses.
7-9-79.8.	2	7-9-32.3.	Table 7-9-32.3 Site development standards.
NEW	2	7-9-33.	Definitions (L) Mixed-Use and Commercial Districts.
7-9-80.	2	7-9-33(a).	RP "Residential-Professional" District regulations.
7-9-80.1.	2	7-9-33.1.	Purpose and intent.
7-9-80.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted
7-9-80.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-80.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-80.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-80.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-80.7.	2	7-9-33.2.	Table 7-9-32.2 Land Use Regulations. Prohibited uses.
7-9-80.8.	2	7-9-33.3.	Table 7-9-32.3 Site development standards.
7-9-84.	2	7-9-33(b).	C1 "Local Business" District regulations.
7-9-84.1.	2	7-9-33.1.	Purpose and intent.
7-9-84.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-84.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-84.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-84.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-84.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Prohibited uses.
7-9-84.7.	2	7-9-33.3.	Table 7-9-33.3 Site development standards.
7-9-85.	2	7-9-33(c).	C2 "General Business" District regulations.
7-9-85.1.	2	7-9-33.1.	Purpose and intent.
7-9-85.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-85.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-85.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-85.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-85.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Prohibited uses.
7-9-85.7.	2	7-9-33.3.	Table 7-9-33.3 Site development standards.
7-9-87.	2	7-9-33(d).	CC "Commercial Community" District regulations
7-9-87.1.	2	7-9-33.1.	Purpose and intent.
7-9-87.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-87.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-87.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-87.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-87.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Prohibited uses.
7-9-87.7.	2	7-9-33.3.	Table 7-9-32.3 Site development standards.
7-9-88.	2	7-9-33(e).	CH "Commercial Highway" District regulations.
7-9-88.1.	2	7-9-33.1.	Purpose and intent.
7-9-88.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-88.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-88.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-88.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-88.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Prohibited uses.
7-9-88.7.	2	7-9-33.3.	Table 7-9-33.3 Site development standards.
7-9-89.	2	7-9-33(f).	CN "Commercial Neighborhood" District regulations.
7-9-89.1.	2	7-9-33.1.	Purpose and intent.
7-9-89.2.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-89.3.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Principal uses permitted subject to a use permit.

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	Subarticle	Section No.	
7-9-89.4.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Temporary uses permitted.
7-9-89.5.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Accessory uses permitted.
7-9-89.6.	2	7-9-33.2.	Table 7-9-33.2 Land Use Regulations. Prohibited uses.
7-9-89.7.	2	7-9-33.3.	Table 7-9-33.3 Site development standards.
NEW	2	7-9-34.	Definitions (M) <u>Employment Districts.</u>
7-9-90.	2	7-9-34(a).	PA “Professional and Administrative Office” District regulations.
7-9-90.1.	2	7-9-34.1.	Purpose and intent.
7-9-90.2.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-90.3.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-90.4.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Temporary uses permitted.
7-9-90.5.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Accessory uses permitted.
7-9-90.6.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Prohibited uses.
7-9-90.7.	2	7-9-34.3.	Table 7-9-34.3 Site development standards.
7-9-95.	2	7-9-34(b).	M1 “Light Industrial” District regulations.
7-9-95.1.	2	7-9-34.1.	Purpose and intent.
7-9-95.2.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-95.3.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Principal uses permitted subject to a use permit.
7-9-95.4.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Temporary uses permitted.
7-9-95.5.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Accessory uses permitted.
7-9-95.6.	2	7-9-34.2.	Table 7-9-34.2 Land Use Regulations. Prohibited uses.
7-9-95.7.	2	7-9-34.3.	Table 7-9-34.3 Site development standards.
7-9-98.	2	7-9-30.	R/OSP “Research/Open Space Park” District regulations.
7-9-98.1	2	7-9-30.1.	Purpose and intent.
7-9-98.2	2	7-9-30.	Table 7-9-30.2 Land Use Regulations. Principal uses permitted.
7-9-98.3	2	7-9-30.	Table 7-9-30.2 Land Use Regulations. Principal uses permitted subject to a site development permit.
7-9-98.4	2	7-9-30.	Table 7-9-30.2 Land Use Regulations. Principal uses permitted subject to a use permit.

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	Subarticle	Section No.	
7-9-98.5	2	7-9-30.2.	Table 7-9-30.2 Land Use Regulations. Temporary uses permitted.
7-9-98.6	2	7-9-30.	Table 7-9-30.2 Land Use Regulations. Accessory uses permitted.
7-9-98.7	2	7-9-30.	Table 7-9-30.2 Land Use Regulations. Prohibited uses.
7-9-98.8	2	7-9-30.3.	Table 7-9-30.3 Site development standards.
NEW	3	-	<u>Subarticle 3: Overlay, Combining, and Other Districts</u>
7-9-103.	3	7-9-47.	PC "Planned Community" District regulations.
7-9-103.1.	3	7-9-47.1.	Purpose and intent.
7-9-103.2.	3	7-9-47.2.	General provisions and regulations.
7-9-103.3.	3	7-9-47.3.	Planned Community Program required.
7-9-103.4.	3	7-9-47.4.	Applicability.
7-9-103.5.	3	7-9-47.5.	P.C. Program text.
7-9-103.6.	3	7-9-47.6.	Statistical summary.
7-9-103.7.	3	7-9-47.7.	P.C. zoning map.
7-9-103.8.	3	7-9-47.8.	P.C. development map.
7-9-103.9.	3	7-9-47.9.	Adoption and amendment procedures.
7-9-103.10.	3	7-9-47.10.	Planned community manual.
7-9-103.11.	3	7-9-47.11.	Previously adopted "development plan and supplementary text."
7-9-103.	2	7-9-35.	SG "Sand and Gravel Extraction" District regulations.
7-9-104.1.	2	7-9-35.1.	Purpose and intent.
7-9-104.2.	2	7-9-35.3.	Definitions.
7-9-104.3.	2	7-9-35.4.	Uses permitted subject to an SG site permit.
7-9-104.4.	2	7-9-35.6.	Contents of SG site permit applications.
7-9-104.5.	2	7-9-35.5.	Site development standards.
7-9-104.6.	2	7-9-35.7.	Approval of SG site permit applications.
7-9-104.7.	2	7-9-35.2.	Miscellaneous provisions. <u>Applicability.</u>
7-9-104.8.	2	7-9-35.8.	Reclamation of mined areas required.
7-9-110.	3	7-9-48.	PD "Planned Development" <u>Combining</u> District regulations.
7-9-110.1.	3	7-9-48.1.	Purpose and intent.
7-9-110.2.	3	7-9-48.2.	Application.
7-9-110.3.	3	7-9-48.3.	Principal uses permitted subject to a use permit.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-110.4.	3	7-9-48.4.	Accessory uses permitted.
7-9-110.5.	3	7-9-48.5.	Prohibited uses.
7-9-110.6.	3	7-9-48.6.	Site development standards.
7-9-111.	3	7-9-51.	SR “Sign Restrictions” (SR) Combining District regulations.
7-9-111.1.	3	7-9-51.1.	Purpose and intent.
7-9-111.2.	3	7-9-51.2.	Application.
7-9-111.3.	3	7-9-51.3.	Wall signs.
7-9-111.4.	3	7-9-51.4.	Monument/ground signs.
7-9-111.5.	3	7-9-51.5	Temporary signs. Pole signs.
7-9-111.6.	3	7-9-51.6.	Sign programs.
7-9-111.7.	3	7-9-51.7.	Signs permitted subject to Zoning Administrator approval.
7-9-111.8.	3	7-9-51.8.	Signs prohibited.
NEW	3	7-9-52.	S Specific Plan Combining District.
7-9-113.	3	7-9-42.	FP “Floodplain” Overlay District. regulations.
7-9-113.1.	3	7-9-42.1.	Purpose and intent.
7-9-113.2.	3	7-9-42.2.	Definitions.
7-9-113.3.	3	7-9-42.3.	Application.
7-9-113.4.	3	7-9-42.4.	Responsibilities of Floodplain Administrator.
7-9-113.5.	3	7-9-42.5.	Uses permitted.
7-9-113.6.	3	7-9-42.6.	Uses permitted subject to a site development permit.
7-9-113.7	3	7-9-42.7.	Uses permitted subject to a use permit.
7-9-113.8.	3	7-9-42.8.	Prohibited uses.
7-9-113.9.	3	7-9-42.9.	Site development permit procedures.
7-9-113.10.	3	7-9-42.10.	Nonconforming uses and structures in FP Districts.
7-9-113.11.	3	7-9-42.11.	Exceptions to FP District regulations.
7-9-113.12	3	7-9-42.12.	Variances from FP District site development standards.
7-9-114.	3	7-9-50.	SS “Service Station” (SS) Combining District regulations.
7-9-114.1.	3	7-9-50.1.	Purpose and intent.
7-9-114.2.	3	7-9-50.2.	Application.
7-9-114.3.	3	7-9-50.3.	Principal uses permitted subject to a use permit.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-114.4.	3	7-9-50.4.	Accessory use permitted.
7-9-114.5.	3	7-9-50.5.	Prohibited uses.
7-9-114.6.	3	7-9-50.6.	Site development standards.
7-9-116.	3	7-9-43.	GPI "General Plan Implementation" <u>Combining District regulations.</u>
7-9-116.1.	3	7-9-43.1.	Purpose, intent and authority.
7-9-116.2.	3	7-9-43.2.	Application.
7-9-116.3.	3	7-9-43.3.	Uses permitted <u>and prohibited.</u>
7-9-116.4.	3	Deleted	Prohibited uses.
7-9-116.5.	3	7-9-43.4.	Site development standards.
7-9-116.6.	3	7-9-43.5.	Finding of consistency with the General Plan.
7-9-117.	3	7-9-46.	<u>O "Oil Production" Combining District.</u>
7-9-118.	3	7-9-40.	CD "Coastal Development" District regulations.
7-9-118.1.	3	7-9-40.1.	Purpose and intent.
7-9-118.2.	3	7-9-40.2.	Application; <u>interpretation of boundaries.</u>
7-9-118.3.	3	7-9-40.3.	Definitions.
7-9-118.4.	3	7-9-40.4.	Coastal development permit required.
7-9-118.5.	3	7-9-40.5.	Exemptions.
NEW	6	7-9-127.	<u>CD Coastal Development Permits.</u>
7-9-118.6	6	7-9-127.1	Coastal development permits procedures.
7-9-118.7.	3	7-9-40.8.	Enforcement provisions.
7-9-118.8.	3	7-9-40.7.	Open space easements and public access documents.
7-9-119.	3	7-9-49.	<u>SH "Scenic Highway" Combining District regulations.</u>
7-9-119.1.	3	7-9-49.1.	Purpose and intent.
7-9-119.2.	3	7-9-49.2.	Application.
7-9-119.3.	3	7-9-49.3.	Uses permitted subject to a site development permit.
7-9-119.4.	3	7-9-49.4.	Uses prohibited.
7-9-119.5.	3	7-9-49.5.	Site development standards.
7-9-120.	3	7-9-41.	E "Equine" <u>Combining District regulations.</u>
7-9-120.1.	3	7-9-41.1.	Purpose and intent.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-120.2.	3	7-9-41.2.	Application.
7-9-120.3.	3	7-9-41.3.	General regulations.
7-9-120.4.	3	7-9-41.4.	Recreational Equine Use Permit.
7-9-120.5.	3	7-9-41.5.	Revocation of Recreational Equine Use Permit.
7-9-120.6.	3	7-9-41.6.	Nonconforming uses.
7-9-120.7.	3	7-9-41.7.	Corral setbacks.
7-9-120.8.	3	7-9-41.8	Severability.
7-9-125.	4	7-9-63.	Dedications, improvements, and fees required- General regulations.
7-9-125.1	4	7-9-63.	Requires Street and highway dedications and improvements.
7-9-125.4.	4	7-9-63.2.	Required Drainage fees and dedications.
NEW	4	-	<u>Subarticle 4: Site Development Regulations</u>
NEW	4	7-9-60	<u>Purpose.</u>
NEW	4	7-9-61.	<u>General site regulations.</u>
7-9-126	4	7-9-61.1	Building site requirements.
7-9-126 (a)	4	7-9-61.4.	Lawful, nonconforming building sites.
7-9-126 (b)	4	7-9-61.5.	Creation of <u>new</u> building sites.
7-9-126 (c)	4	7-9-61.6.	Lot line adjustments.
7-9-126 (d)	4	7-9-61.7.	Building site area.
7-9-126.1.	4	7-9-61.2	Establishing district symbols for building site requirements
7-9-126.2.	4	7-9-61.3	Building site reduced by acquisition for public use.
7-9-126.3.	1	7-9-24.5.	Determination of building site width. <u>Measuring lot width and depth.</u>
7-9-127.	4	7-9-61.8.	Building line regulations for main buildings and structures.
7-9-127.1.	4	7-9-61.9.	Building line designation.
7-9-128.	4	7-9-61.10.	Exceptions to building lines chart.
7-9-128.1.	4	7-9-61.11.	Building line on panhandle building site.
7-9-128.2.	4	7-9-61.12.	Building line on shallow building site.
7-9-128.3.	4	7-9-61.13.	Building line on narrow building site.
7-9-128.4.	4	7-9-61.14.	Building line based on average of adjoining sites.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-128.5.	4	7-9-61.15.	Building line on building site adjacent to a projecting building on one side.
7-9-128.6.	4	7-9-61.16.	Balconies, decks, porches, terraces, exterior steps, exterior stairways.
7-9-128.7.	4	7-9-61.17.	Eaves, cornices, canopies and cantilevered roofs.
7-9-128.8.	4	7-9-61.18.	Chimneys, fireplaces, wing walls and other minor architectural features.
7-9-128.9	4	Deleted	Reserved
7-9-128.10.	4	7-9-61.19	Setbacks determined by Director.
7-9-129.	1	7-9-24.10.	Height Limit <u>Measuring height.</u>
7-9-129.1.	1	7-9-24.10(a).	Measurement. <u>Measuring building height.</u>
7-9-129	4	7-9-62.	<u>Building and structure heights, and exceptions to height limits.</u>
7-9-129.2.	4	7-9-62(a).	<u>Radio and television antennas.</u>
7-9-129.3.	4	7-9-62(b).	Architectural features.
7-9-129.4.	4	7-9-62(c).	Hazards to air navigation.
7-9-129.5.	4	7-9-62(d).	Oil derricks.
7-9-129.6.	4	7-9-62(e) .	Signs.
7-9-132.	4	7-9-71.	Screening and Landscaping.
7-9-132.1.	4	7-9-71.1.	Screening.
7-9-132.2.	4	7-9-71.2.	Landscaping.
7-9-133	4	7-9-68.	Landscape and Irrigation Code.
7-9-133.1	4	7-9-68.1.	Purpose.
7-9-133.2	4	7-9-68.2.	Applicability.
7-9-133.3	4	7-9-68.3.	Definitions.
7-9-133.4	4	7-9-68.4.	Implementation procedures and landscape documentation package.
7-9-133.5	4	7-9-68.5.	Landscape water use standards.
7-9-133.6	4	7-9-68.6.	Guidelines.
7-9-136.	5	7-9-117.	Temporary Uses and Structures.
7-9-136.1.	5	7-9-117.7.	Residential tract sales and rentals.
7-9-136.2.	5	7-9-117.3.	Construction office.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-136.3.	5	7-9-117.4.	Continued use of an existing building during construction.
7-9-136.5.	5	7-9-117.2.	Commercial coaches.
7-9-136.6	5	Deleted	Reserved.
7-9-136.7.	5	7-9-117.5.	Mobilehome residence.
7-9-136.8.	5	7-9-117.8.	<u>Seasonal product sales.</u> Christmas tree sales facility.
7-9-136.9.	5	7-9-117.6.	Public display of fireworks.
7-9-136.10.	5	Deleted	Halloween pumpkin sales facility. (Moved to 7-9-117.8.)
7-9-136.11.	5	7-9-117.9.	Special outdoor gatherings.
7-9-136.12.	5	7-9-117.1.	Sale of Agricultural product <u>sales.</u>
7-9-137.	5	7-9-116.	Accessory Uses and Structures. GPI "General Plan Implementation" District
7-9-137(a-f)	5	7-9-116.1.	<u>General Standards Purpose, intent and authority</u>
7-9-137.1.	4	7-9-70.3(d).	Garages and carports.
7-9-137.3.	2	7-9-30. – 34.	Satellite dish antennas. (See Land Use Regulations tables)
7-9-137.4.	4	7-9-73.	Swimming Pools <u>and Spas</u>
7-9-137.5.	4	7-9-64.	Fences, and walls, <u>and hedges.</u>
7-9-137.8.	4	7-9-65.	Elevated driveway on steep topography.
7-9-138.	5	7-9-88.	Single Room Occupancy.
7-9-139.	4	7-9-66.	Grading and Excavation.
7-9-140.	5	7-9-87.	Density bonus and other incentives.
7-9-140. (a)	5	7-9-87.1.	Purpose and intent.
NEW	5	7-9-87.2.	<u>General provisions.</u>
NEW	5	7-9-87.3.	<u>Requirements and standards for granting density bonus and incentives.</u>
NEW	5	7-9-87.4.	<u>Procedure</u>
7-9-141.	5	7-9-95.	Community Care Facilities.
7-9-141.2.	5	7-9-99.	Child day care facilities/day care nurseries.
7-9-141.3.	5	7-9-96.	Congregate <u>living health care</u> facilities.
7-9-142.	5	7-9-98.	Senior Living Facilities.
7-9-143.	5	7-9-113.	<u>Transportation demand programs</u> Facility Design Regulations.

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
7-9-143.1.	5	7-9-113.1.	Purpose and intent.
7-9-143.2.	5	7-9-113.2.	Definitions.
7-9-143.3.	5	7-9-113.3.	Applicability.
7-9-143.4.	5	7-9-113.4.	Site development standards.
7-9-144.	5	7-9-114.	Signs.
NEW	5	7-9-114.2.	<u>Purpose</u> Application
NEW	5	7-9-114.3.	<u>Applicability</u> Principal uses subject to a use permit
NEW	5	7-9-114.4.	<u>General requirements for all signs</u> Accessory uses permitted
NEW	5	7-9-114.7.	<u>Exempt signs</u>
NEW	5	7-9-114.9.	Permits Required <u>Permitted signs</u>
7-9-144.1.	5	7-9-114.1.	Signs definitions. <u>Purpose and intent</u>
7-9-144.2.	5	7-9-114.8.	Permitted signs <u>by zoning district.</u>
7-9-144.3.	5	7-9-114.10.	Signs permitted subject to a site development permit.
7-9-144.4.	5	7-9-114.6.	Prohibited signs/advertising device. <u>Site development standards</u>
7-9-144.5.	5	7-9-114.5.	<u>Rules for sign measurement</u> Sign measurements.
7-9-144.6.	5	7-9-114.2(7)	Signs in public safety areas.
7-9-144.7.	5	7-9-114.2(8)	Signs abutting residential areas.
7-9-144.8.	5	7-9-114.4(5)	Lighted/illuminated signs.
7-9-144.9.	5	7-9-114.9(b)	Sign permit.
7-9-145.	4	7-9-70.	<u>Off-street Parking and loading</u> Regulations.
7-9-145.1.	4	7-9-70.1.	Purpose and intent.
7-9-145.2.	4	7-9-70.2.	General requirements.
7-9-145.3.	4	7-9-70.3.	Residential off-street parking requirements.
7-9-145.4.	4	7-9-70.4.	Industrial, commercial, professional, <u>community or recreational facility</u> , and institutional off-street parking requirements.
7-9-145.5.	4	7-9-70.5.	Design requirements.
7-9-145.6.	4	7-9-70.6.	Off-street parking requirements <u>for non-residential uses.</u>
NEW	4	7-9-70.8.	<u>Loading requirements.</u>
7-9-145.7.	4	7-9-70.9.	Alternatives to off-street parking regulations.
NEW	4	7-9-70.9.	<u>Parking Calculations</u>

Current Section No.	Location in Updated Zoning Code		Title
	Subarticle	Section No.	
NEW	4	7-9-70.10.	<u>Bicycle Parking</u> .
NEW	4	7-9-70.11.	<u>Recreational Vehicle Parking</u> .
7-9-146.	1	Deleted	Special regulations.
7-9-146.1.	5	7-9-106.	Animal hospitals and clinics. Performance and development standards.
7-9-146.2.	5	7-9-120.	Adult entertainment businesses.
7-9-146.3.	5	7-9-105.	Pets and animals.
7-9-146.4.	5	7-9-118.	Waste management and hazardous material.
7-9-146.5 (a).	5	7-9-91.	Guesthouses
7-9-146.5 (b).	5	7-9-90.	Second Residential Unit Accessory dwelling units. PA Professional and Administrative Office District
7-9-146.6.	5	7-9-104.	Home occupations performance and development standards. SG Sand and Gravel Extraction District
NEW	5	-	<u>Subarticle 5: Standards for Specific Uses and Activities</u> .
NEW	5	7-9-85.	<u>Purpose and Applicability</u> .
7-9-146.7.	5	7-9-86.	<u>Multifamily Residential</u> , multiple-family standards and requirements.
7-9-146.8.	5	7-9-108.	Performance and development standards for Small Wind Energy Systems.
7-9-146.9.	5	7-9-112.	Bus stop benches and shelters.
7-9-146.10.	5	7-9-121.	<u>Resource modification activities</u> . Specified resource protection.
7-9-146.11.	5	7-9-110.	Heliports/helistops. PD Planned Development District
7-9-146.12.	5	7-9-119.	<u>Waste Transfer/materials recovery facilities</u> . SH Scenic Highway District
NEW	5	7-9-119.1.	<u>Use permit required</u> . Purpose and intent
7-9-146.13.	5	7-9-109.	Performance and Standard Development Standards for Wireless Communications Facilities
7-9-146.14	5	7-9-103	County of Orange Commercial Cannabis Activities and Outdoor Personal Cultivation Prohibition Ordinance PC Planned Community District
7-9-147.	5	7-9-89.	Condominium Conversions. CN Commercial Neighborhood District
7-9-147.1.	5	7-9-89.1.	Purpose and intent.

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	Subarticle	Section No.	
7-9-147.2.	5	7-9-89.2.	Standards. Principal uses subject to a site development permit
7-9-147.3	5	7-9-89.3	Reserved
7-9-147.4.	5	7-9-89.4.	Application requirements. Temporary uses permitted
7-9-147.5.	5	7-9-89.5.	Tenant provisions.
7-9-148.	3	7-9-44.	H Housing Opportunities Overlay District Regulations.
7-9-148.1.	3	7-9-44.1.	Purpose and intent.
7-9-148.2.	3	7-9-44.2.	Application.
7-9-148.3.	3	7-9-44.3.	Site development permit.
7-9-148.4.	3	7-9-44.4.	Temporary uses permitted.
7-9-148.5.	3	7-9-44.5.	Accessory uses permitted.
7-9-148.6.	3	7-9-44.6.	Housing Opportunities Manual.
7-9-148.7.	3	7-9-44.7.	Residential site development standards.
7-9-148.8.	3	7-9-44.8.	Emergency shelter and multi-service center for the homeless (multi-service center) site development standards and operational requirements.
7-9-149.	5	7-9-92.	Mobilehome Regulations.
7-9-149.1	5	Deleted	Reserved.
7-9-149.2	5	Deleted	Reserved.
7-9-149.3.	5	7-9-92.1.	Mobilehome development regulations.
7-9-149.5.	5	7-9-92.2.	Mobilehome installation.
NEW	6	-	<u>Subarticle 6: Administration and Permits</u>
7-9-150.	6	7-9-125.	<u>Discretionary Permits and Procedures.</u> General regulations
7-9-150.1.	6	Deleted	Types of permits.
NEW	6	7-9-126.	<u>Site Development Permits; Use Permits, Special Permits, and Variances.</u> Building line regulations for main buildings and structures
7-9-150.1(c)	6	7-9-126.2.	Use permits.
7-9-150.1(d)	6	7-9-126.1.	<u>Site Development Permits.</u>
7-9-150.1(e)	6	7-9-126.4.	Variance permits
7-9-150.1(f)	6	Deleted	Special Use Permits
7-9-150.2.	6	7-9-125.1.	Applications. Requires street and highway dedication and

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			improvements
7-9-150.2(c)	6	7-9-125.3(a)	Acceptance of Applications- Review for completeness.
7-9-150.3.	6	7-9-125.3.	Processing procedures- <u>Review of Applications Reserved</u>
7-9-150.3(c).	6	7-9-125.4.	Public hearings: <u>scheduling and notice.</u> Required drainage fees
7-9-150.3(e).	6	7-9-125.6.	Findings <u>Required.</u>
7-9-150.3(f).	6	7-9-125.3(f).	Action by the approving authority <u>decision-making body on discretionary permit applications</u>
7-9-150.4.	6	7-9-125.10.	Appeals.
7-9-150.5.	6	7-9-125.2.	Fees. Reserved
7-9-150.6.	6	7-9-125.7.	Period of validity <u>for establishment of permit; and expiration and extension.</u>
7-9-150.7.	6	7-9-125.9.	Revocation <u>of permit.</u>
7-9-150.8.	6	7-9-125.8.	Amendments.
NEW	6	7-9-125.11	<u>Zoning Code Compliance Determination.</u>
NEW	6	7-9-125.12.	<u>Interpretations of the Zoning Code and verifications of prior approvals or permits.</u>
7-9-150.9.	6	7-9-125.13	Limitations of actions.
7-9-150.10.	6	7-9-126.3	Exemptions to site development/use permits.
7-9-151.	5	7-9-115.	Nonconforming Uses and Structures.
7-9-152.	6	7-9-125.11(a)	Certificates of Use and Occupancy <u>Zoning Use Certificate.</u>
7-9-154.	6	7-9-130.	Enforcement Procedures.
7-9-154.1.	6	7-9-130.1.	Duty to enforce- <u>Enforcement.</u>
7-9-154.2.	6	7-9-130.2.	Inspection to ensure compliance.
7-9-154.3.	6	7-9-130.3.	Violations of the Zoning Code.
7-9-155.	6	7-9-132.	Zoning Code Amendments and Zone Changes.
7-9-155.1.	6	7-9-132.1.	Zone <u>Zoning Code amendment.</u>
7-9-155.2.	6	7-9-132.2.	Zone changes.
7-9-155.3.	6	7-9-132.3.	Zoning ordinance <u>adoption and amendment</u> procedure.
7-9-156.	6	7-9-133.	Specific Plans/ Landscape and Irrigation Code
7-9-156(a)(b)(c).	6	7-9-133.1.	Purpose <u>Preparation and Review Procedures for Specific Plans</u>

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7-9-156.1.	6	7-9-133.2	<u>Adoption of specific plan by resolution. Applicability</u>
7-9-156.2.	6	7-9-133.3.	<u>Adoption of Specific plan by ordinance. Definitions</u>
7-9-156.3.	6	7-9-133.4.	<u>Specific Plan Amendments. Implementation procedures and landscape documentation package.</u>
7-9-157.	6	7-9-125.5.	<u>Tie Votes. Reserved</u>
NEW	3	7-9-45.	<u>MX Mixed-Use Overlay.</u>
NEW	3	7-9-45.1.	<u>Purpose and intent.</u>
NEW	3	7-9-45.2.	<u>Application.</u>
NEW	3	7-9-45.3.	<u>Use Permit.</u>
NEW	3	7-9-45.4.	<u>Additional Land Use Regulations.</u>
NEW	3	7-9-45.5.	<u>Site Development Standards.</u>
NEW	3	7-9-45.6.	<u>Supplemental Regulations.</u>
NEW	4	7-9-69.	<u>Tree Preservation Ordinance</u>
NEW	4	7-9-67	<u>Lighting and Illumination. E4 “Small Estates District</u>
NEW	4	7-9-72.	<u>Solar Energy Systems.</u>
NEW	5	7-9-94.	<u>Community assembly facilities.</u>
NEW	5	7-9-93.	<u>Short Term Rentals.</u>
NEW	5	7-9-100.	<u>Community Gardens.</u>
NEW	5	7-9-101.	<u>Farmer’s Markets.</u>
NEW	5	7-9-102.	<u>Fruit and Vegetable Gardening.</u>
NEW	5	7-9-107.	<u>Electric Vehicle Charging Stations.</u>
NEW	5	7-9-97.	<u>Residential care facilities.</u>
NEW	5	7-9-111.	<u>Drive-In and Drive-Through Facilities. SR “Sign Restrictions District</u>