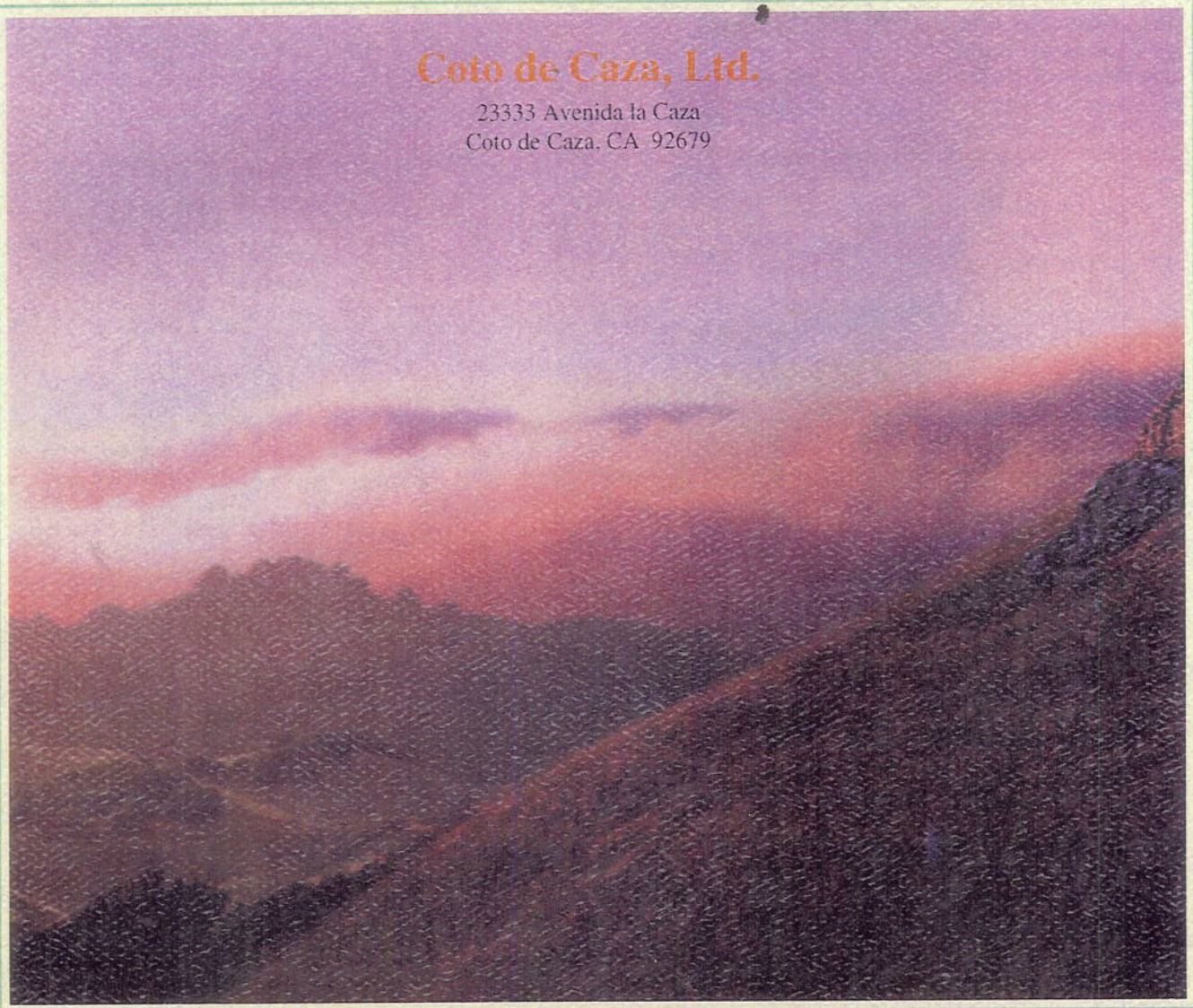


Coto de Caza, Ltd.

23333 Avenida la Caza
Coto de Caza, CA 92679



SPECIFIC PLAN

a m e n d m e n t

3

COTO DE CAZA SPECIFIC PLAN

AMENDMENT 3

(ZONE CHANGE 92-9)

Approved By The Orange County Planning Commission

On June 6, 1995

Adopted By The Orange County Board Of Supervisors

On August 8, 1995

By Resolution No. 95-594

By Ordinance No. 3942

Prepared for the County of Orange

Environmental Management Agency

and Coto de Caza, Ltd.

**By PLANNERS' ANNEX
3951 South Plaza Drive, Suite 260
Santa Ana, California 92704
(714) 556-3636**

1 SECTION 4 . This Ordinance shall take effect and be in
2 full force thirty (30) days from and after its passage and, before the
3 expiration of fifteen (15) days after the passage thereof, shall be
4 published once in the ORANGE COUNTY REGISTER, a
5 newspaper published in the County of Orange, State of California,
6 together with the names of the members of the Board of Supervisors
7 voting for or against the same.

8
9
10
11 *Gaddi Vasquez*
12 Chairman of the Board of Supervisors
13 of Orange County, California

14 SIGNED AND CERTIFIED THAT A COPY
15 OF THIS DOCUMENT HAS BEEN DELIVERED
16 TO THE CHAIRMAN OF THE BOARD
17 (SEAL)

18 *Kathleen E. Goodno*
19 KATHLEEN E. GOODNO
20 Acting Clerk of the Board of Supervisors
21 County of Orange, California

22 STATE OF CALIFORNIA)
23) ss.
24 COUNTY OF ORANGE)

25 I, KATHLEEN E. GOODNO, Acting Clerk of the Board of Supervisors,
26 do hereby certify that at a regular meeting of the Board of
27 Supervisors of Orange County, California, held on the 8th day of
28 August, 1995, the foregoing ordinance containing
four sections was passed and adopted by the following vote:

29 AYES: SUPERVISORS MARIAN BERGESON; WILLIAM G. STEINER; ROGER R. STANTON;
30 JAMES W. SILVA; AND GADDI H. VASQUEZ

31 NOES: SUPERVISORS NONE

32 ABSENT: SUPERVISORS NONE

33 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
34 official seal of the Board of Supervisors of the County of Orange,
35 State of California, this 8th day of August,
36 19 95.

37 (SEAL)

38 *Kathleen E. Goodno*
39 KATHLEEN E. GOODNO
40 Acting Clerk of the Board of Supervisors
41 of Orange County, California

ORDINANCE NO. 3942

AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA,
AMENDING THE COTO DE CAZA SPECIFIC PLAN IN ACCORDANCE
WITH SECTION 7-9-156 OF THE CODIFIED ORDINANCES (ZC92-9)

The Board of Suprvisors of the County of Orange, California, does ordain as follows:

SECTION 1. The land use regulations and Statistical Summary (i.e., Section III) of the Coto de Caza Specific Plan Amendment 3 as described in Zone Change 92-9 are hereby adopted.

SECTION 2. Ordinance No. 3582 regarding the Coto de Caza Specific Plan Amendment is hereby repealed.

SECTION 3. Prior to the approval of any tentative subdivision map, the Coto de Caza Development Agreement shall be amended to incorporate Zone Change 92-9.

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FM:sah(5030313472597)

- 1
- 2 4. Intends to adopt the draft ordinance prepared for ZC92-9 regarding the land use regulations (i.e., Section III) of the Coto de Caza Specific Plan Amendment 3.
- 3
- 4 5. Adopts Section II of the Coto de Caza Specific Plan Amendment 3 as described in ZC92-9 subject to item "7" below.
- 5
- 6 6. Declares that Resolution 86-384 regarding the Coto de Caza Specific Plan Amendment 2 is null and void subject to item "7" below.
- 7
- 8 7. Items "5" and "6" above shall become effective only at such time as the Coto de Caza Development Agreement is amended to incorporate ZC92-9.

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Gaddi Vasquez
Chairman of the Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY
OF THIS DOCUMENT HAS BEEN DELIVERED
TO THE CHAIRMAN OF THE BOARD

Kathleen E. Goodno
Kathleen E. Goodno, Acting
Clerk of the Board of Supervisors
Orange County, California

AYES: SUPERVISORS MARIAN BERGESON, WILLIAM G. STEINER, ROGER R.
STANTON, JAMES W. SILVA, AND GADDI H. VASQUEZ
NOES: SUPERVISORS NONE
ABSENT: SUPERVISORS NONE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

I, Kathleen E. Goodno, Acting Clerk of the Board of Supervisors
of Orange County, California, hereby certify that the above and
foregoing Resolution was duly and regularly adopted by the said Board
at a regular meeting thereof held on the 8th day of August, 1995, and
passed by a unanimous vote of said Board.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
8th day of August, 1995.

Kathleen E. Goodno
Kathleen E. Goodno, Acting
Clerk of the Board of Supervisors of
Orange County, California

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I. EXECUTIVE SUMMARY

A. PURPOSE AND INTENT

The Coto de Caza Specific Plan has been prepared for the purpose of regulating the growth and development of the community known as Coto de Caza. This Amendment 3 seeks to respond to Section 5.2 of the Coto de Caza Development Agreement recorded May 5, 1988 which requires a five year review of the General Plan as it applies to the project and update and account for land use policy and development program changes which have occurred since the adoption of the Second Amendment in March of 1986. It is authorized by Section 65450 et seq. of the California Government Code which provides for use of specific plans as a tool for implementing the general plan of a local jurisdiction.

Consisting of text and maps, this Specific Plan specifies the distribution, location and extent of the existing and proposed use of land within the area covered by the Coto de Caza Specific Plan and sets standards and criteria by which development can occur. Land uses established and/or development approvals which occurred prior to and up to the time of adoption of this Amendment are listed in the Appendix.

B. SETTING

The 4,929 acre community is located in unincorporated southeastern Orange County (See: Vicinity Map, Page 3). The property contains significant natural features including the Canada Gobernadora Valley, riparian habitat, oak groves, wildlife corridors and two major open space ridgelines which occur on east and west boundaries ranging in elevation from 420 feet on the valley floor to 1,225 feet on the highest ridgeline which combined provide an attractive and exciting country living type of atmosphere for the residential development which occurs primarily within the valley and on the gentle knolls and slopes immediately above.

Once contemplated as a destination resort, today land uses which exist in Coto de Caza have evolved as a primarily residential community with an abundance of recreational uses, all part of or otherwise related to the natural and manufactured open space located throughout the community. In the southwesterly end of the property is located General Thomas F. Riley Wilderness Park (formerly "Wagon Wheel Canyon Wilderness Park") which was dedicated to the County of Orange by the property owner as a public benefit associated with the County's authorization for project development. Up to a maximum of 6,268 dwelling units within the Coto de Caza Specific Plan area are now proposed. This is a reduction of 151 units by

Amendment 3. Conversely, 2290 acres of open space are now proposed which is an increase of 89 acres. Additionally, this Amendment contains more definitive guidance and restrictive standards for new development with little or no change for homeowners who may need to rebuild.

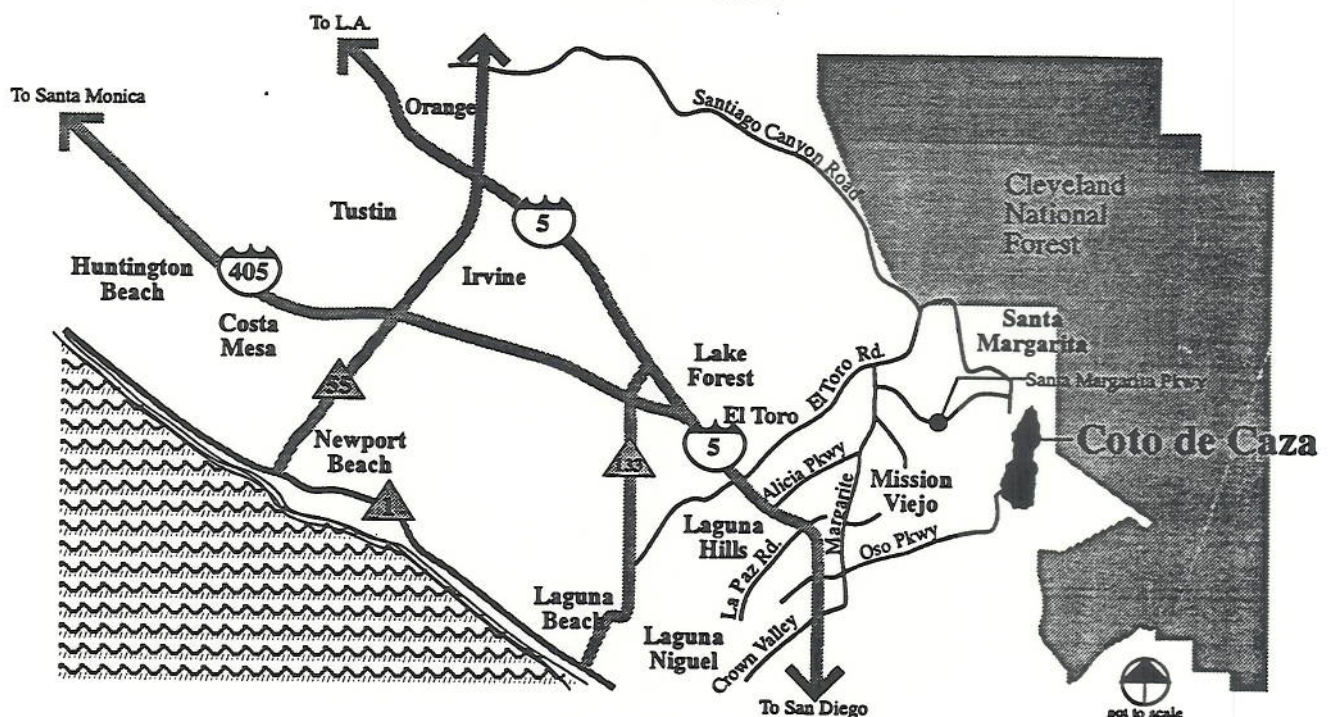
A key aspect of the Specific Plan is to accommodate a comprehensive planning process which precludes any unnecessary burden on public and private resources in terms of implementing the Plan. The process recognized herein is one which should aid both County and property owner/developer by providing guidance serving to minimize what would otherwise be a need by the County for in-depth planning review of each and every future development project in Coto de Caza; with the exception of that needed to ensure project consistency with the Plan, satisfaction of previously imposed and still applicable conditions of approval, and the requirements of the California Environmental Quality Act ("CEQA"). Development proposals represented by site development permits and/or subdivisions, which are consistent with the Plan should be able to proceed unencumbered by what would otherwise be required of development proposals outside the framework of an overall master plan.

C. PLAN PROPOSAL

The Specific Plan proposes the development of Coto de Caza as a high quality primarily residential community in an aesthetically pleasing and biologically sensitive recreational environment. The Plan establishes a unique development pattern by its emphasis on preserving the two major ridgelines on the east and west boundaries, which have already been protected by conservation and/or scenic easements, and by man-made enhancement and other conservation measures for natural resources found in the valley. These considerations are addressed by way of the regulations and guidelines contained within this Specific Plan.

The regulations governing Coto de Caza permit a variety of uses, which when combined, represent a high ratio of open space and recreation areas to residential and support uses. The extensive open space system combined with features such as the secluded and private restricted access nature of a large faction of the community all contribute to forming a rather tranquil residential setting. Unlike several of the other major planned communities which have been developing in unincorporated Orange County, Coto de Caza is not one which is intended to produce on site a "balanced community" (i.e. an appropriate ratio of housing, employment and recreation uses) but rather is "balanced" in the sense that its land uses, and growth projections have been taken into account by and compliment the County's General Plan, including its Growth Management Element Plan.

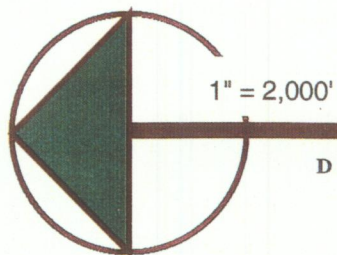
VICINITY MAP



C O T O



**AERIAL MAP
OF COTO DE CAZA**



DEVELOPMENTAL GRAPHICS

E X H I B I T 1

II. PROJECT DESCRIPTION

A. INTRODUCTION

The Coto de Caza Specific Plan has been prepared for the County of Orange in conformance with Section 65450 of the California Government Code which permits local jurisdictions such as the County of Orange to prepare specific plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It contains the regulations, conditions and programs necessary for implementation of the County's General Plan as applicable to the property.

The Specific Plan, as proposed, provides for a mix of residential densities combined with open space, commercial, community facilities and recreation uses. This is the result of addressing key planning issues, including a determination as to what the appropriate character of development should be given the private nature of most of the project, the housing market in general, surrounding land uses, the preservation and/or enhancement of significant natural features and the environmental conditions found on the property.

The Coto de Caza Specific Plan has been prepared: (1) so as to be found consistent with applicable State of California and County of Orange requirements associated with the preparation and adoption of specific plans; and, (2) to provide guidance for preparing area plans, subdivision maps and site development permits.

B. RELATIONSHIP TO THE GENERAL PLAN

The Orange County General Plan includes broad goals, objectives and policies for the orderly growth and development of the County. The Coto de Caza Specific Plan which is supportive of and consistent with those features of the General Plan, serves to refine and implement them providing a bridge between the General Plan and the subdivision or site development permit level of the planning process. The General Plan identifies Coto de Caza as a suburban residential community. Consistency of development and/or conservation of natural resources projects with the various elements of the General Plan is assured through project evaluation and review procedures contained within this Specific Plan.

The Development Agreement between Coto de Caza, Ltd. and the County of Orange which applies to most but not all of the property regulated by this Specific Plan, was recorded on May 5, 1988. The Agreement document (Section 5.2) states that,

"Every five years following the Effective Date, COUNTY intends to conduct a review of the General Plan as it applies to the Project. OWNER shall cooperate with COUNTY in the conducting of this review and in developing mutually acceptable revisions to the General Plan and the Development Plan pursuant thereto; provided, however, that neither COUNTY nor OWNER shall have any obligation to agree to such changes."

This Specific Plan document serves to respond to and is a result of the aforementioned five year General Plan review carried out by the County and the property owner through the Specific Plan amendment process. As a result of the review, certain revisions to the Plan have been incorporated into this document; however, for the most part, such revisions have been accomplished to bring the Plan closer to the goals of the General Plan. For example, by reducing the total number of dwelling units proposed by the Specific Plan, there is the associated reduction in impacts of development (i.e. services, traffic, etc.) and to some extent a corresponding increase in open space which is something that is idealized by the General Plan. The Specific Plan also seeks to meld competing interests of different elements of the General Plan (i.e. Natural Resources versus Housing) resulting in an approach to development where emphasis is placed first upon setting aside major open space areas and protecting or enhancing significant environmental features of the property, and then seeing to the distribution of residential and associated land use.

C. SETTING

1. Location

The property which comprises Coto de Caza consists of approximately 4,929 acres within the Canada Gobernadora Valley in the foothills of southeastern unincorporated Orange County. The property lies 13 miles inland from the Pacific Ocean and approximately 6.5 miles northeast of the San Diego Freeway, generally between Rancho Mission Viejo and the Cleveland National Forest.

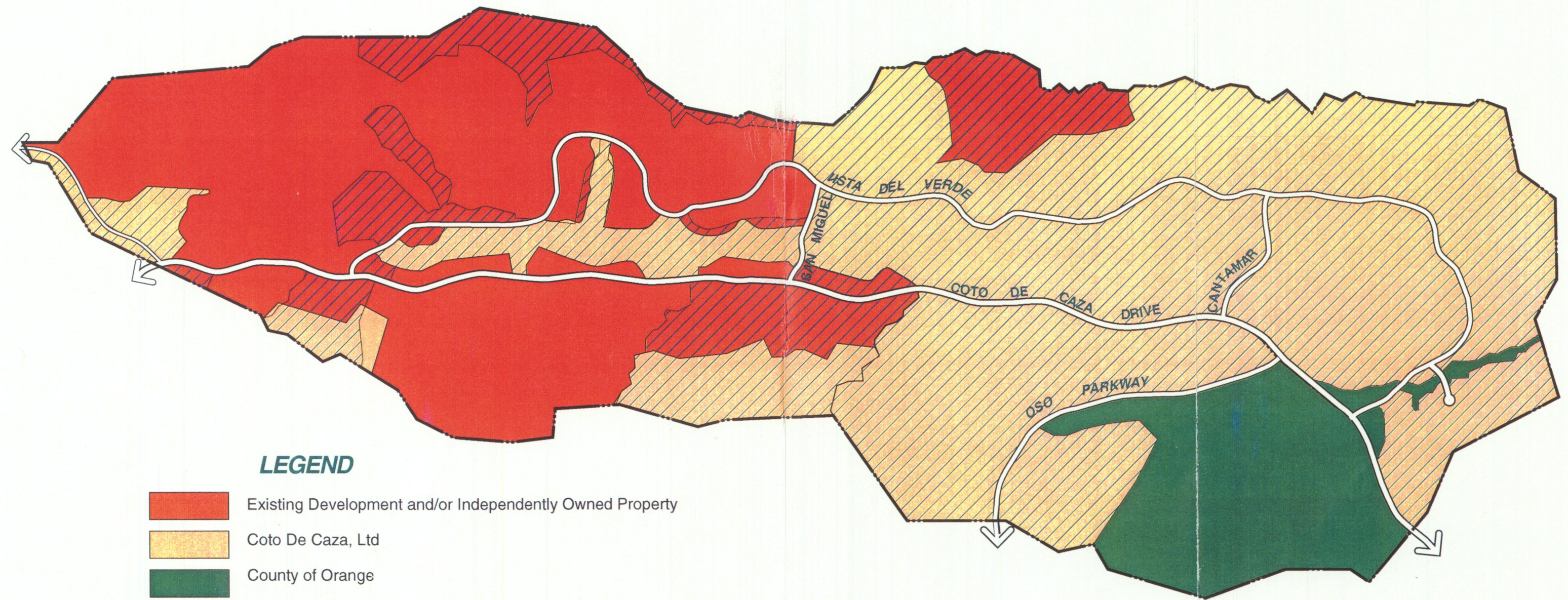
2. Surrounding Land Use

Surrounding existing and proposed residential and commercial land use in the immediate vicinity of Coto de Caza include that found in the planned communities of Rancho Santa Margarita, Las Flores, and Dove Canyon. The undeveloped portion of Rancho Mission Viejo borders the southerly edge of Coto de Caza, and the open space provided by the Starr Ranch Audubon Sanctuary and Ronald W. Caspers Wilderness Park are found immediately to the east. The cities of Mission Viejo and Lake Forest lie approximately three miles to the west of Coto de Caza. (See: Vicinity Map, Page 3)

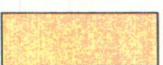
3. Existing Uses

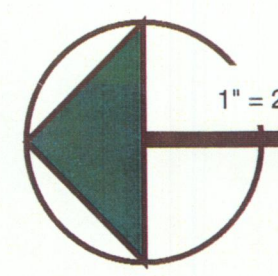
Development of Coto has occurred, by design, primarily from north to south. Established land uses are mainly located in the northern portion of the community and include estate homes and undeveloped custom lots, condominium projects, and those uses found at the older country club facility, and the equestrian center. At mid-ranch can be found the recreational facilities associated with the Coto de Caza Golf and Racquet Club, including its two championship golf courses and the newer custom lot, single family and multiple family subdivisions. A list of development approvals to date is included within this document (See: Appendix), and remaining undeveloped major land ownerships within Coto de Caza are shown on Page 8. (See: Exhibit 2, Ownership Map)

Much of the remaining undeveloped land is located in the southern portion of the property (south ranch). This area has been and is still used for dry-land agriculture, such as barley and oat, and cattle grazing, including man made stock watering ponds, feeding troughs, and holding pens. The project's contribution to the Regional Park system, General Thomas F. Riley Wilderness Park is located at the southwesterly end of the property and remains substantially pristine.



LEGEND

-  Existing Development and/or Independently Owned Property
-  Coto De Caza, Ltd
-  County of Orange
-  Area Included in Coto de Caza, Ltd. Development Agreement (May 5, 1988)



1" = 2,000' April 1992

DEVELOPMENTAL GRAPHICS

OWNERSHIP MAP

E X H I B I T 2

4. Natural Resources

Coto de Caza features many prominent natural resources. The valley floor and central riparian spine, oak groves, two major ridgelines, finger side canyons, and grazing and dry-land agriculture grass lands are major features. The impact of development and conservation proposals upon these natural resources is described in the associated environmental documentation.

Landform/Topography

The Canada Gobernadora valley has a gently sloping floor flanked by branching east-west tributary canyons, and is framed by major ridgelines along its eastern and western limits which effectively isolates the project physically from other development and major open space areas including the Audubon Sanctuary and Caspers Wilderness Park. A smaller parallel valley, Wagon Wheel Canyon, lies to the west of Canada Gobernadora and terminates at the southern portion of the main valley.

The topographic characteristics of the property form both isolated smaller spaces and large open expanses. The more gentle terrain is found in the valley floor. Approximately 40% of Coto de Caza has slopes of 30% or greater. Elevations range from approximately 420 feet at the southern boundary to 1,225 feet at a ridge top in the northern end of the property.

Biology

The unique features of Coto de Caza have endowed the area with a variety of biotic communities representative of the upper life zone. Six biotic communities are found on the property: southern oak woodland, riparian, native grassland, introduced grassland/cultivated land, coastal sage scrub, and chaparral. Much of Coto de Caza is a mosaic of vegetative associations and man-made influences.

The live oak woodland community represents what some would consider the most significant element of native vegetation and wildlife. In many areas where oaks occur, a closed canopy has developed, resulting in an oak forest community of size and beauty seldom found in Orange County.

Several different riparian communities exist in stream channels, around man-made ponds, in a seep meadow area and along drainage courses. Some of these areas are the result of nuisance water, development, and a reshaping of the original setting or purposeful establishment of brand new riparian sites. The sycamore riparian woodland community along the main stream channel in Wagon Wheel Canyon and

the willow riparian community along the Canada Gobernadora channel are noteworthy.

Some native grasslands occur in well-drained areas and are small remnants of what was once a much more extensive grassland area throughout the state. Introduced grassland/cultivated land includes the areas planted in dryland barley and annual grasses and are the primary sites proposed for development.

Coastal sage scrub exists on most slopes 30% or greater. Similar to the coastal sage scrub community, the chaparral community occupies sites where the soil is thin and of a rocky, gravelly, or sandy texture.

Combined, these biotic communities present a relatively complex ecological system, giving Coto de Caza a distinctive natural setting and character.

These diverse biotic communities provide habitat for a wide variety of animals, reptiles, and insects. Noteworthy species include deer, bobcat, mountain lion, coyote and sensitive threatened and endangered species associated with specific habitat types. Willow riparian habitat supports the Least Bell's Verio, and Coastal Sage Scrub supports the California Gnatcatcher, Cactus Wren, and the Orange Throated Whiptale.

A significant amount of riparian habitats in California have been lost for different reasons. Loss of water oriented habitat is usually regulated by the State Department of Fish and Game 1600 Codes and the Federal Government under the Clean Water Program. Coastal Sage Scrub is considered sensitive because of region wide losses. A combined jurisdictional pilot program between the Federal, State, County of Orange and other local agencies called the Natural Communities Conservation Plan ("NCCP") is currently being developed. The NCCP in which the master developer of Coto de Caza is participating will likely regulate losses of Coastal Sage Scrub in the future.

Hydrology

Coto de Caza is a part of the Upper San Juan Watershed System which encompasses a series of southerly draining, parallel canyons. The property occupies the upper two-thirds of the Canada Gobernadora, a secondary watershed system.

Because Coto de Caza is located at the head of a secondary watershed system, large amounts of water are not generated before the southern limits of the property are reached. This situation results in a narrow floodplain and a relatively minimal flood

hazard within Coto de Caza when compared to other floodplain associated with the San Juan system. A groundwater basin lies below the valley floor, paralleling Canada Gobernadora. Groundwater levels do not pose serious development constraints for the property.

Geology/Soils

The overall geologic structure of Coto de Caza is relatively free of major constraints. The Canada Gobernadora valley is filled with alluvium (stream deposits) of 150 to 200 feet in depth. The soil characteristics are generally favorable for most forms of development. However, the soil conditions of the steeper rough and broken terrain of the hillsides could be restrictive to development. The feasibility of development within such areas shall be determined on a case-by-case basis through proper geotechnical studies.

Bedrock units consist of marine and nonmarine sedimentary rocks including silty to clayish sandstone of the Santiago Formation and inter-bedded sandstone, conglomerate and mudstone of the Sespe Formation. Two inactive fault traces cross the property near the eastern border. Several known minor landslides exist along westerly trending landform. On-site slide areas do not pose a constraint to development. Any remedial measures to be taken to stabilize these slides, and any other potentially unstable geologic/soils conditions shall be conducted in a manner consistent with the requirements set forth in this Plan and applicable portions of the Orange County Grading and Excavation Code.

Cultural/Scientific Resources

Coto de Caza has been utilized by man for some time. Indians who came to this region usually established seasonal base camps as well as permanent villages. From temporary camps they harvested plant resources and foraged over a wide area before moving to another base camp. Most of the archaeological sites identified in Coto de Caza were temporary camps at which food stuffs were gathered before returning to a main camp. Eleven probable sites of temporary Indian settlements or campsites, and over thirty locations of isolated finds have been located within the valley generally near water and usually on knolls; however, everything discovered about these resources has been identified, artifacts recovered have been given to appropriate agencies, and no significant work remains. Future grading activities in proximity to those identified sites will be observed by a paleontologist to salvage and catalogue any new historical finds of value.

D. PLAN CONCEPT AND CONSISTENCY REVIEW PROCEDURES

Coto de Caza is planned as two residential communities, the largest one is within the private access gated portion of the property and the smaller is located outside the southerly access gate.

Open space is the primary feature and basis for the land plan where restrictions on disturbing the natural environment serve to give shape and otherwise define those areas and sites which accommodate residential, recreation, and commercial uses. Given the topography of the valley, which stretches nearly a total of five miles in length through the center of the property in a north/south direction, the appearance of the community is linear in nature. This form is further emphasized by preservation of two major ridgelines, one on the east and the other on the west side of the property. The open space and linear pattern provides for an attractive and aesthetically rural backdrop to the various residential neighborhoods already found within or planned to be built in Coto de Caza.

Within the Canada Gobernadora valley and the linear shaped development pattern, is an open space spine which contains existing and proposed recreation facilities, wetland mitigation areas, and wildlife habitat and corridor areas. Residential development plans to take advantage of this feature of the Plan. The higher densities are generally located closer to the core open space spine and lower densities located farther away on the lower knolls, hillsides and in side canyons. The lower densities buffer the development from regionally oriented and planned open space.

Inside the community are found many existing and proposed recreational attributes, including parks, golf courses, tennis courts, swimming pools, equestrian facilities, hunt club and country club type social activities and structures to house them. While this Plan recognizes these as permitted uses and although it considers them to be an integral part of the development concept, it does not guarantee their existence nor require the property owner or community association to operate them forever; however, where an easement for open space purposes has been dedicated to the County of Orange, while the basic use may cease, the property remains restricted to open space use.

The Coto de Caza Specific Plan proposes a maximum of 6,268 dwelling units with residential densities ranging from Rural Residential to High Density Residential. These densities permit the construction of a variety of housing products including large lot custom homes, single family subdivisions, townhomes and other attached products such as duplexes and multi-family units including condominiums and apartments. The lower density categories also contribute to the community feeling

of open space from a physical and visual standpoint.

Other than the residential focus of Coto de Caza, commercial use being very limited, the enhancement and/or preservation of both natural and man-made open space is a key feature of the Plan. A minimum of 2,290 acres of active and passive open space combined are required for Coto de Caza at build out. This comprises more than 46% of the total 4,929 acres which form the community.

To assist in implementing the plan concept a review procedure is described below in terms of guidance to be followed by both the preparer and the reviewer of subsequent development plans.

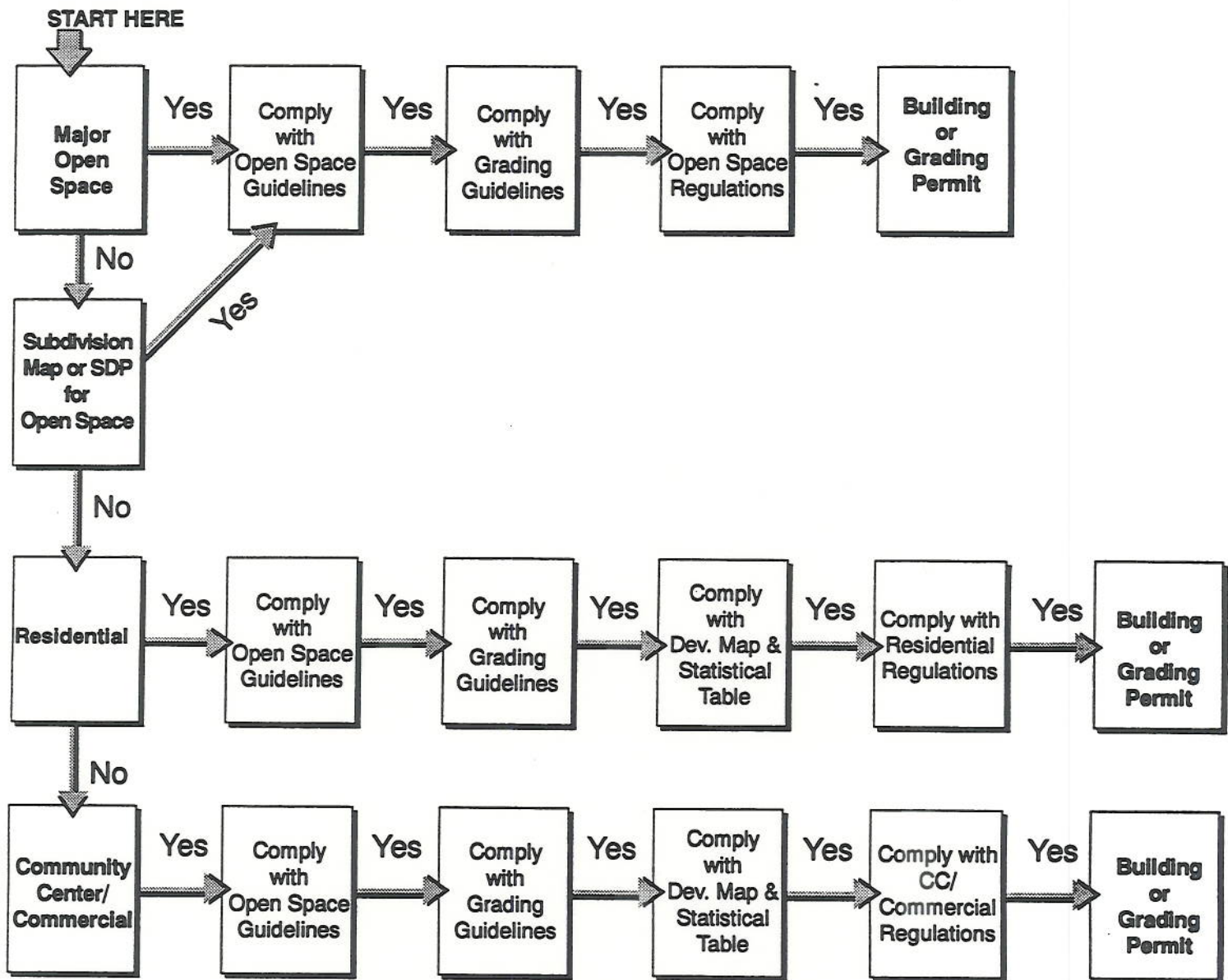
Consistency Review Procedures

To ensure that the plan concept for Coto de Caza is properly carried out, all land use development proposals are to be assessed for consistency by comparing the site development permit or subdivision map with the Specific Plan in the manner delineated below (See: "Simplified Consistency Review Flow Chart" Page 15).

- (1) The appropriate guidelines contained in Section II E, "Open Space", should be applied first.
- (2) If the project falls into one of the Major Open Space Areas (i.e., Resource Preservation, Scenic, Golf Course, or Regional Park) as shown on Exhibit 3, then the development regulations in Section III 2, "Open Space Regulations" should be applied.
- (3) Additionally, even if located outside a Major Open Space Area, when a subdivision map and/or site development permit identifies all or a portion of the property as open space, park land, resource preservation area, scenic area, recreation area, greenbelt, etc., the Open Space Regulations shall also apply and supersede other less restrictive regulations for the area so designated.
- (4) Otherwise, if the project does not fall into one of the Major Open Space Areas shown on Exhibit 3, a determination as to where the project lies in relationship to the uses shown on the Development Map (Exhibit 7) should be made. Then apply the appropriate guidelines contained in the "Other" and "Special Resources" open space categories found in Section II E, and in Section II G through L, if any. Lastly, the applicable development regulations in Section III should be applied.

- (5) If a project falls partially into one of the Major Open Space Areas shown on Exhibit 3 and partially outside of that Major Open Space Area then the appropriate guidelines and development regulations should be applied to each portion.
- (6) Minor shifts of development of up to ten percent (10%) into an area shown as Major Open Space on Exhibit 3 may be approved by the Subdivision Committee as a result of an action on a subdivision map, or if greater than ten percent (10%) by the Planning Commission as a result of action on a subdivision map, site development permit or use permit, if the end result is an equivalent or greater amount of open space which is of equal or superior quality.

SIMPLIFIED CONSISTENCY REVIEW FLOW CHART



E. OPEN SPACE

The plan concept for Coto de Caza is based upon protection of many natural resources and man-made features found on the property, and on the restrictions on what may happen in areas designated as open space; be those areas intended for enhancement, preservation, protection of the open space ambiance, or for active recreational use. Open space is both the key to the physical form of the community of Coto de Caza as well as a major functioning part of the natural and man-made environments (See: Exhibit 3).

The open space system in this Specific Plan provides the basis for the land use concept. It dictates the shape and character of the community and also serves to protect important natural resources, maintains two major ridgelines corridors in their natural state, provides open space transition areas to adjacent properties, and offers recreation uses for the residents. It incorporates regional public recreation facilities in the form of a major regional park and regional trails.

The open space acreage shown on the Statistical Table (Exhibit 8) meets the definition of different types of Open Space as contained in Section 7-9-36 of the Zoning Code, which is as follows:

"Any parcel or area of land or water, public or private, which is reserved for the purpose of preserving natural resources, for the protection of valuable environmental features, or for providing outdoor recreation or education."

Owing to the nature of the Plan Concept, the determination of the precise boundaries of open space use is accomplished at various stages in the planning process depending upon the type of open space. Boundaries shown on the Major Open Space Areas map (Exhibit 3) are conceptual except for existing resource and scenic easements. The determination of final boundaries is accomplished typically by an approved subdivision map and/or site development permit.

1. Resource Preservation Areas

The two major ridgeline corridors along the Coto de Caza property lines are designated as Resource Preservation Areas (See: Exhibit 3) and have been protected with resource preservation easements dedicated to the County but maintained by the Coto de Caza CZ Master Community Association. Their purpose is to preserve the profile of these ridgelines and to minimize intrusions into and from surrounding properties, including Caspers Wilderness Park, Starr Ranch Audubon Sanctuary and Rancho Santa Margarita and Dove Canyon Planned Communities.

These provide a permanent open space buffer of some 382± acres along the perimeter of Coto de Caza.

Implementation of this part of the open space system is accomplished by recordation of easements dedicated to the County of Orange or its designee at time of map recordation.

Guidelines: Resource Preservation Areas

- With the exception of riding and hiking trails, viewpoints, and associated improvements, structures (other than for necessary public utilities) should not be allowed within the Resource Preservation Areas.
- Grading in Resource Preservation Areas should be prohibited except for trail and public safety purposes such as fuel modification. Cut and fill areas should be limited to 10 feet in height. (See also: Master Grading Concept, Page 43)
- Dedication of Resource Preservation Easements should be accomplished concurrently with subdivision map recordation.

2. Scenic Areas

Scenic Areas augment the Resource Preservation Areas, and provide an additional open space buffer for the community. Scenic Areas also serve to protect some of the side canyons which extend down from the two major ridgelines along the perimeters of Coto de Caza in addition to providing space for transitional grading and protection for remanufactured and revegetated slope areas.

Scenic Areas are typically implemented through easements generally offered in conjunction with recordation of a subdivision, primarily adjacent to Rural Residential sites, and placed over privately owned property. Such easements are dedicated to the

County of Orange, or to the Coto de Caza (CZ) Master Community Association or other appropriate entity with fee ownership and maintenance vested in the property owner, except as may be accepted for maintenance by another entity. Uses and certain structures are restricted, as specified in the applicable regulations in Section III.2. "Open Space Regulations".

The scenic easement described above and utilized in Coto de Caza serves to restrict alterations by the underlying fee owner (i.e. the home owner) of the natural scenic environment or the manufactured landform which occurs through grading operations, structural development, storage and/or placement of fill material, equipment and/or building materials, removal of or disturbance to vegetation (native and/or exotic) and rock outcroppings, etc.

Guidelines: Scenic Areas

- Permitted uses should be limited to those uses specified in the development regulations in "III. Regulations Section 2: Open Space Regulations."
- Structures should be screened through the use of landscaping and landform reconstruction.
- Structures and impervious surfaces should be limited to fifteen percent (15%) of the area dedicated as a scenic easement on any individual site, and be related to: (a) an outdoor recreation use; (b) other open space purposes; or, (c) to a public utility.
- Grading, beyond that needed for structures, should be allowed within the Scenic Areas as long as the end result would preserve or enhance the natural environment. Examples of such grading include, but are not necessarily limited to removal of landslides or falling rock hazards, landscaping that enhances plant or animal communities, and erosion control (See also: Master Grading Concept, Page 44). All grading over five hundred (500) cubic yards (cuts or fills, whichever is greater) in the Scenic Areas should be part of an approved site development permit or subdivision map.
- Use of earth tones and other colors coordinated with the existing landscaping and use of "rural" theme structures should be emphasized for any accessory structures to be located in a Scenic Area.
- Dedication of Scenic Easements should be accomplished concurrently with subdivision map recordation.

3. Golf Courses Areas

While almost all of the open space provided by the Specific Plan has some recreation value, the open space spine extending the length of the valley floor along Canada Gobernadora is the site of the two 18-hole golf courses. In addition to golf use also located in or adjacent to the spine are community recreation facilities, areas of vegetation/riparian habitat and the various trails and parks, equestrian center and other recreation facilities offered by the clubs which are part of the Coto de Caza community.

Guidelines:

- o The golf courses should maximize use of natural terrain and minimize any landform alterations. Landform changes should be limited to enhancing tee and pin locations and landing areas within the course.
- o Where development edges merge with those of the golf course they should be softened through the use of minor topographical changes and through the selective use of screening vegetation. These measures should have the effect of drawing the golf course edge into the development area.

4. Regional Park (General Thomas F. Riley Wilderness Park) (P.A. 18)

The 475-acre Regional Park exists in Wagon Wheel Canyon. Its boundaries are set by Wagon Wheel Creek, major oak groves, and the Coto de Caza property line to the west and south. This park is expected to meet a continuing need for public use and exposure to important natural settings such as those provided by the seemingly remote and undisturbed features of the property.

Protection of oak groves is of primary concern within the park. For this reason, its design is intended to provide for relatively low-intensity public usage. Picnic camp sites, play areas, and hiking trails should be sited adjacent to the oak groves. Improvement and maintenance responsibilities for the park are to be borne by the County of Orange.

The General Thomas F. Riley Wilderness Park includes a trail providing a portion of the linkage with Caspers Wilderness Regional Park and the "East Ridge" trail. This trail segment should be part of the community-wide trail system, extending generally to an area near the south property line of Coto de Caza. A recreation easement (for public trail purposes) granted to the County of Orange can provide the connection between the park and the east property line.

Because of the sensitivity of the visual impact of development areas and roads adjacent to the Regional Park, where feasible, "off-site edge" treatments (including vegetation, berming, and other buffering techniques) should be provided along park edges outside of the park itself. It is important to establish and maintain a proper transition between the more urban elements of the Wagon Wheel Canyon area to the oak groves, creeks, and other natural features of the Regional Park. The park is bounded by two arterial highways, Oso Parkway and the proposed extension of Crown Valley Parkway. Adjacent or nearby development areas include residential uses. To achieve adequate separation between these uses and the park, critical edge conditions have to be analyzed and the guidelines below should be used.

Guidelines For Development Along Park Edges:

- Landscape mounding/berming should occur where park edges are at-grade with development areas/roadways, or to extend existing landform to provide visual separation.
- Additional building setback requirements should be considered.
- Use of existing tree-cover along Oso Parkway should serve to screen views into the park. Such areas are to be augmented with introduced vegetation if existing vegetative screening is considered insufficient.
- Additional resource preservation and scenic easements should be considered.
- Trees and other vegetative masses should be utilized whenever possible to soften or screen adjacent development areas. Such masses are to be accented with tall specimen trees native to the area.
- Earth tones and similar colors, coupled with architectural styles should be compatible with surroundings and existing landscape, so as to "soften" the presence of adjacent development.
- If necessary, fuel modification should be located outside of park boundaries.

5. Other

Most planning areas in Coto de Caza consist primarily of residential neighborhoods; however, a substantial amount of these neighborhoods is comprised of open space including but not limited to local parks, landscaped slopes, trails and other features.

The guidelines for appropriate interface between residential development and open space uses are found under the description of Residential Uses.

It should be noted that "Section 2: Open Space Regulations" of the Regulations portion of this Specific Plan does not apply to this category except when a portion of the property covered by an approved subdivision map and/or site development permit is designated by said map and/or permit as "Open Space".

Guidelines:

- Development contiguous with General Thomas F. Riley Wilderness Park should have adequate buffering between all structures and the boundary of the Regional Park (See also: Section II. E. 4).
- Active recreation facilities and trail systems should be designed to take advantage of natural features such as oak and sycamore groves, willows, cottonwoods, creeks and other forms of dominant topography.
- Neighborhood parks and other open space areas within an individual residential project should be encouraged to connect to community-wide recreational elements and accommodate, where feasible, wildlife corridors.
- Fences and walls in open space areas should be limited in height to three and one half (3 1/2) feet, except as needed for safety of humans and/or animals.

6. Special Resources

In addition to the environmental value of the Resource Preservation, Scenic, Golf Course and Regional Open Space Areas noted above, other resources of vegetation and riparian natures are found throughout Coto de Caza and are deemed almost equally important from the standpoint of protecting natural resources or those resources which have been established as a part of the development program.

A. Oak/Riparian Resources

The oak/riparian grove within Canada Gobernadora which is bounded by golf courses, is also a valuable component of the open space system of Coto de Caza.

It has been incorporated into the golf courses, wherever feasible. The oak/riparian spine within Canada Gobernadora is an identified important natural resource within Coto de Caza. This habitat area includes oak groves and riparian vegetation consisting primarily of willow and cottonwood trees and mulefat brush.

The vegetation spine within Canada Gobernadora extends along its length. The northern portion consists primarily of oak groves; the southern area of riparian vegetation. Because of differing features, treatment is approached differently in the north and south ranch areas.

Guidelines: Oak/Riparian Habitat

North Ranch Area: Oak trees extend along Canada Gobernadora. Protection is a goal and care should be taken to preserve each oak tree; however, disturbances will occur in isolated areas where the golf course "plays through" the trees. This requires some tree removals, but primarily thinning of vegetation. Canada Gobernadora is a well defined creek in the North Ranch, and requires only stabilization at certain points to prevent erosion, which resulted in limited disturbances within the creek bed.

- Irrigation and surface flows on the golf courses in the area of oak trees and groves should be directed away from such areas. Further direction on this is provided in the oak grove guidelines which follow.

South Ranch Area: The riparian environment along Canada Gobernadora is largely an introduced vegetative type, which has flourished with the previous urbanization of Coto de Caza. Planned treatment should result in an expanded and continuous, viable band of riparian vegetation. Replacement of vegetation lost to golf course and drainage improvements should result in vegetation approximating the areal coverage and extent of existing vegetation. Replacement vegetation may follow two approaches:

- Within Canada Gobernadora the creek should be "soft" bottomed and walled (it should not be a concrete channel). The drainage course may be strengthened only at key points for erosion control. Replacement vegetation should be of the same species as presently found in the area.
- Re-vegetation should also occur within areas having the necessary groundwater, hydrology, and soil conditions to support a riparian community. Re-vegetation should also be of the same species as currently exist in the area. Temporary irrigation in conjunction with the South Ranch Golf Course can assure viable replacement areas.

B. Oak Groves

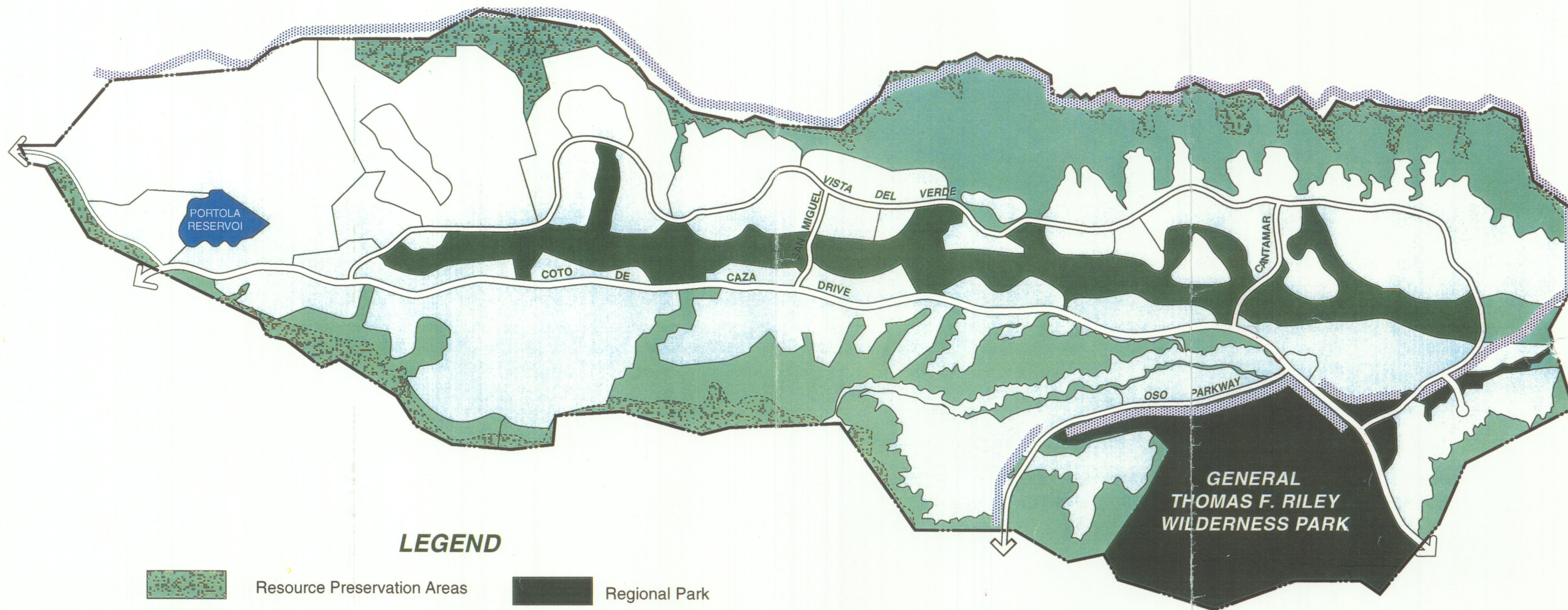
Four major groves of oak trees exist within Coto de Caza. One grove is located within General Thomas F. Riley Wilderness Park, which extends to the southerly property line of Coto de Caza. Another is included within the Canada Gobernadora open space spine. Exclusive of these areas, two other groves extend into side canyons radiating from Canada Gobernadora and comprise approximately 34 acres. Protection of these groves is designed to be achieved through protective measures implemented for oak trees, and by inclusion within the Regional Park. Identified "side-canyon" groves commonly owned are proposed to be incorporated into open space available for non-intensive recreational use, (e.g., hiking, picnicking).

Guidelines: Oak Groves

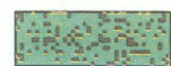
- With the exception of groves within the Regional Park, and those within the Canada Gobernadora open space spine (golf course), major oak groves identified for preservation should be dedicated as permanent open space to the Coto de Caza (CZ) Master Community Association or other appropriate entity who can be responsible for continued maintenance and enforcement of all guidelines pertaining to oak groves and individual trees.
- Oak groves are generally intended to be permanent, passive open space areas. Development of active recreation facilities (e.g., playgrounds, play equipment) within each major grove should be discouraged.
- Ground compaction within the drip lines of oak trees/groves should be reduced by limiting active recreation uses in such areas.
- The integrity and continuity of each grove should be considered during development.
- Generally speaking, residential and other development may extend up to, but not through the major groves, and buildings should be set back fifteen (15) feet from the edge of groves (defined as tree drip lines).
- Because of their locations, the major oak groves should not be considered as development barriers or edges. Roadways, drainage and other necessary improvements may extend through these areas. Designs should, however, seek alignments which minimize effects upon trees.

A description of the location and extent of natural resources within the area covered by this Coto de Caza Specific Plan may be found in the environmental and other resource driven documents associated with the project.

Coto de Caza



LEGEND



Resource Preservation Areas



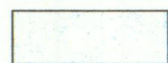
Scenic Areas



Golf Courses



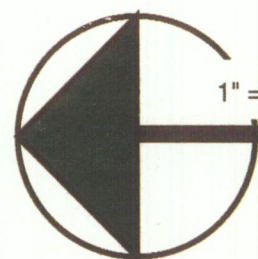
Regional Park



Other Note: This category is not governed by the Open Space Restrictions (see Section 2), except for "Open Space" identified on a subdivision map or site development permit.



Regional Riding and Hiking Trails



1" = 400'±

DEVELOPMENTAL GRAPHICS

**MAJOR OPEN
SPACE AREAS**

E X H I B I T 3

F. PLANNING AREAS

To facilitate planning, the property has been divided up into twenty-four (24) geographic sections called planning areas. The boundaries of each of the planning areas is based upon factors, such as existing development areas (particularly as relates to residential use) and physical features (including both natural and man-made). Each planning area is also identified in terms of the primary land use to be found therein. Open space use is shown on the Development Map (See: Exhibit 7, Page 46) and is delineated on the Major Open Space Areas Map (See: Exhibit 3, Page 24). A summary description of each of the planning areas follows. It should be noted that minor adjustments to the boundaries of planning areas, their gross acreage, and number of dwelling units and/or acreage of uses will be made as more detailed planning and engineering occurs, but should only be approved if such adjustments are found consistent with the purpose and intent of the Specific Plan (See: Exhibit 8 for the number of maximum residential units allowed in each planning area).

Planning Area 1

This 354 acre planning area is designated as Rural Residential on the Development Map and consists mostly of "already approved" residential development (See also : Page 29). Also found in the planning area are the Portola Reservoir, the north entrance gate, and various hiking and riding trails.

Planning Area 2

This 44 acre planning area is designated as Medium Density Residential on the Development Map.

Planning Area 3

This 233 acre planning area is designated as Medium Density Residential on the Development Map.

Planning Area 4

This 319 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the planning area are 16 holes of the north golf course with corresponding preserved riparian resources and oak groves.

Planning Area 5

This 129 acre planning area is designated as Low Density Residential on the Development Map. Also found in the planning area are Santa Margarita Water District facilities, riding & hiking trails and half the Coto de Caza Drive / South

Planning Area 6

This 317 acre planning area is designated as Low Density Residential on the Development Map. Also found in the planning area is a local park site, scenic and resource protected open space. designated as Medium Density Residential on the Development Map. Also found in the planning area are riding and hiking trails

Planning Area 7

This 535 acre planning area is designated as Rural Residential on the Development Map. Also found in the planning area are scenic and resource protected open space. Thomas F. Riley Wilderness Park.

Planning Area 8

This 116 acre planning area is designated as Medium Density Residential on the Development Map. Included is a wetland mitigation area, major riding and hiking trails, and the planning area may also contain an affordable housing site. Also found in the Planning Area is the Vista del Verde south

Planning Area 9

This 16 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the planning area are riding and hiking trails and the Coto de Caza Fire Station.

Planning Area 10

This 684 acre planning area is designated as Rural Residential on the Development Map. Also found in the planning area are major backbone riding and hiking trails and significant protected riparian resources and oak groves.

Planning Area 11

This 382 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the planning area are two holes of the north golf course, and twelve holes of the south golf course.

Planning Area 12

This 236 acre planning area is designated as Low Density Residential on the Development Map. Also found in the planning area are Santa Margarita Water District facilities, riding & hiking trails and half the Coto de Caza Drive / South Ranch access gate.

Planning Area 13

This 125 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the planning area are riding and hiking trails accessing General Thomas F. Riley Wilderness Park.

Planning Area 14

This 130 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the Planning Area is the Vista del Verde south access gate.

Planning Area 15

This 177 acre planning area is designated as High Density Residential on the Development Map, and is the largest planning area outside the access gate and Coto de Caza proper. Also proposed in the planning area are; a local park, recreation center, and candidate affordable housing sites.

Planning Area 16

This 64 acre planning area is designated as Medium Density Residential on the Development Map and is outside the access gate and Coto de Caza proper.

Planning Area 17

This 311 acre planning area is designated as Medium Density Residential on the Development Map. Also found in the planning area are six holes of the south golf course, wetland resource and mitigation sites, a local park, and half the Coto de Caza Drive South Ranch access gate.

Planning Area 18

This 475 acre planning area is designated as Wilderness Park on the Development Map and Regional Open Space on the Land Use Plan. Its boundaries are framed by Wagon Wheel Creek, major oak groves and the Coto de Caza property line. Dedicated to the County of Orange for regional park purposes in concert with development approvals, the property is known as General Thomas F. Riley Wilderness Park with uses limited to those promoting regional recreation and open space purposes.

Planning Area 19

This 19 acre planning area is designated Community Center/Commercial and is shown mostly as a Resource Preservation Area on the Major Open Space Areas exhibit. The Community Center/Commercial use is actually located outside the North Gate. As an interim use that site has served to house project related administrative offices, sales and community information centers. In the future other Community Center/Commercial use may be established.

Planning Area 20

This 25 acre planning area is designated Community Center/Commercial. Located here are a private club with a restaurant, pool, tennis, racquetball courts and gymnasium. Also in this area are, a tennis training facility, administrative offices, lodge style residential rental units and an attached residential (56 units) project known as the Club Condos.

Planning Area 21

This 36 acre planning area is designated Community Center/Commercial. Found within the planning area are the equestrian center, the general store and a gas station, the location of a temporary fire station (#40), and a former conference center which is currently being used as a private school.

Planning Area 22

This 16 acre planning area is designated Community Center/Commercial. The North Ranch Sports Park (including soccer and baseball fields), riding and hiking trails, scenic open space, and proposed retail and service facilities are located here. In addition within the planning area is a potential affordable housing site, which may provide opportunity for employee housing.

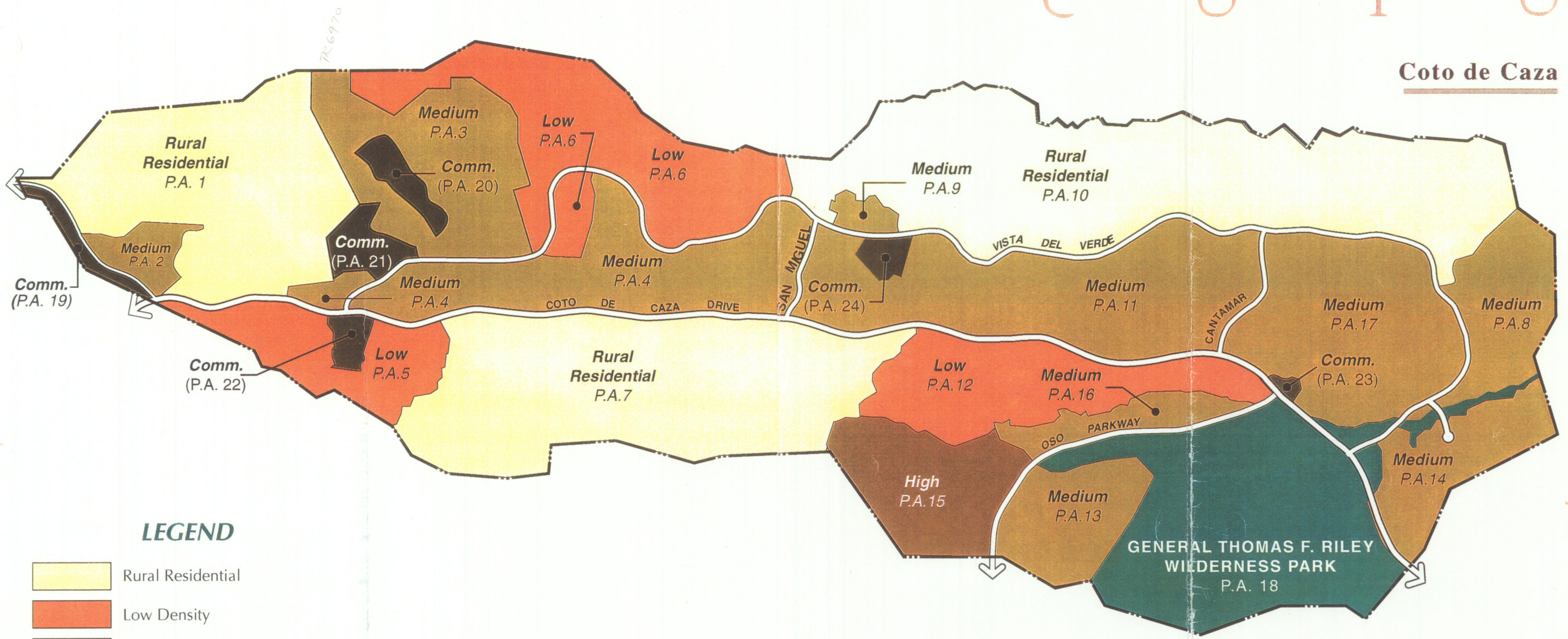
Planning Area 23

This planning area of 4 acres is designated Community Center/Commercial and is located southeasterly of the Oso Parkway/Coto de Caza Drive intersection. In addition the planning area may yield a site suitable for an affordable housing project.

Planning Area 24

This planning area of 17 acres is designated Community Center/Commercial. The major use located in this planning area is the Coto de Caza Golf and Racquet Club.

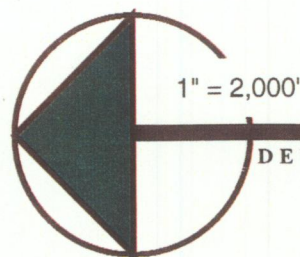
Coto de Caza



LEGEND

- Rural Residential
- Low Density
- Medium Density
- High Density
- Community Center/Commercial
- Regional Open Space
(See General Note "O")

For Open Space Locations, Guidelines, and Regulations, See Sections II.E. and III.2., and Exhibits 3 and 7.



DEVELOPMENTAL GRAPHICS

LAND USE PLAN

E X H I B I T 4

G. RESIDENTIAL USES

Although the Specific Plan provides for a variety of residential densities within the community, overall Coto de Caza has a low density character. Single family residences are intended to comprise the major product type, which is suggested by most of the density ranges noted below.

Residential Category/Dwelling Units Per Gross Acre

1. Rural Residential	0 - 1.0 du/gross acre
2. Low Density Residential	1.0 - 3.0 du/gross acre
3. Medium Density Residential	3.0 - 6.0 du/gross acre
4. High Density Residential	6.0 - 18.0 du/gross acre

The Land Use Plan (Exhibit 4) designates the general location of the different residential categories by planning area. Each one of the residential categories is ultimately formed around the land use concepts for the valley and lower hillsides, environmental constraints, the open space spine and as they relate to various community facilities and services. Although planning areas are designated for a certain residential category, as further detailed planning and engineering occurs it may be more opportune and appropriate to develop residential projects at a density different from that designated for the particular planning area. This is permitted providing that the total number of units allocated to the planning area by the Statistical Table (Exhibit 8) is not exceeded. The applicable residential development regulations as determined by the Development Map (Exhibit 7) for any planning area remain constant regardless of product type.

Guidelines: Residential Uses

- Dwellings are encouraged to be located (depending upon density) in clustered, and/or neighborhood units, defined by natural and man-made physical features such as landform and vegetation, roadways and other infrastructure which accompanies development.
- Rural architectural themes using natural appearing building materials and tones should be utilized whenever feasible. Monotonous architectural elements should be discouraged.

- Homes should emphasize and be designed to complement topographic conditions; exposure of unsightly under-stories should be discouraged.
- Architectural design should encourage energy efficient consciousness, taking advantage of natural heating and/or cooling, wind power and solar energy opportunities.
- Residential neighborhoods should blend and be integrated with open space and community facilities.
- Residential projects which are proposed to have more than one (1) dwelling unit with a garage face five (5) feet or less from the property line should be designed so as to minimize what would otherwise be considered to be an over-linear street scene.

H. COMMUNITY CENTER/COMMERCIAL USES

The Specific Plan designates six areas where commercial uses, private recreation uses and public facilities may occur singly or together as part of a mixed use category.

Guidelines:

- The arrangement of structures and facilities should encourage enough mass and scale to identify their presence as major elements within the community. Architecture of smaller commercial facilities should stress intimate settings with a rural character (i.e. General Store)
- Architectural accents such as cupolas, windvanes, windmills, and towers which relate to the existing architectural and environmental character of Coto de Caza are encouraged in these areas.
- On-site circulation systems and public spaces such as arcades, courtyards, patios and porches should be designed to encourage interaction and pedestrian travel.
- Community Center/Commercial planning areas should be connected with community-wide circulation routes and open space/recreation systems.

I. CIRCULATION CONCEPT

The circulation concept (See: Exhibit 5.a. Page 35) provides for all types of travel within the community including vehicular, riding and hiking. It consists of alignments for arterial and collector roadways and their rights-of-way (See also: Exhibit 5.b. Page 37), as well as the treatment of controlled access points into the community and typical sections for residential "in-tract" areas.

1. Design Concept - Circulation

Because the Canada Gobernadora portion of Coto de Caza is planned as a private community, roadways and entryway within this area have limited public access. The hierarchy of the major components of the circulation system will, however, be generally consistent with those found in a public system.

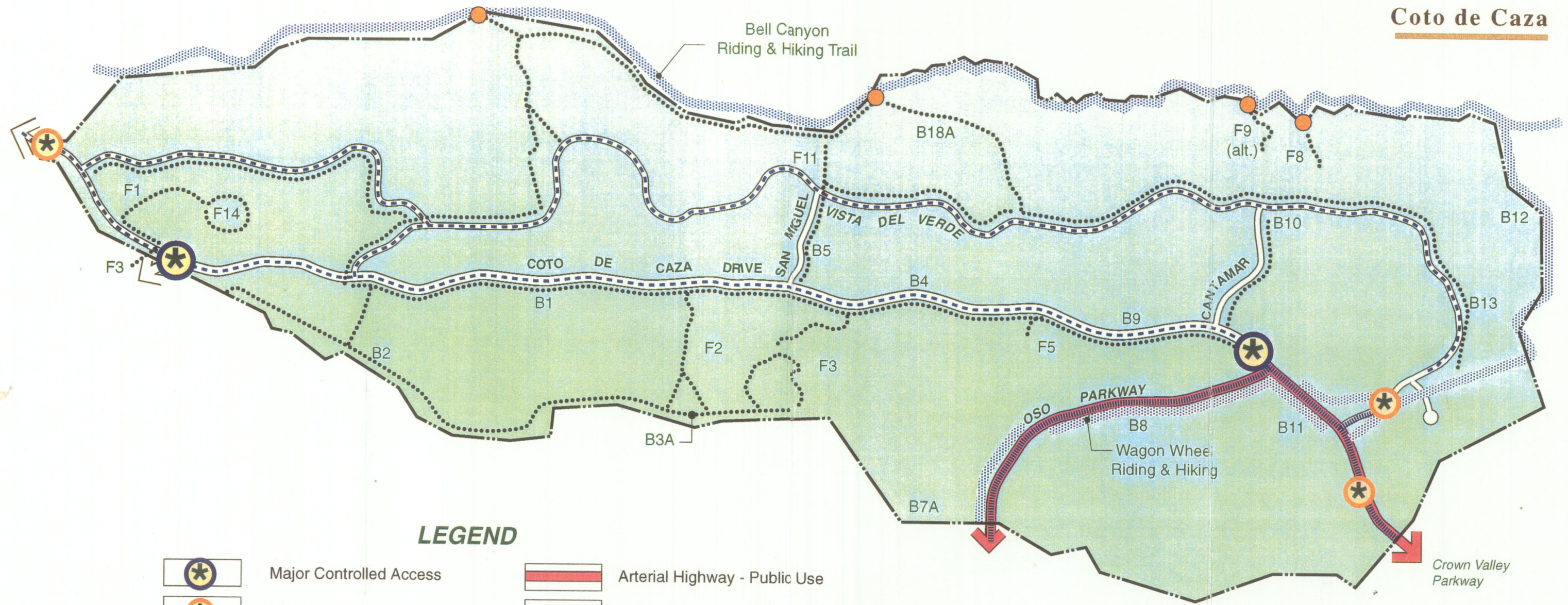
The circulation system for Coto de Caza is based upon a loop concept. Coto de Caza Drive, on the west side of the valley, is the principal circulation element. It is augmented by Vista del Verde, an "east side" collector loop. This loop connects to Coto de Caza Drive at four points.

Once named, "Canada Gobernadora", Coto de Caza Drive extends the length of Coto de Caza, and connects into the regional circulation system at four points. This drive is the primary carrier of vehicles within Coto de Caza. Its right-of-way ranges from 95 to 150 feet, depending upon topography and setbacks from vegetation. Four travel lanes are intended along with a meandering, landscaped center median. Opposing travel lanes will be grade separated in a number of areas to minimize grading.

Oso Parkway, a secondary arterial highway, provides access to the Wagon Wheel Canyon area. Sufficient right-of-way is available for the roadway to be built to its ultimate section (84 feet) when travel demand warrants. Initial improvements consist of four travel lanes, which provide for access to General Thomas F. Riley Wilderness Park and to the regional arterial highway system. Oso Parkway within project boundaries has been built to ultimate standards.

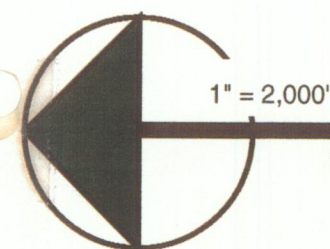
Vista del Verde provides access from Coto de Caza Drive to most residential areas on the east side of the valley. Its right-of-way provides sufficient flexibility to permit trails and landscaped areas. A right-of-way "window" identified as an extension of Crown Valley Parkway, meeting primary arterial highway standards, is contemplated for a potential future southerly access into Rancho Mission Viejo, if determined necessary (this arterial link is adjacent to the last phases of development and will only be built if there is significant traffic warrant identified at that time) and is provided from the southernmost portion of Vista del Verde.

Coto de Caza



LEGEND

	Major Controlled Access		Arterial Highway - Public Use
	Minor Controlled Access		Arterial Highway - Private Use
	Collector Road - Private		Regional Riding & Hiking Trail - Public Use
	Riding & Hiking Trail - Private Use		On-Street Bikeway - Public Use
	On-Street Bikeway - Private Use		Gate Access Control



DEVELOPMENTAL GRAPHICS

CIRCULATION CONCEPT

E X H I B I T 5 A

Local streets connect residential and other areas to the collector and arterial roadways described above. Standards have been reduced in the side canyon (Rural Residential) areas in keeping with reduced volumes and the need to be sensitive to landform and other natural features.

Street sections are designed without sidewalks to accommodate the "rural character" of Coto de Caza. Within Medium and High Density residential areas a three (3) foot wide sidewalk on one side of the street or a pedestrian path will be provided, where necessary (See: Page 37).

2. Controlled Access

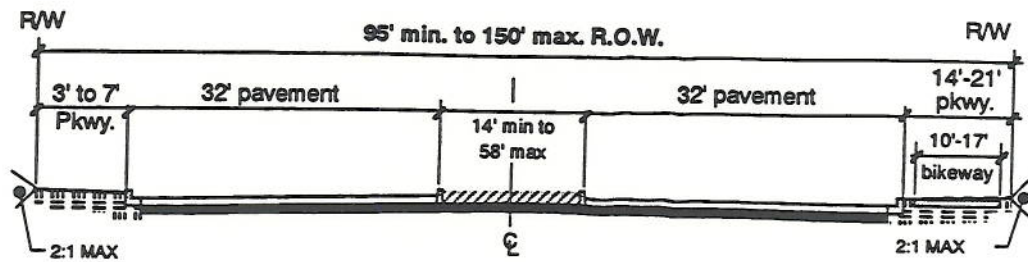
Access to Coto de Caza is proposed to exist at five entry points, with an opportunity for future access from the south if determined necessary by the landowner. Access to the Canada Gobernadora Valley portion of Coto de Caza (private community) will be restricted to residents, guests, and related users; with traffic processed at four controlled points.

The anticipated five entry gates are intended to safely allow processing of traffic generated by the project. Each access point is to be set back sufficiently to assure a safe queuing area, and to reduce any potentially conflicting turning movements. Each existing planned entry point has been, or should be engineered to assure its adequacy and safety.

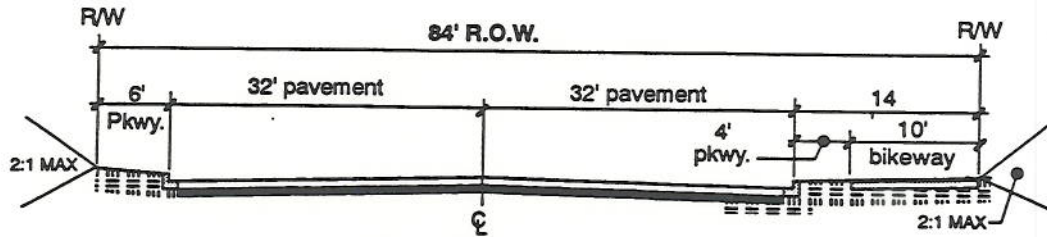
The two Major Controlled Access Points are operated by a combination of guard personnel and special access cards for each homeowner. The three Minor Controlled Access Points are expected to be controlled via mechanically operated gates without personnel.

3. Off-site Circulation

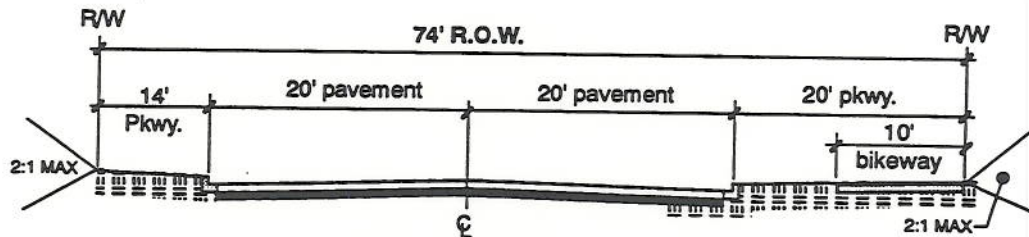
Improvements to Oso Parkway take place as on and off-site development requires regional access. Oso Parkway should accommodate all of the planned traffic needs at buildout of Coto de Caza. This extension, as well as other arterial extensions in the region, are to be phased to accommodate additional traffic as generated by regional development. The determination of specific roadway extensions, when thresholds of capacities will be reached, locations of precise alignments, and the phasing of development are all part of the County's Foothill Circulation Phasing Plan ("FCPP") and related road fee programs as adopted by the Board of Supervisors.



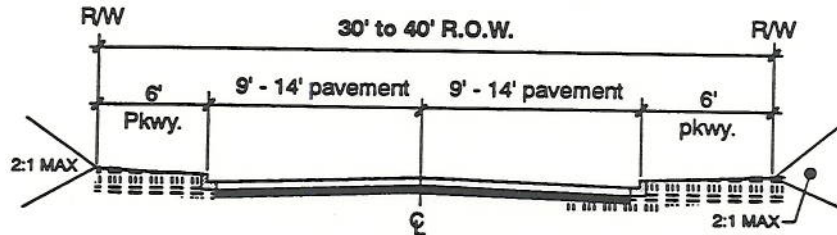
Coto de Caza Drive



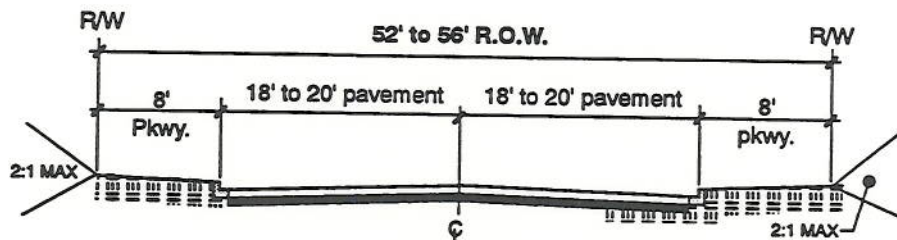
Oso Parkway



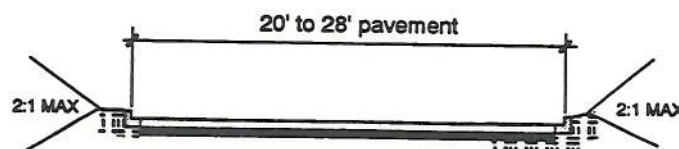
Vista Del Verde



Rural Residential Street



Local Street



Residential Street

4. Riding and Hiking Trails and Bikeways

The open space network within Coto de Caza accommodates a complete trail system which as development occurs may be modified from time to time. Currently ridgelines and common areas/groves provide riding and hiking linkages connecting a loop system with major development and activity areas. Additionally, this private trail system ties into the Regional Bell Canyon Riding and Hiking Trail identified on the County's Master Plan of Regional Riding and Hiking Trails along the easterly Coto de Caza property line. The Regional Wagon Wheel Riding and Hiking Trail is also provided from the "east ridge" trail, along the southerly property line of Coto de Caza, through an oak/sycamore grove within the lower reaches of Wagon Wheel Canyon (part of the Regional Park), into General Thomas F. Riley Wilderness Park (north of Coto de Caza Drive), and along Oso Parkway in a westerly direction. This "public" component of the trail system will be assured through a recreation easement dedicated to the County of Orange. The County will have improvement and maintenance responsibilities in these areas.

The riding and hiking trails are augmented by an on and off-street biking system which is proposed along portions of, Coto de Caza Drive, Oso Parkway, and Vista del Verde. Bikeways may tie directly into neighborhoods and recreation facilities, and are linked outbound to the public regional system (i.e. Master Plan of Countywide Bikeways) via the planned entry points into the private community portion of Coto de Caza.

Guidelines: Riding and Hiking Trails and Bikeways

- Locations and phasing of vehicular, pedestrian, bike, and riding and hiking trails should be coordinated in order to provide an efficient and safe means of connection throughout the community.
- Pedestrian and bikeways should be clearly defined throughout the community.
- Pedestrian walkways through community centers should be designed in an informal, meandering style.
- Riding and hiking trails should be posted where intersecting with collector roadways.

J. DRAINAGE CONCEPT

Drainage proposed for Coto de Caza is intended to provide an adequate level of protection from flooding and is sensitive to the environment. Surrounded by open space/recreation uses, Canada Gobernadora should be improved to withstand 25-year storms. All habitable structures must be protected from 100-year storms (i.e., while certain buildings such as restrooms can occur, no habitable structures should be located within the improved 100-year floodplain). Because of its natural characteristics, Canada Gobernadora requires improvement following two different approaches.

In the northern part of the community, the stream bed is well defined and can adequately carry storm waters. In this area the channel is to remain as natural appearing as possible, but protected and stabilized at selected points to reduce erosion. Stabilization measures include riprap at certain locations to prevent side-wall erosion and rock grade stabilizers to prevent lowering of creek elevations and to slow runoff velocities. Riprap materials (natural stone) should be confined to within the creek bed and should not be visible from beyond it.

In the southern part of the property, where Canada Gobernadora is less well defined, a comprehensive U.S. Army Corps of Engineers permit and State Fish and Game Agreement regarding landform and drainage alteration have been obtained as it relates to the central spine of the ranch and the property within the loop road (i.e. Vista del Verde and Coto de Caza Drive).

Wagon Wheel Canyon, like the northern portions of Canada Gobernadora, is a well-defined drainage course. That portion of the creek within General Thomas F. Riley Wilderness Park is intended to remain substantially in its natural condition, but may require protective measures by the County. Water from development areas "up-creek" of the park may be diverted into storm drains as one option for drainage in the area. Storm drain and culvert crossings should be utilized where the Vista del Verde/Crown Valley Parkway intersection and where the access road to the most south westerly planning area impacts the Wagon Wheel streambed.

A determination must be made prior to development within Wagon Wheel Canyon on the ultimate drainage system to be implemented within the canyon. This determination should be based upon the environmental effects of runoff/erosion/sedimentation upon oak groves, engineering requirements to safely convey storm water, the economic feasibility of any alternative, and available mitigation measures for treatment of impacts associated with any alternative.

Guidelines: Drainage

- Wherever possible, drainage devices should be of materials having a natural appearance.
- Provisions should be designed and implemented to avoid lateral and/or vertical erosion that would change (i.e. expand) the floodplain.
- Adequate access should be provided for purposes of maintaining the channel and other flood control amenities.

K. MASTER GRADING CONCEPT

Grading for Coto de Caza is intended to be sensitive to the overall land form and follow different concepts depending upon the characteristics of specific areas, resources, and proposed land uses. The concept is demonstrated by the map (See: Exhibit 6, Page 44) in addition to the following descriptions.

Guidelines: Grading

Grading and landform alterations, including grading in the areas identified as "Existing Development", within Coto de Caza are intended to protect important natural or man-made features and blend with the surrounding landform. To this end, grading should be conducted under the basic approaches identified below. Grading techniques apply to five conditions;

All grading areas
Restricted grading areas
Moderate grading areas
Conventional grading areas
Transitional grading areas

All Grading Areas

- Landscape screening should be used to obscure graded slopes from view of any public road.
- The existing landform should provide a smooth and gradual transition between graded slopes and the existing grade while preserving and enhancing the basic topographic character of the existing site.
- Manufactured slopes should be rounded to blend in with the existing topography and visible slopes should be enhanced with landscaping.
- Landform and grading designs in all grading areas, including undeveloped parcels, in that area shown on Exhibit 6 as "Existing Development" should conform with the Orange County Grading and Excavation Code.

Restricted Grading Areas

- Grading necessary for roadways, public facilities, drainage improvements, open space recreational facilities and their supportive uses should be minimized and sensitive to the resources. Grading techniques should restore these areas to a natural appearing state as much as possible.
- Grading in Resource Preservation Areas should be prohibited except for trail and public safety purposes such as fuel modification. Cut and fill areas should be limited to 10 feet in height.
- Grading, beyond that needed for structures, should be allowed within the Scenic Areas as long as the end result would preserve or enhance the natural environment (See: Page 18 for examples). All grading over five hundred (500) cubic yards (cuts or fills, whichever is greater) in the Scenic Areas should be part of an approved site development permit or subdivision map.
- All other grading should be prohibited.

Moderate Grading Areas

- Grading for development should conform to the following:
 - Building pads and their access should be located and designed in a manner which preserves the natural landform as feasible.
 - Structural development should be restricted to relatively flat terrain whenever possible; if such conditions are not available, then other alternatives such as multi-level terraces, should be considered.
 - Variation and combination of slopes 2:1, 3:1, and 4:1 should be considered to create a more natural character within the graded areas.
- Grading practices are intended to respect the major natural features of Coto de Caza by avoiding the Resource Preservation Areas and by contouring less significant ridgelines and conducting minimum grading on side canyons, whenever possible.
- Grading should be minimized and buildings and roadways should conform to and blend with landform to the extent possible.

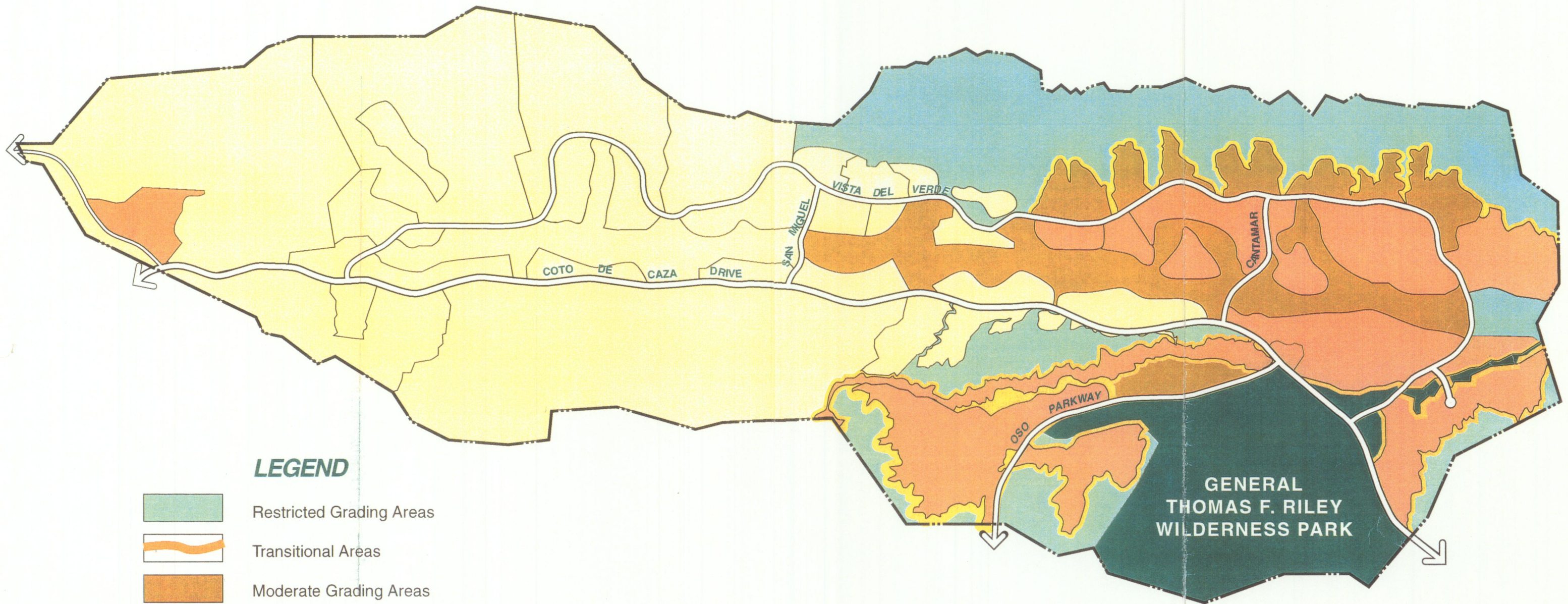
- Varying undulation and landscape enhancement of slopes to retain natural character should be encouraged.
- Golf courses should generally be at a lower elevation than adjacent development areas to promote views.
- Golf course/development area edges should be softened by re-contoured slopes and vegetation.
- Golf course grading should reflect the rolling terrain of Canada Gobernadora, and be concentrated on tee, green, and landing areas.

Conventional Grading Areas

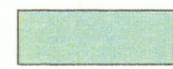
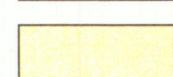
- Re-contoured slopes adjacent to roadways and development areas should be graded and landscaped in such a way that an undulating appearance is created.
- Existing landform may be re-contoured, as necessary, to provide a smooth and gradual transition to graded slopes while preserving the basic character of the site.
- All development areas and lots should be designed so that surface drainage can be directed to street frontages, approved natural water courses, or improved easements with a minimum of control devices.
- The maximum gradient for any slope generally should not exceed a 2:1 slope inclination except to provide undulation.

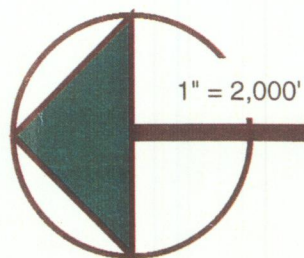
Transitional Grading Areas

- Grading on sites which are between conventional and restricted grading areas or between moderate and restricted grading areas should blend the characteristics of the landform as much as possible.
- Grading should be generally limited to that required for geotechnical, engineering, fuel modification or other similar reasons.



LEGEND

-  Restricted Grading Areas
-  Transitional Areas
-  Moderate Grading Areas
-  Conventional Grading Areas
-  Existing Development



DEVELOPMENTAL GRAPHICS

**MASTER
GRADING CONCEPT**

E X H I B I T 6

L. INFRASTRUCTURE SYSTEMS

Services and facilities for Coto de Caza, including collector roadways, are to be extended and/or constructed only in conjunction with its phased development. These as described below, and include water, drainage, and other utilities. Sewer and water are provide by the Santa Margarita Water District ("SMWD").

1. Water Supply and Treatment

Coto de Caza will have a three-component water resource management system to conserve the use of the imported water. One component is the conventional conveyance of water directly to homes and businesses for domestic use. Another is a non-domestic system including storage and conveyance of irrigation water. The third element is a potential system for reuse of non-domestic for irrigation.

Domestic Water System

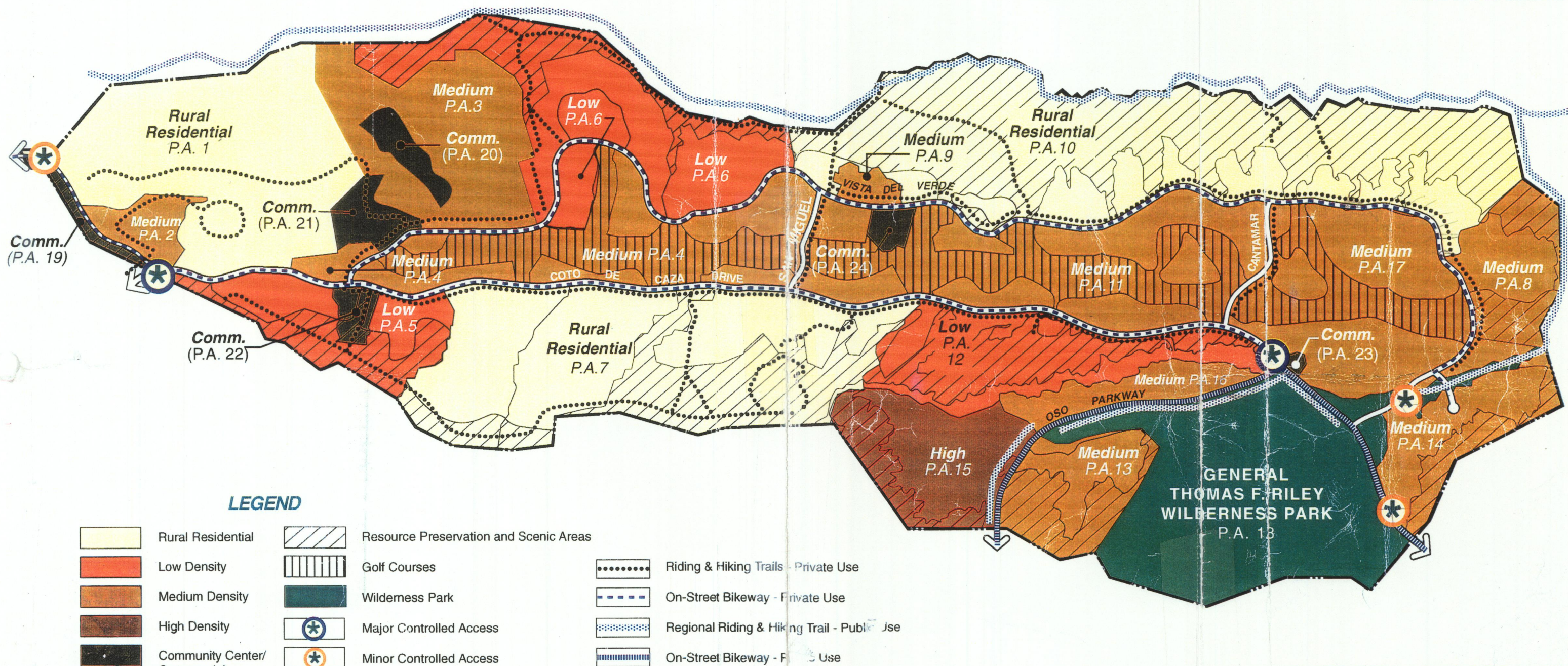
Coto de Caza's domestic water system will utilize imported water from the SMWD so as to serve homes and recreation and commercial facilities. The commitment for 12.3 cubic feet per second (cfs) of water from the District can adequately provide for both the peak day and annual water demand for domestic use as well as support the non-domestic system.

Non-Domestic Water System

This system consists of the storage of imported water in the 570 acre-foot Portola Reservoir and its distribution for irrigation of centralized landscaped areas. These landscape areas include agricultural and greenbelt uses and open space uses on large lots in residential areas. This non-domestic system has the advantage of allowing water to be collected and stored during non-peak use periods; thereby reducing peak-period demands.

2. Other Utilities and Services

Coto de Caza lies within the service areas of Southern California Edison Company and San Diego Gas and Electric Company (electricity), the Southern California Gas Company (natural gas), Pacific Telephone Company (telephone), and Dewey's Rubbish Service (solid waste). All services can be extended by each respective utility company to meet future demands of the community.



DEVELOPMENT MAP

E X H I B I T 7

N. STATISTICAL TABLE

EXHIBIT 8

<u>Planning Area</u>		<u>Units</u>	<u>Acreage</u>	<u>O.S. Acreage</u>
PA 1	RR	75	354	115
PA 2	M	63	44	13
PA 3	M	400	233	68
PA 4	M	644	319	147
PA 5	L	118	129	102
PA 6	L	383	317	158
PA 7	RR	152	535	190
PA 8 (a)	M	350	116	44
PA 9	M	104	16	2
PA 10	RR	197	684	378
PA 11	M	920	382	190
PA 12	L	168	236	97
PA 13	M	265	125	38
PA 14	M	340	130	30
PA 15 (a)	H	978	177	49
PA 16	M	100	64	22
PA 17	M	955	311	95
PA 18	ROS		475	475
PA 19	CC/C		19	17
PA 20	CC/C	56	25	2
PA 21	CC/C		36	35
PA 22	CC/C	(a)	16	6
PA 23	CC/C		4	0
PA 24 (d)	CC/C		17	17
TOTAL		6268	4764 (b)	2290 (c)

- (a) Potential affordable housing sites. If built, an equivalent number of units will be deducted from other planning areas. The total of 6268 may not be exceeded without prior approval of an amendment to this Plan.
- (b) Does not include roads.
- (c) Includes Resource Preservation Areas, Scenic Areas, Regional Park, Golf Courses and the Community Parks in Planning Area 5 and 16.
- (d) Major use in this planning area is Coto de Caza Golf & Racquet Club.

III. REGULATIONS

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SECTION 1: GENERAL REGULATIONS

The development regulations and standards contained herein are consistent with and help to implement the Orange County General Plan and the many land use proposals for the property covered by this Specific Plan. These regulations, combined with conditions of approval which may be imposed on an individual project, provide assurance that the aesthetic and environmental impacts of development on the natural setting of the property can be properly addressed.

1.1 PURPOSE

The purpose of the regulations which follow are to achieve the following goals:

- A. To implement the policies and objectives of the Orange County General Plan; and,
- B. To provide, in conjunction with the land uses proposed and other development policies, a guide for the orderly growth and development of the community; and,
- C. To establish conditions which will allow the land uses authorized to exist in harmony within the community and the environmental resources therein; and,
- D. To protect and enhance real property values of the overall community while providing a variety of housing opportunities; and,
- E. To promote the stability of existing land uses where they are intended to remain and to protect them from incompatible and harmful intrusions.

1.2 GENERAL NOTES

- A. Terms used in these regulations shall have the same definition as given in the Orange County Zoning Code ("Zoning Code") unless otherwise defined herein.
- B. Any reference to the "Zoning Code" made in this Text means the Orange County Zoning Code, as amended. However, no provision in the Zoning Code shall limit the type, amount, density or intensity, standards, or phasing of development beyond what is provided for by this Specific Plan and the Coto de Caza Development Agreement.

- C. When any issue, condition, or situation occurs that is not covered by this Specific Plan, those regulations provided for by the Zoning Code that are most applicable for the issue, condition, or situation, as determined by the Director of Planning, EMA, or upon appeal to the Orange County Planning Commission shall apply.
- D. The maximum number of dwelling units for each planning area is identified on the Statistical Table, and the density range for each residential category is specified in Sections 3 - 6 herein. Increases to the total number of dwelling units shown for a planning area on the Statistical Table may occur without requiring an amendment to the Specific Plan but only when it can be shown that: (1) such adjustments will not conflict with the Statistical Summary; (2) will not pose an unreasonable zoning conflict with an existing project; and (3) the adjustments are approved by the Planning Commission as an amendment to the Statistical Table and/or Development Map.
- E. Grading and excavation operations are permitted in all planning areas, in compliance with the regulations of the Orange County Grading and Excavation Code and those of this Specific Plan. When such operations on a site involve the extraction or relocation of: (a) More than 5,000 cubic yards anywhere, or (b) More than 500 cubic yards in a Major Open Space Area, or (c) More than 500 cubic yards on a slope greater than 15 percent such operations are subject to the approval of an administrative site development permit. However, a site development permit is not required under the following conditions:
- (1) Grading and excavation conducted in compliance with an approved subdivision map.
 - (2) Emergency grading to correct recent acts of nature, or otherwise-protect the public safety.
 - (3) Grading for habitat restoration or enhancement pursuant to permits of State and Federal Agencies and consistent with this Specific Plan.

- F. No provision herein shall reduce any obligation stated in the Coto de Caza Development Agreement on the part of the County of Orange or Coto de Caza, Ltd.
- G. All signs are subject to the provisions of Section 8, herein.
- H. All existing agricultural activities, including the maintenance of farming access roads, and the necessary ancillary uses permitted by the A-1 District Regulations of the Zoning Code are a continuing allowed use within the area covered by the Coto de Caza Specific Plan. These include such activities as dry farming and cattle grazing. This note is not applicable to any residential area where habitable dwelling units exist nor to any Community Center/Commercial area where facilities are in place.
- I. For any given project, development of a lower density than that shown by the Development Map or Statistical Table may occur without requiring an amendment to the Specific Plan or a site development permit unless one is required for other reasons.
- J. Notwithstanding typical roadway, driveway, bikeway and other trail sections such as those shown in the Specific Plan, or in County Standard Plans, to encourage the rural feel of the project precise requirements will be as shown on the applicable subdivision map and/or site development permit. These requirements shall be designed to achieve the smallest section based upon the projected amount of use and anticipated (vehicular) travel. Roadway widths in areas east of Vista del Verde shall be reduced by utilizing rural street standards.
- K. Acreage figures shown on the Statistical Table and Statistical Summary are indicated to the nearest acre based upon planimeter readings. Modifications not to exceed ten percent (10%) of the acreage shown may result from technical refinements in the subdivision map or site development permit process, and shall not require an amendment to this Specific Plan, nor to the Statistical Table, Statistical Summary or Development Map contained herein. Modifications above ten percent (10%) will require approval by the Planning Commission.
- L. Residential development shall comply with the provisions of the Coto de Caza Affordable Housing Implementation Plan ("AHIP") which includes a twenty-five percent (25%) affordable housing requirement. Any proposed amendment to this Specific Plan effecting the number of dwelling units proposed shall require an amendment to the AHIP to be submitted to the Director of Planning, EMA, or designate, for review and approval.

- M. Coastal sage scrub habitat within the NCCP area which supports the California Gnatcatcher can not be disturbed without prior consultation with the U.S. Fish and Wildlife Services. Proof of such consultation must be provided to the Manager, Environmental Planning Division, EMA, prior to the issuance of a grading permit which may impact Gnatcatcher habitat in the NCCP area.
- N. All projects requiring discretionary review by the County shall be referred to the appropriate County authorized review panel or panels in existence at the time, including the Coto de Caza Specific Plan Board of Review for comment within the time frame established for such referrals and comments. Such comment if forthcoming shall be advisory only and not binding upon the County or any agency thereof.
- O. Uses and structures proposed for General Thomas F. Riley Wilderness Park are exempt from these regulations. They shall be permitted and governed by a general development plan approved by the Orange County Board of Supervisors.
- P. Notwithstanding the regulations, including site development standards contained herein, residential uses and structures which were lawfully established at time of adoption of this amendment to the Specific Plan may, in the event of destruction, be reestablished subject to administrative approval of a site development permit. Residential uses reestablished in conformance with the regulations herein shall require a site development permit only if so stated in the applicable regulations.
- Q. The regulations in Section 2 through Section 8 contain a provision permitting modification of site development standards by Zoning Administrator or Planning Commission approval of a site development permit. Whereas the site development standards contained within each of those districts provide direction as to how a project should typically conform to the intent of the applicable zoning category, there are circumstances when alternative standards would prove to be superior. These circumstances are related to the nature of the Plan Concept (Section II.D.) and include, but are not necessarily limited to: (1) the topography which shapes the community and the project (i.e. reducing the size of lots so as to preserve a knoll or hill, etc.); and/or, (2) the desire to protect and/or utilize natural features within the context of the development program (i.e. clustering building sites with smaller setbacks to protect and incorporate a stand of oak trees into the project, etc.) and/or, (3) the special architectural nature of the community which has been established

in the developed areas of Coto de Caza (i.e. aesthetic qualities aided by alternative standards such as increased building height to provide for a more attractive and distinct architectural style); and / or reduced standards for projects which contain affordable housing, provided that the safety of existing and future homeowners is not at issue nor jeopardized. Quite a few subdivision maps and site development permits will be processed with alternative standards for lot size, setbacks, etc., as development occurs on the more rugged and narrow terrain found in the southern portion of the community. Approval of proposed modification may occur when such modifications would result in a project meeting one or all of the circumstances listed above.

- R. An inventory of all residential dwelling units already approved for each Planning Area/Unit shall be submitted to and approved by the Manager, Land Use Planning with each zoning permit and subdivision application for residential development. "Already approved" means no additional site development permit or use permit and no additional tentative subdivision map needs to be approved prior to issuing building permits for residential construction. However, grading permits, variance permits, map recordation, etc. may still be required. This regulation shall not apply to the following:
- (1) Zoning permits involving only one residential unit or an amendment to a permit which does not increase the total number of residential units from the previously approved permit.
 - (2) Subdivision map for conveyance purposes only or which does not increase the number of residential lots from the previously approved map.
- S. An Annual Monitoring Report (AMR) shall be prepared and submitted each year to the County Administrative Office and to the Director of Planning, EMA, for conformance with the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential (outside of project boundary), commercial, and employment land uses. The Board of Supervisors may then defer subdivision approval within the community until approaches capable of resolving the imbalances are proposed to, and approved by, the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies which will ensure adequate infrastructure for the community.

1.3 DEFINITIONS

Accessory Uses and Structures: Uses and structures which are customarily associated with and subordinate to a permitted principal use on the same building site. These include: accessory detached buildings, fences and walls, garages and carports, patio covers, swimming pools, signs, and other uses and structures which the Director of Planning, EMA, finds consistent with the spirit and intent of the Specific Plan.

Area Per Unit - Actual: The amount of land in square feet within the project, exclusive of public owned streets, divided by the number of dwelling units on the building site.

Building Pad: That portion of the building site that has been graded to a relatively level condition to accommodate building construction and/or appurtenant uses, such as driveways, garages, and front, rear and side yard areas.

Building Site: A parcel or continuous parcels of land established in compliance with the building site requirements of the Zoning Code or this Specific Plan, except that, lots shown on a tentative tract map or parcels shown on a tentative parcel map approved prior to the effective date of the ordinance adopting these regulations shall be considered as legal, conforming building sites upon map recordation. A building site normally include more area than just that needed for the building pad.

Building Site, Panhandle or Flag: A building site with access to a street by means of a corridor or access-way which is not less than 20 feet nor more than 40 feet.

Clubhouse: A facility or structure operated primarily for social and recreation purposes.

Community Facility: A use established to primarily service the residents of the community, including but not limited to community information centers, recreation centers, fire stations, police or other security stations, public and private schools, and community entrance/gate facilities. Does not include public utilities as defined herein.

Community Information Center: A temporary or permanent structure or facility principally used as an information pavilion and/or real estate sales/administrative office, including model home complexes, containing parking and related facilities, for the sale of land, homes and home-sites within the community.

Condominium: A condominium is an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential or commercial use, of such real property. A condominium may include in addition a separate interest in other portions of such real property.

Daylight Line: The point at which the man-made condition (cut or fill) meets the natural topographic condition.

Elevation: Height or distance above sea level; or, the front, rear or side of a building as depicted or viewed vertically.

Export: Earth material removed from a grading project and deposited off-site.

Fill: The deposit of earth material placed by artificial means.

Finished Grade: The final elevation of the ground surface after grading operations in conformance with approved grading plans.

Grading: To bring an existing surface to a designed, artificial form by excavating, filling or smoothing operations.

Hillside: The portion of a hill between the summit or ridge and the toe of a slope.

Major Ridgeline: East and west boundary ridgelines protected by Resource Preservation easements dedicated to the County of Orange.

Mass Grading: The movement of large quantities of earth over large areas. Alteration of the majority of the on-site, natural surface terrain is common and often results in a successive pad/terrace configuration.

Natural Slope: A slope which is not man-made. A natural slope may retain natural vegetation during adjacent grading operations, or natural vegetation may be partially or completely removed and the natural slope replanted with native species.

Planning Area: An identified section of land as shown on the Development Map, described in the Statistical Table, and utilized for planning purposes.

Planning Area Boundary: A boundary of a planning area which is generally contiguous with the centerline of the bordering streets, except as otherwise indicated.

Property Line - Exterior: Any property line abutting a street.

Property Line - Interior: Any property line not abutting a street.

Public Utility: A use established primarily for the benefit or enjoyment of the residents of Coto de Caza but not necessarily available to members of the general public. Typical uses are utility buildings, structures and facilities including but not limited to electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment or production facilities. Does not include habitable structures or community facilities as defined herein.

Resource Preservation Areas: An area set aside and usually restricted by easement for the purpose of preserving a permanent open space backdrop, or sometimes open space buffer to minimize intrusion into and/or from surrounding properties. Grading in such areas and placement of structures other than for public utilities is generally prohibited (See also for reference: Resource Element of the Orange County General Plan).

Scenic Areas: An area set aside and usually restricted by easement for the purpose of providing an open space buffer or transition typically between a use such as residential and a Resource Preservation Area. Uses and structures are permitted on a limited basis in a Scenic Area (See also for reference: Resource Element of the Orange County General Plan).

Sign Area: The entire area within which a single continuous perimeter of not more than eight (8) straight lines encloses the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign design with more than one (1) exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one (1) time. The supports, uprights or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights or structures are or is designed in such a manner as to form an integral background of the display.

Slope: An inclined ground surface, the inclination of which is expressed as a ratio of the vertical distance (rise), or change in elevation, to the horizontal distance (run). The percentage of any given slope is determined by dividing the rise by the run.

Temporary Uses: Certain temporary uses permitted by the Zoning Code or this Specific Plan, including; model homes and real estate offices and facilities, mobile coaches used during construction, and sales of agricultural products for charity purposes.

Wildlife Corridor: Those areas utilized by wildlife for habitat and movement as provided for by a natural or man-made condition.

1.4 PERMITS AND PROCEDURES

The development regulations set forth herein, as well as policies, guidelines, and other conditions of this Specific Plan shall be implemented and enforced through the following procedures:

1. Subdivisions

For projects requiring subdivision maps, the provisions and procedures of the Subdivision Code of the County of Orange shall apply.

2. Residential Planned Developments

For projects processed as Residential Planned Developments under the provisions of this Specific Plan, the standards and procedures specified in the Zoning Code shall also apply.

3. Area Plans

Although feature plans shall not be required, an area plan or plans may be submitted to and be approved by the Planning Commission when such a plan serves to better define the relationship between planning areas or issues within a planning area, or is intended to address certain planning issues such as resource management.

4. Revised Plans

In the event the approving authority requires a revised plan as a condition of approval, no grading or building permit shall be issued until such revised plans are submitted to the Director of Planning, EMA, or his designee and found to be consistent with the action of the approving authority.

5. Changed Plan

Plans that are changed from that approved by the approving authority may be submitted to the Director of Planning, EMA. If the Director determines that the changed plan is a minor amendment and complies with the spirit and intent of the original approving action, the Director may approve the changed plan without requiring further action or procedure.

6. Public Hearings

Pursuant to provisions contained herein, proposals which require Zoning Administrator or Planning Commission approval of a site development permit and/or use permit, shall require a public hearing pursuant to Section 7-9-150 of the Zoning Code and requirements of this Specific Plan.

7. Site Development and Use Permits

For those uses or proposed modification to site development standards which require a use permit or site development permit under the provisions of this Specific Plan, the following shall apply:

- a. When required by these regulations, prior to clearance for issuance of any building permits, a site development permit shall be submitted to and be approved by the Director of Planning, EMA. Upon referral, or if for the purpose of authorizing a use not specifically identified as permitted, the Planning Commission may approve a site development permit.
- b. A site development or use permit may be processed concurrently with a subdivision map.
- c. Unless one or more of the requirements listed below is waived by the Director of Planning, EMA, or his designee, site development and use permits shall contain the following information:
 - 1) Plot Plans which are drawn to scale, fully dimensioned and easily readable, containing the following:
 - Title block (applicant's name and date drawn).
 - Scale and north arrow.
 - Property lines of building site, dimensioned.
 - Existing and proposed categories of uses (e.g. residential, community center/commercial, etc).
 - Buildings; existing and proposed, location and size.

- Streets; location, name and width.
 - Easements; location, purpose and width.
 - Access (driveways, etc.) existing and proposed.
 - Parking areas.
 - Signs, locations, height, dimensions, and copy if available.
 - Fencing (walls); type, location and height.
 - Landscape and screening areas.
 - Topography, existing and proposed.
 - Existing structures on abutting properties, location, height, uses, when pertinent.
- 2) Elevations of all structures including signs, including but not limited to the following:
- Exterior materials and colors.
 - If the site development permit is for a residential development, typical elevations may be required.
- 3) Preliminary Landscape Plans, including the following information:
- General location of all plant materials, by common and botanical names (if available).
 - Size of plant materials, where applicable.
- 4) A sight distance study for all street access ways, driveways and intersections, if required.
- d. The above listed materials shall be submitted in the form and number of copies prescribed by the Director of Planning, EMA. The site development permit or use permit will be accepted for filing when the above described materials have been submitted in the prescribed form and number.

- e. The Director of Planning, EMA, or, upon referral, the Planning Commission, may approve, conditionally approve or deny a site development permit.
- f. The Zoning Administrator or, upon referral by the Director of Planning, EMA, the Planning Commission may approve, conditionally approve or deny a site development permit which modifies site development standards to be less restrictive than otherwise stated herein. Such action shall require a public hearing.
- g. The Planning Commission may approve, conditionally approve or deny a site development permit which permits a use not specifically permitted herein. Such action shall require a public hearing.
- h. In the event the Zoning Administrator or Planning Commission is the body to approve, conditionally approve or deny a site development permit, notice of the consideration of the site development permit shall be given at least ten (10) calendar days in advance of the meeting in accordance with State law.

8. Development Map and Statistical Table

Modification of, or adjustment to the Development Map, or to the Statistical Table may be accomplished pursuant to Planning Commission approval only, providing that approved Board of Supervisors' policy is not effected (i.e. the total number of dwelling units proposed for the entire area covered by the Specific Plan may not be increased by Planning Commission action) however, an increase or decrease of the total number of dwelling units shown for one or more planning areas on the Statistical Table may be adjusted by the Planning Commission. The Director of Planning, EMA, shall determine if approved Board of Supervisors' policy is or is not effected and modify material requirements for the processing of such an application based upon the extent of adjustment proposed. A copy of the approval shall be recorded with the County Recorder by the Director.

9. Specific Plan Amendment Procedures

As is true for most plans at the general or specific plan level of planning, there may be a need in the future to again amend the Specific Plan. In that event the following procedure, in accordance with California Government Code Section 65450, is required when adoption of an amendment to the Specific Plan is desired.

- a. An application, with all necessary supporting documentation along with the required fee, shall be submitted to the Director of Planning, EMA, stating in detail the reasons for and nature of the proposed amendment.
- b. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least ten (10) days in advance and must be published at least once in a newspaper of general circulation and by any other manner considered desirable. Any Planning Commission hearing on a proposed amendment may be continued from time to time.
- c. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.
- d. The recommendation of the Planning Commission together with additional related documents and information shall be transmitted to the Board of Supervisors. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.
- e. The Board of Supervisors shall hold at least one (1) public hearing for each proposed Specific Plan amendment pursuant to the provisions of the California Government Code. The action of the Board of Supervisors shall be to approve, disapprove or conditionally approve the proposed amendment and to adopt the necessary resolution and/or ordinance, as appropriate.

- f. The Board of Supervisors may initiate an amendment to the Specific Plan. The Board shall first refer such proposal to the Planning Commission for a report. The Planning Commission shall respond within forty (40) days after the reference, or within such longer period as may be designated by the Board of Supervisors. Notice of the time and place of hearings held pursuant to this section by the Planning Commission, if any, shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above. Before adopting the proposed plan or amendment, the Board of Supervisors shall hold at least one public hearing.

SECTION 2: OPEN SPACE REGULATIONS

1. Purpose and Intent

It is intended that these restrictions be applied to the Resource Preservation Areas, Scenic Areas, and Golf Courses Areas as conceptually shown on the Major Open Space Areas Map (Exhibit 3) so as to implement the applicable corresponding policies and guidelines contained in Section II.E. ("Open Space") of this Specific Plan. The purpose of these provisions is to carry out, through subsequent levels of planning, the development program for Coto de Caza as described in Section II.D. ("Plan Concept") whereby major open space features serve as the framework for determining the arrangement of other land uses. This is accomplished by application of the standards below which will limit or otherwise minimize the impact of development upon the three major open space areas noted above, and as described in Section II.E.

Additionally, when an approved subdivision map and/or site development permit identifies all or a portion of a lot or all or a portion of the property covered by the map and/or permit as open space, park land, resource preservation areas, scenic areas, recreation area, greenbelt, etc., these restrictions shall also apply and supersede other less restrictive regulations. The intent being to implement the "Other" and "Special Resources" open space categories found in Section II.E.

2. Uses Permitted (When consistent with Section II.E.)

- a. Archaeological, paleontological and historical sites and monuments.
- b. Fuel modification areas and emergency roadways.
- c. Riding and hiking trails.
- d. Viewpoints.
- e. Wildlife corridors.
- f. Parks, playgrounds, sports fields, swimming pools, tennis courts and other (non-commercial) outdoor recreation facilities.
- g. Public utilities.

- h. Public Schools
- i. Vegetation and riparian habitat.
- 3. Uses Permitted Subject To Site Development Permit (When consistent with Section II.E.)
 - a. Equestrian facilities.
 - b. Golf courses and associated uses and facilities.
 - c. Community facilities.
- 4. Uses Permitted Subject to a Use Permit (When consistent with Section II.E.)
 - a. Country clubs, including but not limited to tennis clubs, swimming clubs, and associated facilities.
 - b. Any other commercial or non-commercial open space/recreation use which the Planning Commission finds consistent with the purpose and intent of these Open Space Regulations.
- 5. Temporary Uses (When consistent with Section II.E.)
 - a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.
- 6. Accessory Uses (When consistent with Section II.E.)
 - a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code.
- 7. Uses Prohibited
 - a. Commercial, except as directly accessory to an approved recreation use.
 - b. Industrial
 - c. Sand and gravel operations.
 - d. Residential

8. Site Development Standards

Except as may be modified in accordance with General Note Q by a site development permit at a public hearing, the following development standards shall apply for projects within an area designated as Open Space.

- a. Site area: No minimum.
- b. Site width: No minimum.
- c. Building height: Twenty (20) feet maximum.
- d. Building site coverage: Fifteen percent (15%) maximum.
- e. Building setbacks:
 - 1) Fifty (50) feet minimum from any exterior property line.
 - 2) Ten (10) feet minimum from any interior property line.
- f. Off-street parking: Off-street parking shall comply with Section 9, herein.

9. Special Regulations

- a. No buildings, structures or grading shall be permitted to be established or otherwise located in an area which has been designated as a Resource Preservation Area (formerly referred to as "Open Space Easement" or "Conservation Easement") except as may be required for a public utility, for riding and hiking trails, resource management (e.g. controlled burn) or emergencies. In such areas, manufactured slopes shall be limited to ten (10) feet in height.
- b. In Scenic Areas, development is limited to public utilities and to uses and structures which are both, (1) accessory to residential and other principal permitted uses, and (2) of an open space/recreational nature on the same building site including but not limited to barns, swimming pools and fences. Furthermore, such structures and impervious surfaces are limited to fifteen percent (15%) total of the easement area of the subject building site.

- c. Uses and structures proposed for General Thomas F. Riley Wilderness Park are exempt from these regulations and shall be permitted and governed by a general development plan approved by the Orange County Board of Supervisors.
- d. Minor shifts of development of up to ten percent (10%) into an area shown as a Major Open Space Area (Exhibit 3) may be approved by the Subdivision Committee as a result of action on a subdivision map, or if greater by the Planning Commission as a result of action on a site development permit or use permit, as long as the end result is an equivalent or greater amount of open space being provided of equal or greater quality.
- e. Fencing shall be of an open character, including for example, split rail fencing. Said fencing shall not constitute a visual barrier or act as a wall impeding wildlife circulation, necessary flood control works or regional riding and hiking trails.

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SECTION 3: RURAL RESIDENTIAL

1. Purpose and Intent

This category of residential use is primarily designed for development of large lot residential homesites, small ranches, and estates. Site development standards for the Rural Residential category provide for development in a density range from less than one dwelling unit per gross acre up to one (1) dwelling unit per gross acre. This designation is intended to permit developments of a very low intensity nature, and implement applicable policies and guidelines contained in Section II.

2. Uses Permitted

- a. Single-family dwellings (one per building site).
- b. Parks, other open space areas and riding and hiking trails.
- c. Public utilities.

3. Uses Permitted Subject To Site Development Permit

The following uses shall be permitted subject to approval of a site development permit:

- a. Community facilities.

4. Uses Permitted Subject to a Use Permit

- a. Any use which the Planning Commission finds consistent with the purpose and intent of these Rural Residential Regulations.

5. Temporary Uses

- a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.

6. Accessory Uses

- a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code.

7. Site Development Standards

Except as modified in accordance with General Note Q by a site development permit at a public hearing, the following site development standards shall apply to all residential development within an area designated as Rural Residential:

- a. Minimum lot size: One (1) acre (43,560 square feet).
- b. Building site width: No minimum.
- c. Building height: Thirty-five (35) feet maximum.
- d. Building site coverage: Forty (40) percent maximum.
- e. Building setbacks:
 - 1) Front: Ten (10) feet minimum from the front property line.
 - 2) Side: Eight (8) feet minimum from any side property line.
 - 3) Rear: Twenty-five (25) feet minimum from any rear property line.
 - 4) On a panhandle site: Ten (10) feet minimum from any property line.
 - 5) Open Space: Where the property line abuts open space there shall be a building setback of five (5) feet minimum.
 - 6) Garage or carport: The point of vehicular entry shall be a distance of twenty (20) feet or more from back of sidewalk or back of curb if no sidewalk.
- f. Off-street parking: Off-street parking shall be in compliance with Section 9, herein.
- g. Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.

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SECTION 4: LOW DENSITY RESIDENTIAL

1. Purpose and Intent

This category of residential use is designed primarily for development of single-family residences. Site development standards for the Low Density Residential category will provide for development in a density range of from one (1) to three (3) dwelling units per gross acre, and implement the applicable policies and guidelines contained in Section II.

2. Uses Permitted

- a. Single-family dwellings (one per building site).
- b. Parks, other open space areas, and riding and hiking trails.
- c. Public utilities.

3. Uses Permitted Subject To A Site Development Permit

The following uses shall be permitted subject to approval of a site development permit:

- a. Community facilities.

4. Uses Permitted Subject to a Use Permit

- a. Residential planned developments pursuant to Section 7-9-110 of the Zoning Code.
- b. Any use which the Planning Commission finds consistent with the purpose and intent of these Low Density Residential Regulations.

5. Temporary Uses

- a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.

6. Accessory Uses

- a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code.

7. Site Development Standards

Except as may be modified in accordance with General Note Q by a site development permit at a public hearing, the following site development standards shall apply to all residential development in an area designated for Low Density Residential:

- a. Minimum lot size: Ten thousand (10,000) square feet.
- b. Area per unit: Ten thousand (10,000) square feet minimum.
- c. Building site width: Sixty (60) feet minimum
- d. Building height: Thirty-five (35) feet maximum.
- e. Building site coverage: Forty percent (40%) maximum.
- f. Building setbacks:
 - 1) Front: Twenty (20) feet minimum from the front property line.
 - 2) Side: Eight (8) feet minimum from any side property line.
 - 3) Rear: Twenty (20) feet minimum from any rear property line.
 - 4) On a panhandle site: Ten (10) feet minimum from any property line.
 - 5) Open Space: Where the property line abuts open space there shall be a building setback of five (5) feet minimum.
 - 6) Garage or Carport: The point of vehicular entry shall be a distance of twenty (20) feet or more from back of sidewalk or back of curb if no sidewalk.



- g. Off-street parking: Off-street parking shall be as specified in Section 9, herein.
- h. Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.

SECTION 5: MEDIUM DENSITY RESIDENTIAL

1. Purpose and Intent

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This residential category is intended to allow for development of single and multiple family residences. Site development standards for the Medium Density Residential category will provide for development in a density range from three (3) to six (6) dwelling units per gross acre, and implement applicable policies and guidelines contained in Section II.

2. Uses Permitted

- a. Single-family dwellings (attached and detached)
- b. Parks, other open space areas, and riding and hiking trails.
- c. Public utilities.

3. Uses Permitted Subject To Site Development Permit

The following uses shall be permitted subject to approval of a site development permit.

- a. Multiple-family dwellings including, but not limited to condominium projects and apartment projects.
- b. Community facilities.

4. Uses Permitted Subject to a Use Permit

- a. Residential planned developments pursuant to Section 7-9-110 of the Zoning Code.
- b. Any use which the Planning Commission finds consistent with the purpose and intent of these Medium Density Regulations.

5. Temporary Uses

- a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.

6. Accessory Uses

- a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code. / See Section 7.9.128.6 - Accessory Structures, under zoning

7. Site Development Standards

Except as may be modified in accordance with General Note Q by a site development permit at a public hearing, the following development standards shall apply:

- a. Minimum lot size: Three thousand five hundred (3,500) square feet minimum.
- b. Area per unit: Three thousand five hundred (3,500) square feet minimum.
- c. Building site width: Thirty-eight (38) feet minimum.
- d. Building height: Thirty-five (35) feet maximum.
- e. Building site coverage: Sixty (60) percent maximum.
- f. Building setbacks:
 - 1) Front: Ten (10) feet minimum from the front property line.
 - 2) Side: Ten (10) feet minimum for one side only or ten (10) feet aggregate totaling both sides.
 - 3) Side abutting a street: Eight (8) feet minimum.
 - 4) Rear: Ten (10) feet minimum.
 - 5) Open Space: Where the property line abuts open space there shall be a building setback of five (5) feet minimum. *
 - 6) Garage or Carport: The point of vehicular entry shall be a distance of five (5) feet or less, or twenty (20) feet or more from back of sidewalk or back of curb if no sidewalk.
- g. Off-street parking: Off-street parking shall comply with the provisions of Section 9, herein.

- h. **Lights:** All lights shall be designed and located so that direct light rays shall be confined to the premises.
- i. Landscaping for multi-family projects of five (5) or more units and common areas of planned developments shall be as specified in Section 7-9-132.2 of the Zoning Code.

SECTION 6: HIGH DENSITY RESIDENTIAL

1. Purpose and Intent

This residential category is intended for development of multiple family residences. Site development standards for the High Density Residential category will provide for development in a density range from six (6) to eighteen (18) dwelling units per gross acre, and implement applicable policies and guidelines contained in Section II.

2. Uses Permitted

- a. Single-family dwellings, when on building sites of three thousand (3,000) square feet or greater.
- b. Parks, other open space areas and riding and hiking trails.
- c. Public utilities.

3. Uses Permitted Subject To Site Development Permit

The following uses shall be permitted subject to approval of a site development permit.

- a. Single family dwellings on building sites of less than three thousand (3,000) square feet.
- b. Multiple family dwellings including, but not limited to, condominium projects and apartment projects.
- c. Community facilities.

4. Uses Permitted Subject to a Use Permit

- a. Residential planned developments pursuant to Section 7-9-110 of the Zoning Code.
- a. Any use that the Planning Commission finds consistent with the purpose and intent of these High Density Residential Regulations.

5. Temporary Uses

- a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.

6. Accessory Uses

- a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code.

7. Site Development Standards

Except as may be modified in accordance with General Note Q by a site development permit at public hearing, the following development standards shall apply.

- a. Minimum lot size: Two thousand (2,000) square feet.
- b. Area per unit: Two thousand (2,000) square feet minimum.
- c. Building site width: No minimum.
- d. Building height: Thirty-five (35) feet maximum.
- e. Building site coverage: Sixty percent (60%) maximum.
- f. Building setbacks:
 - 1) Front and Rear; Ten (10) feet minimum from any exterior front or rear property line.
 - CONVENTIONAL SUBDIVISION Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate totalling both sides. If the exterior side property abuts a street the setback shall be eight (8) feet.
 - FOR MULTI-FAMILY * (3) Interior: NO setback required from interior property lines.
 - 4) Open Space: Where the property line abuts open space there shall be a building setback of five (5) feet minimum. *

- 5) **Garage or Carport:** The point of vehicular entry shall be a distance of five (5) feet or less, or twenty (20) feet or more from back of sidewalk or back of curb if no sidewalk.
- g. **Off-street parking:** Off-street parking shall comply with Section 9, herein.
- h. **Lights:** All lights shall be designed and located so that direct light rays shall be confined to the premises.
- i. **Trash and storage areas:** All storage, including cartons or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height.
- j. **Landscaping for multi-family projects of five (5) or more units and common areas of planned developments** shall be as specified in Section 7-9-132.2 of the Zoning Code.

SECTION 7: COMMUNITY CENTER/COMMERCIAL USES

1. Purpose and Intent

The purpose of these provisions is to regulate the design and development of facilities intended to serve the community of Coto de Caza and their guests. These regulations focus on mix-use concepts, and include retail and service commercial uses, administrative and office uses, and recreation facilities and private clubs, all subject to a site development permit, and implement the applicable policies and guidelines contained in Section II. Recreation uses can include a variety of recreation facilities both large and small which are intended to serve residents and their visitors, club members and guests. Uses permitted provide for a wide range of recreation oriented activities, many of which may be utilized on a year round basis.

2. Uses Permitted

- a. Public utilities.

3. Use Permitted Subject to Site Development Permit

The following uses shall be permitted in all planning areas with a Community Center/Commercial designation, subject to approval of a site development permit.

- a. Retail commercial and service commercial businesses.
- b. Administrative, professional and business offices.
- c. Cafes, restaurants, bars and cocktail lounges.
- d. Day care facilities.
- e. Art and other galleries, museums.
- f. Churches, temples, and other places of worship.
- g. Nursery and garden supply stores.
- h. Automobile service stations, in compliance with Section 7-9-114 of the Zoning Code.

- i. Commercial and non-commercial recreation uses, including;
 - Golf courses and associated facilities.
 - Equestrian facilities.
 - Tennis, swimming, and other outdoor recreation uses.
 - Bowling alleys, billiard parlors, card rooms and other indoor recreation uses.
 - Health spas, and athletic research facilities.
 - j. Community facilities.
4. Uses Permitted Subject to a Use Permit by the Planning Commission
- a. Existing multiple-family development in Planning Area 20.
 - b. Country clubs.
 - c. Overnight lodging, including hotels and motels.
 - d. Affordable housing in Planning Area 22.
 - e. Any use that the Planning Commission finds consistent with the purpose and intent of these Community Center/Commercial Uses Regulations.
5. Temporary Uses
- a. Temporary uses as defined herein or in addition as specified in Section 7-9-136 of the Zoning Code.
6. Accessory Uses
- a. Accessory structures or uses as defined herein or in addition as specified in Section 7-9-137 of the Zoning Code.

7. Site Development Standards

Except as may be modified in accordance with General Note Q by a site development permit at public hearing, the following development standards shall apply for projects within an area designated for Community Center/Commercial.

- a. Building site area: No minimum.
- b. Building site width and depth: No minimum.
- c. Building height limit: Forty (40) feet maximum.
- d. Building site coverage: Fifty (50) percent maximum.
- e. Building setbacks:
 - 1) Front: Twenty (20) feet minimum from the exterior property line.
 - 2) Side: Twenty (20) feet minimum from the exterior property line.
 - 3) Rear: Twenty (20) feet minimum from the exterior property line.
 - 4) Interior: No setback requirement from interior property lines unless abutting a residential property line in which case the setback shall be twenty (20) feet minimum.
 - 5) Open Space: Where the property line abuts open space there shall be a building setback of five (5) feet minimum.
- f. Signs: Signs shall be permitted in accordance with Section 8, herein.
- g. Off-street Parking: Off-street parking shall be as specified in Section 9, herein.
- h. Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.
- i. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and residential projects.

- j. **Trash and storage area:** All storage, including cartons, containers and trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residentially zoned area unless it is fully enclosed.
- k. **Screening and landscaping:** All screening and landscaping shall be as specified in Section 7-9-132 of the Zoning Code.

SECTION 8: SIGN REGULATIONS

1. Purpose and Intent

The purpose of this section is to establish standards for the uniform regulation of signs throughout Coto de Caza. The intent of this section is to permit adequate signing and to prevent unnecessary and objectionable signs. The following regulations shall apply to all residential and non-residential uses within Coto de Caza.

2. Signs Permitted

The signs identified in this subsection are permitted outright. Any other sign shall be in accordance with the Zoning Code, and any proposed modification shall follow the site development permit procedures as outlined in Section III.1.4 of the Specific Plan. The following standards shall apply:

Free-Standing Signs

- a. One (1) identification ground sign shall be permitted as necessary to a main use for each building site with street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one (1) such sign on each street frontage for each building site. Such signs shall not exceed an aggregate of two hundred (200) square feet of sign area. Further, no single sign shall exceed one hundred (100) square feet of sign area, nor exceed a vertical height of ten (10) feet.
- b. Temporary signs advertising the sale, lease or rental of the property upon which the sign is located. Exclusive of ground clearance such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total sign area of thirty-two (32) square feet.
- c. Temporary signs denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress. Exclusive of ground clearance such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total sign area of twenty-four (24) square feet.

- d. Signs customarily incidental to places of worship, libraries, museums, clubs or societies, and other similar institutions: Such signs shall not exceed a total sign area twenty-four (24) square feet, nor a vertical height of eight (8) feet exclusive of ground clearance.
- e. Temporary signs advising of future construction on the site upon which the sign is located: Exclusive of ground clearance such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total sign area of twenty-four (24) square feet.
- f. Planned community travel direction signs: Exclusive of ground clearance such signs shall not exceed a vertical height of eight (8) feet, nor a total sign area of one hundred (100) square feet.
- g. Temporary on-site and off-site signs in connection with temporary sales offices established for the sale of lots, model homes and/or model homes sales offices, including commercial coaches:
 - 1) Applications for such signs shall be accompanied by drawings drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area, and location of all signs proposed.
 - 2) Such signs shall not exceed vertical height of sixteen (16) feet, a horizontal length of eight (8) feet, nor a total sign area of one hundred (100) square feet.
- h. Community facilities identification signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total sign area of one hundred (100) square feet.
- i. Community identification signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total sign area of one hundred (100) square feet.
- j. Community event bulletin board: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total sign area of one hundred (100) square feet.
- k. Intra-community directional signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total sign area of one hundred (100) square feet.

Wall Signs

Business or identification wall signs shall be permitted for each business, or non-residential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. If the building frontage of any such use is less than twenty-five (25) square feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.

Automobile Service Station Signs

Signs for automobile service station sites are permitted subject to the following limitations:

- a. The total area of all signs shall not exceed an aggregate of one hundred and fifty (150) square feet on the premises. Notwithstanding the provisions above and below only the following signs are permitted:
 - 1) One single sign, not to exceed six (6) feet in height and thirty-five (35) square feet in area, may be located along each street frontage abutting the site and include, permanently affixed, price signs not to exceed twenty-five (25) square feet in area each, provided that on corner sites such signs may be located no closer than one hundred (100) feet from the point of intersection of the abutting streets.
 - 2) The maximum size of any sign shall not exceed one hundred (100) square feet in sign area.
 - 3) Any additional signs shall be placed on or affixed to a structure.
 - 4) Advertising devices and advertising displays not typical of service stations are prohibited on any service station building site.

Signs Located Within Facilities

Where such signs are not visible from any point on the boundary of the premises, these are permitted without limitation as to size and number.

3. Signs Prohibited

- a. Off-site advertising signs and structures.
- b. Roof signs.
- c. Free-standing signs, except as provided for in these regulations.
- d. Advertising devices, including flags and advertising displays, unless part of an approved model home complex.
- e. Rotating, revolving, flashing or moving signs.

4. General Requirements

- a. No free-standing sign or structure shall be permitted closer than five (5) feet to any ultimate street right-of-way line.
- b. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be so placed or so directed as to permit the beams and illumination therefrom to be directed or beamed upon a street, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a hazard or nuisance.
- c. No sign, except those required for security, safety, community identification, or direction, shall be illuminated or lighted during non-business hours .
- d. Sign requirements and standards contained herein may be modified subject to approval of a sign program processed utilizing the site development permit procedures specified in Section 1.4.

SECTION 9: OFF-STREET PARKING REGULATIONS

1. Purpose and Intent

These regulations are established primarily to provide for the off-street parking of vehicles that are attracted by the use of facilities within Coto de Caza. The parking facilities required by this section are assumed to be the minimum which shall be required by land use categories. It is intended that these regulations shall result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of vehicles at appropriate and safe locations.

2. General Requirements

Except as noted below or in any other section of these regulations, off-street parking for Coto de Caza shall be in accordance with the Off-street Parking Regulations of Section 7-9-145 of the Zoning Code, which is adopted by reference as a part of the Specific Plan. In the event of a conflict between this section and the provisions of the Zoning Code, these provisions shall prevail.

- a. Off-street parking must be located convenient to the use intended to be served.
- b. Considering the character of the community of Coto de Caza and as long as safety is maintained, the approving authority for a site development or use permit, may grant a reduction in the required number of off-street parking spaces, standards therefore, or other facilities when such reduction would facilitate a project design encouraging pedestrian and other forms of non-vehicular transportation.
- c. To encourage the rural feel of the project, residential off-street parking facilities shall be designed based upon the projected amount of use and anticipated vehicular travel rather than arbitrary standards.
- d. Reduction in the required number of parking spaces for Community Center/Commercial uses may be allowed if said reduction is part of an approved parking plan which provides for joint use of parking facilities and/or accommodates measures designed to reduce the number of individual vehicle miles traveled (i.e. park and ride facilities).

3. Modifications

Except as specified in any other section of those regulations modifications to the Off-Street Parking Regulations shall be processed in accordance with Section 7-9-145 of the Zoning Code.

SECTION 10: STATISTICAL SUMMARY

Specific Plan Use		ACRES	
Categories	Buildable Area	Open Space ¹	Total
Residential [Number of Dwelling Units 6268]	2434	1738	4172
Community Center/Commercial [Commercial square feet 225,000]	40	77	117
Regional Park	N/A	475	475
Total:	2474	2290	4764
		Roads:	165
		Total Acres:	4929

¹ Includes Resource Preservation Areas, Scenic Areas, the Regional Park, Golf Courses, and the Community Parks in Planning Areas 5 and 16.

APPENDIX

Legal Description

History Of Planning

Development Approvals

General Plan/Specific Plan Comparison

LEGAL DESCRIPTION

Those portions of the Rancho Mission Viejo and Rancho Trabuco in the Unincorporated Territory of the County of Orange, State of California, as per map of the sectionizing of said Ranchos, filed in Book 9, Pages 15 through 22 of Records of Surveys in the Office of the County Recorder of said County, described as follows:

Beginning at a point of the Northeasterly boundary of said Rancho Mission Viejo distant thereon South $51^{\circ} 08' 29.5''$ East 1645.44 feet from Mission Viejo Corner No. 9 which is on the Easterly line of said Rancho Trabuco; thence following the crest of the main divide between Gobernadora and Bell Canyons South $6^{\circ} 42' 07''$ East 2718.81 feet; thence South $40^{\circ} 58' 27''$ East 554.73 feet; thence South $18^{\circ} 32' 54''$ East 756.42 feet; thence South $0^{\circ} 51' 40''$ East 2379.77 feet; thence South $28^{\circ} 11' 22''$ East 1180.34 feet; thence South $8^{\circ} 15' 41''$ West 2279.87 feet; thence South $40^{\circ} 40' 45''$ West 894.84 feet; thence South $49^{\circ} 17' 25''$ West 621.72 feet; thence South $32^{\circ} 52' 25''$ West 890.12 feet; thence South $7^{\circ} 32' 34''$ West 1041.79 feet; thence South $21^{\circ} 03' 39''$ East 234.60 feet; thence South $16^{\circ} 56' 21''$ West 404.49 feet; thence South $6^{\circ} 17' 25''$ West 1294.93 feet; thence South $30^{\circ} 54' 45''$ East 2.09 feet; thence South $49^{\circ} 07' 27''$ East 619.36 feet; thence South $57^{\circ} 57' 01''$ East 581.18 feet; thence South $9^{\circ} 55' 21''$ East 623. feet; thence South $28^{\circ} 17' 40''$ East 108.29 feet; thence South $0^{\circ} 49' 25''$ West 184.59 feet; thence South $34^{\circ} 46' 50''$ East 208.68 feet; thence South $4^{\circ} 10' 10''$ East 237.84 feet; thence South $18^{\circ} 05' 47''$ East 3.61 feet; thence South $16^{\circ} 17' 05''$ West 236.46 feet; thence South $8^{\circ} 37' 25''$ East 160.11 feet; thence South $7^{\circ} 22' 31''$ West 664.01 feet; thence South $33^{\circ} 10' 23''$ West 481.89 5 feet;

thence South 77° 28' 30" West 389.37 feet; thence South 10° 27' 00" West 168.68 feet; thence South 28° 48' 20" East 217.37 feet; thence South 29° 23' 40" West 224.16 feet; thence South 32° 00' 30" East 84.65 feet; thence South 23° 47' 40" West 132.03 feet; thence South 41° 22' 50" East 186.36 feet; thence South 8° 15' 00" East 308.35 feet; thence South 33° 01' 00" West 203.44 feet; thence South 3° 34' 30" East 370.33 feet; thence South 40° 36' 30" East 118.57 feet; thence South 1° 56' 00" East 547.66 feet; thence South 19° 08' 22" East 500.78 feet; thence South 23° 33' 27" West 577.61 feet; thence South 14° 28' 00" East 469.26 feet; thence South 14° 24' 00" West 258.30 feet; thence South 46° 00' 00" West 199.06 feet; thence South 21° 30' 00" West 296.35 feet; thence South 28° 04' 30" East 420.37 feet; thence South 42° 09' 30" West 612.88 feet; thence South 48° 32' 50" East 455.70 feet; thence South 16° 12' 00" West 342.21 feet; thence South 18° 05' 10" East 430.56 feet; thence South 42° 55' 30" West 118.71 feet; thence South 10° 26' 15" West 208.28 feet; thence South 10° 33' 33" West 696.58 feet; thence South 23° 35' 34" East 175.52 feet; thence South 4° 04' 31" West 881. feet; thence South 22° 21' 00" East 355.93 feet; thence South 19° 51' 00" West 534.52 feet to a point from which the Southeast corner unofficial of said Section 14, 14-7-7 bears South 8° 46' 47" East 22.21 feet, thence leaving said crest of the main divide and crossing said Gobernadora Canyon South 76° 35' 29" West 1275.01 feet; thence South 37° 41' 10" West 810.21 feet; thence South 85° 50' 22" West 1545.38 feet; thence North 62° 42' 28" West 853.28 feet; thence South 69° 06' 20" West 1626.38 feet; thence North 29° 18'

32" West 2491.08 feet to a point on the crest of the main divide between Gobernadora and Chiquita Canyons: thence following said crest of the main divide North 65° 53' 18" West 1277.10 feet; thence North 49° 37' 08" West 1759.94 feet; thence North 25° 28' 29" East 460.64 feet, thence North 1 44' 14" West 1211.69 feet; thence North 19° 03' 45" West 1650.84 feet; thence North 13° 28' 03" East 1962.12 feet; thence North 55° 43' 00" East 663.34 feet; thence North 15° 10' 08" West 673.52 feet; thence North 28° 44' 55" East 1251.12 feet; thence North 1° 25' 11" West 1924.53 feet; thence North 53° 07' 32" East 2577.07 feet; thence North 4° 10' 31" West 2085.55 feet; thence North 9° 46' 13" West 572.16 feet thence North 13° 49' 45" East 1694.26 feet; thence North 6° 01' 07" West 11.73 feet; thence North 84° 37' 42" West 538.76 feet; thence North 9° 59' 12" West 731.85 feet to a point on the crest of the main divide between Gobernadora and Tijeras Canyon; thence following last-mentioned crest of the main divide North 3° 58' 39" East 1342.50 feet; thence North 24° 11' 02" East 683.62 feet; thence North 55° 59' 03" East 780.54 feet; thence North 28° 41' 19" East 1286. feet; thence North 17° 40' 11" West 355.83 feet; thence North 34° 14' 59" East 773.48 feet; thence North 17° 28' 30" East 440.24 feet; thence North 56° 35' 31" East 304.25 feet; thence North 25° 08' 33" East 3797.84 feet; thence North 57° 52' 48" East 1602.33 feet; thence North 8° 30' 26" East 348.15 feet to a point on the Southerly bank of Tijeras Canyon; thence North 66° 45" East 460.19 feet to a point in said Easterly line of Rancho Trabuco; thence along said Easterly line South 5° 33' 56.5" West 760.23 feet to said Mission Viejo corner no. 9; thence along said Northeasterly boundary of Rancho Mission Viejo South 51° 08' 29.5" East 1645.44 feet to the POINT OF BEGINNING.

HISTORY OF PLANNING

Since 1980, when the process of planning and development leading up to the Coto de Caza Specific Plan began, the property owner and the County of Orange have conducted the planning for the community under the State of California provisions (California Government Code Section 65451, et seq.). Specific plans are geographically focused to identify planning and environmental considerations unique to an area. To a much higher degree than traditional land use controls such as conventional zoning or even planned community designations, specific plans serve as uniquely crafted land use regulations designed to respond specifically to an area's particular environmental constraints and opportunities, while at the same time providing for the systematic implementation of a County's General Plan.

Originally approved as a planned community district, under which development occurred, the land use entitlement as proposed by the Coto de Caza Specific Plan was adopted in 1982 after several public hearings. It provided for a resort-residential community oriented along the Canada Gobernadora and Wagon Wheel valleys which until recently was a major focus of the development program. In accordance with provisions of the County's General Plan, the Specific Plan emphasizes the preservation of the two ridgelines which are considered important for several reasons, including their value as wildlife movement corridors and their aesthetic value.

A major element of the Specific Plan is an open space corridor running the length of the Canada Gobernadora valley floor. This corridor includes the stream channel and associated riparian habitat, as well as the two championship golf courses. Residential and commercial areas are to be located between the open space corridor in the middle of the valley and the two major ridgelines on either side of the valley. The residential and non-residential areas have also been laid out to avoid where feasible the oak and sycamore groves.

The Environmental Impact Report ("EIR") for the Specific Plan (approved in September 1982) and Addendum No. 2 (approved in June 1989) were prepared in accordance with the California Environmental Quality Act. The documents examined the impacts of the proposed development, including the impacts to the riparian habitat as a result of the construction of the golf courses. In certifying the EIR, the County Board of Supervisors found that proposed impacts to the riparian corridor were unavoidable and that appropriate mitigation measures had been required as part of the Specific Plan. Furthermore, the Board found that project benefits ranging from the provision of affordable housing, to protection of 45 percent of the project area as open space, development of recreational amenities, and the protection of

significant riparian and oak woodland communities in perpetuity made the minimal adverse environmental impacts even more acceptable.

Once the County had approved the Specific Plan, Coto then began to implement it, proceeding first with completing development of the North Ranch. In the County's continuing effort to provide infrastructure necessary to support this development as well as other communities in the Foothill Area of unincorporated Orange County, the County determined to phase the financing and construction of needed improvements so that the infrastructure would be in place prior to the development of the communities that it would support, thereby managing growth more effectively. Accordingly, in 1987 Orange County completed the Foothill Circulation Phasing Plan ("FCPP"), a cooperative effort of the County and thirteen major landowners which was designed to achieve this goal. The FCPP calls for the construction of up to 133 lane miles of roads and intersection improvements at a cost of over \$235 million. The public transportation needs addressed by the FCPP were based in part on the project build-out of the community in conformance with the County's General Plan. Under the FCPP program, building permits are phased to coincide with the construction of specific road projects. A failure to meet road construction milestones halts issuance of an increment of building permits for all development in the area.

In order to provide sufficient funds for construction of necessary improvements in a timely manner, Orange County needed contributions from landowners in excess of those that could be required as standard development exactions, and it needed them earlier than the landowners would have otherwise been required to provide them. In order to secure the needed commitments, the County entered into development agreements with Coto and other affected landowners. These development agreements constitute contracts between the County and the landowners under which the owners acquire the right to develop their properties in accordance with County-approved plans in return for commitments by owners to fund public improvements in excess of their required share. Thus, the County used the development agreements to secure guaranteed funding for roads, police and fire stations, libraries, child care programs and other significant public benefits. Funding could be provided either directly by the landowner or through formation of a Community Facilities District ("CFD"), a special taxing district formed to fund the improvements through the sale of bonds.

The Coto de Caza Development Agreement for the South Ranch, approved in April 1988, establishes the development criteria for the build-out of the community over a period of twenty years. Regardless of the extent of ultimate development, Coto is required by the Agreement to:

- provide \$25,100,000 for FCPP improvements.
- dedicate 40 percent of the property to open space use, including parks and conservation and scenic easements.
- construct a segment of Oso Parkway beyond Coto de Caza's property line.
- construct a fire station to serve Coto de Caza and adjacent areas including contributions that exceed Coto de Caza's pro rata share.
- guarantee contributions to a regional sheriff's facility that exceed Coto de Caza's pro rata share.
- prepare for County approval additional and more detailed planning documents for the undeveloped portion of the community, and to address specified public and community amenities.
- guarantee funding for school facilities necessary to accommodate the student population generated by the build-out of the community.
- commit to one of a variety of proposed programs to ensure adequate child-care facilities in the County.

A CFD was formed to fund these improvements. By 1991, about half the bonds necessary to fund Coto's commitments were sold. The sale of the remaining bonds is dependent on the continued development of the South Ranch in accordance with the Development Agreement. Similarly, once the bonds have been issued, the residents who will repay them rely on continued expansion of the population base as provided for in the CFD program to ensure equitable repayment of the bond indebtedness. Accordingly, any constraint on the ability to develop as provided in the Development Agreement works a hardship on the existing population base by increasing the ratable share of the bonded indebtedness to be repaid by the existing residents.

As required by the Development Agreement, in 1988 Coto prepared a Community-wide Area Plan ("CWAP"). This plan defines more precisely the development proposed for the 2,600 acres of the South Ranch, including the area encompassed by the South Golf Course. In addition to the normally required review by the County's Environmental Management Agency, the CWAP received extensive public review by the Coto de Caza Specific Plan Board of Review, a community advisory board. Working together with the Board of Review and local regulatory agencies, Coto refined the CWAP, going through four separate revisions prior to its approval.

The County Planning Commission approved the CWAP in June 1989. As a result of the CWAP, Coto's commitments to dedicate open space and community equestrian trails were significantly increased. Approved concurrently with the CWAP were an Addendum EIR (Addendum No. 2) and mitigation monitoring measures. The Addendum EIR assessed the environmental impacts of the refinements to the Specific Plan which were incorporated in the CWAP. These refinements included reconfiguration of the South Golf Course to reduce impacts to the riparian habitat and the adoption of a Resource Management Implementation Plan for natural resources on site. This Plan included riparian habitat protection and replacement guidelines.

The original plan for the South Golf Course, which was adopted by the County through the Community-wide Area Plan approval process called for a 18-hole championship golf course in the valley floor of lower Canada Gobernadora. This plan would have required the removal of 50.2 acres of existing wetland habitat within the golf course and adjacent development areas north of Vista del Verde and another 4.3 acres south of Vista del Verde, totaling 54.5 acres. The original plan provided an additional 20 acres of residential development. In the process of pursuing approval of the United States Army Corps of Engineers 404 permit and the State Department of Fish and Game 1603 permit the configuration of the golf course was revised so as to further reduce environmental impacts.

In approving the original South Golf Course through the Community-wide Area Plan, the County approved a balance between the adverse environmental impacts of the plan and proposed mitigation. In this regard, the proposed project as hereinafter described preserves all of the upland environmental benefits provided for in the original plan but had been refined so as to have significantly less adverse impact on the aquatic ecosystem than that which was originally approved.

In accordance with this extensive planning process and the Development Agreement, Coto has already taken a number of actions related to the development of the South Ranch. As noted above, \$12.1 million has been raised to discharge Coto's obligations

to fund the FCPP and other improvements. In addition, significant portions of the infrastructure necessary for the South Ranch were installed during North Ranch development. In particular, two water lines, two trunk sewer lines, and a sewer lift station were constructed, partially with public funding. These facilities were sized to accommodate anticipated South Ranch development. Portions of Coto de Caza Drive, a major arterial highway, and Vista del Verde, a secondary north-south road, have also been constructed. These roads were also sized to handle traffic from the South Ranch and were funded by Coto.

In the years subsequent to approval of the CWAP periodic discussions were held between EMA staff and that of Coto de Caza, Ltd. Those talks which were generally triggered by technical issues raised in the review of a proposed subdivision and/or site development permit for a project in Coto de Caza, almost always centered about apparent ambiguities and inconsistencies within and between the Specific Plan (Amendment 2) and the CWAP. Additionally, tracking mechanisms (i.e. area plan implementation reports) were not working as was otherwise intended, resulting in project delays and more work for both EMA and the Company. At the urging of EMA, in the spring of 1992, Coto de Caza, Ltd. initiated work on an amendment to the Specific Plan. For the next three years, the Company worked very closely with assigned EMA staff to produce a mutually acceptable draft. With an updated Specific Plan Text, the need for maintaining planning documents such as the CWAP became less and less certain.

Those involved in the earlier planning process recognized that with Amendment 3, the need for a separate "Community-wide" document (i.e. the CWAP) became less and less; if for no other reason than the entire community covered by the Specific Plan was not covered by the CWAP, and that part which was covered would change as a result of the new land use configurations and policies which were to be approved as part of Amendment 3. Therefore, considering (a) that a smaller geographic area was involved; (b) that many objectives in the document had been accomplished and it would be confusing to have to address them again and again; and, (c) that a superior planning relationship between the Specific Plan and any subsequent implementation document was a desired state, a new planning document was developed, called the South Ranch Area Plan ("SRAP"). The SRAP replaced the CWAP, and both Specific Plan Amendment 3 and the SRAP were approved by the Orange County Planning Commission on June 6, 1995. On July 19, 1995 the first amendment to the Development Agreement (reflecting the Specific Plan Amendment) was approved by the Planning Commission and recommended for Board of Supervisors' action. On August 8, 1995 the Board of Supervisors approved and adopted Specific Plan Amendment 3 and the first amendment to the Development Agreement.

DEVELOPMENT APPROVALS

1. General Plan

Final EIR 401, for proposed Coto de Caza General Plan Amendment No. 82-2 and Specific Plan Zone Change No. ZC82-42, certified by Findings on September 21, 1982. Resolution No. 82-1420

General Plan Land Use Element Amendment and Community Profile 82-4 covering Plano Trabuco (EIR 320) and Coto de Caza (EIR 401) adopted by the Board of Supervisors on September 21, 1982. Resolution No. 82-1396.

2. Specific Plan

Coto de Caza Specific Plan adopted by the Board of Supervisors on September 21, 1982. Ordinance No. 3346.

Coto de Caza Specific Plan Amendment 1 adopted by the Board of Supervisors on July 11, 1984. Ordinance No. 3473.

Ordinance No. 3473 corrected by Board of Supervisors on September 11, 1984. Ordinance No. 3482.

Coto de Caza Specific Plan Amendment 2, approved and adopted, and Initial Study IS 82-205 (Addendum No. 1) to EIR 401 certified, by the Board of Supervisors on March 26, 1995. Ordinance No 3582. Resolution No. 86-384.

Coto de Caza Specific Plan Amendment 3, approved and adopted, and Initial Study IS 95-105 (Addendum No. 3) to EIR 401 certified, by the Board of Supervisors on August 8, 1995. Ordinance No. 3942. Resolution No. 95-594.

3. Development Agreement

Coto de Caza Development Agreement 87-8 approved by the Board of Supervisors on April 6, 1988. Ordinance No. 3697. Resolution Nos. 88-447 and 88-448.

Coto de Caza Development Agreement Amendment 1 approved by the Board of Supervisors on August 8, 1995. Ordinance No. 3943. Resolution No. 95-595.

4. Area Plans

Focused Area Plan AP 88-13 for Planning Areas 7, 9A and 9E as established by Specific Plan Amendment 2, approved by the Planning Commission on December 6, 1988. Resolution No. 88-76

Community-wide Area Plan (CWAP) AP 88-12 and Initial Study 88-310 and Addendum No. 2 to EIR 401 approved by the Planning Commission on June 13, 1989. Resolution No. 89-26.

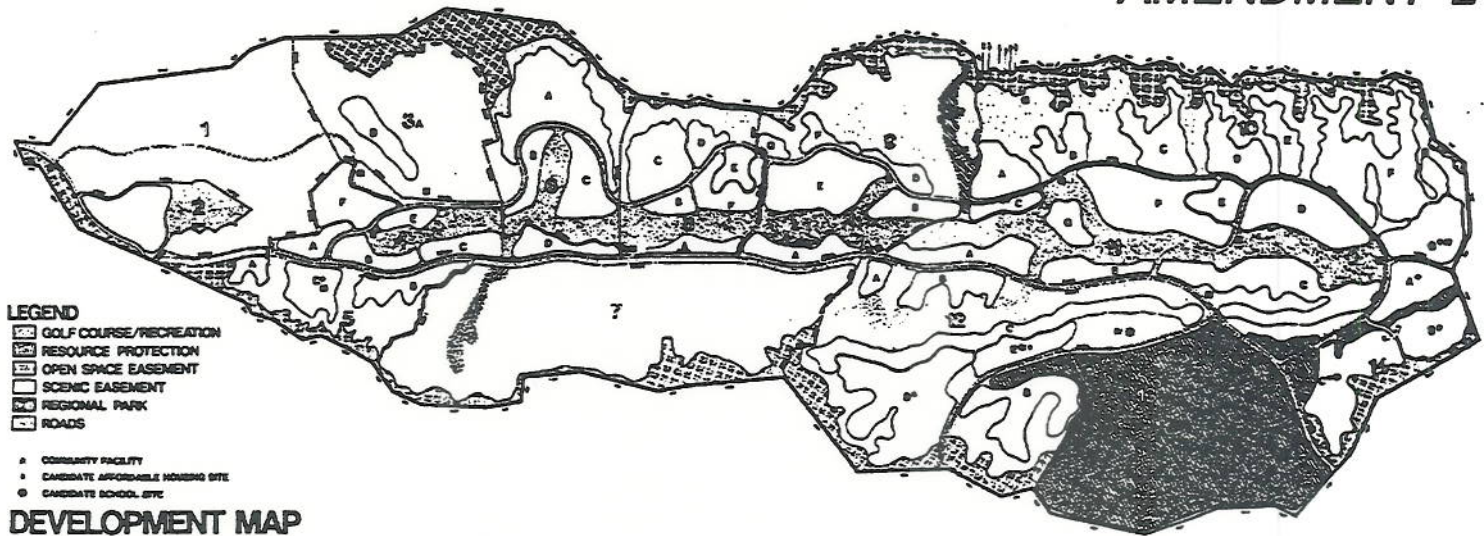
South Ranch Area Plan (SRAP) AP 92-5P (which replaced the CWAP) and Initial Study 95-105 and Addendum No. 3 to EIR 401 approved by the Planning Commission on June 6, 1995. Resolution No. 95-13.

5. Final Tract Maps & Tentative Tract Maps

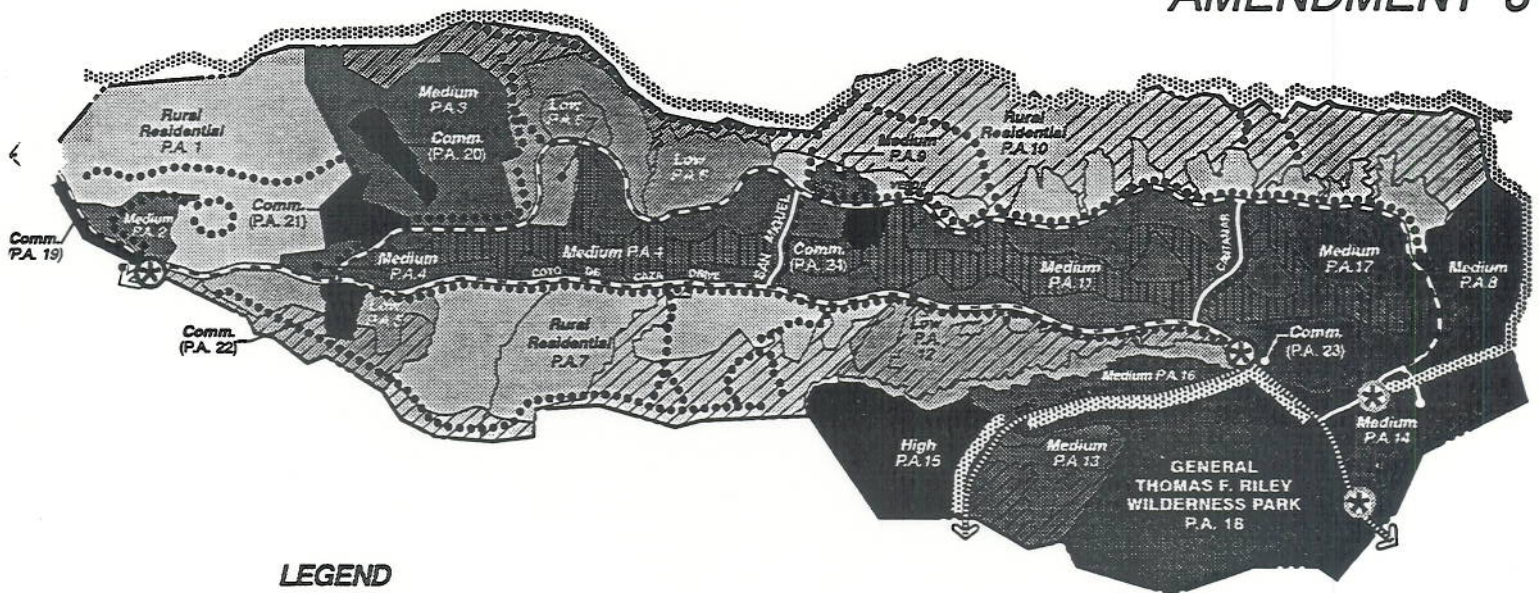
Final Tract Maps and Tentative Tract Maps have also been approved for the following planning areas, as identified in the Specific Plan (Amendment 2):

Amendment 2			
Planning Area	Tracts	Planning Area	Tracts
1	TR 9507	7	TR 11511
2	PM 82-124	7	TR 13332
2	TR 13576	8A	TR 13018
3A	TR 6970	8B-F	TR 12949
3A (Westerly of)	TR 14211	8B	TR 13382
3B	TR 10066	8B	TR 12956
4A	TR 12033	8C	TR 12955
4A	TR 11991	8D	TR 13015
4B-E, 6B, 8A	TR 12387	8E&F	TR 13381
4B	TR 13081	8E&F	TR 12957
4C	TR 12757	Hunt Club	PM 89-107
4D	TR 12605	9A, E-G	TR 13175
4E	TR 12575	9A	TR 13438
4F, Equestrian Center	PM 89-108	9B, 9C, 11A-C	TR 13910
5A	TR 11980	10G, 14A-C	TR 13409
5B	TR 12017	12A-E, 13B	TR 14021
5B	TR 11929	9B	TR 13496
5C	TR 13903	9D	TR 14337
6A, 6C	TR 12559	9E	TT 13217
6A	TR 13192	9F	TT 14504
6A	TR 12889	9G	TT 14505
6B	TR 12758	11A	TT 13498
6C	TR 12890	11B	TR 13500
7	TR 11510	12A	TR 14340
9C	TR 14996	South Golf Course	TR 14957
9E	TR 14941	12D	TR 13575
9E	TR 14942	12D	TR 15160
10	TR 14950	11F	TR 15161
12E	TR 14955	11F	TR 15162
12D	TR 14959	11F	TR 15163
12D	TR 14995	12D	TR 15066
		12D	TR 15068
		12D	TR 15063
		12D	TR 15064
		12D	TR 15065

AMENDMENT 2



AMENDMENT 3



AMENDMENT 2 AND 3



DEVELOPMENTAL GRAPHICS

E X H I B I T 9

GENERAL PLAN / SPECIFIC PLAN COMPARISON

As noted in the Project Description section of this Specific Plan, the Development Agreement ("DA") entered into between the County of Orange and Coto de Caza, Ltd. provides for a number of relationships between planning activities of both public and private entities. To ensure that the direction set forth by the DA remains valid when faced with potential future changes to the General Plan, a provision in the DA calls for a five year review of the General Plan to assess whether or not the Plan needs to be amended as far as the community of Coto de Caza is concerned and then, if so, to determine to what extent any revisions to the General Plan need to be reflected in an amendment to the Specific Plan.

Given that the amendment process leading up to this version of the Coto de Caza Specific Plan is one stemming from the need to update the document to become more efficient, to give less room for unforeseen internal inconsistencies, and to be more reflective of today's development program rather than being an amendment brought forth for the purpose of accommodating significant land use policy changes such as increases in overall residential density or major changes in land use, the document becomes even more in keeping with current General Plan objectives. This is particularly true with today's focus on dealing sensitively with natural resources in the planning and development process. For example, in Coto de Caza where residential and/or other uses such as recreation are proposed to be established on or near sites containing identified natural resources of some value, certain steps are taken to either protect those resources on site as is, or if that is not possible then to minimize the impact of development upon those resources through other mitigation measures which sometimes may recreate or establish them on or off-site; and example of this is the Oak Tree Preservation Program which requires tree replacement at a 3 to 1 ratio, or the establishment of new riparian areas, etc.

The review of the applicability of the General Plan to Coto de Caza and the Specific Plan undertaken as part of generating this document uncovered no reason to require amendment of the General Plan. The General Plan designation of Coto de Caza as Suburban Residential seems still, if not even more, appropriate, given the form of development which has occurred both on-site and on formerly vacant ranch lands in proximity to Coto de Caza where new planned communities and subdivisions emphasizing housing have occurred. Other direct relationships between the General and Specific Plan exist, including but not limited to open space preservation and enhancement, protection of natural resources, the provision of housing opportunities, and implementation of components of the arterial highway system in balance with projected land uses which the system is intended to serve. This should not be a surprise, for the Specific Plan is intended to serve as a bridge between the lofty goals expressed by the General Plan and the actual engineering and site plans for development of the property.

Because of the many goals and objectives that are expressed by the various elements of the General Plan, there is often similarities between different elements. For example land use, open space, pond conservation, and natural resource elements share common objectives in certain settings. This too is true for other element such as Transportation and the Growth Management Plan Element. Consequently, the following summary does not contain all of the goals and objectives from each element of the General Plan but rather concentrates on major or key desired states expressed by various elements and then compares how the Specific plan relates to them.

Growth Management Plan Element

Key goals and objectives:

The goals of this element are to reduce traffic congestion, ensure that adequate transportation facilities, public facilities, equipment and services are provided for existing and future residents and to protect the natural environment of Orange County. These goals shall be accomplished through implementation of the policies and programs set forth in this element.

Development Phasing:

Development shall be phases in a manner consistent with applicable Comprehensive Phasing Plans.

Transportation:

The circulation system shall be implemented in a manner which achieves the established Traffic Level of Service Policy.

Sheriff/Fire/Paramedic:

Adequate facilities and equipment, as determined through GMA Facility Implementation Plans developed in consultation with the Fire and Sheriff Departments, shall be financed and implemented in a manner that ensures that the cost of necessary facilities and equipment for new development are borne by new development. The service levels established in the GMA Facility Implementation Plans shall be, at a minimum, those service levels specified in the General Plan.

Library Facilities:

Adequate facilities and equipment, as determined through GMA Facility Implementation Plans, shall be financed and implemented consistent with a general service standard of one 10,000 square-foot branch library facility per 50,000 residents, or if appropriate, one 15,000 square-foot regional library per 75,000 residents.

Comparison:

The Specific Plan, through the implementation mechanism of the accompanying Development Agreement addressed the Growth Management Plan Element. Development of the property is phased in accordance with transportation requirements (i.e. Foothill Circulation Phasing Plan) and implementation agreements for Sheriff/Fire/Paramedic and library Facilities have been consummated.

Housing Element

Key goals and objectives:

Provide decent and adequate housing with respect to selection by type, price, and tenure in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, socioeconomic status, or disability.

Comparison:

The Specific Plan provides for a total of 6,268 dwelling units varying in density (i.e. .5 to 18 du/ac) and type (i.e. large lot estates to multiple family dwellings). Therefore, housing opportunity for a variety of persons is offered.

Land Use Element

Key goals and objectives:

Balanced Land Use:

To plan urban land uses with a balance of residential, industrial, commercial and public land uses.

Comparison:

Coto de Caza is designated as a (suburban) residential community by the General Plan. As such it is part of the large balance of urban land uses in southeastern Orange County.

Phased Development:

To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.

Comparison:

As noted in the comparison with the Growth Management Plan Element development of the Specific Plan is phased in accordance with the provision of adequate infrastructure.

Housing Densities:

To provide a variety of residential densities that permit a mix of housing opportunities affordable to the County's labor force.

Comparison:

The Specific Plan Provides for a mix of density and housing types with densities ranging from 0.5 to 18 du/ac.

Land Use/Transportation Integration:

To plan an integrated land use and transportation system that accommodates travel demand.

Comparison:

The land uses projected by the Specific Plan are based upon a circulation system which when completed will be adequate to meet the traffic demand.

Commercial and Industrial Centers/Transportation Access:

To located major commercial and industrial centers in areas that are easily accessible to existing and planned major transportation facilities.

Comparison:

The Specific Plan buffers adjacent areas by preserving open space corridors on the major ridgelines which separate the community from its neighbors.

Noise Element

Key goal and objective:

A key objective of this Noise Element is to ensure that each county resident's quality of life is not affected adversely by high noise levels. Thus mitigation of noise is of paramount importance.

Comparison:

The Specific Plan does not propose development in any noise impacted area (i.e. 65 CNEL), however each development project will be tested for and comply with acoustical requirements.

Public Services and Facilities Element

Key goal and objective:

Provide a network of public services and facilities that are integrated, complementary, and compatible with other countywide regional land use and development goals.

To plan public services and facilities consistent with the Orange County General Plan.

Comparison:

Although Coto de Caza proper is a private community, certain public facilities and services must be provided. Most of these are accommodated by implementation agreements entered into by the master developer and the applicable governmental agency.

Recreation Element

Key goal and objective:

To provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire county.

To designate sites for regional recreation facilities to meet the regional recreation needs of existing and future county residents.

Comparison:

The Specific Plan sets aside approximately 475 acres of regional open space to be part of the County's Master Plan of Regional Parks. General Thomas F. Riley Wilderness Park, passive in nature, will help to satisfy certain recreational needs of both the local and regional area residents.

Local Parks:

Provide adequate local park sites to meet the recreation needs of existing and future residents and preserve natural resources within unincorporated Orange County.

Designate local park sites which provide recreation development potential for existing and future county residents.

Comparison:

The Specific plan permits the establishment of local parks within most areas of Coto de Caza. Such local park sites are usually identified at the subdivision and/or site development permit level of planning in accordance with the County's Local Park Code requirements.

Riding and Hiking Trails:

Provide a useful, enjoyable, safe, and efficient public regional riding and hiking trail system to meet the needs and desires of the citizens of the entire county.

Create trail linkages between open space and recreation facilities, between community, municipal, state, and federal trail systems, and between the trail systems of surrounding counties.

Comparison:

The Specific Plan provides for both private and public riding and hiking trails within portions of Coto de Caza. A public trail is intended to connect General Thomas F. Riley Wilderness Park with the regional trail system along the eastern ridge of Coto de Caza.

Resources Element

Key goal and objective:

Protect wildlife and vegetation resources and promote development that preserves these resources.

To prevent the elimination of significant wildlife and vegetation through resource inventory and management strategies.

Comparison:

The Specific Plan sets forth a concept of development which seeks to protect, preserve or otherwise accommodate significant natural resources found in the community. Over 45% of the property will be open space which will aid in the preservation of valuable oak groves, willow and other riparian vegetation, and wildlife habitat. The recreation spine of the community serves to blend the development into a natural or natural appearing setting.

Open Space Element

Key goals:

Retain the character and natural beauty of the environment through the preservation, conservation and maintenance of open space.

Promote the health and safety of Orange County residents and visitors through the regulation and maintenance of open space lands.

Comparison:

The Specific Plan emphasizes open space as a vital part of the design of the community. The significant land forms provided by the two major ridgeline corridors plus the layout of the two major golf courses along the central spine of the community all add up to an open space flavor which sets Coto de Caza apart from other residential communities.

Safety Element

Key goal and objective:

Provide for a safe living and working environment consistent with available resources.

To identify public safety hazards and determine the relative threat to people and property in Orange County.

Comparison:

Proposals of the Specific Plan include measures designed to ensure a safe environment. These range from the access gated nature of the private portion of Coto de Caza, the provision of engineering design accommodating flood control protection, to the establishment of an on-site Fire Station.

Transportation Element

Key goals:

To provide an arterial highway network which serves as the countywide roadway component of a balanced transportation system.

To provide an arterial highway system which supports land use policies of the county and cities.

To provide for safe, convenient and efficient movement of people and goods.

To provide a circulation system which conforms to applicable environmental quality standards.

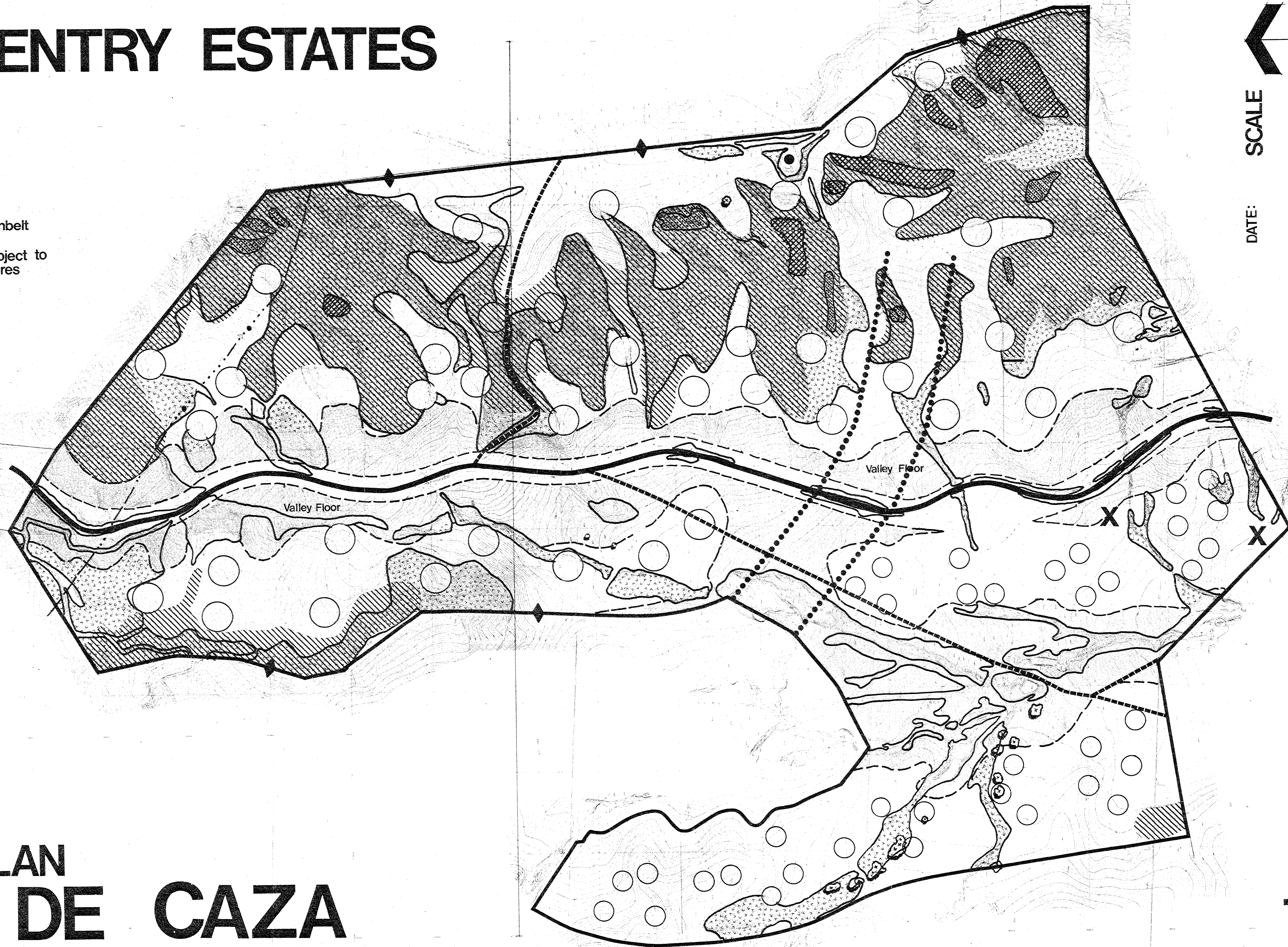
To reduce peak hour traffic congestion and ensure acceptable level of service (LOS) on existing and future master plan of arterial highway facilities.

Comparison:

The land uses called for by the Specific Plan are dependent upon and tied to the adequate level of arterial highway design and traffic capacity on existing and planned roads. Each development proposal must meet the requirement for safe, convenient and efficient movement of traffic as determined by County policy and as proposed by the Plan.

NORTH ENTRY ESTATES

- Existing Vegetation
- Proposed Agricultural Greenbelt
- Soil Failures and Areas Subject to Soil Flow and Surface Failures
- Landslide or Suspected Landslide Area
- Slopes Over 30%
- Proposed Building Site
- Fault Line
- Existing Road
- Existing Fire Road
- Ridge Line
- Existing Field Crops and Grassland
- Specimen Trees
- Archaeological Area
- Wildlife Transit Corridor



DATE: SCALE: 0' 100' 300' NORTH

FP77-1
COTO DE CAZA
Approved by the County Planning Board
August 23, 1977
City of San Diego

FEATURE PLAN COTO DE CAZA