

FOOTHILL/TRABUCO SPECIFIC PLAN

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY





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Recording Document No. 91-698513

Dec. 19, 1991

FOOTHILL/TRABUCO SPECIFIC PLAN
Orange County, California

The accompanying text and Land Use Districts map constitute the land use regulations under which development will be governed for the area hereinafter to be referred to as the Foothill/Trabuco Specific Plan. The properties involved were placed in the "Specific Plan" Zoning District by Ordinance Number 3851 adopted by the Orange County Board of Supervisors on December 10, 1991.

I hereby certify that the Foothill/Trabuco Specific Plan consisting of 217 pages of text, exhibits and appendices and the Land Use Districts map were approved by Resolution Number 91-34 by the Orange County Planning Commission on October 24, 1991 and adopted by Ordinance Number 3851 by the County Board of Supervisors on December 10, 1991.

Orange County Planning Commission
Stephen Nordeck, Chairmen

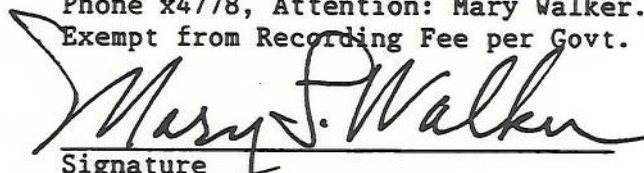
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FOOTHILL/TRABUCO SPECIFIC PLAN

**County of Orange
Environmental Management Agency**

Adopted December 1991

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I. INTRODUCTION

A. AUTHORIZATION AND PURPOSE

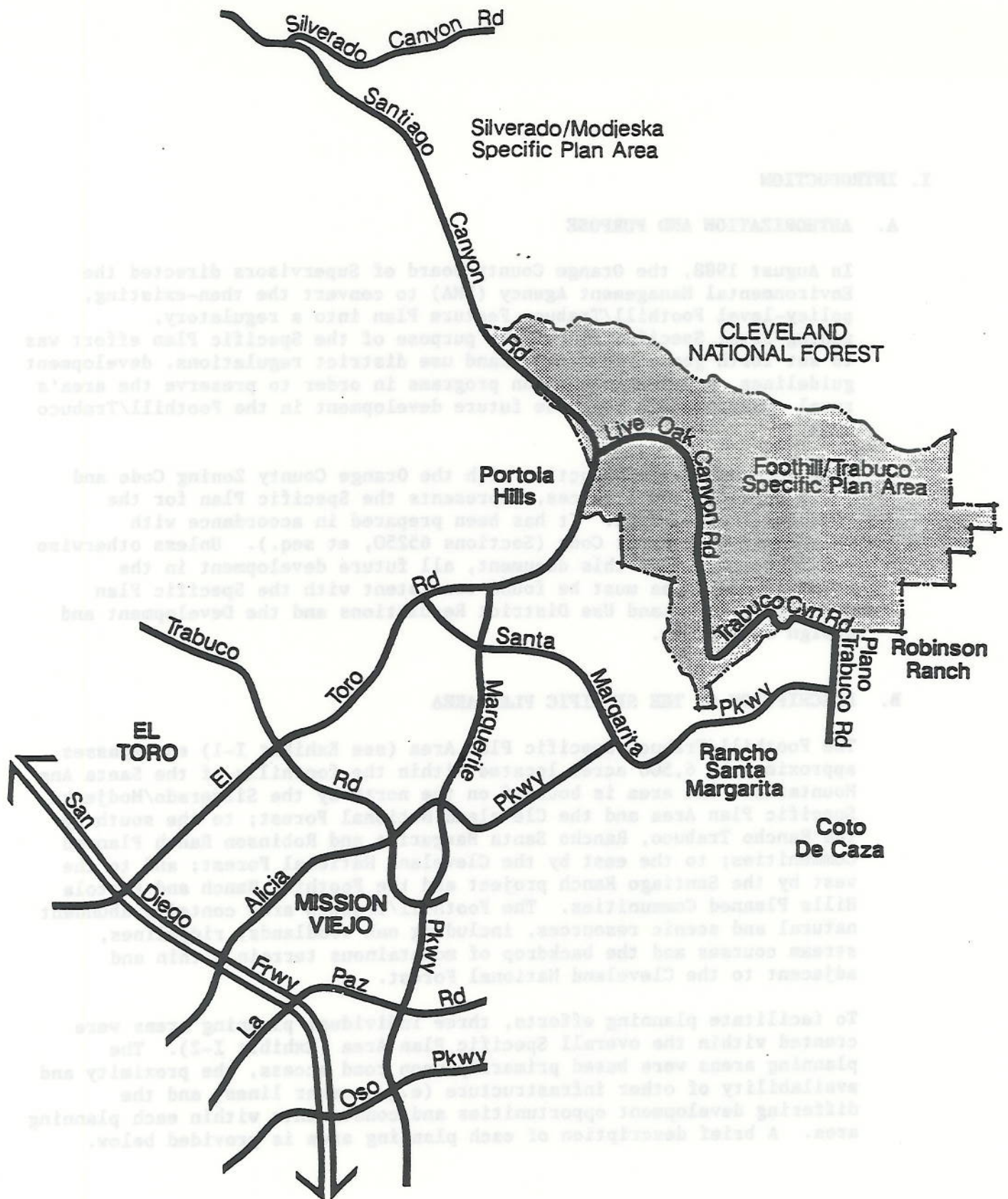
In August 1988, the Orange County Board of Supervisors directed the Environmental Management Agency (EMA) to convert the then-existing, policy-level Foothill/Trabuco Feature Plan into a regulatory, zoning-level Specific Plan. The purpose of the Specific Plan effort was to set forth goals, policies, land use district regulations, development guidelines, and implementation programs in order to preserve the area's rural character and to guide future development in the Foothill/Trabuco area.

This document, in conjunction with the Orange County Zoning Code and other applicable ordinances, represents the Specific Plan for the Foothill/Trabuco area. It has been prepared in accordance with California Government Code (Sections 65250, et seq.). Unless otherwise provided for within this document, all future development in the Specific Plan Area must be found consistent with the Specific Plan Components, the Land Use District Regulations and the Development and Design Guidelines.

B. DESCRIPTION OF THE SPECIFIC PLAN AREA

The Foothill/Trabuco Specific Plan Area (see Exhibit I-1) encompasses approximately 6,500 acres located within the foothills of the Santa Ana Mountains. The area is bounded on the north by the Silverado/Modjeska Specific Plan Area and the Cleveland National Forest; to the south by the Rancho Trabuco, Rancho Santa Margarita and Robinson Ranch Planned Communities; to the east by the Cleveland National Forest; and to the west by the Santiago Ranch project and the Foothill Ranch and Portola Hills Planned Communities. The Foothill/Trabuco area contains abundant natural and scenic resources, including oak woodlands, ridgelines, stream courses and the backdrop of mountainous terrain within and adjacent to the Cleveland National Forest.

To facilitate planning efforts, three individual planning areas were created within the overall Specific Plan Area (Exhibit I-2). The planning areas were based primarily upon road access, the proximity and availability of other infrastructure (e.g., sewer lines) and the differing development opportunities and constraints within each planning area. A brief description of each planning area is provided below.



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1.0 Specific Plan Planning Areas

a. Upper Aliso Planning Area

The Upper Aliso Planning Area includes properties adjacent to Santiago Canyon/El Toro Road and those properties along Live Oak Canyon Road west of Harris Grade. The northern boundary of the planning area is formed by the major ridgeline which separates the Foothill/Trabuco Specific Plan Area from the Silverado/Modjeska Specific Plan Area. The southern boundary is formed by O'Neill Regional Park, while the eastern boundary is formed by the Cleveland National Forest and the Trabuco Canyon Planning Area. The Whiting Ranch Wilderness Park, Foothill Ranch Planned Community, Santiago Ranch, and Portola Hills Planned Community form the western boundary. The Gateway Commercial properties are located in the center of the planning area at the Cook's Corner intersection. Portions of the Cleveland National Forest are located within the planning area along its northern boundary.

The terrain within the planning area consists of a series of major ridgelines and wooded canyons, with intervening developable areas. Although limited by natural terrain and biological resources, the area has relatively greater development potential than the Trabuco Canyon Planning Area due to the availability of water and sewer infrastructure and its proximity to Santiago Canyon/El Toro Road.

b. Trabuco Canyon Planning Area

The Trabuco Canyon Planning Area is located in the interior of the Specific Plan Area. All properties within the planning area, with the exception of the properties on the south side of Trabuco Creek, are dependent on access to Live Oak/Trabuco Canyon Road. The planning area is bounded on the north by the Silverado/Modjeska Specific Plan Area, on the east by the Cleveland National Forest and on the south by the Plano Trabuco Planning Area. The planning area includes O'Neill Regional Park and portions of the Cleveland National Forest.

The planning area consists of major and minor ridgelines with intervening wooded canyons. The majority of existing development within the Specific Plan Area is located within this planning area along Trabuco Oaks Drive and Mountain View Road. Development potential is most limited within this planning area due to the abundance of significant natural landforms and biological resources, the limited traffic capacity of Live Oak Canyon/Trabuco Canyon Road, and the lack of public sanitary sewers and sewage treatment capacity.

c. Plano Trabuco Planning Area

The Plano Trabuco Planning Area is located south of Trabuco Creek adjacent to existing development in the Rancho Santa Margarita and Robinson Ranch Planned Communities. The planning area is predominantly level in terrain, with minimal native vegetation due to extensive agricultural activities. Because of its proximity to adjacent development and infrastructure and its relatively flat terrain, it is more readily developable than the other two planning areas.

C. GOALS AND OBJECTIVES

1.0 Specific Plan Goals

- a. Rural Character/Forest Buffer: To preserve the rural character of the area and provide a buffer between urban development and the Cleveland National Forest.
- b. Resource Preservation: To preserve significant landform, biological and scenic resources.
- c. Development Potential: To ensure at least some development potential on each individual property.
- d. Circulation/Infrastructure: To provide for a circulation system and other infrastructure adequate to serve the ultimate level of development permitted.
- e. Equestrian/Recreational Opportunities: To provide equestrian and other recreational opportunities.

2.0 Specific Plan Objectives

The objectives listed below are intended to achieve the Specific Plan Goals. The objectives applicable to the entire Specific Plan Area are listed first, followed by objectives which are specific to the three planning areas.

a. Area-Wide Objectives

1) Rural Character/Forest Buffer:

- a) Utilize architectural/design guidelines to establish rural standards.
- b) Provide a buffer to the Cleveland National Forest by limiting development in areas adjacent to the forest.
- c) Preserve the Arroyo Trabuco/Trabuco Creek as permanent open space to implement the buffer zone policy of the Growth Management Plan Element of the General Plan which requires the "physical separation of major communities by means of open space areas/corridors or on natural features such as creeks or prominent

topographic features." [Also, see related objectives under "Resource Preservation" and "Equestrian/Recreational Opportunities," below.]

- d) Minimize the intrusion of development and landform alteration within the viewsheds of Live Oak/Trabuco Canyon Road and Santiago Canyon Road without precluding development which blends into the natural terrain and does not require excessive landform alteration.

2) Resource Preservation:

- a) Develop a Resources Overlay Component of the Specific Plan to ensure the preservation of significant landform, biological and scenic resources.
- b) Preserve significant landform features, including major ridgelines and rock outcroppings, while allowing limited development on minor ridgelines provided the development blends into the natural terrain and does not require excessive landform alteration.
- c) Preserve significant biological resources, including oak woodlands, riparian areas and wildlife mobility corridors.
- d) Preserve the oak tree canopy along Live Oak/Trabuco Canyon Road.
- e) Preserve the Arroyo Trabuco/Trabuco Creek as permanent open space to ensure the preservation of the wildlife mobility corridor present in the creek and ensure consistency with the Resources Element of the County's General Plan which designates the creek as an Open Space, Conservation and Scenic Corridor. [Also, see related objectives under "Equestrian/Recreational Opportunities," below.]

3) Development Potential:

- a) Provide some development potential (minimum of one dwelling unit) on each existing building site except for extreme situations where public health and safety concerns would preclude development of a site. For example, some building sites may be un-developable due to: 1) the site's location entirely within a floodplain where flood hazards cannot be adequately mitigated; 2) the lack of suitable legal access; 3) dependence on a septic system on a site which cannot percolate; or 4) severe topographic or geotechnical constraints. No building sites will be specifically designated as un-developable by the Specific Plan Land Use Plan and Land Use District Regulations; however, the ability of each site to be developed will be

evaluated as part of an area plan and/or site development permit.

- b) Ensure that property owners have a right to develop each property through development regulations and guidelines which do not preclude development, but which do not necessarily guarantee that all existing building sites may be developed (i.e., where there are extreme public health and safety concerns) or that they may be further subdivided.
- c) Recognize that development potential varies from property to property and from planning area to planning area due to the unique development constraints affecting each property or planning area.
- d) Provide a development cap for each property based upon circulation constraints. Recognize that the level of development permitted by the development cap is not necessarily achievable on each individual property and that the ultimate number of dwelling units permitted shall be dependent on compliance with Land Use District Regulations, the Development and Design Guidelines and the Resources Overlay Component as demonstrated through area plan and/or site plan review.
- e) Encourage larger-lot development in resource-constrained areas.
- f) Allow development on hillsides and minor ridgelines provided grading for the structures and building pads is limited.

4) Circulation/Infrastructure:

- a) Base the Land Use Plan and Circulation Plan on the assumption that proposed Rose Canyon Road will be deleted from the County's Master Plan of Arterial Highways as part of a Transportation Element Amendment adopted in conjunction with the Specific Plan.
- b) Through minor safety improvements, increase the traffic-carrying capacity of Live Oak/Trabuco Canyon Road between Hamilton Truck Trail and Trabuco Oaks Drive from the existing 4,500 Average Daily Traffic (ADT) to 6,000 ADT.
- c) Increase the traffic-carrying capacity of Live Oak/Trabuco Canyon Road through a connection of the existing bridge and switchback to Antonio Parkway. Implement traffic controls to discourage through traffic and other trips during peak periods. If the traffic controls are determined by the Board to be inadequate or infeasible, unspecified capacity

improvements (to be determined through further studies) may be considered.

- d) Develop a Phasing Component of the Specific Plan to ensure that circulation and other infrastructure capacity is not exceeded and that development occurs commensurate with necessary infrastructure improvements.

5) Equestrian/Recreational Opportunities:

- a) Provide for a local riding and hiking trail system which includes connections to Regional Riding and Hiking Trails as designated on the Master Plan of Regional Riding and Hiking Trails of the Recreation Element of the General Plan.
- b) Preserve the Arroyo Trabuco/Trabuco Creek as permanent open space in order to: 1) provide a link between O'Neill Regional Park and the proposed Upper Trabuco Canyon Regional Park within the Cleveland National Forest; and 2) provide a critical link of the "mountains-to-the-sea" riding and hiking trail along Trabuco Creek as designated on the Master Plan of Riding and Hiking Trails in the Recreation Element of the General Plan.

b. Planning Area-Specific Objectives

1) Upper Aliso Planning Area

a) Resource Preservation:

- (1) Provide a scenic highway setback from Santiago Canyon/El Toro Road and Live Oak Canyon Road.
- (2) Provide a development setback from O'Neill Regional Park.

b) Development Potential:

Allow commercial development only on the Cook's Corner Commercial Center and Tittle sites. Designate the Live Oak Limited property for residential uses.

c) Circulation/Infrastructure:

- (1) Ensure that the Cook's Corner intersection (Santiago Canyon/El Toro/Live Oak Canyon Roads) is designed in a manner which provides adequate and coordinated access for the Foothill Commercial Center and the Cook's Corner Commercial Center.

- (2) Ensure that access to the Tittle Property is limited to Ridgeline Drive in order to minimize impacts on the Cook's Corner intersection.
- (3) Minimize the number of access points on Live Oak Canyon Road and Santiago Canyon Road.
- (4) Prohibit encroachment of development into the right-of-way reservation swaths for Santiago Canyon/El Toro Road and Live Oak Canyon Road. If development occurs subsequent to the selection of final alignments for these roads, development shall be located outside of, and set back from, the final alignments.

2) Trabuco Canyon Planning Area:

a) Resource Preservation:

Provide for a scenic highway setback along Live Oak Canyon Road.

b) Development Potential:

Develop unique Land Use District Regulations for the Trabuco Oaks and Mountain View areas to recognize that relatively small lots have already been created via approved and recorded subdivision maps. However, future subdivisions to create similar-sized lots need not be guaranteed and will be dependent on circulation and other constraints.

c) Circulation/Infrastructure:

- (1) Provide for a conceptual private collector road system in the eastern portion of the planning area to minimize the amount of traffic traveling on Live Oak Canyon Road through the oak tree canopy area.
- (2) Minimize the number of access points along Live Oak/Trabuco Canyon Road.

3) Plano Trabuco Planning Area:

a) Resource Preservation:

- (1) Provide an open space buffer of at least 150-feet along the bluff edge above Trabuco Creek.
- (2) Limit dwelling units located adjacent to the bluff edge to one story in height in order to minimize impacts on the viewshed from O'Neill Regional Park, Trabuco Canyon and the Arroyo Trabuco.

- (3) Require landscaping within the open space buffer to filter views of development from O'Neill Regional Park, Trabuco Canyon, and the Arroyo Trabuco.
- (4) Preserve the existing eucalyptus wind-rows, if feasible.
- (5) Provide variable development setbacks from the bluff edge to ensure a non-linear development edge.
- (6) Provide for larger lot development adjacent to the open space buffer, with smaller lots located adjacent to existing development in Robinson Ranch and Rancho Santa Margarita.

b) Development Potential:

Base development potential on a transition in density from the adjacent planning areas within the Robinson Ranch and Rancho Santa Margarita Planned Communities to the Trabuco Canyon area.

c) Circulation/Infrastructure:

- (1) Ensure that the level of development permitted will not result in the capacity of Plano Trabuco Road or arterials/intersections within Rancho Santa Margarita to be exceeded.
- (2) Ensure that the circulation system on the Nursery properties provides a connection to the potential future access road through Robinson Ranch to the Hinrichs/Porter/Schwendeman East properties. The circulation system on the Nursery properties shall be designed with adequate traffic capacity to serve all of the development permitted on these properties.

d) Equestrian/Recreational Opportunities:

Provide a linear park in the open space buffer along the bluff edge on the nursery properties.

D. PLANNING BACKGROUND

The first plan for the Foothill/Trabuco area, the Foothill Corridor Policy Plan, was adopted in 1974 and included the Silverado/Modjeska area and portions of the Plano Trabuco. The Foothill/Trabuco Plan was adopted by the Board of Supervisors in 1979 as a supplement to the Land Use Element of the County's General Plan. In May 1985, this supplement was converted into a Feature Plan which included policy-level guidelines for development.

In October 1985, the County received a request from the Rural Canyons Conservation Fund (RCCF) to amend the Feature Plan. RCCF requested that the amendment address issues such as minimum lot size, clustering, density, grading on slopes in excess of 45 percent, off-road vehicles, commercial development and development on ridgelines adjacent to scenic highways.

In December 1986, the Board of Supervisors directed EMA to prepare an amendment to the Foothill/Trabuco Feature Plan. The Board also directed EMA to evaluate potential boundary modifications, changes in residential densities and ways to strengthen the document to preserve the rural character of the area. In September 1987, the Board of Supervisors established the Foothill/Trabuco Feature Plan Advisory Committee and appointed 11 members to the Committee, including residents, landowners and other interested individuals. The role of the Advisory Committee was to identify and discuss relevant planning issues and to make recommendations to the County. The Advisory Committee has held 58 meetings (15 as the Feature Plan Advisory Committee and 43 as the Specific Plan Advisory Committee).

In August 1988, the Board of Supervisors adopted the Growth Management Plan Element of the General Plan and, in conjunction with this action, directed EMA to convert the policy-level Feature Plan into a regulatory (zoning-level) Specific Plan. This action was taken in order to: 1) consolidate the various planning studies which were underway in the area, 2) strengthen the Feature Plan policies which only provided guidelines for the planning process, and 3) establish a comprehensive planning perspective rather than project-by-project approach. In September 1988, the Board adopted a work program for preparation of the Specific Plan and companion environmental impact report.

In July 1989, the Board adopted a revised work program involving a two-phased approach for completion of the Specific Plan. Phase I focused on the General Plan level of detail and included plans for Land Use, Circulation, Public Facilities, and Recreation. Phase II of the Specific Plan was to include site-specific zoning regulations, a development phasing plan and design guidelines.

In August and September 1989, the Commission held six public hearings to consider EMA's recommendations on Phase I of the Specific Plan, as well as Draft Environmental Impact Report (EIR) 503. Due to the complexity of the plan, the controversy surrounding the plan's inclusion of proposed Rose Canyon Road (a four-lane arterial highway on the County's Master Plan of Arterial Highways), and the plan's implications to individual property owners, the Commission directed that the second phase of the Specific Plan, which included land use (zoning) regulations and implementing programs, be combined with Phase I and that a series of study sessions be held by the Commission.

Between October 1989 and October 1991, the Commission conducted 33 individual study sessions in order to: 1) consider the information that was presented to the Advisory Committee over the previous two years; 2) obtain additional information and examine additional alternatives; and 3) provide policy direction on key components of the Specific Plan.

As a result of these Study Sessions, the Planning Commission endorsed Conceptual Land Use and Circulation Plans to serve as the basis for preparing the Specific Plan.

The Conceptual Land Use and Circulation Plans were based on the assumptions that proposed Rose Canyon Road would be deleted from the Master Plan of Arterial Highways, safety improvements to Live Oak Canyon/Trabuco Canyon Road would be implemented to increase the road's traffic capacity, and residential densities would be reduced from those permitted under the Feature Plan. The Goals and Policies of the Specific Plan were derived from the policy direction provided by the Planning Commission at the study sessions.

In the absence of proposed Rose Canyon Road, and with traffic on Live Oak Canyon Road approaching the road's capacity, the Board of Supervisors adopted a Zone Change in October 1990 to apply the General Plan Implementation (GPI) Overlay District to the Trabuco Canyon area in order to address projects which proceeded prior to the completion of the Specific Plan. The GPI District required the Planning Commission to review all projects in the Trabuco Canyon area (including subdivision maps) and to make specific findings that the project would not cause the capacity of Live Oak Canyon Road to be exceeded prior to the completion of the Specific Plan and the implementation of necessary improvements to increase the road's capacity to 6,000 Average Daily Traffic. The GPI District also required all applicants to participate in any future road fee programs for the Trabuco Canyon area that might be adopted as part of the Specific Plan.

Subsequent to the study session process, the Planning Commission conducted four public hearings on the Draft Specific Plan and Draft EIR 531 between August and October 1991. The Board of Supervisors adopted the Specific Plan and certified EIR 531 on December 11, 1991.

E. RELATIONSHIP TO THE GENERAL PLAN

While the General Plan contains goals and policies, its emphasis is not on implementation. The Foothill/Trabuco Specific Plan serves to refine and implement the goals and objectives of the General Plan by directing all facets of future development: from the distribution of land uses to the location and sizing of infrastructure improvements and from the phasing of development to specific development standards.

More specifically, the Foothill/Trabuco Specific Plan serves to implement the Transition Areas for Rural Communities and Buffer Zones policies of the Growth Management Plan Element of the General Plan. These policies are listed below.

Transition Areas for Rural Communities

New development within the Silverado/Modjeska Specific Plan and Foothill/Trabuco Feature (Specific) Plan planning areas shall be rural in character and shall comply with the policies of these plans in order to maintain a buffer between urban development and the Cleveland National Forest.

It is recognized that additional plans may be established which provide a transition area between urban development and major open space areas.

Buffer Zones

There shall be buffer zones established through Feature Plan and/or Specific Plans, and/or Scenic Corridor Plans which provide for the physical separation of major communities by means of open space areas/corridors. Said open space areas/corridors will be based upon natural features such as creeks or prominent topographic or aesthetic features.

It is recognized that the buffer zones established pursuant to this policy will not necessarily link regional parks or serve a recreational function.

F. RELATIONSHIP OF SPECIFIC PLAN EIR 531 TO SUBSEQUENT DISCRETIONARY APPROVALS

EIR 531 has been prepared as a Program EIR as part of a tiered EIR process. "Tiering," according to CEQA, means the coverage of general matters and environmental effects in an EIR prepared for a policy, plan, program or ordinance followed by narrower or site-specific EIRs which incorporate by reference the discussion in any prior EIR (CEQA Section 21068.5). Subsequent environmental documentation, if necessary, required for subsequent discretionary approvals (area plans, site plans, use permits, subdivision maps, etc.) will rely on the findings in EIR 531 as the basis for more detailed analysis and will incorporate these findings and all supporting documentation by reference. An Initial Study will be conducted per CEQA for each subsequent discretionary approval to determine whether additional environmental documentation is needed.

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II. SPECIFIC PLAN COMPONENTS

A. Land Use Plan Component

The Land Use Plan Component of the Foothill/Trabuco Specific Plan reflects the range of uses permitted in the Specific Plan Area. The land use categories of this component identify the type, location and intensity of both existing and proposed development. While the Land Use Plan provides general information on the type, location and intensity of development, the Land Use District Regulations (Section III) provide specific information on these topics, including maximum number of dwelling units and commercial square footage permitted.

Land Use Categories

The Land Use Plan includes the following categories. Exhibit II-1 depicts the Land Use Plan for the Specific Plan Area.

Foothill/Trabuco Residential

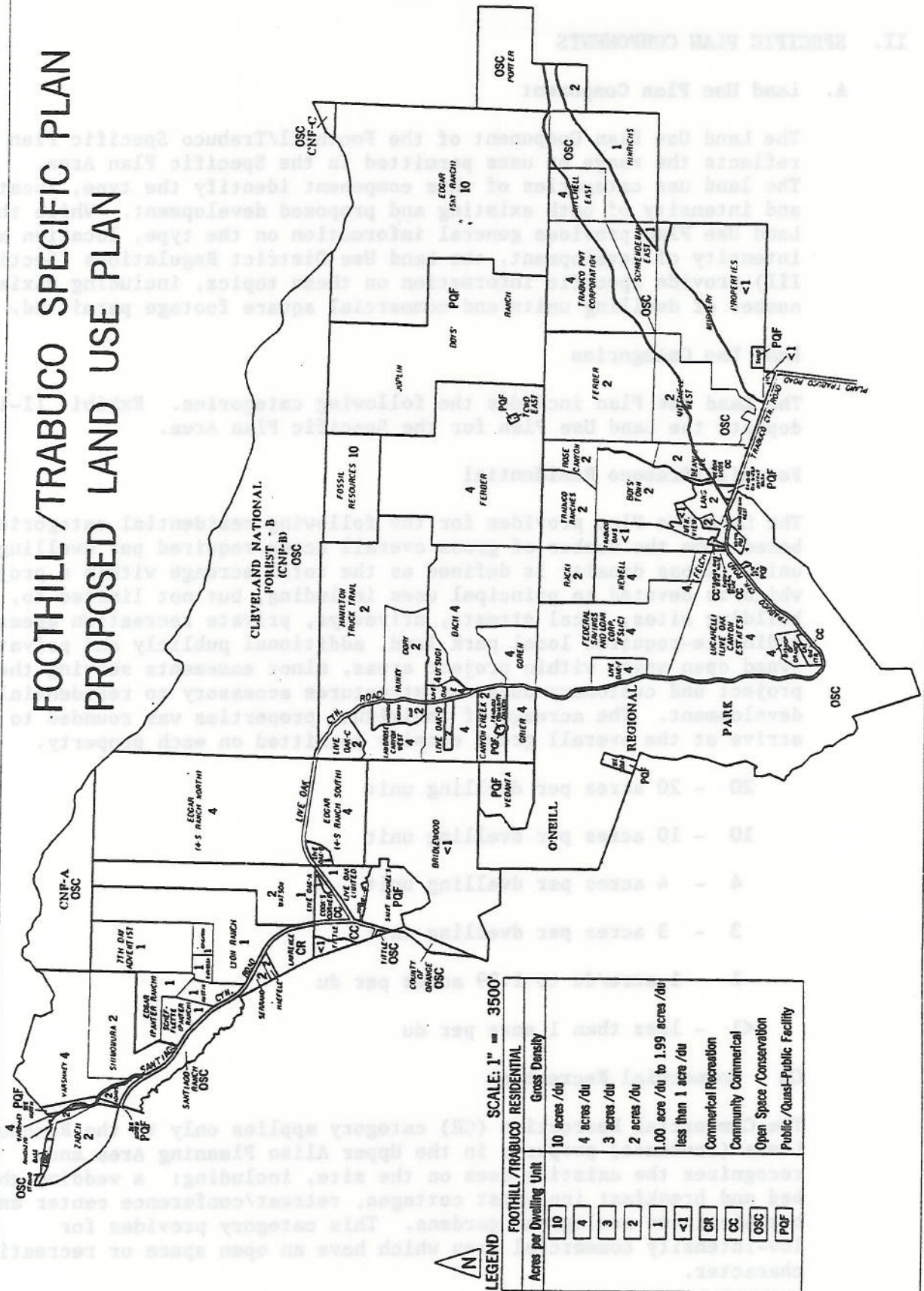
The Land Use Plan provides for the following residential categories based upon the number of gross overall acres required per dwelling unit. Gross density is defined as the total acreage within a project which is devoted to principal uses including, but not limited to, building sites, local streets, driveways, private recreation areas, ordinance-required local park land, additional publicly and privately owned open space within project areas, minor easements serving the project and customary uses and structures accessory to residential development. The acreage of individual properties was rounded to arrive at the overall gross density permitted on each property.

- 20 - 20 acres per dwelling unit
- 10 - 10 acres per dwelling unit
- 4 - 4 acres per dwelling unit
- 3 - 3 acres per dwelling unit
- 1 - 1 acre/du to 1.99 acres per du
- <1 - less than 1 acre per du

CR - Commercial Recreation

The Commercial Recreation (CR) category applies only to the Rancho Las Lomas (Lawrence) property in the Upper Aliso Planning Area and recognizes the existing uses on the site, including: a wedding chapel, bed and breakfast inn/guest cottages, retreat/conference center and botanical and zoological gardens. This category provides for low-intensity commercial uses which have an open space or recreational character.

FOOTHILL / TRABUCO SPECIFIC PLAN PROPOSED LAND USE PLAN



SCALE: 1" = 3500'

LEGEND

FOOTHILL / TRABUCO RESIDENTIAL	
Acres per Dwelling Unit	Gross Density
10	10 acres /du
4	4 acres /du
3	3 acres /du
2	2 acres /du
1	1.00 acre /du to 1.99 acres /du
<1	less than 1 acre /du
CR	Commercial Recreation
CC	Community Commercial
OSC	Open Space /Conservation
POF	Public /Quasi-Public Facility

CC - Community Commercial

The Community Commercial (CC) category designates land for the continued development and maintenance of existing, as well as future, commercial uses. These commercial uses are intended to be rural in character and to provide goods and services for the surrounding community and visitors to the area.

OSC - Open Space/Conservation

The Open/Space Conservation (OSC) category designates lands of regional ecological, wildlife, habitat and recreational value which are to be preserved as open space. This designation includes the Cleveland National Forest, O'Neill Regional Park and the Arroyo Trabuco. Residential development is prohibited within this category.

PQF - Public/Quasi-Public Facilities Category

The Public/Quasi-Public Facilities (PQF) Category designates those sites and facilities built and maintained for the public under the jurisdiction of a public agency, such as public schools, fire stations, water/wastewater and other public utilities. This category also provides for cultural, educational, recreational and religious uses which are operated by quasi-public or private entities.

B. Circulation Plan Component

The Circulation Plan identifies existing public and private roads in the Specific Plan Area, as well as road improvements which are necessary to support the level of development permitted by the Land Use Plan and Land Use District Regulations. One of the primary goals of the Specific Plan has been to preserve the oak tree canopy area of Live Oak Canyon Road -- the area between Hamilton Truck Trail and the O'Neill Regional Park entrance -- while providing a Land Use and Circulation Plan which do not require construction of proposed Rose Canyon Road. Rose Canyon Road was deleted from the County's Master Plan of Arterial Highways in conjunction with the adoption of this Specific Plan. Exhibit II-2 illustrates the Circulation Plan for the Specific Plan Area.

1.0 Live Oak/Trabuco Canyon Road

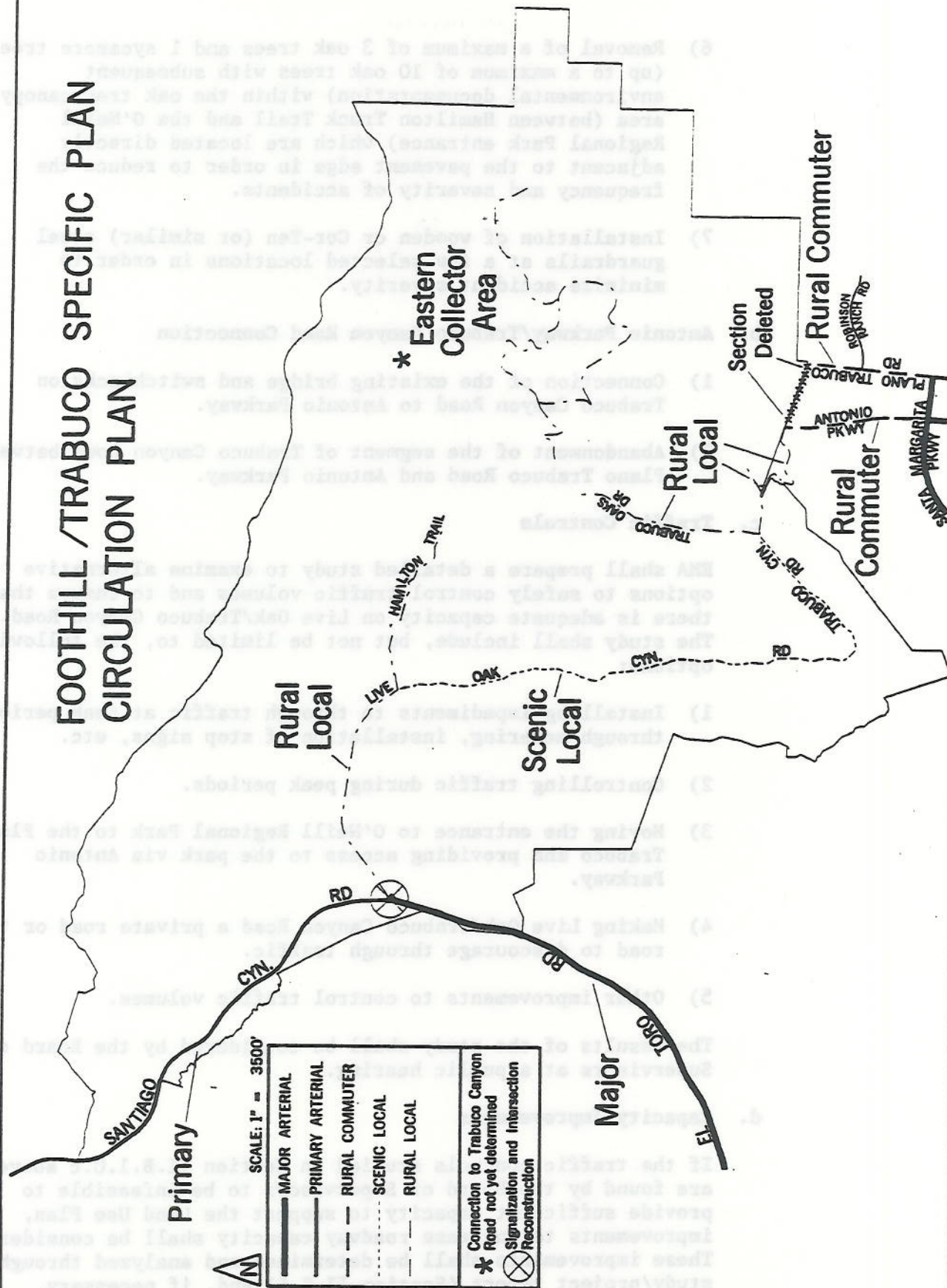
Live Oak Canyon Road changes names to Trabuco Canyon Road at the entrance to O'Neill Regional Park. The capacity of the road is currently 4,500 ADT. Traffic volumes on the road are currently 4,700 ADT, in excess of the road's capacity. The safety improvements identified below are necessary from the Cook's Corner intersection to Plano Trabuco Road in order to increase the road's capacity to 6,000 ADT.

a. Safety Improvements.

The following safety improvements to Live Oak/Trabuco Canyon Road are necessary between the Cook's Corner intersection and Plano Trabuco Road. While the major impetus behind these improvements is to improve the safety of the road, these safety improvements will increase the road's capacity from 4,500 to 6,000 ADT:

- 1) Installation of an eight-inch wide edgeline (completed).
- 2) Installation of safety lighting at selected locations where accidents have been concentrated.
- 3) Implementation of a complete raised pavement marking program with annual maintenance/replacement of worn markers (completed).
- 4) Installation of W81 curve warning signs at the most severe curves and reflective Type "L" delineators around the less severe curves.
- 5) Installation of a stop sign at the Hamilton Truck Trail intersection and the O'Neill Regional Park entrance (if warranted), with the potential addition of large, special signs indicating that traffic is entering a special winding roadway and that the 35 mph speed limit should be observed.

FOOTHILL / TRABUCO SPECIFIC PLAN CIRCULATION PLAN



- 6) Removal of a maximum of 3 oak trees and 1 sycamore tree (up to a maximum of 10 oak trees with subsequent environmental documentation) within the oak tree canopy area (between Hamilton Truck Trail and the O'Neill Regional Park entrance) which are located directly adjacent to the pavement edge in order to reduce the frequency and severity of accidents.
- 7) Installation of wooden or Cor-Ten (or similar) steel guardrails at a few selected locations in order to minimize accident severity.

b. Antonio Parkway/Trabuco Canyon Road Connection

- 1) Connection of the existing bridge and switchbacks on Trabuco Canyon Road to Antonio Parkway.
- 2) Abandonment of the segment of Trabuco Canyon Road between Plano Trabuco Road and Antonio Parkway.

c. Traffic Controls

EMA shall prepare a detailed study to examine alternative options to safely control traffic volumes and to ensure that there is adequate capacity on Live Oak/Trabuco Canyon Road. The study shall include, but not be limited to, the following options:

- 1) Installing impediments to through traffic at peak periods through metering, installation of stop signs, etc.
- 2) Controlling traffic during peak periods.
- 3) Moving the entrance to O'Neill Regional Park to the Plano Trabuco and providing access to the park via Antonio Parkway.
- 4) Making Live Oak/Trabuco Canyon Road a private road or toll road to discourage through traffic.
- 5) Other improvements to control traffic volumes.

The results of the study shall be considered by the Board of Supervisors at a public hearing.

d. Capacity Improvements

If the traffic controls studied in Section II.B.1.0.c above are found by the Board of Supervisors to be infeasible to provide sufficient capacity to support the Land Use Plan, improvements to increase roadway capacity shall be considered. These improvements shall be determined and analyzed through a study/project report (Section II.B.6) and, if necessary,

additional environmental documentation and considered by the Board of Supervisors at a public hearing. However, under no circumstances shall these capacity improvements result in impacts to the Live Oak Canyon Road oak tree canopy between Hamilton Truck Trail and the existing entrance to O'Neill Regional Park. If the capacity improvements are determined to be infeasible or undesirable, then the Land Use Plan and Phasing Plan may need to be amended accordingly.

e. Annual Monitoring Report and Traffic Safety Program

The Environmental Management Agency shall prepare an Annual Monitoring Report and Traffic Safety Program for the Specific Plan Area. The Report/Program shall include: 1) traffic counts on Live Oak/Trabuco Canyon Road taken every six months; 2) an evaluation of traffic safety conditions; and 3) recommendations on traffic controls or improvements to remedy any traffic safety problems. The Report/Program shall also identify any imbalances between development and planned infrastructure.

The recommendations in the Report/Program shall be provided to the Board of Supervisors in conjunction with the annual Development Monitoring Program. The Board of Supervisors may then defer approval of building permits or subdivisions until means of resolving imbalances are proposed to and approved by the Board of Supervisors.

2.0 Santiago Canyon/El Toro Road

Santiago Canyon Road changes names to El Toro Road at Live Oak Canyon Road. Santiago Canyon Road is designated as a four-lane primary arterial highway on the County's Master Plan of Arterial Highways, while El Toro Road is designated as a six-lane major arterial highway. The projected capacity of Santiago Canyon and El Toro Roads with the ultimate improvements is sufficient to accommodate traffic generated from the Specific Plan Area.

An EIR is currently being prepared for the widening of Santiago Canyon Road. Although traffic generated within the Specific Plan Area will impact future traffic volumes on Santiago Canyon/El Toro Road and, therefore, cumulatively contribute to the need for road widening, land uses within the Specific Plan Area alone do not necessitate road widening.

3.0 Antonio Parkway

Antonio Parkway will need to be extended from its existing terminus in Rancho Santa Margarita to connect with Trabuco Canyon Road. The road will be constructed to commuter standards.

4.0 Eastern Area Collector Road System

Development at or near the level permitted by the Land Use Plan will require construction of an Eastern Area Collector Road System in the area north of Rose Canyon. This system of collector roads will be constructed in conjunction with development in this area (primarily the Edgar/Sky Ranch and Ferber properties). The roads will be privately owned, although a portion of the system might transverse the Joplin Boys' Ranch.

The configuration of the collector system is conceptual. The manner in which the collector will be connected to Trabuco Canyon Road has not been determined. Further studies, including a Supplemental EIR, will be required in conjunction with development proposals for the affected properties to determine the actual alignment of Eastern Area Collector Road System. In no event shall existing Rose Canyon Road be utilized as the principal connection from the Eastern Area Collector System to Trabuco Canyon Road: another, primary access shall be provided.

5.0 Intersection Improvements

Development of the Specific Plan Land Use Plan will necessitate the following intersection improvements.

- a. Cook's Corner Intersection (Santiago Canyon/El Toro/Live Oak) Intersection realignment and reconstruction with provision of auxiliary lanes on Live Oak Canyon Road for entering and exiting right-turn lanes to serve the commercial development.

- b. Antonio Parkway/Santa Margarita Parkway

The following intersection improvements will be required to accommodate additional development in the Specific Plan Area. These improvements are in addition to improvements which are required to accommodate already-approved development outside of the Specific Plan Area:

- 1) An additional left-turn lane from southbound Antonio Parkway to eastbound Santa Margarita Parkway.
- 2) An additional left-turn lane from northbound Antonio Parkway to westbound Santa Margarita Parkway.
- 3) An additional left-turn lane from eastbound Santa Margarita Parkway to northbound Antonio Parkway.
- 4) If determined to be warranted by the Manager, Transportation Programs Division, an additional, separate right-turn lane from southbound Antonio Parkway to westbound Santa Margarita Parkway, including acquisition of right-of-way.

6.0 Project Report

Subsequent to the adoption of the Foothill/Trabuco Specific Plan, the Environmental Management Agency shall prepare a Project Report, including detailed engineering studies and cost estimates for the road improvements to Live Oak/Trabuco Canyon Road and Antonio Parkway. Initially, the project report shall be limited to consideration of the Antonio Parkway/Trabuco Canyon Road connection (Section II.B.1.0.b) and the intersection improvements (Section II.B.5.0). If the Board of Supervisors determines that capacity improvements (Section II.B.1.0.d) are required, an additional or expanded project report shall be prepared in conjunction with a study of the improvements.

The appropriate project report shall also include an analysis of the following improvements; these improvements shall be incorporated into the final project design to the greatest extent possible:

- a. Installation of river-rock walls along the portion of Live Oak Canyon Road where oak tree roots are exposed in the existing road cut. These walls shall be similar to the adjacent walls in O'Neill Regional Park. The objective of installing said walls shall be to prevent further erosion around the oak trees' roots and to ensure the trees' viability.
- b. Relocation of the existing electrical lines and utility poles adjacent to Live Oak/Trabuco Canyon Road.

7.0 Road Fee Program

Subsequent to the adoption of the Specific Plan, EMA shall prepare a Draft Road Fee Program, to fund road improvements in the Specific Plan Area, for consideration by the Board of Supervisors. Upon adoption by the Board of Supervisors, future development will be required to participate in this fee program on a pro-rata basis. Prior to the establishment of the fee program, all project proponents shall be required to enter into an agreement with the County and post financial security to ensure participation in the future fee program in the event it is adopted by the Board of Supervisors.

C. Resources Overlay Component

1.0 Purpose and Intent

The purpose and intent of the Resources Overlay Component is to preserve and minimize impacts on significant regional resources, i.e., wildlife corridors, oak woodlands and streambeds. Further discussion of the purpose and intent of the wildlife corridor, oak woodlands and streambed designations is provided below.

2.0 Wildlife Corridors

2.1 Purpose and Intent.

The purpose of the wildlife corridors is to ensure the future viability and movement of wildlife through preservation of necessary habitat and wildlife movement areas. The designated corridors are intended to provide for wildlife movement between important habitats within the Specific Plan Area, and between important habitat preserved adjacent to and outside of the Specific Plan Area. In consideration of the Specific Plan Area's critical location relative to regionally important habitat, the corridors have been designated to ensure linkages among the following large habitat areas: Cleveland National Forest, Arroyo Trabuco, O'Neill Regional Park, Aliso Creek Greenbelt, Whiting Ranch Wilderness Regional Park and Santiago Creek.

Large mammals require large areas of land with diverse, productive habitat to sustain their existence. By providing mobility, a corridor allows interaction among populations of a species, ensuring genetic viability which is essential to population viability. Large mammals use corridors for frequent, active movement between large habitat areas. Major large mammals using habitat that occurs within these corridors include: mule deer, mountain lions, bobcats, coyotes, gray foxes, badgers, raccoons, skunks and possibly ring-tail.

2.2 Delineation/Adjustment of Wildlife Corridor Boundaries

- a) No development proposal subject to the required site-specific wildlife corridor analysis shall be approved until: 1) it has been determined by the Planning Commission (in conjunction with consideration of area plan, site development permit or use permit) that the wildlife corridor analysis meets the requirements of this Component and the development proposal complies with the corridor protection policies identified below; and 2) the Planning Commission approves the final corridor alignments.
- b) Prior to the recordation of any final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication to the County of Orange or its designee in fee or within preservation easements

the final established wildlife corridor areas in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.

c) Parcels containing wildlife corridors as identified in Exhibit II-3 or any portion thereof, and parcels within 150 feet of any designated corridor shall be required to prepare a site-specific wildlife corridor analysis.

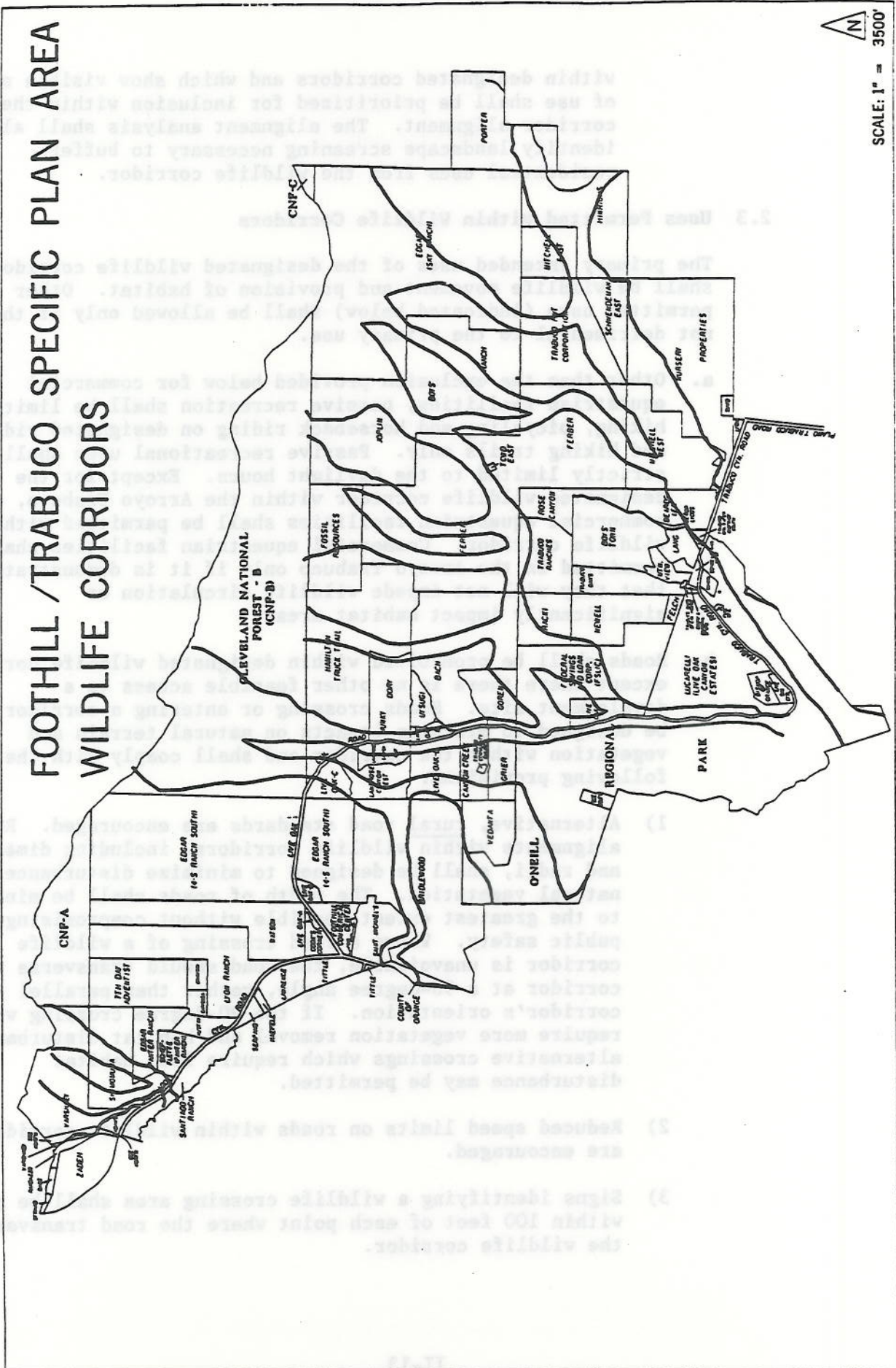
1) The purpose of the site-specific analysis is to provide detailed mapping at a scale of at least 1:100 (1:40 scale within the area of disturbance) of corridors within or adjacent to proposed development projects and to address site-specific considerations to minimize impacts on the corridor and its function as a movement corridor and source of habitat. Detailed mapping is intended to provide final designated alignments for the corridors. The intent of the analysis shall not be to locate the corridor where it is most feasible to accommodate adjacent development. Detailed mapping shall be limited to defining the designated 1:500-scale alignment at the 1:100 or 1:40 scale for incorporation into EMA's Intergraph Mapping System and not realignment or deletion of the designated corridor swath.

2) The analysis shall be prepared by a qualified wildlife biologist.

3) Except for those legal building sites existing at the time of Specific Plan adoption where compliance with this requirement would preclude development of a single residence on the existing building site, mapping shall identify a minimum corridor width (other than for the wildlife corridor parallel to Live Oak Canyon Road) at all locations of 400 feet measured perpendicular to the corridor's boundary. The corridor adjacent and parallel to Live Oak Canyon Road, which proceeds from O'Neill Regional Park through Hamilton Truck Trail to the Cleveland National Forest along Live Oak Creek, is utilized only by small animals; therefore, the width of this corridor may be reduced to a minimum of 100 feet.

4) The explicit intent of the detailed, site-specific corridor alignment analysis shall be to optimize conditions for wildlife use and movement. Factors to be considered in this determination shall include the types of habitat within and at both ends of the corridor. The 1:100 or 1:40-scale mapping shall attempt to include a variety of the habitat types representative of the area, and to provide habitat for the species that occupy connecting habitat areas. Established large mammal trails

FOOTHILL / TRABUCO SPECIFIC PLAN AREA WILDLIFE CORRIDORS



SCALE: 1" = 3500'

within designated corridors and which show visible signs of use shall be prioritized for inclusion within the final corridor alignment. The alignment analysis shall also identify landscape screening necessary to buffer residential uses from the wildlife corridor.

2.3 Uses Permitted within Wildlife Corridors

The primary intended uses of the designated wildlife corridors shall be wildlife movement and provision of habitat. Other permitted uses (indicated below) shall be allowed only if they are not detrimental to the primary use.

- a. Other than the exclusion provided below for commercial equestrian facilities, passive recreation shall be limited to hiking, bicycling and horseback riding on designated riding and hiking trails only. Passive recreational uses shall be strictly limited to the daylight hours. Except for the designated wildlife corridor within the Arroyo Trabuco, no commercial equestrian facilities shall be permitted within any wildlife corridor. Commercial equestrian facilities shall be permitted in the Arroyo Trabuco only if it is demonstrated that they will not impede wildlife circulation or significantly impact habitat areas.
- b. Roads shall be prohibited within designated wildlife corridors except where there is no other feasible access to a development site. Roads crossing or entering a corridor shall be designed to minimize impacts on natural terrain and vegetation within the corridor and shall comply with the following provisions:
 - 1) Alternative, rural road standards are encouraged. Road alignments within wildlife corridors, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation. The width of roads shall be minimized to the greatest extent feasible without compromising public safety. Where a road crossing of a wildlife corridor is unavoidable, the road should transverse the corridor at a 90-degree angle, rather than parallel to the corridor's orientation. If the 90-degree crossing would require more vegetation removal and habitat disturbance, alternative crossings which require less habitat disturbance may be permitted.
 - 2) Reduced speed limits on roads within wildlife corridors are encouraged.
 - 3) Signs identifying a wildlife crossing area shall be posted within 100 feet of each point where the road transverses the wildlife corridor.

- 4) Roads within wildlife corridors shall be limited to local collector roads providing access to local residents and shall be designed to discourage or preclude through traffic. Controlled access from arterials, e.g. a gated entry, is preferred.
 - 5) Where a road crosses a streambed within a designated wildlife corridor, a low-water bridge crossing should be provided rather than a culvert, where possible, to minimize grading impacts associated with culvert crossings.
- c. Where a recreational trail enters or crosses a designated wildlife corridor, the trail shall be located based upon the recommendations of a site specific corridor analysis by a wildlife biologist. In cases where a trail enters a corridor where a road is also existing or proposed, the trail shall be sited immediately adjacent and parallel to the road in order to minimize habitat disturbance. Where a road is not existing or proposed within the corridor, it is preferable to locate the trail outside of the wildlife corridor.
 - d. When a road or underground utility or pipeline is required to transverse or encroach upon a designated wildlife corridor, its alignment shall incorporate, to the maximum extent feasible, the recommendations of a wildlife biologist based on site visit(s) and assessment of impacts of the proposed alignment.
 - e. For legal building sites existing prior to the effective date of the Specific Plan, development of a single residence within the wildlife corridor shall be permitted if there is no other possible manner to locate the residence on the site and where compliance with these requirements would otherwise preclude development of the site. However, every attempt shall be made to locate the residence where it will least impact the corridor's function.

2.4 Uses/Setbacks Adjacent to Wildlife Corridors

Except where compliance with these provisions would preclude development of a single residence on a building site existing prior to the effective date of the Specific Plan, uses adjacent to designated wildlife corridors shall be restricted as follows:

- a. Development shall maintain a minimum 50-foot setback of all structures and barrier fencing from all corridors. Uses within the setback zone shall be limited to low-intensity, residential-related activities such as recreation and private open space.
- b. Development shall provide planting of a minimum 25-foot buffer zone, within the required 50-foot setback, of native shrubs and trees as specified by the corridor-specific analysis. In

areas where sufficient buffering already exists, landscape screening may not be necessary. Planting shall be informal and shall emphasize native trees and shrubs that provide maximum screening. Landscaping within the buffer zone shall be maintained by the homeowner or by a homeowners' association.

- c. Exterior lighting shall be prohibited within the 50-foot setback zone. Lighting for outdoor nighttime activities such as playing fields or tennis courts shall be prohibited. Light sources shall be directed away from wildlife corridors. Lighting may be permitted on roads that transverse corridors where necessary for public safety purposes.
- d. Fencing within the 50-foot setback zone shall be limited to open fencing (i.e., split rail fencing) which does not exceed 40 inches in height, measured from the finished grade, in order to allow for the mobility of animals.

3.0 Oak Woodlands

3.1 Purpose and Intent.

The purpose of the oak woodlands designation is to ensure preservation of significant stands of oak woodlands. For purposes of this Component, oak woodlands are defined as those general areas identified in Exhibit II-4, and other areas identified by a qualified biologist as having characteristics of an oak woodland plant community (consistent with criteria for the plant community type as defined in the County's Master Environmental Assessment GIS maps), and are extensive enough to be considered habitat of local significance. This determination shall be made in accordance with site specific oak woodlands analyses as stipulated below.

[Note: The Landscaping and Fuel Modification Regulations (Section III-E, and the Development and Design Guidelines (Section IV) contain additional regulations and guidelines regarding individual oak trees which are not included within the designated oak woodlands.]

3.2 Designation of Oak Woodland Boundaries

- a. Parcels containing oak woodlands as designated in Exhibit II-4 and parcels within 100 feet of any designated oak woodland shall be required to prepare a site-specific oak woodlands analysis prepared by a qualified biologist/arborist to determine the precise boundary of the oak woodlands.
- b. The analysis shall provide precise mapping of all oak woodlands at of at least 1:100 scale (1:40 scale within the area of disturbance) which shall be digitized on EMA's Intergraph Mapping System.

[illegible]

LOCATION OF OAK WOODLANDS ON THIS PROPERTY IS UNDETERMINED. ANY DEVELOPMENT OF THE SITE SHALL REQUIRE AN OAK WOODLAND ANALYSIS.

- c. Oak woodlands shall be preserved in an undisturbed state to the greatest extent possible while still allowing for reasonable development. The site-specific analysis shall identify the level of impact of the proposed project and methods of reducing or avoiding adverse impacts of the project. The impact analysis shall consider all forms of disturbance resulting from the development, including changes in runoff, impacts within the dripline of trees, etc. If oak trees are proposed to be transplanted, the analysis shall identify suitable locations for the transplantation of oak trees.
- d. Prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange or its designee those areas containing oak woodlands, as identified for preservation in an approved Tree Management/Preservation Plan, in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.

3.3 Tree Management/Preservation Plan

Any oak tree exceeding 5 inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit for the site and approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. For existing development, a Tree Management/Preservation Plan shall be required to remove any trees; however, an area plan or site plan shall not be required. Since they play a major role in providing nesting or breeding habitat for wildlife, the removal of dead or dying trees shall also require approval of a Tree Management/Preservation Plan.

- a. Any oak tree removed which is greater than five (5) inches in diameter at 4.5 feet above the existing grade shall be transplanted. If any oak tree over 5 inches in diameter is in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced according to the replacement scale indicated below. If any oak tree dies within five years of the initial transplantation, it shall also be replaced according to the replacement scale indicated below.

Tree Replacement Scale

Trunk diameter (inches) of Tree Removed at 4.5 inches Above Ground Level	Minimum Number of Replacement Trees Required
5 to 11	5
12 to 17	8
18 to 23	10
24 to 35	12
36 and above	15

- b. The Tree Management/Preservation Plan shall identify those trees exceeding five (5) inches in diameter which are proposed for removal and the proposed location of transplanted or replacement trees.
- c. In the event that all transplanted or replacement trees cannot be feasibly located on the property, an off-site mitigation program may be permitted; however, all replacement and transplanted trees shall be located within the Specific Plan Area.
- d. Said plan shall be signed and certified by a biologist or arborist. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the tree for a minimum period of six (6) months.

3.4 Uses Within and Adjacent to Oak Woodlands

The following apply to oak woodlands which are identified for preservation through an approved Tree Management/Preservation Plan:

- a. During all grading and construction operations, all oak trees on the site, located adjacent to the approved limits of grading and identified in an approved Tree Management/Preservation Plan as trees to be preserved, shall be adequately fenced and protected from encroachment by grading and construction equipment. Grading, placement of fill, and storage of building materials and heavy equipment, shall be prohibited within the dripline of any tree identified for preservation as part of an approved Tree Management/Preservation Plan.
- b. Retaining walls shall be used to protect the existing grades of oaks identified for preservation from surrounding cut and fill. However, these should not alter drainage from around trees.
- c. No type of surface, whether pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. Where surfacing cannot be avoided, alternative types of paving

should be utilized, such as gravel or porous brick with sand joints.

- d. Oak trees shall not be subjected to increased run-off from irrigation systems, impermeable surfaces, storm drain discharge, etc.
- e. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation to oak trees shall not be altered.
- f. In proximity to oak trees, only one trench should be dug to accommodate all utility lines. Where necessary, the impacted trees should be carefully pruned by an arborist in proportion to the total amount of root zone lost.

4.0 Streambeds

4.1 Purpose and Intent

The purpose and intent of the streambed preservation designation is to provide for the preservation of stream channels in their natural condition. For purposes of this Component, streambeds shall be defined as the major streambeds identified in Exhibit II-5. The primary objective of including these streambeds within the Resources Overlay Component shall be to minimize the need for man-made structures which would alter the natural condition of any designated streambeds, either on-site or downstream.

4.2 Designation of Streambed Boundaries

- a. Applicants for development proposals on parcels containing streambeds as designated in Exhibit II-5 and parcels within 100 feet of any designated streambed shall be required to prepare a site-specific streambed analysis prepared by an hydrologist to determine the precise boundary of the identified streambed. Said analysis shall include detailed mapping of at least 1:100 scale (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System.
- b. Said applicants shall be required to submit detailed, site-specific analyses to identify the direction and flow of natural runoff from the site, or immediately adjacent to the site. The detailed, site-specific analysis shall address the need for mitigation measures such as check dams, drop structures, rip-rap, energy dissipation structures and flow stabilizing devices (below drainage discharge flows) to keep velocities close to pre-development levels.

SCALE: 1" = 3500'

4.2 Uses Within and Adjacent to Streambeds

- a. All development should minimize discharge so that future storm flows do not significantly exceed existing flow levels. While drainage improvements are not prohibited, they shall be minimized to the extent possible.
- b. Where man-made drainage devices and improvements (including bench drains and drainage channels) are required, they shall be placed in less visible locations and naturalized through the use of river rock, earth-toned concrete and extensive landscaping.
- c. The use of permeable surfaces, such as wood decks, sand-jointed bricks and stone walkways should be incorporated into project design, where feasible, in order to minimize off-site flows and to facilitate the absorption of water into the ground.

5.0 Visual Resources

5.1 Major Ridgelines and Major Rock Outcroppings

The following requirements shall apply to all building sites within the Specific Plan Area except for those legal building sites existing at the time of Specific Plan adoption where compliance with the requirements would preclude development of a single residence on the existing building site.

- a. The designated Major Ridgelines and Major Rock Outcroppings identified in the Resources Overlay Component (Exhibit II-6) shall be preserved. No point on any structure shall be located closer to the centerline of a designated major ridgeline or rock outcropping than 200 feet measured horizontally on a topographic map or closer than 50 feet measured vertically on a cross section, as determined by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit.
- b. Prior to the recordation of a final tract/parcel map or the issuance of any grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange or its designee those areas within 200 feet measured horizontally or 50 feet measured vertically from designated major ridgelines or rock outcroppings (as determined by the Planning Commission) in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.



MAJOR RIDGELINES AND MAJOR ROCK OUTCROPPINGS

MAJOR RIDGELINE



MAJOR ROCK OUTCROPPING

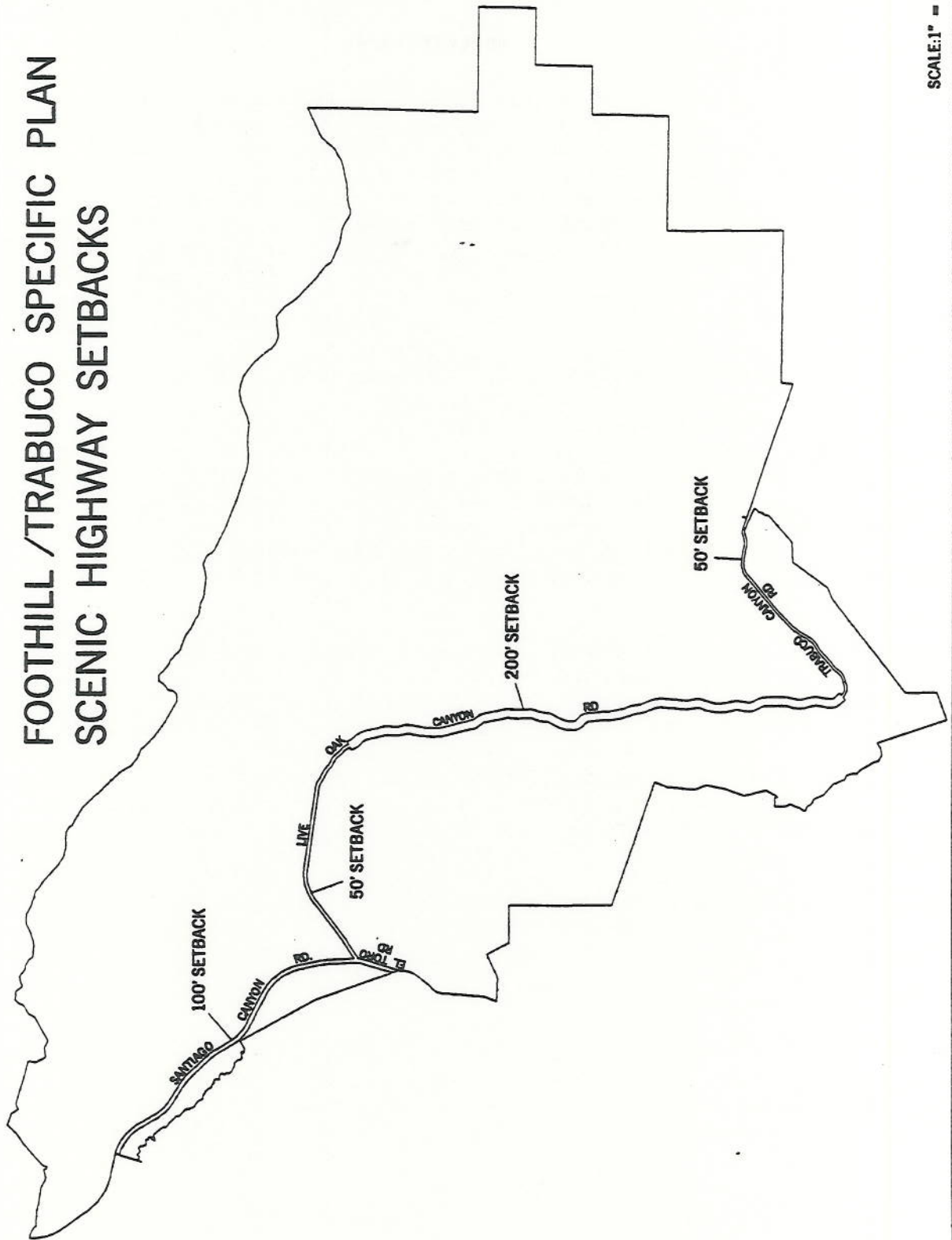


E D A L M A N Z A &
A S S O C I A T E S

5.2 Scenic Roadway Corridors

- a. Prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange or its designee those areas within the required scenic roadway setback area, as identified in the Resources Overlay Component (Exhibit II-7) and further defined below, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.
- b. The following development setbacks from the ultimate right-of-way shall be required for designated scenic highways:
 - 1) From El Toro Road. One-hundred (100) feet minimum.
 - 2) From Santiago Canyon Road. One-hundred (100) feet minimum.
 - 3) From Live Oak Canyon Road between El Toro/Santiago Canyon Road and Hamilton Truck Trail. Fifty (50) feet minimum.
 - 4) From Live Oak Canyon Road between Hamilton Truck Trail and the O'Neill Regional Park entrance. Two-hundred (200) feet minimum.
 - 5) From Trabuco Canyon Road. Fifty (50) feet minimum.
- c. Applicants for development projects which are visible from any road designated in the Resources Overlay Component as a scenic corridor shall be required to submit a detailed viewshed analysis of the proposed development for consideration by the Planning Commission in conjunction with any area plan, site development permit, or use permit.

FOOTHILL / TRABUCO SPECIFIC PLAN SCENIC HIGHWAY SETBACKS



D. Public Facilities Component

The Public Facilities Component of the Foothill/Trabuco Specific Plan addresses the adequacy of existing public facilities to meet the level of development permitted by the Specific Plan Land Use Plan. More specifically, the component addresses the following public facilities and services: 1) Circulation, 2) Water Distribution, 3) Wastewater Disposal, 4) School Facilities, 5) Sheriff and Fire Service, and 5) Library Service. The component addresses adequacy by identifying projected capacity needs of the Specific Plan Area and facility improvements required to meet those projected needs.

1.0 Water Distribution Systems

a. Existing Facilities

The majority of the Specific Plan Area is served by the Trabuco Canyon Water District (TCWD) which provides both water delivery and wastewater disposal services in the area. TCWD water sources for the Specific Plan Area include two District wells located near Trabuco Creek that are productive from about February through the end of June each year. The remainder of the District's water supply is imported from the Metropolitan Water District.

Water is allocated through a network of pipelines ranging from 6 to 16 inches in diameter. There are two major water storage reservoirs in the Specific Plan Area - Harris Grade and Rose Canyon Reservoirs - and one much smaller reservoir near the Cook's Corner intersection. These three reservoirs have a cumulative capacity of 2.9 million gallons (MG).

The District has recently upgraded its supply capacity to ten (10) cubic feet per second (cfs) which will adequately serve the Specific Plan Area's projected maximum day demand of 3.5 cfs and the entire District's demand as a whole (9.1 cfs). In light of this fact, the District will not have to secure additional water supply capacity for the Specific Plan Area.

The water distribution and storage facilities - pipelines, pump stations and reservoirs - will require improvements in order to meet the Specific Plan Area's future demand. Although further study needs to be done, existing facilities may need to be up-sized and/or new facilities constructed to serve future demand resulting from implementation of the Land Use Plan.

b. Facility Improvements

Installation of additional water distribution facilities - pipelines and pump stations - and enhancement of existing distribution facilities will be required. The precise location and magnitude of these improvements cannot be determined until further detailed studies are prepared.

Development of water storage facilities to provide at least 3.1 MG of additional capacity beyond the existing 2.9 MG of capacity in the existing reservoirs to meet the SPA's projected demand of 6.0 MG.

2.0 Wastewater Disposal Service

a. Existing Facilities

There is currently one wastewater treatment plant in the TCWD: the Trabuco Wastewater Reclamation Plant in Robinson Ranch designed to serve residents of Robinson Ranch. The remainder of the wastewater treatment for the District is provided by the Chiquita Plant located south of the Specific Plan Area and owned and operated by the Santa Margarita Water District (SMWD). All other residences and uses in the District not served by the treatment plants are served by individual septic tank systems.

The only wastewater collection lines in the Specific Plan Area are 8 to 15-inch sanitary sewer lines located along El Toro/Santiago Canyon Road. These lines lead into SMWD's collection system and the Chiquita Plant.

b. Projected Demand

Future wastewater generation rates for the Specific Plan Area, according to established TCWD criteria, are estimated to be 0.72 million gallons per day (MGD). This projected demand is split between the three planning areas as follows: Upper Aliso - 0.257, Trabuco Canyon - 0.299, and Plano Trabuco - 0.165

The District serves the Upper Aliso Planning Area with 0.53 MGD of wastewater capacity it has purchased from the Chiquita system. The projected wastewater demand of the entire District area dependent upon the Chiquita System - including the Upper Aliso Planning Area and adjacent land outside the Specific Plan boundaries - is 0.46 MGD. The Chiquita system should therefore adequately serve the projected wastewater demand of this area.

The Plano Trabuco Planning Area and adjacent areas within the District served by the Trabuco Wastewater Plant in Robinson Ranch have a projected wastewater demand of 1.01 MGD. The capacity of the plant after expansion will be 1.31 MGD and should therefore adequately serve the area's projected demand.

Unlike the Upper Aliso area, the Trabuco Canyon Planning Area does not have wastewater capacity available from the Chiquita system. The Trabuco Canyon Planning Area is projected to have 0.30 MGD wastewater demand, including demand by residents currently using septic tank systems. All wastewater generated

in this area not served by septic tanks would likely be pumped to the Trabuco Wastewater Reclamation Plant.

c. Facility/Capacity Improvements

Although it appears that projected wastewater demand for the Specific Plan Area could be met, further options need to be explored, especially regarding the Trabuco Canyon and Plano Trabuco Planning Areas, to expand available wastewater treatment capacity. The feasible options are discussed below.

1) Purchasing Additional Capacity in Future Expansion of Chiquita Treatment Plant.

Connecting the Trabuco Canyon portion of the Specific Plan Area to an expanded Chiquita system would require construction of collection facilities and pumping stations and securing additional outfall capacity. The ability to secure additional outfall capacity is unlikely.

2) Construction of a new Wastewater Plant Adjacent to Trabuco Creek.

Construction of a new plant would be expensive due, in part, to strict wastewater effluent policies of the Regional Water Quality Board. A new reclamation plant would require that irrigation or other beneficial re-use be found for the reclaimed water. In addition, winter seasonal storage would need to be secured that could provide 90 days of effluent storage. An alternative to seasonal storage may be to pump reclaimed water to the Upper Oso Reservoir.

3) Expansion of the Trabuco Wastewater Reclamation Plant.

If this option were implemented, a pump station would be constructed along Trabuco Creek to collect and pump wastewater to the expanded Trabuco Wastewater Reclamation Plant in Robinson Ranch. As with the construction of the new plant along Trabuco Creek, expansion of the Trabuco Wastewater Plant would require that additional seasonal storage be secured.

4) Use of Individual Septic Systems.

A final option for wastewater disposal in the Trabuco Canyon area is the use of individual septic systems. As mentioned above, current residents utilize septic systems for wastewater disposal due to the absence of sewers. The Trabuco Canyon area, in particular, can only support a limited number of septic tanks due to marginal soil conditions and the inability of the ground to percolate. In fact, the area could probably only support 100-200 additional septic tanks before significantly impacting

groundwater and the functioning of existing septic systems. If the Trabuco Canyon portion must depend solely on the use of individual septic tanks for wastewater disposal, the level of development permitted (987 dwelling units) could not be accommodated.

d. Conclusion

Due to the array of options for wastewater treatment in the Trabuco Canyon and Plano Trabuco Planning Areas, it is not possible to ascertain which option (or combination of options) will be utilized or which additional facilities will be required. Therefore, immediately after the effective date of the Specific Plan, the Trabuco Canyon Water District, in coordination with the County of Orange and landowners in the Trabuco Canyon and Plano Trabuco Planning Areas, shall initiate an update of the District's Master Plan to determine the optimal way to provide wastewater treatment to the two planning areas.

The study should include an analysis to determine the threshold number of individual septic tank systems the area can support without exceeding the percolation capacity of local soils and adversely impacting existing septic systems in the area. Other factors to be considered in determining this threshold include: depth to groundwater, drainage courses, topography, soil characteristics and system design standards.

3.0 Schools

a. Existing Facilities

The majority of the Specific Plan Area is located in the Saddleback Valley Unified School District, while a very small portion of the northwestern corner of the Specific Plan Area is located in the Orange Unified School District. There is currently only one school within the Specific Plan Area: Trabuco Elementary School which serves 450 students - well over its planned capacity. There are two existing and one planned elementary schools in neighboring Rancho Santa Margarita designed to accommodate students from that community. As for intermediate- and high school-age students, there are two schools in the area: Serrano Intermediate in El Toro and Trabuco Hills High School in Mission Viejo, both of which are at or above maximum capacity.

b. Facility/Capacity Improvements

The following chart shows both the existing number of students generated within the Specific Plan Area and the number of students generated at buildout of the Specific Plan.

<u>Grades</u>	<u>Existing Students</u>	<u>Buildout Students</u>
K-6	69	833
7-8	21	161
9-12	28	391

Future development in the Specific Plan Area will likely require identification of a new site for an elementary school. The elementary schools in Rancho Santa Margarita, Trabuco Elementary School, and the proposed Trabuco Highlands Elementary School -- the only schools in proximity to the Specific Plan Area -- would not be able to house all of the students generated from new development within the Specific Plan Area. Future intermediate students may be able to enroll in Rancho Santa Margarita Intermediate School, while high school students will likely enroll in under-capacity schools other than Trabuco Hills High School.

Depending upon the level of development, additional schools may be needed to accommodate students generated by implementation of the Land Use Plan. The decision to construct new facilities or expand existing ones rests with the Saddleback Valley Unified School District. However, this decision can only be made if the District has adequate funds to construct or expand facilities, and state funding is currently non-existent or inadequate. The School District has requested that an elementary school site be reserved in the Specific Plan Area. The Specific Plan does not identify a potential school site within its boundaries but permits educational facilities within the Upper Aliso and Plano Trabuco Residential Districts.

Due to the hundreds of individual property ownerships within the Specific Plan Area, development in this area will differ from the usual pattern of development in South Orange County where very large properties are developed by a single landowner. Development within the area will also differ in that the majority of development will consist of custom lots, with phasing anticipated to occur over 20 to 30 years or longer. In addition, the Specific Plan sets forth a development cap which is the absolute maximum number of dwelling units that will be permitted. It is uncertain whether this development cap can be achieved since all development is required to be consistent with the Specific Plan regulations and guidelines. The number of dwelling units ultimately permitted on each property will not be determined until area plans or site development permits are approved for each individual property.

Even if the phasing of development occurs over a 20-30 year period, as currently anticipated, adequate student capacity may not be available within existing and proposed schools in

the area. Even if space were available in schools in other parts of the School District, transportation to those facilities (up to 30 miles away) would be costly and inefficient. If phasing proceeds more rapidly than anticipated, additional schools will likely be required to support development within the Specific Plan Area.

Prior to the approval of each tentative tract map for residential development, the project proposal will be evaluated, on a case-by-case basis, to ensure that there is adequate student capacity to serve the development. Prior to the approval of each tentative tract/parcel map or the issuance of each building permit for a new habitable structure, whichever comes first, each applicant shall provide written verification from the School District, in a manner meeting the approval of the Manager, Current Planning Division, that he has reached a mitigation agreement with the District for the subject project proposal. The developers' contribution per dwelling unit shall be based on a pro-rata share of the cost of the required school facilities. Until such time as an elementary school site is identified within the Specific Plan Area, all project proposals of 75 gross acres or more shall be evaluated by the District for possible inclusion of an elementary school site with a minimum of 10 net usable acres.

In addition, the Annual Monitoring Report for the Specific Plan Area shall monitor the phasing of development to identify any potential imbalances between development and the availability of school facilities. In the event any imbalances are identified, the Environmental Management Agency shall confer with the Saddleback Valley Unified School District and affected property owners and shall provide recommendations to the Board of Supervisors. Said recommendations may include identifying means of providing additional student capacity or deferring approval of building permits or subdivisions until means of resolving imbalances are proposed to and approved by the Board of Supervisors.

4.0 Sheriff and Fire Service

The Specific Plan Area lies within the service area of the Orange County Sheriff-Coroner's Department and is serviced by a Sheriff's Substation in Laguna Niguel. Present service levels are deemed acceptable, but if there is a significant increase in development due to implementation of the Land Use Plan, the Department may need to expand its personnel. The Department does not indicate any need to expand actual facilities.

Fire protection for the Specific Plan Area is provided by the Orange County Fire Department mainly through three stations located in Trabuco Canyon, Mission Viejo and Portola Hills. In addition, fire service can be provided by a station in Rancho Santa Margarita, a volunteer company in Coto de Caza and the U.S.

Forest Service on a seasonal basis. The County Fire Department projects that implementation of the Land Use Plan will cause a need for expansion of personnel and equipment but will not require new facilities. Development in the Specific Plan Area will be required to participate in the County's Development Fee Program for Fire Stations.

5.0 Library Service

The Specific Plan Area lies within the service area of the Orange County Public Library. The closest existing library facility is the Silverado Canyon Branch Library. However, much of the Specific Plan Area lies within the benefit area of the South County Canyons Branch Library which is scheduled for completion in 1993. Future development within this benefit area will be required to participate in the County's Development Fee Program for Libraries.

E. Recreation Component

The Recreation Component of the Foothill/Trabuco Specific Plan consists of an inventory and description of the various recreational facilities, existing and proposed, within the Specific Plan Area (SPA). The Component addresses more precisely the following: Cleveland National Forest, Regional Parks, Local Parks, Regional Riding and Hiking Trails, Local Riding and Hiking Trails and Bikeways. The objectives of the Recreation Component reflect those of the Recreation Element of the County's General Plan. Exhibit II-8 depicts the Recreation Plan for the Specific Plan Area.

1.0 Cleveland National Forest

The congressional boundaries of the Cleveland National Forest (CNF) overlap into the northern portion of the Specific Plan Area. Certain private properties such as Lyon Ranch, Watson and Edgar/4-S Ranch lie at least partially within the congressional boundaries of the Forest but will be developed in accordance with the Specific Plan Land Use Plan. For purposes of this Specific Plan, "Cleveland National Forest" or "CNF" shall refer only to those lands owned by the U.S. Forest Service and not private in-holdings.

Land within the CNF is governed by the U.S. Forest Service through a Land and Resources Management Plan. Goals of the Plan are to: 1) provide and maintain biological variety; 2) manage wildlife habitats to maintain viable populations of all existing native vertebrate species; and 3) assure aesthetic values.

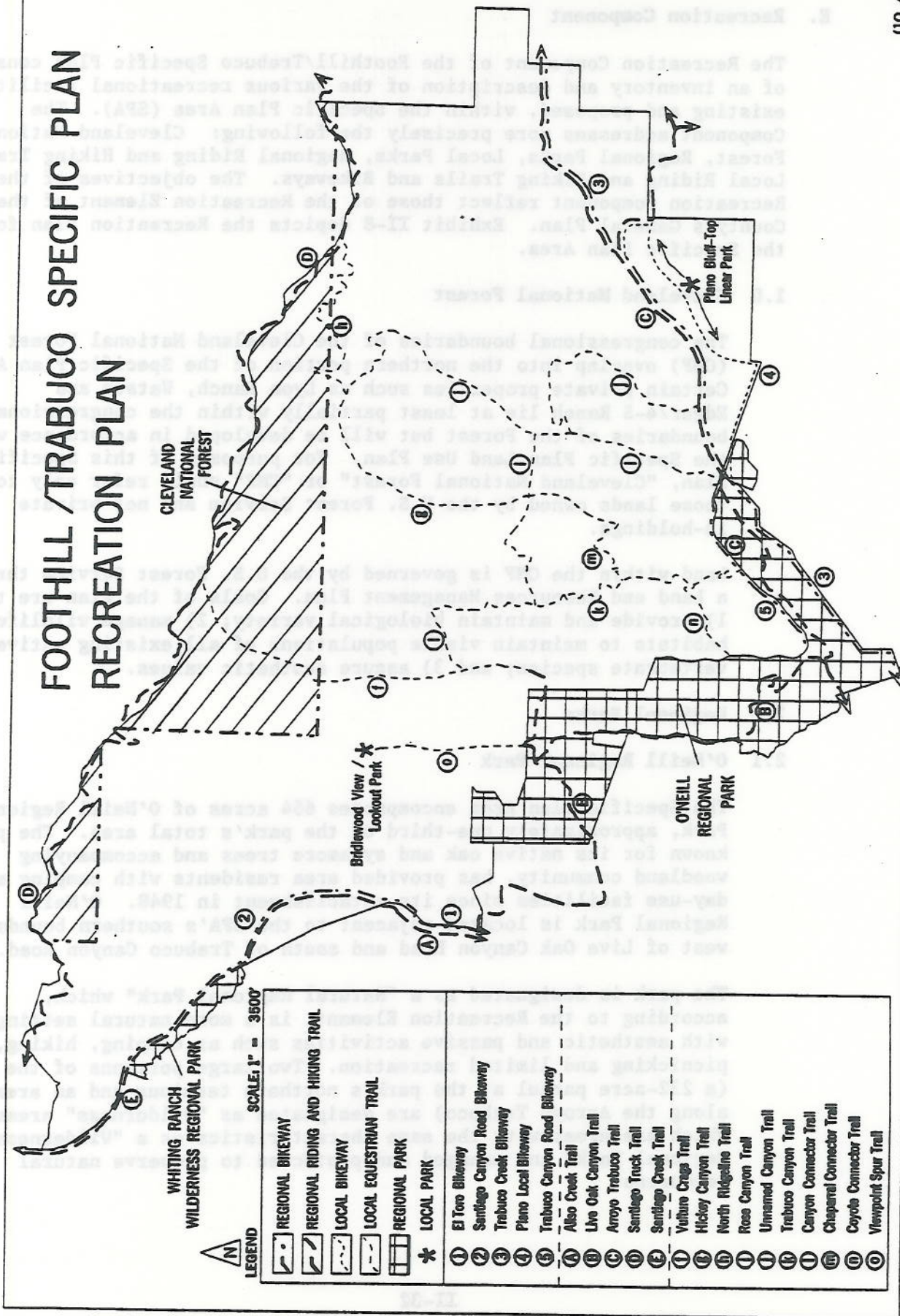
2.0 Regional Parks

2.1 O'Neill Regional Park

The Specific Plan Area encompasses 664 acres of O'Neill Regional Park, approximately one-third of the park's total area. The park, known for its native oak and sycamore trees and accompanying woodland community, has provided area residents with camping and day-use facilities since its establishment in 1948. O'Neill Regional Park is located adjacent to the SPA's southern boundary, west of Live Oak Canyon Road and south of Trabuco Canyon Road.

The park is designated as a "Natural Regional Park" which, according to the Recreation Element, is a more natural setting with aesthetic and passive activities such as camping, hiking, picnicking and limited recreation. Two large portions of the park (a 232-acre parcel at the park's northern terminus and an area along the Arroyo Trabuco) are designated as "wilderness" areas, which are areas with the same characteristics as a "Wilderness Regional Park" and managed and protected to preserve natural resources.

FOOTHILL / TRABUCO SPECIFIC PLAN RECREATION PLAN



A General Development Plan (GDP) has been prepared to address O'Neill Regional Park's future role, especially regarding resource management policies and facility improvements. The GDP - focusing on the 400-acre "Old Park" portion of O'Neill (located mostly within the SPA) will be considered by the Board of Supervisors in the late 1991/early 1992.

The main objectives of the GDP and its accompanying Resource Management Plan (completed in July 1989) are, "to ensure protection and preservation of the cultural resources within O'Neill Regional Park through the development of management tools" and "to maintain a viable ecosystem, recreational opportunity and the visual quality inherent to [the park]."

The GDP includes recommended improvements and renovation efforts in the following areas:

- o Resource Reclamation
- o Park Capacity
- o Group Camping
- o Perimeter Buffers
- o Building Renovation and Development
- o Interpretive Facilities
- o 25-Year Flood Protection
- o Day-Use and Camping Facilities
- o Circulation

2.2 Whiting Ranch Wilderness Regional Park

The 1,557-acre park lies west of the Upper Aliso Planning Area. A very small portion of the park is located within the Specific Plan Area west of Santiago Canyon Road on the Santiago Ranch property. Whiting Ranch Wilderness Park is classified as a "Wilderness Regional Park" in the Recreation Element. The Wilderness Park designation applies to park land that retains its undisturbed character with minimal improvements and is managed to preserve natural ecological processes.

Resource management and development policies for wilderness parks permit only restricted hardscape and domestication appropriate to provide access and observation of natural resources. A General Development Plan for the park has not yet been prepared.

3.0 Local Parks

Local parks are implemented in conjunction with the Recreation Element's Master Plan of Local Parks Component and the County Local Park Code. The County Local Park Code requires the provision of land or fee payments, or a combination of both, as a means of meeting local park and recreation needs of present and future County residents.

The Local Park Code requires residential developers to provide a minimum of 2.5 net acres of usable local park land for each prospective 1,000 residents. For the Specific Plan Area, the required park acreage dedication cannot be calculated until the actual number of dwelling units to be built is determined (on a

project-by-project basis) through the area plan/site development permit/use permit approval process.

3.1 Implementation of Local Parks

The public parks identified below and any future local parks will be implemented by the developers in conjunction with the Master Plan of Local Park's goals, objectives and policies.

Implementation of the local park sites identified below and future sites, as approved by the Harbors, Beaches and Parks, Program Planning Division, shall be applicable as credit toward satisfaction of County Local Park Code requirements.

Park dedication, improvements and maintenance will be required during the area plan/site development permit/subdivision map approval process through the following conditions of approval:

- a. Prior to recordation of any final tract/parcel map immediately adjacent to or containing the Plano Bluff-Top Linear and Bridlewood View/Lookout local park sites and any approved future local park sites, each affected subdivider shall make an irrevocable offer of dedication in fee for local park purposes to the County of Orange or its designee in a form approved by the Manager, Harbors, Beaches and Parks/Program Planning Division, and suitable for recording. Said offer shall be free and clear of money and all other encumbrances, liens, leases, fees, easements (recorded and unrecorded), assessments and unpaid taxes except those meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division. Said offer shall be in a form that can be accepted for transfer of fee title at any time by the County.
- b. Prior to the recordation of an applicable final tract/parcel map, the subdivider shall enter into an agreement and provide financial security to insure the installation of improvements, including necessary grading, erosion control, signage, fencing, etc. which shall be installed in accordance with a plan approved by the Manager, Harbors, Beaches and Parks/Program Planning Division.
- c. The affected developer shall design and improve the Plano Bluff-Top Linear and Bridlewood View/Lookout local park sites or any additional future local park site(s) in a manner meeting with the approval of the Manager, Harbor, Beaches and Parks/Program Planning Division.
- d. The affected developer or assigns and successors in interest shall maintain the Plano Bluff-top Linear Park and Bridlewood View/Lookout local park sites or any future offered local park site(s) until such time as the County or its designee (i.e., Local Maintenance Entity) accepts the offer of dedication.

3.2 Description of Individual Local Park Sites

a. Plano Bluff-Top Linear Park

The park site is located along and parallel to the Plano Trabuco bluff edge and stretches for almost the entire length of the Nursery Properties. The park is classified as a Master Plan "Neighborhood Park" and is intended to be a mid-size park (2 to 20 acres). The park will serve the recreation needs of the immediate neighborhood within a one-half mile radius with amenities such as landscaping and children's' play areas. A local bikeway is proposed to extend through the park. The site has not been improved or dedicated to the County.

b. Bridlewood View/Lookout Park

The park site is located atop a viewpoint on the Bridlewood property approximately one mile north of O'Neill Regional Park's northern boundary. The site is classified as a "View/Lookout Park" and intended as a small passive park from which unique views can be enjoyed. The local park is connected to the Regional Park by the Viewpoint Spur local riding and hiking trail.

Note: Bridlewood View/Lookout Park will only be implemented only if the Bridlewood property is not developed in accordance with its the Recorded Tract Map for 705 manufactured homes.

4.0 Regional Riding and Hiking Trails

The regional trails listed below are located partially or entirely within the Specific Plan Area and identified on the County Master Plan of Regional Riding and Hiking Trails. As outlined in the goals, policies and objectives of the Master Plan, owners of parcels located adjacent to Master Plan trails shall be required to dedicate easements for trail purposes.

The Master Plan of Regional Trails are shown for reference purposes only on the Specific Plan's Recreation Plan. An amendment to the Master Plan of Regional Riding and Hiking Trails will not require an amendment to the Specific Plan. However, periodic updates of the Specific Plan will incorporate amendments of the Master Plan of Regional Trails into the Recreation Component.

4.1 Description of Individual Regional Riding and Hiking Trails

The letter identified below for each regional trail correspond to those on the Recreation Plan (Exhibit II-8).

A. Aliso Creek Regional Riding and Hiking Trail

The Aliso Creek Trail commences east of Laguna Beach and proceeds northeast, parallel to El Toro Road into the Specific Plan Area. The trail runs one mile north of Cook's Corner where it turns into the Santiago Creek Regional Trail. The trail is also adjacent to the Class I El Toro Road Bikeway.

B. Live Oak Canyon Regional Riding and Hiking Trail

The Live Oak Canyon Trail commences near the entrance of O'Neill Regional Park and proceeds westerly to the park's western boundary. The trail then proceeds north to just south of the Ramakrishna Monastery, where it turns westward and extends up the ridgeline to traverse the Hidden Ridge development. Finally, the trail connects to the Aliso Creek Regional Trail just south of Cook's Corner.

Live Oak Canyon Trail is frequently used by equestrians and pedestrians and is fully constructed with the exception of two segments. However, trail easements for both of the segments have been secured via recorded tract maps.

C. Arroyo Trabuco Regional Riding and Hiking Trail

The Arroyo Trabuco Riding and Hiking Trail commences in Trabuco Canyon at the boundary of the Cleveland National Forest and proceeds southwest along the Arroyo Trabuco creekbed through O'Neill Regional Park. The trail is located in the creekbed within the Specific Plan Area on an existing dirt road and is used frequently by hikers, joggers and bicyclists.

D. Santiago Truck Trail

The Santiago Truck Trail roughly parallels the northern Specific Plan boundary and is classified as a Cleveland National Forest Trail on the Master Plan of Regional Trails. Proceeding eastward from Modjeska Grade Road, the trail climbs from 1800' to 2400' and connects to the Joplin Trail, which loops back into the Holy Jim Trail and the Trabuco Canyon Trail. All of these connections are made east of the Specific Plan boundary.

E. Santiago Creek Trail

The trail commences at Santiago Creek, one mile north of Cook's Corner, and proceeds northwest along Santiago Canyon Road. The trail moves out of the Specific Plan Area along Santiago Canyon Road and into the Silverado/Modjeska area.

5.0 Local Riding and Hiking Trails

A local riding and hiking trail network was established by the Interim Policy Guidelines for Foothill/Trabuco Area Projects (adopted November 15, 1988) prior to adoption of the Specific Plan. Many of the local riding and hiking trails identified on the Recreation Plan currently exist as unimproved trails on private property, although most have not been offered for dedication and do not meet County standards.

5.1 Implementation of Local Riding and Hiking Trails

Property owners with parcels adjacent to local riding and hiking trails depicted on the Specific Plan's Recreation Plan shall be required to dedicate a 16-foot-wide recreation easement for local riding and hiking trail purposes. Developers shall be required to design, improve and maintain the local trails in conformance with a plan approved by the Manager, EMA-Harbors Beaches and Parks/Program Planning Division.

The following conditions of approval will be applied during the area plan/site development permit/subdivision map approval process to ensure the implementation of local trails:

- a. Prior to the recordation of a final tract/parcel map, the subdivider shall irrevocably offer a 16-foot-wide recreation easement to the County of Orange or its designee for the trails depicted in the Recreation Plan for riding and hiking trail purposes in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division. The subdivider shall not grant any easement(s) over the property subject to the recreation easement unless such easements are first reviewed and approved by the Manager, Harbor, Beaches and Parks/Program Planning Division. Until such time as the easement is accepted by the County, maintenance and upkeep of the easement area shall be the responsibility of the subdivider or assigns and successors.
- b. Prior to the recordation of an applicable final tract/parcel map, the subdivider shall enter into an agreement and provide financial security to insure the installation of improvements, including necessary grading, erosion control, signage, fencing and other specified improvements which shall be installed in accordance with a plan approved by the Manager, Harbors, Beaches and Parks/Program Planning Division.
- c. The affected developer shall design, improve and maintain local riding and hiking trails in conformance with a plan approved by the Manager, Harbors, Beaches and Parks/Program Planning Division.
- d. The affected developer or assigns and successors in interest shall maintain local riding and hiking trails until such time

as the County or its designee (i.e. Local Maintenance Entity) accepts the offer of dedication.

5.2 Description of Individual Local Riding and Hiking Trails

The descriptions below are general in nature because final alignments cannot be determined until the actual area plan/site plan approval process.

The letters indicated prior to each trail name correspond to those on the Recreation Plan Map (Exhibit II-8).

f. Vulture Crags Trail

The Vulture Crags Trail commences at northern boundary of O'Neill Regional Park near the Goren properties and proceeds north parallel to Live Oak Canyon Road. The trail then gradually arches to the northeast through the National Forest until it links into the Santiago Truck Trail.

g. Hickey Canyon Trail

The trail begins on the northern edge of the Trabuco Oaks Community, between Rose Canyon and Trabuco Canyon, before proceeding northward through Hickey Canyon. After linking into the Canyon Connector Trail, the trail continues north in the canyon arching toward the Cleveland National Forest boundary and meeting Rose Canyon Trail.

h. North Ridgeline Trail

This trail commences at the connection of Rose Canyon and Hickey Canyon Trails just below the boundary of the National Forest. The trail proceeds east through the National Forest until linking into the Santiago Truck Trail.

i. Rose Canyon Trail

Beginning at the riding ring south of Live Oak Canyon Road inside O'Neill Regional Park, the trail proceeds northward along Rose Canyon Road for about one mile and links into the Canyon Connector Trail. Rose Canyon Trail continues north through Rose Canyon and veers west connecting with the Hickey Canyon Trail just south of the National Forest.

j. Unnamed Canyon Trail

The trail commences at the Arroyo Trabuco Regional Trail and proceeds north parallel to and east of Rose Canyon Trail. The trail proceeds north three-quarters of a mile through the Unnamed Canyon before it turns sharply west to link into Rose Canyon Trail.

k. Trabuco Canyon Trail

The trail is aligned north/south through Trabuco Canyon, parallel to and east of Live Oak Canyon Road. Commencing near the Trabuco Canyon Fire Station, the trail continues north through the canyon one mile before terminating at the Canyon Connector Trail. The Trabuco Canyon Trail also connects to the Chaparral Connector Trail to provide a link to the Trabuco Oaks Community.

l. Canyon Connector Trail

This trail runs east/west through Rose, Hickey and Trabuco Canyons. The trail commences at Live Oak Canyon Trail north of O'Neill Regional Park and then traverses the canyon in a "zigzag" orientation, for over a mile, before terminating at Rose Canyon Trail. Along its path the trail connects with the Trabuco Canyon, Hickey Canyon and Rose Canyon Trails.

m. Chaparral Connector Trail

This short trail is oriented east/west and connects the southern terminus of Hickey Canyon Trail at the Trabuco Oaks Community with the Trabuco Canyon Trail.

n. Coyote Connector Trail

This short trail runs east/west in a crescent shape to connect Live Oak Canyon Road to the Trabuco Canyon Trail. Its eastern terminus is one-quarter of a mile north of Trabuco Canyon Fire Station No. 18.

o. Viewpoint Spur Trail

The trail commences at O'Neill Regional Park's northern boundary west of Live Oak Canyon Road and continues due north for almost a mile where it terminates at the Bridlewood View/Lookout Local Park. The trail, at its southern terminus, connects to Live Oak Canyon Regional Riding and Hiking Trail.

6.0 Bikeways

Except for the Plano Local Bikeway, the Bikeways listed below are identified on the Master Plan of Countywide Bikeways of the Transportation Element. The bikeways are included in this Component for reference purposes only. An amendment to the Master Plan of Countywide Bikeways shall not require an amendment to the Specific Plan. However, the Specific Plan will be updated periodically to reflect any changes to the Master Plan of Countywide Bikeways which affect the Specific Plan Area.

6.1 Implementation of Bikeways

Property owners of parcels adjacent to Class I (off-road) bikeways depicted on the Master Plan shall irrevocably offer to dedicate a recreation easement for regional bikeway purposes. Bikeway improvements shall be installed in accordance with design guidelines in the Master Plan of Bikeways.

6.2 Description of Individual Bikeways

The numbers indicated prior to each trail name correspond to those on the Recreation Plan (Exhibit II-8).

1. El Toro Road Regional Bikeway

A Class I bikeway, the El Toro Road Bikeway proceeds along Aliso Creek west of El Toro Road. The bikeway extends northward along El Toro Road and changes at Cook's Corner to the Class II (on-road) Santiago Canyon Road Bikeway which continues northwest on Santiago Canyon Road.

2. Santiago Canyon Road Regional Bikeway

A Class II on-road bikeway, the Santiago Canyon Road Bikeway commences at Cook's Corner and proceeds north along Santiago Canyon Road all the way to the City of Orange.

3. Trabuco Creek Regional Bikeway

The Trabuco Creek Class I Bikeway is located adjacent to Trabuco Creek from the Cleveland National Forest to the southern Specific Plan boundary in O'Neill Regional Park. Currently, the bikeway is an unimproved dirt path in the Arroyo creekbed. The final alignment of the bikeway has not yet been determined pending completion of the General Development Plan for O'Neill Regional Park and engineering studies for the extension of the Antonio Parkway bridge crossing and the widening of Trabuco Canyon Road east of Trabuco Oaks Drive.

4. Plano Local Bikeway

The bikeway is located in the Plano Trabuco Planning Area within the Plano Bluff-Top Linear Local Park. The local bikeway will connect to the Trabuco Creek Regional Bikeway in the creekbed. This bikeway will be implemented in conjunction with the Bluff-Top Linear Local Park improvements.

5. Trabuco Canyon Road Regional Bikeway

The Class I off-road bikeway commences at the O'Neill Regional Park entrance and proceeds adjacent to the south side of Trabuco Canyon Road. The bikeway will then connect to the Trabuco Creek Regional Bikeway and/or the Plano Local Bikeway depending upon the engineering studies for the extension of Antonio Parkway bridge crossing and the widening of Trabuco Canyon Road east of Trabuco Oaks Drive.

F. Phasing Component

1.0 Circulation Phasing

a. Growth Management Plan Element

All development within the Specific Plan Area shall be required to be phased in a manner which is consistent with the requirements of the Growth Management Plan (GMP) Element. The GMP Traffic Level of Service Policy states:

It is the policy of the County that within three years of the issuance of the first use and occupancy permit for a development project or five years of the issuance of a finished grading permit or building permit for said development project, whichever occurs first, that the necessary improvements to arterial highway facilities, to which the project contributes measurable traffic, are constructed and completed to attain Level of Service (LOS) "D" at intersections under the sole control of the County. LOS "C" shall also be maintained on Santiago Canyon Road links until such time as the uninterrupted segments of the roadway (i.e., no major intersections) are reduced to less than three miles.

The GMP Transportation Implementation Manual, adopted by the Board of Supervisors in June 1989 to clarify the intent of the Traffic Level of Service Policy of the GMP Element, includes procedures and parameters for implementation of this policy. The manual describes how the general traffic policies of the GMP Element are to be implemented and includes: 1) a listing of projects which are exempt from the GMP requirements; 2) acceptable traffic analysis methodologies; 3) minimum requirements of GMP traffic reports; and 4) the traffic monitoring surveys the County will conduct to determine system performance.

All applicants of projects proposals which are not exempt from the GMP requirements shall be required to prepare a traffic report, in accordance with the requirements of the GMP Transportation Implementation Manual, to demonstrate compliance with the GMP Traffic Level of Service Policy. Individual project proposals will be reviewed on a case-by-case basis and shall be phased to ensure consistency with the GMP requirements.

b. Specific Plan Circulation Phasing Plan

The Specific Plan Phasing Plan is intended to further implement the policies of the GMP Element and to ensure that circulation improvements occur prior to or commensurate with development. For purposes of the Circulation Phasing Plan, the Specific Plan Area has been divided into three subareas (see Exhibit II-9) according to the level of traffic impacts on Live Oak/Trabuco Canyon Road.

Phasing Subarea "A" includes those properties in the Upper Aliso and Trabuco Canyon Planning Areas which most directly impact Live Oak/Trabuco Canyon Road. Subarea "B" includes those properties which will be served by the Eastern Area Collector Road System. Development within Phasing Subarea "B," beyond a minimal level, requires the construction of a connection to Trabuco Canyon Road and a connection to Antonio Parkway. Subarea "C" includes those properties which will take access from Plano Trabuco Road. Until the connection between Trabuco Canyon Road and Plano Trabuco Road is eliminated, development on these properties will contribute both local and through traffic on Live Oak/Trabuco Canyon Road.

As indicated in the table on page II-48, building permit issuance for new habitable structures shall be limited to a cumulative total for each Phasing Subarea. Development within each Phasing Subarea is linked to the completion of all required circulation improvements for each phase. However, in order to permit construction of dwelling units while the required circulation improvements are being completed, building permits may be issued prior to actual completion of the improvements if it can be assured that the improvements will be completed prior to occupancy of the dwelling units. In no event shall certificates of use and occupancy be issued for said dwelling units until the required circulation improvements are completed.

When an existing dwelling unit is demolished and replaced by a new dwelling unit on the same building site, the new dwelling units shall not be subject to the provisions of the Phasing Plan.

[illegible]

Note: Irrespective of this Phasing Plan, all development shall be required to be phased in a manner which is consistent with the Growth Management Plan Element.

1) Phase I - Existing Conditions

Live Oak/Trabuco Canyon Road is currently operating beyond its capacity of 4,500 Average Daily Traffic (ADT). As a result, Phase I of the Circulation Phasing Plan requires that no additional building permits for new habitable structures be issued within any of the Circulation Phasing Subareas (Subareas "A" through "C").

2) Phase II - Safety Improvements

Phase II cannot occur until the Safety Improvements identified in the Circulation Component (Section II.B.1.a) are completed. These improvements have been completed except for the following: a) possible installation of stop signs at Hamilton Truck Trail and the O'Neill Regional Park entrance (if traffic warrants are met); b) removal of three oak trees and one sycamore tree; and c) installation of wooden Cor-Ten (or similar) steel guardrails at a few select locations to minimize accident severity. These improvements will increase the capacity of Live Oak/Trabuco Canyon Road to 6,000 ADT.

3) Phase III - Antonio Parkway/Trabuco Canyon Road Connection

The development allocated for Phase III cannot occur until the improvements indicated below are completed.

- a) Completion of the Safety Improvements identified in Phase II.
- b) Closure of Trabuco Canyon Road on the Plano Trabuco and the provision of a connection from the existing bridge/switchbacks to Antonio Parkway.
- c) Completion of any necessary improvements to the Antonio Parkway/Santa Margarita Parkway intersection.
- d) Satisfaction of one of the following requirements:
 - (1) The FCPP portion of the Foothill Transportation Corridor between Santa

Margarita Parkway and Portola North has been completed and is open to traffic.

- (2) Construction contracts have been awarded for the FCPP portion of the Foothill Transportation Corridor between Santa Margarita Parkway and Portola North and the following roads are open to traffic and operating at an acceptable level of service:

(a) Portola Parkway from El Toro Road to Bake Parkway.

(b) Bake Parkway from Portola Parkway to Irvine Blvd.

4) Phase IV - Traffic Controls/Capacity Improvements

Phase IV development cannot occur until the improvements included in Phases II and III are completed. Prior to the issuance of building permits for Phase III, EMA shall prepare a detailed study to examine alternative options to safely control traffic volumes and to ensure that there is adequate capacity on Live Oak/Trabuco Canyon Road. The study shall initially address traffic controls and shall include, but not be limited to, the following options:

- a) Installing impediments to through traffic at peak periods through metering, installation of stop signs, etc.
- b) Controlling traffic during peak periods.
- c) Moving the entrance to O'Neill Regional Park to the Plano Trabuco and providing access to the park via Antonio Parkway.
- d) Making Live Oak/Trabuco Canyon Road a private road or toll road to discourage through traffic.
- e) Other improvements to control traffic volumes.

The study shall be considered by the Board of Supervisors at a public hearing. Should the Board determine that traffic controls are infeasible, then a study/project report shall be prepared for consideration by the Board to address capacity improvements. If the capacity improvements are determined to be infeasible or undesirable, then the Land Use Plan and Phasing Plan may need to be amended accordingly.

Building permits for Phase IV shall not be released until either the traffic controls or capacity improvements approved by the Board have been implemented.

5) Phase V - Eastern Area Collector Road System

Building permit issuance within Phasing Subarea "B" shall be limited to 21 building permits until the improvements for Phases II and IV and the Eastern Area Collector Road System with a connection to Trabuco Canyon Road are completed. The Eastern Area Collector Road System is conceptual and building permits may be issued upon the construction of a similar circulation system which provides suitable access and traffic capacity for the affected properties.

SPECIFIC PLAN PHASING PLAN

MAXIMUM CUMULATIVE NUMBER OF NEW BUILDING PERMITS FOR HABITABLE STRUCTURES

PHASING SUBAREAS	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
A	0	177	229	562	562
B	0	21	21	21	245
C	0	171	710	710	710

c. Project-Specific Phasing Requirements

In conjunction with the approval of individual area plans and/or site development permits, the Planning Commission may approve additional phasing requirements, beyond those included in the Specific Plan Phasing Plan, in order to address project-specific traffic impacts which are not addressed by the Phasing Plan. (For example, construction of the commercial center at the Cook's Corner intersection may require intersection improvements and roadway widening prior to the time that they would otherwise be required by the Phasing Plan.)

2.0 Wastewater Treatment Phasing

All development shall be phased to ensure that there is adequate wastewater treatment capacity. As indicated in the Public Facilities Component (Section II.D.2), there are numerous options for wastewater treatment, and the actual phasing requirements resulting from the need for wastewater facilities cannot be determined until a comprehensive study is completed.

Immediately after the effective date of the Specific Plan, the Trabuco Canyon Water District, in coordination with the County of Orange and landowners in the Trabuco Canyon and Plano Trabuco Planning Areas, shall initiate a feasibility analysis to determine the optimal way to provide wastewater treatment to the two planning areas. The analysis shall include a study to determine the threshold number of individual septic tank systems the area can support without exceeding the percolation capacity of local soils and adversely impacting existing septic systems in the area. Other factors to be considered in determining this threshold include: depth to groundwater, drainage courses, topography, soil characteristics and system design standards.

3.0 School Facilities Phasing

Prior to the approval of each tentative tract map for residential development, the project proposal will be evaluated, on a case-by-case basis, to ensure that there is adequate student capacity to serve the development. Prior to the approval of each tentative tract/parcel map or the issuance of each building permit for a new habitable structure, whichever comes first, each applicant shall provide written verification from the School District, in a manner meeting the approval of the Manager, Current Planning Division, that he has reached a mitigation agreement with the District for the subject project proposal. The developers' contribution per dwelling unit shall be based on a pro-rata share of the cost of the required school facilities. Until such time as an elementary school site is identified within the Specific Plan Area, all project proposals of 75 gross acres or more shall be evaluated by the District for possible inclusion of an elementary school site with a minimum of 10 net usable acres.

In addition, the Annual Monitoring Report for the Specific Plan Area shall monitor the phasing of development to identify any potential imbalances between development and the availability of school facilities. In the event any imbalances are identified, the Environmental Management Agency shall confer with the Saddleback Valley Unified School District and affected property owners and shall provide recommendations to the Board of Supervisors. Said recommendations may include identifying means of providing additional student capacity or deferring approval of building permits or subdivisions until means of resolving imbalances are proposed to and approved by the Board of Supervisors.

4.0 Annual Monitoring Report and Traffic Safety Program

The Environmental Management Agency shall prepare an Annual Monitoring Report and Traffic Safety Program for the Specific Plan Area to demonstrate compliance with the Growth

Management Program of the Land Use Element of the County's General Plan and the County's Annual Development Monitoring Program. The Report/Program shall include: 1) traffic counts on Live Oak/Trabuco Canyon Road conducted every six months; 2) an evaluation of traffic safety conditions; and 3) recommendations on traffic controls or improvements to remedy any traffic safety problems. The recommendations in the Report/Program shall be provided to the Board of Supervisors in conjunction with the annual Development Monitoring Program.

The Board of Supervisors, in the annual adoption of the Development Monitoring Program, will identify any imbalances between development projects and planned infrastructure (such as circulation capacity, wastewater capacity and/or availability of school facilities) or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer approval of building permits or subdivisions until means of resolving imbalances are proposed to and approved by the Board of Supervisors.

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III. Land Use Regulations

A. Purpose and Intent

The Foothill/Trabuco Specific Plan Land Use Regulations are adopted per Orange County Zoning Code section 7-9-156 for the purpose of promoting the health, safety and general welfare of the existing and future residents of the Specific Plan Area, as well as the residents of Orange County overall. More specifically, these regulations are intended to provide the standards, criteria and procedures necessary to achieve the Goals and Objectives of the Foothill/Trabuco Specific Plan (see Section II.C).

B. Definitions

The meaning of words, phrases and terms used in this Specific Plan shall be the same as provided in Zoning Code sections 7-9-21 through 7-9-44 unless otherwise defined in Appendix C. Appendix C is incorporated by reference herein.

C. General Provisions

1.0 General Plan Consistency: The Foothill/Trabuco Specific Plan has been found to be consistent with all Elements of the Orange County General Plan through its approval and adoption by the Orange County Planning Commission and Board of Supervisors.

2.0 Affordable Housing: Through adoption of this Specific Plan, the Board of Supervisors rescinds all previously applied conditions of approval which required the mandatory provision of affordable housing, except for those applied to the Bridlewood site (see Section 10.0, below). For all other sites within the Specific Plan Area, there shall be no mandatory requirement for the provision of affordable housing. The development cap for each property provided in the Land Use District Regulations shall be inclusive of any density bonuses.

It is recognized that the Specific Plan Area, due to its steep terrain and sensitive biological resources, is inappropriate for the provision of affordable housing. The provision of (high density) affordable housing conflicts with the goals and objectives of the Specific Plan which include maintaining the rural character of the area, providing a buffer between urban development and the Cleveland National Forest and preserving significant biological resources and natural landforms.

3.0 Zoning Code Consistency: This Specific Plan is adopted pursuant to regulations contained in the Orange County Zoning Code. It is specifically intended by such adoption that the development standards and provisions contained herein shall regulate all development within the Specific Plan Area. If an issue, condition or situation arises or occurs that is not sufficiently

covered or provided for so as to be clearly understandable, those regulations of the Zoning Code that are applicable for the most similar use, issue condition or situation shall be used by the Planning Commission as guidelines to resolve the unclear issue, condition or situation. In no manner shall this provision be misconstrued to allow uses or activities that are not permitted by this Specific Plan.

4.0 Grading Code Consistency: Grading plans submitted for projects within the Specific Plan Area shall be accompanied by geological and soils engineers' reports and shall incorporate all of their pertinent recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site prior to the issuance of any building permits for new habitable structures.

5.0 Other Codes: All development shall comply with the applicable provisions of the Uniform Building Code and various other mechanical, electrical and plumbing codes related thereto.

6.0 Grading and Removal of Vegetation:

6.1 Grading: Grading shall be permitted within the Specific Plan Area only upon approval of a site development permit or use permit by the Planning Commission. No grading permits shall be issued without the approval of a precise plan of development, i.e., site development permit or use permit.

6.2 Test Borings: Geological test borings and grading for roads necessary to access boring sites shall require approval of a site development permit per Zoning Code section 7-9-150. Where a site development is proposed solely for test borings and grading for roads necessary to access boring sites, the Specific Plan Procedures and Submittal Requirements (Section III.G.2.0) shall not apply.

6.3 Removal of Vegetation: No clearing of vegetation (including grubbing, disking and the removal of trees) shall occur on any property within the Specific Plan Area unless all necessary discretionary approvals (site development permits, use permits, tree management/preservation plans, etc.) have been obtained. This provision shall not apply to the clearing of brush within an established fuel modification zone (as required by the Fire Chief) adjacent to existing development or for fuel breaks required by the County Fire Chief. This provision shall not apply to the existing nursery operations on the Plano Trabuco.

6.3 Denial of Discretionary Applications: No zone change or discretionary permit per Zoning Code section 7-9-150 shall be approved for any property on which a violation of the Grading and Excavation Code or a violation of the removal of vegetation provision (Section 6.3, above) exists, including work performed not in accordance with approved plans, unless conditioned to require such violation to be corrected or mitigated to the

satisfaction of the Building Official prior to the issuance of any building permits.

7.0 Violations: Per Zoning Code section 7-9-154.3.

8.0 Interim Land Uses: The following interim uses shall be permitted within the Specific Plan Area:

8.1 Wholesale nursery operations on the Nursery Properties (Yusatake and Sakaida).

8.2 Archaeological and paleontological study sites with the prior written approval of the Director of Harbors, Beaches and Parks/EMA.

8.3 Fuel breaks and fuel modification zones required by the Orange County Fire Chief.

9.0 Purchaser Notification

9.1 Prior to the recordation of any final tract/parcel map, the owner of the property shall prepare and record notice in a manner meeting the approval of the Manager, EMA/Development Services Division that the property is within the Foothill/Trabuco Specific Plan Area and is subject to the special provisions of the Specific Plan.

9.2 Prior to the issuance of any certificates of use and occupancy, and in conjunction with the Buyer Notification Program (if applicable to the subject project), the developer, subdivider and/or seller of any residential property shall provide a written statement signed by the purchaser and subject to the approval of the Manager, Land Planning Division indicating that the purchaser: 1) has been provided with a copy of the Foothill/Trabuco Specific Plan (except for properties within the Plano Trabuco Planning Area); 2) understands that the property is subject to the special provisions of the Specific Plan; and 3) agrees to comply with these provisions. Developers, subdividers and/or sellers of properties within the Plano Trabuco Planning Area shall not be required to provide purchasers with a copy of the Specific Plan.

10.0 Previous Discretionary Approvals:

- a. Through adoption of this Specific Plan the Board of Supervisors hereby rescinds all previously adopted Resolutions and Ordinances for the following: a) the Foothill/Trabuco Feature Plan; b) commercial Land Use Element designations and zoning for the Cook's Corner Commercial Center and Foothill Commercial Center (Live Oak Limited); c) the Interim Policy Guidelines for Foothill/Trabuco Area Projects; and d) the Trabuco Canyon General Plan Implementation (Overlay) District.

b. The Bridlewood (Saddleback Meadows), Lyon Ranch (Saddleback Community Church), Santiago Ranch and Zadeh properties currently have approved or recorded tract maps in effect. Except in the event that proposed development on these individual properties cannot be found consistent with previous approvals (listed below), the subject properties shall be exempt from all of the Regulations and Guidelines included in this Specific Plan and shall be subject to the zoning in effect at the time of the following project approvals:

- 1) Bridlewood Property: Saddleback Meadows Planned Community (Zone Change 84-3P) and Recorded Tract 10692.
- 2) Lyon Ranch: Vesting Tentative Tract Map 11919.
- 3) Santiago Ranch: Area Plan 89-03P and Tentative Tract Map 11771.
- 3) Zadeh: Area Plan 86-04P and Recorded Tract 12365.

c. In no event shall this provision exempt the Bridlewood, Lyon Ranch, Santiago Ranch and Zadeh properties from any Specific Plan and/or Road Fee Programs adopted for the Specific Plan Area.

d. If a development proposal on the aforementioned sites deviates from these approvals and cannot be found to be in substantial compliance with these approvals, a Specific Plan Amendment shall be required for the individual site. Said Specific Plan Amendment shall: 1) determine an appropriate density cap for the property; 2) establish new Land Use District Regulations for the site; and 3) be consistent with all of the provisions of the Specific Plan, as amended.

11.0 Project Consistency with the Development and Design Guidelines:

While the Development and Design Guidelines are not regulatory, all discretionary approvals (except within the Portola Bluff Residential and Plano Trabuco Residential Districts) shall be reviewed by the Planning Commission for a determination of consistency with the Guidelines. The Planning Commission may find a project in overall compliance with the Guidelines without the project being consistent with each and every Guideline.

12.0 Board Declaration/Severability: If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

ORDINANCE NO. 01-010

AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA
AMENDING THE FOOTHILL/TRABUCO SPECIFIC PLAN
REGARDING MINOR IMPROVEMENTS TO EXISTING USES
AND REMEDIAL GRADING (ZC99-04)

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

SECTION 1. The following general provision is hereby added to the Foothill/Trabuco Specific Plan Section III.C. to read as follows:

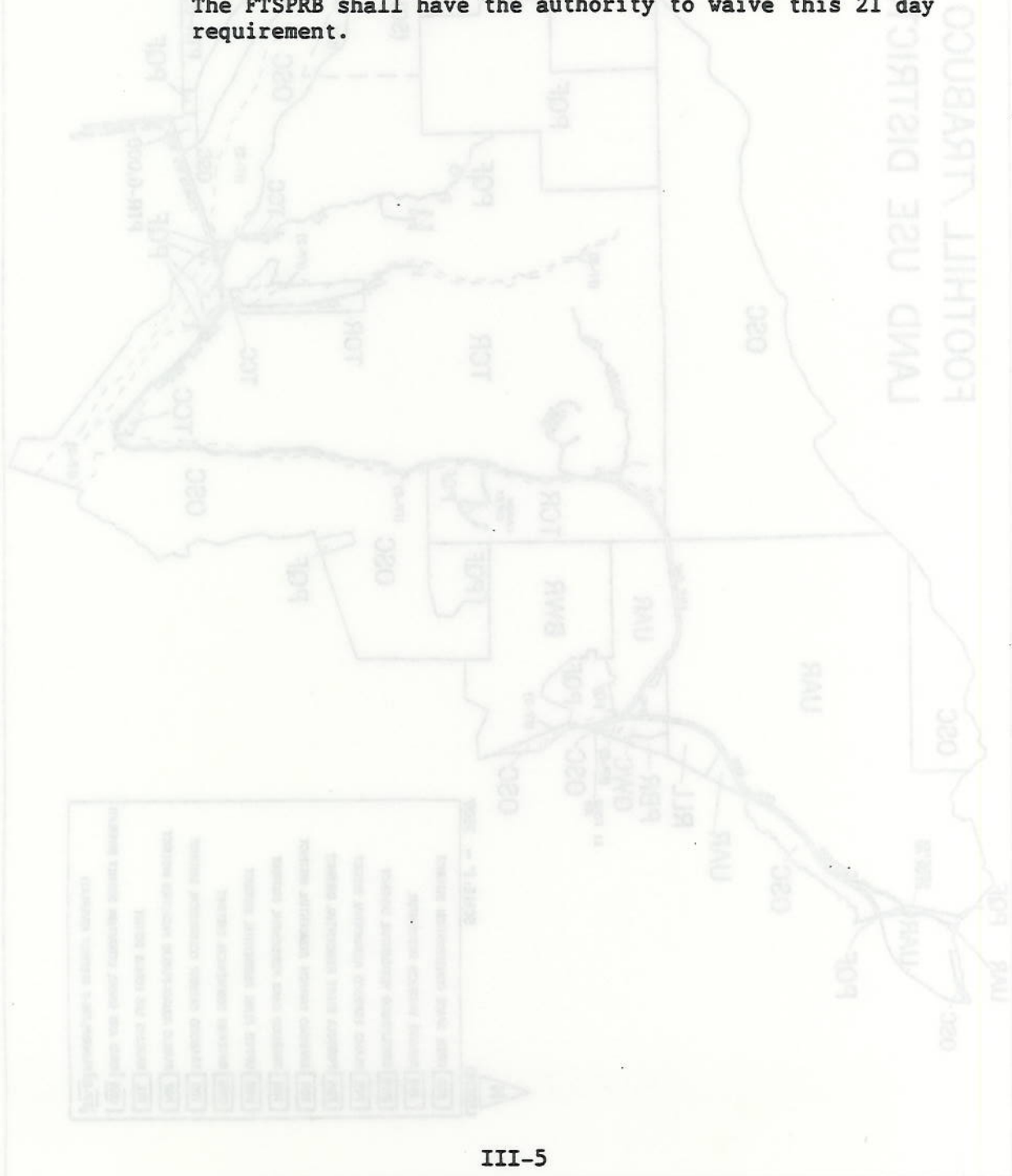
14.0 Minor Homeowner Improvements.

Notwithstanding any other provision in the Foothill/Trabuco Specific Plan, minor improvements as described below shall be allowed for a lawfully established single-family residence subject to a site development permit reviewed by the F/TSP Review Board and approved by the Director. The applicant shall not be required to dedicate open space areas otherwise required by this Specific Plan. Only those special studies/reports determined necessary by the Director shall be required. The F/TSP Review Board may recommend those studies/reports that should be required. On a case-by-case basis, such permit application may be sent by the Director to the Planning Commission for action. All actions by the approving authority on such permits may be appealed.

- a. Subject to "e" below, the existing residence and accessory structures may be expanded vertically up to the height limit per the applicable district regulations in this Specific Plan.
- b. Subject to "e" below, the residence may be expanded horizontally up to 50 percent of the existing building footprint and accessory structures on the same building site may be established/expanded with a building footprint up to 640 square feet (total of existing plus new). The height of such horizontal expansion shall be limited by "a" above.
- c. Subject to "e" below, grading up to 50 cubic yards (cut or fill, whichever is greater) is allowed. However, this restriction shall be 150 cubic yards maximum if it is grading conducted to construct driveways and foundations in support of the footprint modification requested, but only if such grading is on slopes of less than 15 percent and there are no manufactured slopes created greater than ten vertical feet.
- d. Subject to "e" below, remedial grading up to 500 cubic yards in response to a notice of violation issued by the Building Official to correct a health and safety situation caused by an act of nature is allowed if it is not related to new development.
- e. Such improvements must satisfy all applicable site development standards regarding buildings and accessory structures as well as the below listed conditions.
 - 1) All trees with a diameter of five inches measured 4.5 feet above the ground shall be preserved, replaced or relocated per Section III.E.1.c.
 - 2) For building sites of one acre or more, the location of the proposed improvements shall not be within fifty feet of designated wildlife corridors, streambeds, and oak woodlands or within 200 feet horizontally or 50 feet vertically of designated major ridgelines and major rock outcroppings or within any of the setbacks from scenic highways as specified in Section II.C.5.2.b.

13.0 Foothill/Trabuco Specific Plan Review Board

Through adoption of this Specific Plan, the Board of Supervisors establishes the Foothill/Trabuco Specific Plan Review Board (FTSPRB) and adopts the FTSPRB Bylaws included in Appendix D. Subsequent to adoption of the Specific Plan, the Board of Supervisors shall appoint five (5) members to the FTSPRB. EMA shall forward all discretionary permit applications to the FTSPRB for their review and recommendations at least 21 days prior to Planning Commission consideration of the application. The FTSPRB shall have the authority to waive this 21 day requirement.



SITE DEVELOPMENT STANDARDS MATRIX

DISTRICT	MINIMUM BUILDING SITE AREA	AVERAGE BUILDING SITE AREA	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING SITE COVERAGE	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH	MAXIMUM BUILDING HEIGHT
Residential Districts									
ATR	1/4-acre	1/2-acre	Variable: 6 ft. minimum; 20 ft. average	Variable: 10 ft. minimum for one side; 25 ft. total for both sides	20 ft.	50 percent	N/A	N/A	35 ft.; 25 ft. within 100 ft. of OSC District
PTR-10,000	10,000 sq. ft. (1/2 acre adjacent to bluff edge)	N/A	20 ft.	Variable: 5 ft. minimum however, there must be a minimum separation of 20 feet between buildings	20 ft.	50 percent	N/A	60 ft.	35 ft.; 25 ft. on 1/2-acre lots
PTR-6,000	6,000 sq. ft.	N/A	15 ft.	Variable: 5 ft. minimum; however, there must be a minimum separation of 20 feet between buildings	15 ft.	60 percent	N/A	60 ft.	35 ft.; 25 ft. within 50 ft. of OSC District
PBR	4,000 sq. ft.	N/A	10 ft.	10 ft. minimum for one side; or 10 feet total for both sides	10 ft.	Total minus setbacks	N/A	N/A	25 ft.
TCR	1 acre	2 acres	Variable: 6 ft. minimum; 20 ft. average	Variable: 10 ft. minimum for one side; 30 ft. total for both sides	20 ft.	30 percent	100	80	35 ft.
TOR	20,000 sq. ft.	N/A	10 ft.	5 ft.	10 ft.	Total minus setbacks	N/A	N/A	35 ft.
UAR	1/2 acre	1 acre	Variable: 6 ft. minimum; 20 ft. average	Variable: 10 ft. minimum for one side; 25 ft. total for both sides	20 ft.	40 percent	100	80	35 ft.

SITE DEVELOPMENT STANDARDS MATRIX

DISTRICT	MINIMUM BUILDING SITE AREA	AVERAGE		MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM BUILDING SITE COVERAGE	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH	MAXIMUM BUILDING HEIGHT
		BUILDING SITE AREA	BUILDING SITE AREA							
Commercial/Other Districts										
GWC	5 acres	N/A		Front, side and rear setbacks as are follows:			35 percent	N/A	N/A	35 ft.
				From El Toro/Santiago Cyn. Rd: 100 ft minimum						
				From Live Oak Cyn. Rd: 50 ft. minimum						
				From any other public road: 20 ft. minimum						
				From any district zoned for residential use: 50 ft. minimum.						
				From any non-residential district: 25 ft. minimum						
OSC	Site development standards are as established by an approved site development permit or use permit.									
PQF	N/A	N/A		20 ft.	20 ft.	20 ft.	N/A	N/A	N/A	35 ft.
RLJ	4 acres	N/A		Front, side and rear setbacks are as follows:			35 percent	N/A	N/A	35 ft.
				From Santiago Canyon Road: 100 ft. minimum						
				From any district zoned for residential use: 50 feet minimum						
				From any district zoned for non-residential use: 25 feet minimum						
TCC	5,000 sq. ft.	N/A		20 ft.	20 ft.	20 ft.	N/A	N/A	N/A	35 ft.

NOTE: The setback and average building site area standards apply to the development of more than one building site. The setback and building site area requirements for development of a single building site are indicated in the Land Use District Regulations (Section III) for the appropriate Land Use District.

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D. Land Use District Regulations

The Land Use District Map (Exhibit III-1) is incorporated by reference herein as a part of these regulations. Exhibit III-2 is a matrix which provides a general comparison of the Site Development Standards for each of the Specific Plan Land Use Districts.

1.0 Open Space/Conservation (OSC) District

1.1 Purpose and intent.

The purpose of the Open Space/Conservation District is to provide for the preservation of regionally significant open space lands within the Cleveland National Forest and the Arroyo Trabuco/Trabuco Creek. Also included within this district is the open space portion of the Santiago Ranch project which is required to be dedicated to the County as an addition to Whiting Ranch Wilderness Park. A commercial stable is presently operating on the Santiago Ranch site. Except for minimum necessary infrastructure, these areas shall be of an open space and recreational nature.

This District further recognizes the location of significant sand and gravel resources within Trabuco Creek, as identified by the California Division of Mines and Geology Specific Report 143 for the Orange County Region and as depicted in maps within the Resources Element of the County's General Plan. The area within Trabuco Creek is classified as a Mineral Resource Zone-2 (MRZ-2) and is judged by the State Mining and Geology Board to contain significant deposits of construction-quality aggregate.

The acknowledgment of these mineral resources is not intended to represent a commitment to mineral extraction within the Arroyo Trabuco. Rather, it serves to respond to the Surface Mining and Reclamation Act of 1975 requirement to recognize these mineral resources. Any mineral extraction proposals will be reviewed on a project-by-project basis, and require approval of a Sand and Gravel Site Permit and compliance with CEQA.

1.2 Special provisions.

- a. No residential uses shall be permitted in this district.
- b. Any development in this district shall be subject to the approval of an area plan, site development permit or use permit by the Planning Commission. For County-owned properties, any development shall be subject to the approval of a General Development Plan by the Board of Supervisors.
- c. All discretionary approvals (per Zoning Code 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (see Section II.C).

- d. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (see Section IV.).

1.3 Principal uses permitted subject to Planning Commission approval of an area plan and/or site development permit or, for County-Owned properties, Board of Supervisors' approval of a General Development Plan.

- a. Regional parks and outdoor recreational facilities (commercial and non-commercial).
- b. Local parks
- b. National Forests.
- c. Public/private roads.
- d. Public/private utility buildings and structures.
- e. Riding and hiking trails.
- f. Bikeways.

1.4 Principal uses permitted subject to Planning Commission approval of a use permit.

Commercial stables which comply with the Animal Regulations (Section III.F).

1.5 Principal uses permitted subject to Planning Commission approval of a sand and gravel site permit.

Sand and gravel extraction within the Arroyo Trabuco per Zoning Code section 7-9-104.

1.6 Accessory uses permitted.

The following uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site. However, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Uses per section 7-9-137.
- b. Signs per section 7-9-144, except no business signs.
- c. Rest rooms.
- d. Information centers.

- e. Maintenance buildings.
- f. Riding and hiking trails.
- g. Bikeways.
- h. Ranger stations.
- i. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of the district.

1.7 Prohibited uses.

- a. Residential uses.
- b. Storage of vehicles, equipment or products related to a commercial activity not permitted in the District.
- c. Use of chain-link fencing, except during construction activities.
- d. All uses not expressly permitted above.

1.8 Site Development Standards

- a. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129.
- b. Grading per Zoning Code section 7-9-139.
- c. Additional standards as established by an approved area plan, site development permit or use permit.

2.0 Arroyo Trabuco Residential (ATR) District Regulations

2.1 Purpose and intent.

The purpose of this district is to provide for the development and maintenance of low density, single-family residential development in a manner that is rural in character and compatible with areas of steep to gently sloping terrain and significant biological resources. Further, it is the intent of these regulations to provide a transition in density between the adjacent Robinson Ranch Planned Community and the Trabuco Canyon area.

2.2 Special provisions.

- a. The maximum number of dwelling units permitted on each property within the ATR District is indicated in the Statistical Summary included in Appendix B and incorporated by reference herein. In no case shall the maximum number of dwelling units permitted on any property be exceeded. It is in no way intended or implied that this maximum is a guaranteed level of development. The ultimate number of dwelling units permitted on each property shall be dependent on compliance with the Specific Plan Components (Section II), the Development and Design Guidelines (Section IV) and is subject to approval by the Planning Commission in conjunction with an area plan, use permit or site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (see Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

2.3 Principal uses permitted subject to Planning Commission approval of an area plan or site development permit.

- a. Single-family dwelling(s) or mobilehome(s) per Zoning Code section 7-9-149.5 (one per building site).
- b. Parks and playgrounds (noncommercial).
- c. Public/private utility buildings and structures.
- d. Community care facilities serving six (6) or fewer persons and large family day care homes.

2.4 Principal uses permitted subject to Planning Commission approval of a use permit.

- a. Churches, temples and other places of worship.

b. Educational institutions.

c. Commercial stables or stables owned and operated by a Homeowners' Association per the Animal Regulations (Section III.F).

d. Community care facilities serving seven (7) to twelve (12) persons.

e. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

2.5 Temporary uses permitted.

a. Continued use of an existing building during construction of a new building.

b. Mobilehome residence during construction of a new building.

c. Model homes and real estate sales offices.

2.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

a. Accessory building(s) not usable as a guesthouse or second residential structure.

b. Entry monument signs per Zoning Code section 7-9-144. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.

c. Fences and walls subject to the Resources Overlay Component.

d. Garages and carports.

e. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.

f. Home occupations per Zoning Code section 7-9-146.6.

g. Noncommercial keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)

h. Patio covers.

i. Public and private roads.

j. Riding and hiking trails.

k. Swimming pools.

l. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

2.7 Prohibited Uses.

a. Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.

b. Storage of vehicles, equipment, or products related to a commercial activity not permitted in the District.

c. Use of chain-link fencing, except during construction activities.

d. Any use not expressly permitted above.

2.8 Site Development Standards.

a. Building site area.

1) Building sites created prior to the effective date of the Specific Plan shall be considered legal, conforming building sites.

2) For all subdivision maps creating a single building site. One-half (0.5) acre minimum.

3) For all subdivision maps creating more than one building site. One-quarter (0.25) acre minimum; however, the building sites shall average a minimum of one-half (0.5) acre for each subdivision map.

b. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:

1) For development of a single building site existing prior to the effective date of the Specific Plan:

a) From any front or side property line abutting a street. Twenty (20) feet minimum.

b) Side. Twenty (20) feet minimum.

c) Rear. Twenty (20) feet minimum.

d) From the boundary of the Open Space/Conservation District. One-Hundred (100) feet minimum.

2) For development of more than one building site existing prior to the effective date of the Specific Plan or for

any building sites created subsequent to the effective date of the Specific Plan:

- a) Variable building setbacks and multiple building orientations shall be provided in order to enhance the rural character and to avoid the appearance of a typical, urban subdivision where all buildings have a similar building setback and are oriented in the same direction. For additional information on variable building setbacks and multiple building orientations, refer to the Site Planning Guidelines in the Planning and Design Guidelines (Section IV).
 - b) The building lines for each building site shall be designated in conjunction with the approval of any area plan, tentative tract map or tentative parcel map to ensure that the minimum average front setback, variable building setbacks and multiple building orientations are achieved.
 - c) From the boundary of the Open Space/Conservation District, average of one hundred (100) feet with a minimum of fifty (50) feet. Said setback shall be varied and undulating so that development does not result in a hard, linear edge as viewed from the Arroyo Trabuco.
 - d) From any front or side property line abutting a street: Six (6) feet minimum; however an average minimum setback of twenty (20) feet shall be provided for all building sites included in each development proposal.
 - e) Side: ten (10) feet minimum on one side, with a minimum total of twenty-five (25) feet for both sides.
 - f) Rear: twenty (20) feet minimum.
- 3) Automatic garage door openers. Where the front setback is less than twenty (20) feet, an automatic garage door opener shall be provided.
 - 4) Panhandle site: fifteen (15) feet minimum from any property line.
 - 5) Patios. No attached or detached patio cover shall be located closer than ten (10) feet from a property line.
 - 6) Projections into required setbacks. Eaves, cornices outside staircases, balconies or other similar architectural features may project three (3) feet into any required front, rear or side setback; however, in no

case shall they be located closer than five (5) feet from a property line.

- 7) Alternative setbacks. Alternative setbacks may be approved by the Planning Commission in conjunction with an area plan, site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.
- c. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129, except that within one hundred (100) feet of the Open Space/Conservation District boundary, building height shall be limited to a single story, not to exceed twenty-five (25) feet.
- d. Building site coverage. Maximum of fifty (50) percent.
- e. Building site width. Minimum of sixty (60) feet.
- f. Fences and walls, maximum height, subject to the Resources Overlay Component (Section II.C).
 - 1) Within areas where main buildings may be constructed, the district building height regulations shall apply.
 - 2) Within front setback areas: three-and-one-half (3.5) feet minimum, except on panhandle lots where the maximum height may be six (6) feet if a six (6) foot high fence is permitted on an abutting lot when such area is not adjacent to a driveway.
 - 3) Within other setback areas: the maximum height shall be six (6) feet.
 - 4) Retaining walls and crib walls. The above maximum height limits and setback requirements may be waived for retaining walls or crib walls when it is demonstrated through a site development permit that additional land will be preserved in its natural state as a result of utilizing said walls. However, in no case shall these walls exceed twenty (20) feet in height.
- g. Grading. Per Zoning Code section 7-9-139, except as indicated below. Items 1 through 6 below shall apply only to residential development (including private roads providing access to residential development).
 - 1) Grading shall be limited to an average of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and

any remedial grading required, as certified by a geologist.

- 2) For development of a single building site existing prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.
- 3) If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. For example, if the development cap permits two dwelling units on a property and only one building site is established, the property owner may grade up to 6,000 cubic yards. However, if the development cap permits 4 dwelling units on a property and only one building site is established, the property owner may only grade up to a maximum of 9,000 cubic yards. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude the development of the un-built units.
- 4) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.
- 5) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.
- 6) For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 7) For non-residential development (but excluding roads to serve residential development), in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 8) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:

- a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
 - b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.
 - c) Conventional grading techniques may be utilized in the following two situations:
 - (1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - (2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.
- 9) The Planning Commission may approve Alternative Grading Standards provided specific findings are made by the Commission pursuant to Section III.G.2.d.
- h. Prior to the recordation of a tract/parcel map or the issuance of grading permits, whichever comes first, each applicant shall offer for dedication in fee to the County of Orange or its designee the portions of each affected property (Porter/Hinrichs and Schwendeman East) located within the OSC District, including the area within the Arroyo Trabuco, in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division.
 - i. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C.).
 - j. Lighting. All exterior lighting shall be strictly limited to those locations where it is required for safety reasons. All lighting shall be designed so that direct light rays shall be confined to the premises and so that light sources are shielded from off-site view.
 - k. Off-street parking. Per Zoning Code section 7-9-145, except as follows:

Two covered parking spaces shall be required for each dwelling. An additional covered or uncovered parking space shall be provided within 200 feet of the dwelling; however, on-street parking shall not be utilized for this additional space.

1. Private street standards. Private streets shall be established in accordance with the following:
 - 1) Streets where on-street parking is prohibited: Minimum paved width twenty-four (24) feet.
 - 2) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - 3) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
 - 4) Alternative, rural street standards are encouraged. Road alignments, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation and landforms, without compromising public safety.

3.0 Bridlewood Residential (BWR) District

3.1 Purpose and Intent

The Bridlewood Residential District is established to recognize the existing zoning and tract map approvals for the Bridlewood (Saddleback Meadows) property which permit the development of 705 manufactured homes on the site. While the Board of Supervisors does not believe that these approvals are consistent with the Goals and Objectives of the Specific Plan, the property owner has recently declared bankruptcy. A legal stay precludes the Board of Supervisors from taking any action related to the property that would affect its value. However, the provisions of this District require that the Specific Plan be amended to determine an appropriate density cap and District Regulations for the property in the event that it cannot be developed in a manner which is consistent with the approved zoning and tract map.

3.2 Special Provisions

- a. As long as the site is developed in accordance with the existing Saddleback Meadows Planned Community zoning (Zone Change 84-3P) and Recorded Tract 10692, the project site shall be exempt from all of the Regulations and Guidelines included in this Specific Plan other than those provided for by this District.
- b. Any development proposal which deviates from the approved Saddleback Meadows Planned Community zoning and Recorded Tract 10692 and which cannot be found to be in substantial compliance with these approvals shall require a Specific Plan Amendment which shall: 1) determine an appropriate density cap for the property; 2) establish new development regulations for the Bridlewood Residential District; and 3) be consistent with all of the provisions of the Specific Plan.
- c. Prior to the issuance of any grading permits for the subject property, an Initial Study shall be conducted, per the requirements of CEQA, to determine if additional environmental documentation is required.

3.3 Uses Permitted

Per the Saddleback Meadows Planned Community (Zone Change 84-3P).

3.4 Site Development Standards

Per the Saddleback Meadows Planned Community (Zone Change 84-3P).

4.0 Plano Trabuco Residential (PTR) District Regulations.

4.1 Purpose and intent.

The purpose of this district is to provide for the development and maintenance of single-family residential development which provides a transition in density between the adjacent planning areas within the Robinson Ranch and Rancho Santa Margarita Planned Communities and the Trabuco Canyon Planning Area. Development in this district is intended to be sensitive to the bluff edge along the Arroyo Trabuco and to the viewshed from O'Neill Regional Park, the Arroyo Trabuco and the Trabuco Canyon Planning Area.

The PTR District is further divided into the PTR-10,000 and PTR-6,000 sub-districts. The number following the district symbol is the minimum building site area (in square feet) required per dwelling unit within each of the sub-districts.

4.2 Special provisions.

- a. The maximum number of dwelling units permitted within each sub-district on each of the properties is indicated in the Statistical Summary in Appendix B and incorporated by reference herein. It is in no way intended or implied that this maximum is a guaranteed level of development. The ultimate number of dwelling units permitted shall be dependent on compliance with the Specific Plan Components (Section II) and is subject to approval by the Planning Commission in conjunction with an area plan, use permit or site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Resources Overlay Component (Section II.C).
- c. The Development and Design Guidelines (Section IV) shall not apply to the Plano Trabuco Residential District.
- d. The following interim land uses shall be permitted:
 - 1) The wholesale nursery operation, associated structures and facilities, and the existing single-family residence on the Yusatake Nursery property. Once additional residential development of the Yusatake Nursery property commences (i.e., the issuance of building permits for any additional residences), the aforementioned uses shall be considered legal, non-conforming uses.
 - 2) The wholesale nursery operation and associated structures and facilities on the Sakaida Nursery property. Once additional residential development of the Yusatake Nursery property commences (i.e., the issuance of building permits for any additional residences) the

aforementioned uses shall be considered legal,
non-conforming uses.

- e. Prior to the approval of any area plan or site development permit, the applicant(s) shall guarantee access within the project site to accommodate the level of development permitted on the Hinrichs, Porter, and Schwendeman properties in a manner meeting the approval of the Director of Transportation, EMA.
- f. In conjunction with the approval of any area plan or site development permit, the applicant shall demonstrate that a landscaped, open space buffer will be provided between the Robinson Ranch Planned Community and any roads or structures on the Nursery properties.

4.3 Principal uses permitted subject to Planning Commission approval of an area plan or site development permit.

- a. Any new, non-residential structures associated with either of the wholesale nursery operations during the interim period until residential development commences on the subject site.
- b. Single-family dwelling(s) or mobilehome(s) per Zoning Code section 7-9-149.5.
- c. Community care facilities serving six (6) or fewer persons and large family day care homes.
- d. Parks and playgrounds (noncommercial).
- e. Public/private utility buildings and structures.

4.4 Principal uses permitted subject to Planning Commission approval of a use permit.

- a. Community care facilities serving seven (7) to twelve (12) persons.
- b. Educational institutions.
- c. Commercial stables or stables owned and operated by a Homeowners Association.
- d. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.
- e. Churches, temples and other places of worship.

4.5 Temporary uses permitted.

- a. Continued use of an existing building during construction of a new building.

- b. Mobilehome residence during construction of a new building.
- c. Model homes and real estate sales offices.

4.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory building(s) not usable as a guesthouse or second residential structure.
- b. Entry monument signs per Zoning Code section 7-9-144. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.
- c. Fences and walls subject to the Resources Overlay Component (Section II.C).
- d. Garages and carports.
- e. Guesthouse, 640 square feet maximum (one per building site), per Zoning Code section 7-9-146.
- f. Home occupations per Zoning Code section 7-9-146.6.
- g. Noncommercial keeping of pets and animals per Zoning Code section 7-9-146. (For regulations related to the keeping of horses, refer to Section III.F.)
- h. Patio covers.
- i. Public and private roads.
- j. Riding and hiking trails.
- k. Swimming pools.
- l. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

4.7 Prohibited uses.

- a. Keeping pets or animals for any commercial purpose unless otherwise permitted by an approved use permit.
- b. Storage of vehicles, equipment, or products related to a commercial activity not permitted in the District.
- c. Use of chain-link fencing, except during construction activities.

- d. Any use not expressly permitted above.

4.8 Site development standards.

a. District-Wide site development standards.

The following site development standards apply throughout the PTR District. Additional site development standards are provided below for the PTR-10,000 and PTR-6,000 sub-districts.

- 1) Building site width. Minimum of sixty (60) feet along street frontage.
- 2) Automatic garage door openers. Where the front setback is less than twenty (20) feet, an automatic garage door opener shall be provided.
- 3) Fences and walls, maximum height, subject to the Resources Overlay Component (Section II.C).
 - a) Within areas where main buildings may be constructed, the district building height regulations shall apply.
 - b) Within front setback areas: three and one-half (3.5) feet minimum, except on panhandle lots where the maximum height may be six (6) feet if a six (6) feet high fence is permitted on an abutting lot when such area is not adjacent to a driveway.
 - c) Within other setback areas: the maximum height shall be six (6) feet, except that this maximum may be exceeded for County-required sound attenuation along arterial highways. In no case shall these walls be higher than eight (8) feet.
- 4) Grading. Per Zoning Code section 7-9-139.
- 5) Landscaping and Fuel Modification per the Landscaping and Fuel Modification Regulations (Section III.E).
- 6) Lighting. All exterior lighting shall be strictly limited to those locations where it is required for safety reasons. All lighting shall be designed so that direct light rays shall be confined to the premises and so that light sources are shielded from off-site view.
- 7) Off-street parking. Per Zoning Code section 7-9-145.
- 8) Private street and driveway standards.
 - a) Driveways serving four (4) or less dwelling units and having no parking within the travelway. Minimum

paved width: twelve (12) feet for one-way traffic or sixteen (16) feet for two-way traffic.

- b) Driveways used for access to garages for more than four dwelling units and having no parking within the travelway. Minimum paved width: twelve (12) feet for one-way traffic or twenty-four (24) feet for two way traffic.
- c) Streets and driveways where parking is limited to one side. Minimum paved width: twenty-eight (28) feet.
- d) Streets and driveways with on-street parking permitted on both sides. Minimum paved width: thirty-six (36) feet.

b. Plano Trabuco Residential - 10,000 (PTR-10,000) site development standards.

In addition to the district-wide site development standards (above), the following site development standards shall apply within the PTR-10,000 sub-district.

- 1) Building site area. Ten-thousand (10,000) square feet minimum, except that the first row of building sites adjacent to the bluff/OSC District shall be a minimum of one-half (0.5) acre.
- 2) Building site coverage. Fifty (50) percent maximum.
- 3) Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129, except that building height on the one-half (0.5) acre lots shall be limited to a single story, not to exceed a maximum of twenty-five (25) feet.
- 4) Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:
 - a) In order to provide a three-hundred-foot (300) setback from the bluff edge, the building setback shall be a minimum of one-hundred-fifty (150) feet from the boundary of the Open Space/Conservation District. Said setback shall be varied and undulating so that development does not result in a hard, linear edge as viewed from the Arroyo Trabuco, O'Neill Regional Park and Trabuco Canyon.
 - b) The building lines for each building site shall be designated in conjunction with the approval of any area plan, site plan, tentative tract map or tentative parcel map to ensure that the minimum setback requirements are achieved.

c) From any front or side property line abutting a street: twenty (20) feet minimum.

d) Side: five (5) feet minimum on one side, with a minimum total of twenty (20) feet separation between buildings on adjacent building sites. For the development of a single building site where the building lines have not been established for the adjacent building sites, the minimum setback shall be fifteen (15) feet.

e) Rear: twenty (20) feet minimum.

4) Patios. No attached or detached patio cover shall be located closer than five (5) feet from a property line.

5) Projections into required setbacks. Eaves, cornices, outside staircases, balconies or other similar architectural features may project three (3) feet into any required front, rear or side setback; however, in no case shall they be located closer than five (5) feet from a property line.

c. Plano Trabuco Residential - 6,000 (PTR-6,000) site development standards.

In addition to the district-wide site development standards indicated above, the following site development standards shall apply within the PTR-6,000 sub-district.

1) Building site area. Six Thousand (6,000) square feet minimum.

2) Building site coverage. Sixty (60) percent maximum.

3) Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129, except that within one-hundred-fifty (150) feet of the Open Space/Conservation District boundary, building height shall be limited to a single story, not to exceed a maximum of twenty-five (25) feet.

4) Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:

a) The building lines for each building site shall be designated in conjunction with the approval of any area plan, site plan, tentative tract map or tentative parcel map to ensure that the minimum setback requirements are achieved.

b) From any front or side property abutting a street: fifteen (15) feet minimum.

- c) Side: five (5) feet minimum, however there must be a minimum separation of twenty (20) feet between buildings on adjacent building sites. For the development of a single building site where the building lines have not been established for the adjacent building sites, the minimum setback shall be fifteen (15) feet.
- d) Rear: fifteen (15) feet minimum.
- e) Patios. No attached or detached patio cover shall be located closer than five (5) feet from a property line.
- f) Projections into required setbacks. Eaves, cornices, outside staircases, balconies or other similar architectural features may project three (3) feet into any required front, rear or side setback; however, in no case shall they be located closer than five (5) feet from a property line.
- g) The Planning Commission may approve alternative building setbacks and minimum building site widths in conjunction with an area plan or site development permit.

5.0 Portola Bluff Residential (PBR) District Regulations

5.1 Purpose and intent.

The purpose and intent of this district is to provide for the development and maintenance of single-family, residential development which is compatible with the bluff above Aliso Creek and the existing residential development in the Portola Hills Planned Community adjacent to the site.

5.2 Special provisions.

- a. The maximum number of dwelling units permitted within this district shall be five (5) dwelling units. In no case shall this maximum be exceeded. In is in no way intended or implied that the maximum number of dwelling units permitted is a guaranteed level of development. The ultimate number of dwelling units permitted shall be subject to approval by the Planning Commission in conjunction with a site development permit.
- b. The Development and Design Guidelines (Section IV) shall not apply to the Portola Bluff Residential District.

5.3 Principal uses subject to Planning Commission approval of a site development permit.

- a. Single-family dwelling(s) or mobilehome(s), per Zoning Code section 7-9-149.5.
- b. Open space uses.
- c. Public/private utility building and structures.
- d. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

5.4 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Uses per Zoning Code section 7-9-137 which include:
 - 1) Fences and walls subject to the Resources Overlay Component (Section II.C).
 - 2) Garages and carports.
 - 3) Patio covers.

4) Swimming pools.

- b. Entry monument signs per Zoning Code section 7-9-144. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.
- c. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.
- d. Home occupations per Zoning Code section 7-9-146.6.
- e. Noncommercial keeping of pets and animals per Zoning Code 7-9-146.3.
- f. Accessory uses which the Director, EMA finds consistent with the purpose and intent of this district.

5.5 Prohibited uses.

- a. Keeping pets or animals for any commercial purpose.
- b. Storage of vehicles, equipment or products related to a commercial activity.
- c. Use of chain-link fencing, except during construction activities.
- d. Any use not expressly permitted above.

5.6 Site Development Standards.

- a. Building site area. Four-thousand (4,000) square feet minimum.
- b. Building site width. No minimum.
- c. Building height. Building height shall be limited to a single story, not to exceed a maximum of twenty-five (25) feet per Zoning Code section 7-9-129.
- d. Building site coverage. The total site less the required setbacks.
- e. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:
 - 1) From any property line abutting a street: Ten (10) feet minimum.
 - 2) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides. Where the building lines on adjacent building sites have not been determined, the minimum setback shall be ten (10) feet.

- 3) Rear: Ten (10) feet minimum.
- 4) From bluff edge: Twenty (20) feet minimum.
- 5) Patios: No attached or detached patio cover shall be located closer than three (3) feet to a property line, except the street-side property line of a corner lot, in which case a minimum distance of eight (8) feet shall be maintained.
- 6) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project a maximum of four (4) feet into any required front, rear or side setback or within three (3) feet of the property line, whichever is the least projection into the required setback.
- 7) Miscellaneous provisions and exceptions:
 - a. Attached accessory buildings shall be considered as part of the main buildings.
 - b. Detached accessory buildings shall be located no closer than the setback permitted for the main building.
- 8) Automatic garage door openers. Where the front setback is less than twenty (20) feet, an automatic garage door opener shall be provided.

f. Fences and walls, maximum height.

- 1) Within areas where main buildings may be placed: same as the main building height limit.
- 2) Within front setback area: three-and-one-half (3.5) feet maximum, except on panhandle lots where the maximum height may be six (6) feet within that portion of the front setback where a six (6) foot fence is permitted on the abutting lot, when such area is not adjacent to the garage driveway.
- 3) Within other setback areas: the maximum height shall be six (6) feet, except that this maximum may be exceed when required by the County for the purpose of noise mitigation or other health and safety measures.

g. Grading. Per Zoning Code section 7-9-139, except as indicated below.

Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating

patterns, similar to the natural terrain. The following concepts shall be utilized:

- 1) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
- 2) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.
- 3) Conventional grading techniques may be utilized in the following two situations:
 - a) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - b) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.
- h. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E).
- i. Lighting. All exterior lighting shall be strictly limited to those locations where it is required for safety reasons. All lighting shall be designed so that direct rays shall be confined to the premises.
- j. Off-street parking. Per Zoning Code section 7-9-145.
- k. Private street standards. Private streets shall be established in accordance with the following:
 - 1) Streets where on-street parking is prohibited: Minimum paved width twenty-four (24) feet.
 - 2) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - 3) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
 - 4) Alternative, rural street standards are encouraged. Road alignments, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation and landforms, without compromising public safety.

6.0 Trabuco Canyon Residential (TCR) District Regulations

6.1 Purpose and intent.

The purpose of this district is to provide for the development and maintenance of low density, single-family residential development in a manner that is rural in character and compatible with areas of steep to gently sloping terrain and significant biological resources. It is an objective of these regulations to encourage innovative hillside community design by allowing residential development which is sensitive to the terrain and natural resources.

6.2 Special provisions.

- a. The maximum residential density permitted on each property within this district is indicated in the Statistical Summary in Appendix B and incorporated by reference herein. It is in no way intended or implied that this maximum is a guaranteed level of development. The ultimate number of dwelling units permitted on each property shall be dependent on compliance with the Specific Plan Components (Section II), the Development and Design Guidelines (Section IV) and is subject to approval by the Planning Commission in conjunction with an area plan, use permit or site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (see Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

6.3 Principal uses permitted subject to Planning Commission approval of an area plan or site development permit.

- a. Single-family dwelling(s) or mobilehome(s) per Zoning Code section 7-9-149.5.
- b. Parks and playgrounds (noncommercial).
- c. Public/private utility buildings and structures.
- d. Community care facilities serving six (6) or fewer persons and large family day care homes.

6.4 Principal uses permitted subject to Planning Commission approval of a use permit.

- a. Commercial stables or stables owned and operated by a Homeowners' Association per the Animal Regulations (Section III.F).

- b. Community care facilities serving seven (7) to twelve (12) persons.
- c. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

6.5 Temporary uses permitted.

- a. Continued use of an existing building during construction of a new building.
- b. Mobilehome residence during construction of a new dwelling.
- c. Model homes and real estate sales offices.

6.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory building(s) not usable as a guesthouse or second residential structure.
- b. Entry monument signs per Zoning Code section 7-9-144. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.
- c. Fences and walls subject to the Resources Overlay Component (Section II.C).
- d. Garages and carports.
- e. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.
- f. Home occupations per Zoning Code section 7-9-146.6.
- g. Noncommercial keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)
- h. Patio covers.
- i. Public and private roads.
- j. Riding and hiking trails.
- k. Swimming pools.
- l. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

6.7 Prohibited Uses.

- a. Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.
- b. Storage of vehicles, equipment, or products related to a commercial activity not permitted in the District.
- c. Use of chain-link fencing, except during construction activities.
- d. Any use not expressly permitted above.

6.8 Site Development Standards.

a. Building site area.

- 1) Building sites created prior to the effective date of the Specific Plan shall be considered legal, conforming building sites.
- 2) For subdivision maps creating a single building site. Two (2) acres minimum.
- 3) For all subdivision maps creating more than one building site. Minimum of one acre; however, building sites shall average a minimum of two (2) acres for each subdivision map.

b. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:

1) Scenic Roadway setbacks.

- a) From Live Oak Canyon Road between the boundary of the Upper Aliso Residential District and Hamilton Truck Trail. Fifty (50) feet minimum.
- b) From Live Oak Canyon Road between Hamilton Truck Trail and the O'Neill Regional Park entrance. Two-Hundred (200) feet minimum.
- c) From Trabuco Canyon Road. Fifty (50) feet minimum.

2) For development of a single legal building site existing prior to the effective date of the ordinance adopting these regulations or for the establishment of a single building site:

- a) From any front or side property line abutting a street: twenty (20) feet minimum.
- b) Side: fifteen (15) feet minimum.

c) Rear: twenty (20) feet minimum.

3) For development of more than one legal building site existing prior to the effective date of the ordinance adopting these regulations or any building site(s) created subsequent to the effective date of the ordinance adopting these regulations:

a) Variable building setbacks and multiple building orientations shall be provided in order to enhance the rural character and to avoid the appearance of a typical, urban subdivision where all buildings have a similar building setback and are oriented in the same direction. For additional information on variable building setbacks and multiple building orientations, refer to the Site Planning Guidelines in the Planning and Design Guidelines (Section IV).

b) The building lines for each building site shall be established in conjunction with the approval of any area plan, tentative tract map or tentative parcel map to ensure that the minimum average front setback, variable building setbacks and multiple building orientations are achieved.

(1) From any front or side property line abutting a street: Six (6) feet minimum; however an average minimum setback of twenty (20) feet shall be provided for all building sites included in each development proposal.

(2) Side: ten (10) feet minimum on one side, with a minimum total of thirty (30) feet for both sides.

(3) Rear: twenty (20) feet minimum.

4) Automatic garage door openers. Where the front setback is less than twenty (20) feet, an automatic garage door opener shall be provided.

5) Panhandle site: fifteen (15) feet minimum from any property line.

6) Patios. No attached or detached patio cover shall be located closer than ten (10) feet from a property line.

7) Projections into required setbacks. Eaves, cornices outside staircases, balconies or other similar architectural features may project three (3) feet into any required front, rear or side setback; however, in no case shall they be located closer than five (5) feet from a property line.

- 8) Alternative setbacks. Alternative setbacks may be approved by the Planning Commission in conjunction with an area plan, site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.
- c. Building height. Thirty-five (35) maximum per Zoning Code section 7-9-129.
- d. Building site coverage. Maximum of thirty (30) percent.
- e. Building site depth. Minimum of one-hundred (100) feet.
- f. Building site width. Minimum of eighty (80) feet.
- g. Fences and walls, maximum height, subject to the Resources Overlay Component (Section II.C).
- 1) Within areas where main buildings may be constructed, the district building height regulations shall apply.
 - 2) Within front setback areas: three-and-one-half (3.5) feet minimum, except on panhandle lots where the maximum height may be six (6) feet if a six (6) foot high fence is permitted on an abutting lot when such area is not adjacent to a driveway.
 - 3) Within other setback areas: the maximum height shall be six (6) feet.
 - 4) Retaining walls and crib walls. The above maximum height limits and setback requirements may be waived for retaining walls or crib walls when it is demonstrated through a site development permit that additional land will be preserved in its natural state as a result of utilizing said walls. However, in no case shall these walls exceed twenty (20) feet in height.
- h. Grading. Per Zoning Code section 7-9-139, except as indicated below. Items 1 through 6 below shall apply only to residential development (including private roads providing access to residential development).
- 1) Grading shall be limited to an average of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist.

- 2) For development of a single building site existing prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.
- 3) If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. For example, if the development cap permits two dwelling units on a property and only one building site is established, the property owner may grade up to 6,000 cubic yards. However, if the development cap permits 4 dwelling units on a property and only one building site is established, the property owner may only grade up to a maximum of 9,000 cubic yards. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude the development of the un-built units.
- 4) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.
- 5) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.
- 6) For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 7) For non-residential development (but excluding roads to serve residential development), in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 8) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:
 - a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of

any daylight line or hinge point located at the top of a manufactured slope or natural slope.

b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.

c) Conventional grading techniques may be utilized in the following two situations:

(1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.

(2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.

9) The Planning Commission may approve Alternative Grading Standards provided specific findings are made by the Commission pursuant to Section III.G.2.d.

- i. Each individual project proposal (excluding building sites of one (1) acre or less which were existing at the time of Specific Plan adoption) shall preserve a minimum of sixty-six (66) percent of the site in permanent, natural open space which shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. No grading, structures (including stables and corrals), walls (except for river rock walls not to exceed three feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized.
- j. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).
- k. Lighting. All exterior lighting shall be strictly limited to those locations where it is required for safety reasons. All lighting shall be designed so that direct light rays shall be confined to the premises and so that light sources are shielded from off-site view.
- l. Off-street parking. Per Zoning Code section 7-9-145, except as follows:

Two covered parking spaces shall be required for each dwelling. An additional covered or uncovered parking space shall be provided within 200 feet of the dwelling; however, on-street parking shall not be utilized for this additional space.

m. Private street standards. Private streets shall be established in accordance with the following:

- 1) Streets where on-street parking is prohibited: Minimum paved width twenty-four (24) feet.
- 2) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
- 3) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
- 4) Alternative, rural street standards are encouraged. Road alignments, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation and landforms, without compromising public safety.

7.0 Trabuco Oaks Residential (TOR) District Regulations

7.1 Purpose and intent.

The Trabuco Oaks Residential (TOR) District is established to provide for the ongoing development and maintenance of the unique single-family residential neighborhoods along Trabuco Oaks Drive and Mountain View Road.

7.2 Special Provisions

- a. The maximum residential density permitted within the TOR District is one (1) dwelling unit per twenty-thousand (20,000) square feet. In no case shall this density be exceeded on any individual property, except that building sites created prior to the effective date of the ordinance adopting these regulations shall be considered legal, conforming building sites. It is in no way intended or implied that the maximum residential density permitted is a guaranteed level of development. The ultimate number of dwelling units permitted on each property shall be dependent on compliance with the Specific Plan Components (Section II), the Development and Design Guidelines (Section IV) and is subject to approval by the Planning Commission in conjunction with an area plan, use permit or site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

7.3 Principal uses permitted subject to Planning Commission approval of a site development permit.

- a. Community care facilities serving six (6) or fewer persons and large family day care homes.
- b. Single-family dwelling or mobilehome per Zoning Code section 7-9-149.5 (one per building site).

7.4 Principal uses permitted subject to Planning Commission approval of a use permit.

Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

7.5 Temporary uses permitted.

- a. Mobilehome residence during construction of a new dwelling.

- b. Continued use of an existing building during construction of a new building.

7.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory building(s) not usable as a guesthouse or second residential unit.
- b. Fences and walls subject to the Resources Overlay Component (Section II.C).
- c. Garages and carports.
- d. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.
- e. Home occupations per Zoning Code section 7-9-146.
- f. Noncommercial keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)
- g. Patio covers.
- h. Swimming pools.
- i. Riding and hiking trails.
- j. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

7.7 Prohibited uses.

- a. Keeping of pets or animals for any commercial purpose.
- b. Storage of vehicles, equipment or products related to a commercial activity.
- c. Use of chain-link fencing, except during construction activities.
- d. Any use not expressly permitted above.

7.8 Site development standards.

- a. Building site area. Twenty-thousand (20,000) square feet minimum except that building sites created prior to the effective date of these regulations shall be considered legal, conforming building sites. The consolidation of small lots into more suitable building sites is encouraged.

- b. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129.
- c. Building setbacks. Per Zoning Code sections 7-9-128 and 7-9-137, except as follows:
 - 1) From any front or side property line abutting a street: Ten (10) feet minimum.
 - 2) Side: Five (5) feet minimum.
 - 3) Rear: Ten (10) feet minimum.
 - 4) Alternative setbacks may be approved by the Planning Commission in conjunction with a site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.
- d. Off-street parking. Per Zoning Code section 7-9-145.
- e. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).
- f. Lighting. All exterior lighting shall be strictly limited to that required for safety reasons. All lighting shall be designed so that direct light rays are confined to the premises.
- g. Grading. Per Zoning Code section 7-9-139, except as indicated below. Items 1 through 6 below shall apply only to residential development (including private roads providing access to residential development).
 - 1) Grading shall be limited to an average of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist.
 - 2) For development of a single building site existing prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.

- 3) If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. For example, if the development cap permits two dwelling units on a property and only one building site is established, the property owner may grade up to 6,000 cubic yards. However, if the development cap permits 4 dwelling units on a property and only one building site is established, the property owner may only grade up to a maximum of 9,000 cubic yards. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude the development of the un-built units.
- 4) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.
- 5) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.
- 6) For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 7) For non-residential development (but excluding roads to serve residential development), in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 8) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:
 - a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
 - b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.

- c) Conventional grading techniques may be utilized in the following two situations:
 - (1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - (2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.
- 9) The Planning Commission may approve Alternative Grading Standards provided specific findings are made by the Commission pursuant to Section III.G.2.d.
- h. Private street standards. Private streets shall be established in accordance with the following:
 - 1) Streets where on-street parking is prohibited: Minimum paved width twenty-four (24) feet.
 - 2) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - 3) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
 - 4) Alternative, rural street standards are encouraged. Road alignments, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation and landforms, without compromising public safety.

8.0 Upper Aliso Residential (UAR) District Regulations

8.1 Purpose and intent.

The purpose of this district is to provide for the development and maintenance of low density, single-family residential development in a manner that is rural in character and compatible with areas of steep to gently sloping terrain and significant biological resources. It is an objective of these regulations to encourage innovative hillside community design by allowing residential development which is sensitive to the terrain and natural resources.

8.2 Special provisions.

- a. The maximum number of dwelling units permitted on each property within the UAR District is indicated in the Statistical Summary included in Appendix B and incorporated by reference herein. In no case shall the maximum number of dwelling units permitted on any property be exceeded. It is in no way intended or implied that this maximum is a guaranteed level of development. The ultimate number of dwelling units permitted on each property shall be dependent on compliance with the Specific Plan Components (Section II), the Development and Design Guidelines (Section IV) and is subject to approval by the Planning Commission in conjunction with an area plan, use permit or site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (see Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).
- d. Except in the event that the subject property cannot be developed in a manner which is consistent with approved Area Plan 86-4P and Recorded Tract 12365 for the Zadeh property, the project site shall be exempt from all of the Regulations and Guidelines included in this Specific Plan and shall be subject to the zoning in effect at the time that Tract 12365 was approved. If a development proposal on the site deviates from the aforementioned approvals and cannot be found to be in substantial compliance with these approvals, a Specific Plan Amendment shall be required. Said Specific Plan Amendment shall: 1) determine an appropriate density cap for the property; 2) establish new development regulations for the site; and 3) be consistent with all of the provisions of the Specific Plan.

- e. Except in the event that the subject property cannot be developed in a manner which is consistent with approved Vesting Tentative Tract Map 11919 for the Lyon Ranch (Saddleback Community Church) property, the project site shall be exempt from all of the Regulations and Guidelines included in this Specific Plan and shall be subject to the zoning in effect at the time the Tract Map was approved. If a development proposal on the site deviates from the aforementioned approvals and cannot be found to be in substantial compliance with these approvals, a Specific Plan Amendment shall be required. Said Specific Plan Amendment shall: 1) determine an appropriate density cap for the property; 2) establish new development regulations for the site; and 3) be consistent with all of the provisions of the Specific Plan.

8.3 Principal uses permitted subject to Planning Commission approval of an area plan or site development permit.

- a. Single-family dwelling(s) or mobilehome(s) per Zoning Code section 7-9-149.5 (one per building site).
- b. Parks and playgrounds (noncommercial).
- c. Public/private utility buildings and structures.
- d. Community care facilities serving six (6) or fewer persons and large family day care homes.

8.4 Principal uses permitted subject to Planning Commission approval of a use permit.

- a. Churches, temples and other places of worship.
- b. Educational institutions.
- c. Commercial stables or stables owned and operated by a Homeowners' Association per the Animal Regulations (Section III.F).
- d. Community care facilities serving seven (7) to twelve (12) persons.
- e. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

8.5 Temporary uses permitted.

- a. Continued use of an existing building during construction of a new building.
- b. Mobilehome residence during construction of a new building.
- c. Model homes and real estate sales offices.

8.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory building(s) not usable as a guesthouse or second residential structure.
- b. Entry monument signs per Zoning Code section 7-9-144. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.
- c. Fences and walls subject to the Resources Overlay Component.
- d. Garages and carports.
- e. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.
- f. Home occupations per Zoning Code section 7-9-146.6.
- g. Noncommercial keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)
- h. Patio covers.
- i. Public and private roads.
- j. Riding and hiking trails.
- k. Swimming pools.
- l. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

8.7 Prohibited Uses.

- a. Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.
- b. Storage of vehicles, equipment, or products related to a commercial activity not permitted in the District.
- c. Use of chain-link fencing, except during construction activities.
- d. Any use not expressly permitted above.

8.8 Site Development Standards.

a. Building site area.

- 1) Building sites created prior to the effective date of the Specific Plan shall be considered legal, conforming building sites.
- 2) For subdivision maps creating a single building site. Minimum of one (1) acre.
- 2) For subdivision maps creating more than one building site. Minimum of one-half (0.5) acre; however, building sites shall average a minimum of one (1) acre for each subdivision map.

b. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:

1) Scenic Roadway setbacks:

- a) From El Toro Road: One-Hundred (100) feet minimum.
- b) From Santiago Canyon/El Toro Road. One-Hundred (100) feet minimum.
- c) From Live Oak Canyon Road. Fifty (50) feet minimum.

2) For development of a single legal building site existing prior to the effective date of the ordinance adopting these regulations:

- a) From any front or side property line abutting a street: twenty (20) feet minimum.
- b) Side: fifteen (15) feet minimum.
- c) Rear: twenty (20) feet minimum.

3) For development of more than one legal building site existing prior to the effective date of the ordinance adopting these regulations or any building site(s) created subsequent to the effective date of the ordinance adopting these regulations:

- a) Variable building setbacks and multiple building orientations shall be provided in order to enhance the rural character and to avoid the appearance of a typical, urban subdivision where all buildings have a similar building setback and are oriented in the same direction. For additional information on variable building setbacks and multiple building orientations, refer to the Site Planning Guidelines in the Planning and Design Guidelines (Section IV).

b) The building lines for each building site shall be designated in conjunction with the approval of any area plan, tentative tract map or tentative parcel map to ensure that the minimum average front setback, variable building setbacks and multiple building orientations are achieved.

(1) From any front or side property line abutting a street: Six (6) feet minimum; however an average minimum setback of twenty (20) feet shall be provided for all building sites included in each development proposal.

(2) Side: ten (10) feet minimum on one side, with a minimum total of twenty-five (25) feet for both sides.

(3) Rear: twenty (20) feet minimum.

3) Automatic garage door openers. Where the front setback is less than twenty (20) feet, an automatic garage door opener shall be provided.

4) Panhandle site: fifteen (15) feet minimum from any property line.

5) Patios. No attached or detached patio cover shall be located closer than ten (10) feet from a property line.

6) Projections into required setbacks. Eaves, cornices outside staircases, balconies or other similar architectural features may project three (3) feet into any required front, rear or side setback; however, in no case shall they be located closer than five (5) feet from a property line.

7) Alternative setbacks. Alternative setbacks may be approved by the Planning Commission in conjunction with an area plan, site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.

c. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129.

d. Building site coverage. Maximum of forty (40) percent.

e. Building site depth. Minimum of one-hundred (100) feet.

f. Building site width. Minimum of eighty (80) feet.

g. Fences and walls, maximum height, subject to the Resources Overlay Component (Section II.C).

- 1) Within areas where main buildings may be constructed, the district building height regulations shall apply.
- 2) Within front setback areas: three-and-one-half (3.5) feet minimum, except on panhandle lots where the maximum height may be six (6) feet if a six (6) foot high fence is permitted on an abutting lot when such area is not adjacent to a driveway.
- 3) Within other setback areas: the maximum height shall be six (6) feet.
- 4) Retaining walls and crib walls. The above maximum height limits and setback requirements may be waived for retaining walls or crib walls when it is demonstrated through a site development permit that additional land will be preserved in its natural state as a result of utilizing said walls. However, in no case shall these walls exceed twenty (20) feet in height.

h. Grading. Per Zoning Code section 7-9-139, except as indicated below. Items 1 through 6 below shall apply only to residential development (including private roads providing access to residential development).

- 1) Grading shall be limited to an average of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist.
- 2) For development of a single building site existing prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.
- 3) If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. For example, if the development cap permits two dwelling units on a property and only one building site is established, the property owner may grade up to 6,000 cubic yards. However, if the development cap permits 4 dwelling units on a property and only one building site is established, the property owner may only grade up to a maximum of

9,000 cubic yards. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude the development of the un-built units.

- 4) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.
- 5) Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.
- 6) For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 7) For non-residential development (but excluding roads to serve residential development), in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.
- 8) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:
 - a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
 - b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.
 - c) Conventional grading techniques may be utilized in the following two situations:
 - (1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - (2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.

- 9) The Planning Commission may approve Alternative Grading Standards provided specific findings are made by the Commission pursuant to Section III.G.2.d.
- i. Each individual project proposal (excluding building sites of one (1) acre or less which were existing at the time of Specific Plan adoption) shall preserve a minimum of sixty-six (66) percent of the site in permanent, natural open space which shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. No grading, structures (including stables and corrals), walls (except for river rock walls not to exceed three feet), fences (except open fencing) or commercial agricultural activities shall be permitted in the natural open space area. Fuel modification shall be permitted within said open space areas if required by the Fire Chief in conjunction with an approved Fuel Modification Plan; however, the development should be designed so that fuel modification impacts to the open space areas are minimized.
 - j. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C.).
 - k. Lighting. All exterior lighting shall be strictly limited to those locations where it is required for safety reasons. All lighting shall be designed so that direct light rays shall be confined to the premises and so that light sources are shielded from off-site view.
 - l. Off-street parking. Per Zoning Code section 7-9-145, except as follows:
Two covered parking spaces shall be required for each dwelling. An additional covered or uncovered parking space shall be provided within 200 feet of the dwelling; however, on-street parking shall not be utilized for this additional space.
 - m. Private street standards. Private streets shall be established in accordance with the following:
 - 1) Streets where on-street parking is prohibited: Minimum paved width twenty-four (24) feet.
 - 2) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - 3) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.

- 4) Alternative, rural street standards are encouraged. Road alignments, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation and landforms, without compromising public safety.

9.0 Gateway Commercial (GWC) District Regulations.

9.1 Purpose and intent.

The Gateway Commercial (GWC) District is established to provide for the development and maintenance of neighborhood and visitor-serving commercial uses. The commercial uses permitted in this district are intended to incorporate a rural theme and to be balanced and complementary to each other. It is also intended that these uses will evolve as a focal point of activity as the major entrance to the Foothill/Trabuco Specific Plan Area.

9.2 Special provisions.

- a. The type and maximum number of square feet of commercial development permitted on each property within the GWC District is indicated in the Statistical Summary included in Appendix B and incorporated by reference herein. In no case shall the type or maximum number of square feet of commercial development permitted on each property be exceeded. It is in no way intended or implied that this maximum is a guaranteed level of development. The ultimate number of square feet of commercial development permitted on each property shall be dependent on compliance with the Specific Plan Components (Section II), the Development and Design Guidelines (Section IV) and is subject to approval by the Planning Commission in conjunction with a site development permit.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be consistent with the provisions of the Resources Overlay Component (see Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be consistent with the Development and Design Guidelines (Section IV).

9.3 Principal uses permitted subject to Planning Commission approval of a site development permit.

- a. Cook's Corner Site: total maximum building site area - three (3) acres; total maximum building square footage - nineteen thousand (19,000) square feet.
 - 1) Restaurant(s).
 - 2) Home improvement center.
 - 3) Public/private utility buildings and structures.

b. Tittle Property:

1) One of the following uses (a or b below):

- a) Retail or wholesale nursery - total building square footage shall not exceed five thousand (5,000) square feet.

OR

- b) Child care facility and/or veterinary office - total building square footage shall not exceed seven thousand (7,000) square feet.

2) Public/private utility buildings and structures.

Note: All vehicular access to the Tittle site shall be provided from Ridgeline Drive and not from El Toro/Santiago Canyon Road.

9.4 Temporary uses permitted.

- a. Mobile building during construction of a new building.
- b. Christmas tree sales.
- c. Halloween pumpkin sales.
- d. Sale of single-season agricultural products (e.g., strawberries).

9.5 Accessory uses permitted.

The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Detached buildings.
- b. Fences and walls subject to the Resources Overlay Component.
- c. Parking lots per Zoning Code section 7-9-145.
- d. Signs per section 7-9-144. Signs are permitted in conformance with the regulations of the Orange County Sign Code subject to the following limitations:
 - 1) One (1) identification monument/ground sign per street frontage, not to exceed thirty-two (32) square feet in area and four (4) feet in height, with both measurements incorporating the foundation.

- 2) Business or identification wall signs, to be located below the eaves of the building.
- 3) All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through exterior lighting only.
- 4) Banner signs and other such advertising devices/displays are prohibited on the site.
- e. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

9.6 Prohibited uses.

- a. Adult entertainment businesses.
- b. Automobile wrecking, junk and salvage yards.
- c. Bottling plants.
- d. Contractor's storage and equipment yards, work and fabricating areas.
- e. Hotels and motels.
- f. Rental and sales agencies for agricultural, industrial and construction equipment.
- g. Rental and sales agencies for automobiles, trailers, boats and trucks.
- h. Service stations.
- i. Vehicle repair, engine/transmission rebuilding, tire retreading, body repair and automobile paint shops.
- j. Welding shops and metal plating.
- k. Use of chain-link fencing, except during construction activities.
- l. All uses not expressly permitted above.

9.7 Site development standards.

- a. Building site area. Two (2) acres minimum.
- b. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:
 - 1) From the ultimate right-of-way of El Toro/Santiago Canyon Road. One hundred (100) feet minimum.

- 2) From the ultimate right-of-way of Live Oak Canyon Road. Fifty (50) feet minimum.
 - 3) From the ultimate right-of way of any other public road. Twenty (20) feet minimum.
 - 4) From any district zoned for residential use. Fifty (50) feet minimum from the property line.
 - 5) From any district zoned for non-residential use. Twenty-five (25) feet from the property line.
 - 6) Projections into required setbacks. Parking spaces, eaves, cornices, outside staircases, balconies or other similar architectural features may project up to five (5) feet into any required front, side or rear setback.
- c. Building site coverage. Thirty-five (35) percent maximum.
- d. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129.
- e. Enclosed uses. All commercial uses and their related products shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit.
- f. Fences and walls, maximum height.
- 1) Within areas where main buildings may be constructed, twenty (20) feet maximum.
 - 2) Within setback areas from roads: three-and-one-half (3.5) feet maximum.
 - 3) Within other setback areas: the maximum height shall be eight feet.
 - 4) The above maximum height limits and setback requirements may be waived for retaining walls or crib walls when it is demonstrated through a site development permit that a significant amount of land will be preserved in its natural state as a result of utilizing said walls.
 - 5) The use of crib walls and other slope reinforcement methods that can incorporate slope plantings shall be used instead of solid masonry or concrete retaining walls. Solid masonry or concrete retaining walls shall be permitted only if they are located behind structures and are not visible from Live Oak Canyon and El Toro/Santiago Canyon Roads or if they are incorporated as an integral part of a building's walls.

g. Grading. Per Zoning Code section 7-9-139, except as indicated below.

- 1) Manufactured slopes within the required scenic highway setback areas shall be no steeper than three (3) feet horizontal to one (1) foot vertical (3:1).
- 2) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:

- a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
- b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.
- c) Conventional grading techniques may be utilized in the following two situations:
 - (1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - (2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.

h. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).

i. Lighting. Lighting fixtures shall be limited to a maximum of twelve (12) feet in height. Exterior lighting shall be designed and located so as to confine direct rays to the premises.

j. Loading. All loading and unloading shall be performed on the site, and loading areas shall be screened by a wall, landscaping or architectural feature.

k. Off-street parking. Per Zoning Code section 7-9-145.

l. Screening.

Building and parking areas shall be screened from view through building orientation and/or extensive landscaping so

that no more than fifty (50) percent is visible from public roadway within five (5) years of construction.

m. Parking setbacks.

- 1) From the ultimate right-of-way of Live Oak and Santiago Canyon/El Toro Roads. Thirty-five (35) feet minimum.
- 2) From any other public road. Twenty (20) feet minimum.

n. Trash and storage areas. All location of cartons, containers and trash shall be enclosed by a wall not less than six (6) feet in height. If un-roofed, no such area shall be located within forty (40) feet of any district zoned for residential use.

10.0 Trabuco Canyon Commercial (TCC) District Regulations

10.1 Purpose and intent.

The Trabuco Canyon Commercial (TCC) District is established to provide for the continued development and maintenance of the existing commercial uses within Trabuco Canyon. These commercial uses are of a low intensity and are intended to serve the immediate needs of the surrounding neighborhood and local community.

10.2 Special provisions.

- a. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (Section II.C).
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

10.3 Principal uses permitted subject to Planning Commission approval of a site development permit.

- a. Principal uses shall be restricted on each individual site (1 through 4, below) to only those uses listed for each site, as follows:

1) Live Oak Center.

- a) Administrative and professional offices.
- b) Civic and government uses.
- c) Financial institutions.
- d) Restaurants.
- e) Retail businesses.
- f) Service businesses.

2) Emory's General Store.

Retail businesses.

3) Trabuco Oaks Steak House.

Restaurant.

4) Señor Lico's Restaurant.

- b) Restaurant.

10.4 Principal uses subject to Planning Commission approval of a use permit.

Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

10.5 Temporary uses permitted.

- a. Christmas tree sales.
- b. Halloween pumpkin sales.
- c. Sale of single-season agricultural products (e.g., strawberries).

10.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Detached buildings.
- b. Fences and walls, subject to the Resources Overlay Component (Section II.C).
- c. Signs per Zoning Code section 7-9-144. Signs are permitted in conformance with the Orange County Sign Code subject to the following limitations:
 - 1) One (1) identification monument/ground sign per street frontage, not to exceed thirty-two (32) square feet in area and four (4) feet in height, with both measurements incorporating the foundation.
 - 2) Business or wall identification signs, to be located below the eaves of the building.
 - 3) All signs shall be constructed of natural materials, such as river rock and wood.
 - 4) Signs may be illuminated through shielded exterior lighting only.
- c. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

10.7 Prohibited uses.

- a. Adult entertainment businesses.
- b. Automobile service stations.

- c. Automobile wrecking, junk and salvage yards.
- d. Bottling plants.
- e. Contractor's storage and equipment yards, work and fabricating areas.
- f. Commercial recreation.
- g. Hotels and motels.
- h. Rental and sales agencies for agricultural, industrial and construction equipment.
- i. Rental and sales agencies for automobiles, trailers, boats and trucks.
- j. Residential uses.
- k. Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.
- l. Vehicle washing facilities.
- m. Welding shops and metal plating.
- n. Use of chain-link fencing, except during construction activities.
- o. All uses not expressly permitted above.

10.8 Site development standards.

- a. Building site area. Five-thousand (5,000) square feet minimum.
- b. Building height. Thirty-five (35) feet maximum per Zoning Code section 7-9-129.
- c. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except that front, side and rear setbacks shall be twenty (20) feet minimum.

Alternative setbacks may be approved by the Planning Commission in conjunction with a site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.

- d. Compliance with Zoning Code section 7-9-146.4, waste management and hazardous materials.

- e. Enclosed uses. All commercial uses and their related products shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit.
- f. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design-Guidelines (Section IV.C).
- g. Lighting. All lighting shall be designed and located so as to confine direct rays to the premises.
- h. Off-street parking. Per Zoning Code section 7-9-145.
- i. Trash and storage areas. All storage of cartons, containers and trash shall be enclosed by a wall not less than six (6) feet in height. If un-roofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural uses.
- j. Compliance with Zoning Code section 7-9-146.4, waste management and hazardous materials.

11.0 Public/Quasi-Public Facilities (POF) District

11.1 Purpose and intent.

The Public/Quasi-Public Facilities (POF) District is established to provide for the continued development and maintenance of the existing public and quasi-public facilities within the Specific Plan Area. These facilities include: Joplin Youth Center, Saint Michael's Abbey, Trabuco Community Church, the Vedanta Society (Ramakrishna Monastery), Trabuco Elementary School, Orange County Fire Station No. 18 and miscellaneous public/private utility sites.

11.2 Special provisions.

- a. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (Section II.C).
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

11.3 Principal uses permitted subject to Planning Commission approval of a site development permit.

- a. Principal uses shall be restricted on each individual site (1 through 7, below) to only those uses listed for each site, as follows:
 - 1) Joplin Youth Center.
 - a) Juvenile detention facilities.
 - b) Educational facilities.
 - 2) Saint Michael's Abbey.
 - a) Churches, temples and other places of worship.
 - b) Seminaries, monasteries and other religious facilities.
 - c) Educational facilities.
 - 3) Trabuco Community Church.
 - a) Churches, temples and other places of worship.
 - b) Educational facilities.

4) Vedanta Society.

- a) Churches, temples and other places of worship.
- b) Seminaries, monasteries and other religious facilities.
- c) Educational facilities.

5) Trabuco Elementary School.

Educational facilities.

6) Orange County Fire Station No. 18.

- a) Fire station.
- b) Communication transmitting, reception or relay facilities.
- c) Regional or local parks. (The fire station site is leased from the County Harbors, Beaches and Parks District. Any uses permitted within the OSC District shall also be permitted on this site.)

7) Miscellaneous public/private utility sites.

Public/private utility buildings and structures.

11.4 Principal use subject to Planning Commission approval of a use permit.

Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

11.5 Temporary uses permitted.

- a. Use of an existing building during construction of a new building.
- b. Christmas tree sales.
- c. Halloween pumpkin sales.
- d. Sale of single-season agricultural products (e.g., strawberries).

11.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory buildings.
- b. Fences and walls subject to the Resources Overlay Component (Section II.C).
- c. Garages and carports.
- d. Guesthouses, 640 square feet maximum, (one per building site) per Zoning Code section 7-9-146.
- e. Keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)
- f. Swimming pools.
- g. Signs per Zoning Code section 7-9-137. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through shielded exterior lighting only.
- h. Riding and hiking trails.
- i. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

11.7 Prohibited uses.

- a. Use of chain-link fencing, except during construction activities.
- b. All uses not expressly permitted above.

11.8 Site development standards.

- a. Building height. Thirty-five (35) feet maximum per Zoning Code 7-9-129.
- b. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except that the setback shall be twenty (20) feet minimum from any property line.

Alternative setbacks may be approved by the Planning Commission in conjunction with a site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.

- c. Landscaping and Fuel Modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).
- d. Off-street parking. Per Zoning Code section 7-9-145.

- e. Additional standards as established by an approved site development permit or use permit.

- c. Garages and carports.
- d. Guesthouses, 640 square feet maximum, (one per building site) per zoning Code section 7-9-146.
- e. Keeping of pets and animals. (For regulations related to the keeping of horses, refer to Section III.F.)
- f. Swimming pools.
- g. Signs per zoning Code section 7-9-137. All signs shall be constructed of natural materials, such as river rock and wood. Signs may be illuminated through attached exterior lighting only.
- h. Hiking and biking trails.
- i. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

II.7 Prohibited uses.

- a. Use of chain-link fencing, except during construction activities.
- b. All uses not expressly permitted above.

II.8 Site development standards.

- a. Building height. Thirty-five (35) feet maximum per zoning Code 7-9-119.
- b. Building setbacks. Per zoning Code section 7-9-128 and 7-9-137, except that the setback shall be twenty (20) feet minimum from any property line.
- c. Alternative setbacks may be approved by the Planning Commission in conjunction with a site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landscapes than would compliance with the building setback requirements contained herein.
- d. Off-street parking. Per zoning Code section 7-9-142.
- e. Landscaping and Fuel Modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).

12.0 Rancho Las Lomas (RLL) District Regulations

12.1 Purpose and intent.

The Rancho Las Lomas (RLL) District is established to provide for the continued development and maintenance of the existing uses on the Rancho Las Lomas (Lawrence) property which include a wedding chapel, bed and breakfast inn/guest cottages, retreat/conference center, caretakers' residences and botanical and zoological gardens.

12.2 Special provisions.

- a. The types of uses and maximum level of development permitted within this district are indicated below under Section 12.4 - Permitted Uses.
- b. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the provisions of the Resources Overlay Component (Section II.C).
- c. All discretionary approvals (per Zoning Code Section 7-9-150) shall be required to be consistent with the Development and Design Guidelines (Section IV).

12.3 Principal uses permitted subject to Planning Commission approval of a site development permit.

Single-family dwelling or caretakers' residence(s).

12.4 Principal uses permitted subject to Planning Commission approval of a use permit.

- a. Commercial outdoor recreation which is of a low intensity and has a predominately open space character.
- b. Wedding chapel.
- c. Retreat/conference center.
- d. Bed and breakfast inn/guest cottages.
- e. Zoological gardens.
- f. Horticultural preserves.
- g. Botanical gardens.
- h. Any other use which the Planning Commission finds consistent with the purpose and intent of this District.

12.5 Temporary uses permitted.

Use of an existing building during construction of a new building.

12.6 Accessory uses permitted. The following accessory uses shall be permitted per Zoning Code section 7-9-137; however, the Director, EMA shall have the authority to require a site development permit for approval by the Planning Commission if it is determined, on a case-by-case basis, that the public interest would be better served:

- a. Accessory buildings.
- b. Fences and walls subject to the Resources Overlay Component (Section II.C).
- c. Garages and carports.
- d. Automobile parking lots per Zoning Code section 7-9-145.
- e. Patio covers.
- f. Keeping of pets and animals. For regulations regarding the keeping of animals, refer to the animal regulations (Section III.F).
- g. Riding and hiking trails.
- h. Signs per Zoning Code section 7-9-144, except that all signs shall be illuminated through exterior lighting only and shall be constructed of natural materials such as river rock and wood.
- i. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

12.7 Prohibited uses.

- a. Automobile wrecking, junk and salvage yards.
- b. Contractor's storage and equipment yards, work and fabricating areas.
- c. Rental and sales agencies for agricultural, industrial and construction equipment.
- d. Rental and sales agencies for automobiles, trailers, boats and trucks.
- e. Vehicle repair, engine/transmission rebuilding, tire retreading, body repair and automobile paint shops.
- f. Vehicle washing facilities or car washes.

g. Use of chain-link fencing, except during construction activities.

h. All uses not expressly permitted above.

12.8 Site development standards

a. Building site area. Four (4) acres minimum.

b. Building site coverage. Thirty-five (35) percent maximum.

c. Building height. Thirty-five feet maximum per Zoning Code section 7-9-129.

d. Building setbacks. Per Zoning Code Section 7-9-128 and 7-9-137, except as follows:

1) From the ultimate right-of-way for Santiago Canyon Road: one-hundred (100) feet minimum.

2) From any district zoned for residential use: fifty (50) feet minimum.

3) From any district zoned for non-residential use: twenty-five (25) feet minimum.

4) Alternative setbacks may be approved by the Planning Commission in conjunction with a site development permit or use permit if it is demonstrated that the alternative setbacks will result in significantly greater protection of biological resources or natural landforms than would compliance with the building setback requirements contained herein.

e. Grading. Per Zoning Code section 7-9-139, except as indicated below.

1) Except for grading required for public roads, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.

2) Except for grading required for public roads, in no case shall the difference between the existing and proposed contour elevations exceed thirty (30) vertical feet.

3) Except for the two situations listed below, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:

- a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.
- b) The angle of any graded slope shall be gradually adjusted to the angle of the natural terrain.
- c) Conventional grading techniques may be utilized in the following two situations:
 - (1) Where geological hazards exist that are best mitigated by more conventional grading methods utilizing linear slopes to best complement required stabilization devices.
 - (2) When contour grading would result in more significant impacts to natural resources than would conventional grading methods.
- 4) The Planning Commission may approve Alternative Grading Standards provided specific findings are made by the Commission pursuant to Section III.G.2.d.
- f. Off-street parking. Per Zoning Code section 7-9-145.
- g. Landscaping and fuel modification per the Landscaping and Fuel Modification Regulations (Section III.E) and the Development and Design Guidelines (Section IV.C).
- h. Lighting. Exterior lighting shall be designed and located so as to confine direct rays to the premises.

13.0 Resources Overlay District

13.1 Purpose and intent.

The purpose of the Resources Overlay District is to ensure protection of significant resources through compliance with the requirements of the Resources Overlay Component (Section II.C). These significant resources include: wildlife corridors, oak woodlands, streambeds, major ridgelines/rock outcroppings and the viewshed from scenic highway corridors.

13.2 Application.

This District shall be combined with every other District and shall apply to the entire Specific Plan Area. The base District symbol shall be followed by a parenthetically enclosed "(R0)" to indicate that the additional requirements of the Resources Overlay Component (Section II.E) apply. All projects shall be required to be found consistent with the provisions of the Resources Overlay Component prior to Planning Commission approval of any area plan, site development permit or use permit.

13.3 Uses Permitted.

Any use permitted by the base District regulations, when such use is found to be consistent with the provisions of the Resources Overlay Component (Section II.C).

14.0 Floodplain-2 (FP-2) District Regulations

14.1 Purpose and intent.

Per Zoning Code section 7-9-113.1, the Floodplain-2 (FP-2) District regulations are intended to be applied to those areas which, under present conditions, are subject to periodic flooding and accompanying hazards.

14.2 Application.

This district may be combined with any other district. In any district where the district symbol is followed by parenthetically enclosed "(FP-2)," the additional requirements, limitations and standards of the Floodplain District Regulations (Zoning Code section 7-9-113) shall apply.

15.0 Sand and Gravel Extraction (SG) Overlay District

15.1 Purpose and intent.

The purpose of the Sand and Gravel Extraction (SG) Overlay District is to recognize the existing clay extraction operation on the Trabuco PWT Corporation property on the north side of the Arroyo Trabuco in the Trabuco Canyon Planning Area. This use is currently permitted by approved Sand and Gravel Permit 83-01P. The regulations of the Sand and Gravel Overlay District are intended to provide for surface mining and processing of these materials in a manner which is both environmentally sensitive and compatible with existing and future land uses. The regulations are intended to ensure that the site is excavated in a safe and reasonable manner with progressive reclamation to a natural-appearing or otherwise usable condition compatible with adjacent areas.

15.2 Application.

This district is to be combined with the underlying Trabuco Canyon Residential District and will follow the TCR district symbol by a parenthetically enclosed "(SG)" to indicate that the additional regulations of this district shall apply in the interim period until reclamation of the site is satisfactorily completed. Once the mining operation has ceased and reclamation has been completed, the regulations of this district shall no longer be applicable, and, in their stead, the Trabuco Canyon Residential District Regulations shall apply. This overlay district shall apply only to the Platz (Trabuco PWT Corporation) property to allow for the continuation of the mining operation permitted by Sand and Gravel Permit 83-01P.

15.3 Uses permitted subject to an SG permit.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.2.

15.4 Prohibited uses.

Residential uses until the mining operation has ceased and reclamation of the site has been adequately completed.

15.5 Site development standards.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.4.

15.6 Reclamation of mined areas.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.8.

15.7 Security for reclamation.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.9.

The purpose of the Sand and Gravel Extraction (SG) Overlay District is to recognize the existing clay extraction operation on the Trebucher PVT Corporation property on the north side of the Arroyo Trebucher in the Trebucher Canyon Planning Area. This use is currently permitted by approved Sand and Gravel Permit SG-01P. The regulations of the Sand and Gravel Overlay District are intended to provide for surface mining and processing of these materials in a manner which is both environmentally sensitive and compatible with existing and future land uses. The regulations are intended to ensure that the site is excavated in a safe and reasonable manner with progressive reclamation to a natural-appearing or otherwise usable condition compatible with adjacent areas.

15.2 Application.

This district is to be combined with the underlying Trebucher Canyon Residential District and will follow the TCR district symbol by a parenthetically enclosed "(SG)" to indicate that the additional regulations of this district shall apply in the interim period until reclamation of the site is satisfactorily completed. Once the mining operation has ceased and reclamation has been completed, the regulations of this district shall no longer be applicable, and, in their stead, the Trebucher Canyon Residential District Regulations shall apply. This overlay district shall apply only to the plots (Trebucher PVT Corporation) property to allow for the continuation of the mining operation permitted by Sand and Gravel Permit SG-01P.

15.3 Uses permitted subject to an SG permit.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.9.

15.4 Prohibited uses.

Residential uses until the mining operation has ceased and reclamation of the site has been adequately completed.

15.5 Site development standards.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.9.

15.6 Reclamation of mined areas.

Per approved Sand and Gravel Permit SG 83-01P and Zoning Code section 7-9-104.9.

E. Landscaping and Fuel Modification Regulations

1.0 Landscaping Regulations.

a. Special provision.

Except for development within the Portola Bluff and Plano Trabuco Residential Districts, all discretionary approvals shall also be required to be consistent with the Landscaping and Fuel Modification Guidelines contained in the Development and Design Guidelines (Section IV.C).

b. Landscaping Plan.

- 1) Prior to the approval of any area plan, tentative subdivision map, site development permit or use permit, the applicant shall prepare a Preliminary Landscaping Plan for the approval of the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. A licensed landscape architect shall certify in writing that the plan is consistent with the Landscaping Regulations contained herein and the Development and Design Guidelines (Section IV.C) of the Foothill/Trabuco Specific Plan.
- 2) Prior to the issuance of any grading permits, a Precise Landscaping Plan shall be approved by the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. A licensed landscape architect shall certify that the plan is consistent with the Preliminary Landscaping Plan and is consistent with the Landscaping Regulations contained herein, and the Development and Design Guidelines (Section IV.C) of the Foothill/Trabuco Specific Plan.
- 3) Prior to the issuance of certificates of use and occupancy, the applicant shall install said landscaping and irrigation systems and shall have a licensed landscape architect certify that it was installed in accordance with the approved Precise Plan and shall furnish said certification in writing to the Manager, EMA/Building Inspection Division.

c. Tree Management/Preservation.

- 1) Any tree exceeding five inches in diameter (measured at four-and-one-half (4.5) feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit and the approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and

Parks/Program Planning Division. Since they play a major role in providing nesting or breeding habitat for wildlife, the removal of dead or dying trees shall require approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division.

Said plan shall be signed and certified by a biologist or arborist. The plan shall identify the location, size and species of all trees proposed to be removed which have a trunk diameter of five (5) inches or greater at four-and-one-half (4.5) feet above the existing grade and the proposed location for transplanted or replacement trees. For new development, said Tree Management/Preservation Plan shall be included as a component of the required Landscaping Plan (see above).

3) Tree Transplantation/Replacement.

- a) All oak trees exceeding five inches in diameter at 4.5 feet above the existing grade removed in accordance with an approved Tree Management/Preservation Plan shall be transplanted. If any oak trees over 5 inches in diameter are in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced with minimum 15-gallon trees according to the replacement scale below. The replacement scale indicated is the minimum number of replacement trees required; however, additional replacement trees may be required on a case-by-case basis.

Tree Replacement Scale

<u>Trunk diameter (inches) of Tree Removed at 4.5 inches Above Ground Level</u>	<u>Minimum Number of Replacement Trees Required</u>
5 to 11	5
12 to 17	8
18 to 23	10
24 to 35	12
above 35	15

- b) Any sycamore tree exceeding thirty-five (35) inches in diameter shall be preserved, transplanted or replaced by an identical species of equal or greater size. Sycamore trees less than 35 inches in diameter shall be transplanted or replaced according to the scale indicated in the table above with minimum 15-gallon trees.

- c) In the event that all transplanted or replacement trees will not fit on a property, an off-site mitigation program may be permitted; however, all transplanted and replacement trees shall be located within the Specific Plan Area.
- d) Any species of tree, other than any oaks or sycamores, shall be transplanted or replaced with minimum fifteen (15) gallon trees at a minimum ratio of one-to-one (1:1).
- e) All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the trees for a minimum period of six (6) months. If any transplanted tree dies within 5 years of the date of transplantation, it shall be replaced according to the replacement scale for trees removed.
- d. Grading, placement of fill, storage of building materials and heavy equipment, structural development and hardscape (e.g., roads, sidewalks, patio slabs and pool decks) shall be prohibited within the dripline (outer edge of branches) of any oak or sycamore tree. Where these activities cannot be avoided, all trees with impacted driplines shall be retained in their current location, but replacement trees shall be planted at the scale indicated above.
- e. During all construction and grading operations, all oak and sycamore trees on the site located adjacent to the limits of grading and identified in the Tree Management/Preservation as trees to be preserved shall be adequately fenced and protected from encroachment by grading and construction equipment. In the event that any oak or sycamore trees identified for preservation in the Tree Management/Preservation Plan are inadvertently or intentionally injured or removed, they shall be replaced in accordance with the Tree Replacement Scale, above.
- f. Graded slopes shall be re-vegetated with native, fire-resistant vegetation prior to the issuance of certificates of use and occupancy or within six months of the termination of grading operations, whichever occurs first.
- g. Landscape screening shall be provided to obscure grading scars from the view of any public road.

2.0 Fuel Modification Regulations

Fuel Modification/Landscaping Plan.

- a. All projects located in a wildland fire hazard, as identified by the Fire Chief, shall be required to prepare Fuel

Modification Plans. Said plans shall be incorporated as a component of the required Landscaping Plan.

- b. Prior to the approval of any area plan, or the issuance of any grading permits or building permits, whichever occurs first, the applicant shall prepare a Preliminary Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management/Preservation Plan addressing the subject property. The Preliminary Landscaping/Fuel Modification Plan shall be incorporated into an area plan if one is required for the subject project.
- c. The plan shall show the special treatment to achieve an acceptable level of risk in regard to the exposures of structures to flammable vegetation and shall address the method of removal and installation (mechanical or hand labor), and provisions for its continuous maintenance.
- d. Prior to the approval of any site development permit or the issuance of any building permits, whichever occurs first, the applicant shall prepare a Precise Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by the Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management/Preservation Plan addressing the subject property. The Preliminary Landscaping/Fuel Modification Plan shall be incorporated into an area plan if one is required for the subject project. The precise plan shall include all preliminary plan information, as well as a plant list, an irrigation plan and a precise definition of fuel modification zone boundaries.
- e. Installation of the approved Precise Fuel Modification/Landscaping Plan shall commence prior to the issuance of any building permits for new habitable structures, under the supervision of the Fire Chief, and shall be completed prior to the issuance of applicable use and occupancy permits.
- f. After final inspection and approval, fuel modification/landscaping shall be regularly maintained in accordance with the approved plan.

F. Animal Regulations

1.0 Purpose and intent.

The keeping of horses and other animals is an important aspect of the unique rural character of the Foothill/Trabuco area. The purpose of these regulations is to establish standards for the keeping of horses to ensure clean and sanitary conditions, and the health, safety and welfare of residents of the community and animals. (Informational note: The types, number and manner in which pets and animals are to be kept is further regulated by the Health, Sanitation and Animal Code by the Director of the County Health Care Agency.)

2.0 Commercial or Homeowners' association equestrian stable standards.

Commercial equestrian stables or stables owned and operated by a homeowners' association (HOA) may be established in any land use district in which they are permitted (see Land Use District Regulations, Section III.D) subject to the approval of a use permit by the Planning Commission. All commercial and HOA equestrian stables shall comply with the following standards.

- a. Distance to nearest residence. No commercial equestrian stable or stable owned and operated by a HOA shall be located closer than three-hundred (300) feet from the nearest residence, except that of the property owner, or as otherwise approved by the Planning Commission in conjunction with a use permit.
- b. Minimum building site area. Two (2) acres.
- c. Density. The maximum density shall be ten (10) horses per acre.
- d. Riding arena/exercise rings.
 - 1) For commercial stables with fifteen (15) or more horses, a minimum of five-thousand (5,000) square feet of riding arena or exercise ring shall be provided per fifteen (15) horses.
 - 2) For facilities with over one-hundred (100) horses, the square feet of riding ring required above shall be cumulatively provided within more than one separate riding arena or exercise ring.
 - 3) No dimension of any riding arena or exercise ring shall be less than thirty (30) feet.
 - 4) Stall/corral design. Stalls/corrals designed for one horse shall comply with the following requirements. Stalls/corrals designed for more than one horse shall

provide the minimum stall/corral area and corral covering or enclosure per horse, as indicated below.

a) Stall/corral area. One hundred forty-four (144) square feet minimum per horse, with no dimension less than ten (10) feet.

b) Stall/corral covering or enclosed shelter area. Ninety-six (96) square feet minimum per horse, with no dimension less than eight (8) feet.

c) Watering systems. Each stall/corral shall have a separate, automatic watering device.

6) Wash racks. For facilities with fifteen (15) or more horses, one wash rack per thirty (30) horses or fraction thereof shall be provided subject to the following requirements:

a) Individual wash racks shall be a minimum of six (6) feet by eight (8) feet.

b) Each wash rack shall include a water source with a back siphon device.

c) Each wash rack shall include a floor drain connected to a sewer facility or septic tank.

d) Each wash rack shall include a concrete slab floor.

7) Insect and rodent control.

a) Automatic, non-leak valves shall be provided for all troughs, bowls, cups and other watering devices.

b) Grading in stalls/corrals shall be properly integrated into a master drainage plan to prevent ponding of water and unnecessary runoff. Stall/corral coverings or roofs on enclosed shelters shall be sloped away from the center of the stall/corral, or rain gutters shall be installed.

c) All dry grains shall be stored in rodent-proof containers.

d) Hay shall be covered and stored on a raised platform that maintains a minimum six (6) inch clearance above the surrounding area.

e) Manure shall be removed daily from stables, corrals, exercise pens and workout areas.

f) Manure shall be stored in fly-tight covered containers.

- g) In no case shall manure be permitted to remain in any container for a period exceeding seven (7) days.
 - h) Fly insecticides and baits or automatic fly sprays with chemicals approved for humans, horses and other animals shall be used as necessary. Directions on the product container shall be followed carefully.
- 8) Miscellaneous operating requirements.

- a) A program of continuous dust control of the entire premises shall be maintained.
 - b) The entire site shall be fenced in such a manner as to confine horses within the site per the fencing provisions of the Resources Overlay Component (Section II.C). Commercial equestrian facilities shall not be permitted within any wildlife corridor other than the wildlife corridor in the Arroyo Trabuco. Within the Arroyo Trabuco, commercial equestrian facilities shall be permitted only where they would interfere with the functioning of the wildlife corridor.
 - c) For sites containing twenty (20) or more horses, all runoff from areas containing stalls/corrals shall be directed to a sewer facility or otherwise treated so that runoff from the site does not deteriorate water quality in nearby streams or other water bodies.
- 9) Application submittal requirements. All use permit applications for commercial or HOA owned and operated equestrian stable facilities shall include the information generally required for use permit applications (see Section III.G.2), as well as the following:
- a) The location with full dimensions provided of all stalls/corrals, riding arenas/exercise rings, stall covers and enclosures, wash racks, and tack/storage facilities.
 - b) A master drainage plan for the site, including all stalls and corrals.
 - c) A management plan for manure disposal.
 - d) A management plan for dust control. The method for water sprinkling of arenas and exercise areas or other dust control provisions shall be indicated.

3.0 Residential standards for the keeping of horses.

The non-commercial keeping of horses for the recreational enjoyment of persons residing on the same building site is encouraged in any residential land use district subject to the regulations below. Horses which were legally located on building sites and structures housing horses built with valid building permits issued prior to the effective date of the Specific Plan may remain where located and shall be considered as legal, conforming uses.

- a. Except for legal building sites less than 20,000 square feet which were existing prior to the effective date of the Specific Plan, horses shall be permitted on lots of 20,000 square feet or greater only. The legal keeping of horses on building sites existing prior to the effective date of the Specific Plan shall be considered legal, conforming uses and shall not be subject to this minimum lot size requirement for the keeping of horses.
- b. Except for horses legally located on building sites existing prior to the effective date of the Specific Plan, the cumulative total number of horses permitted on both existing and future building sites shall be limited to the maximum number indicated below unless otherwise approved by the Planning Commission in conjunction with a site development permit. Offspring shall be exempt until such time as they are weaned.

<u>Square Footage of Building Site</u>	<u>Maximum Number Permitted</u>
less than 20,000 square feet	3
20,000 to 29,999 square feet	4
30,000 to 39,999 square feet	5
40,000 to 49,999 square feet	6
50,000 to 59,999 square feet	7
60,000 to 69,999 square feet	8
70,000 to 79,999 square feet	9
80,000 to 2 acres	10
2 acres and above	15

- c. For purposes of these regulations, the breeding of horses shall not be considered a commercial use.

- d. Setbacks from residences.

- 1) For legal building sites of less than 20,000 square feet existing prior to the effective date of this Specific Plan, no horse shall be stabled or corralled in any manner within twenty (20) feet of any structure used for human habitation other than that of the property owner.

2) For existing building sites of 20,000 square feet or greater, or any building site created subsequent to the effective date of the Specific Plan, no horse shall be kept, stabled, tethered, corralled or confined in any manner within one-hundred (100) feet of any structure used for human habitation other than that of the property owner, or within fifty (50) feet of any property line.

e. All animals (other than horses on established riding and hiking trails) shall be confined or otherwise controlled by the owner, in accordance with the provisions of the Resources Overlay Component (Section II.C), to prevent them from intruding into natural open space areas where they may disrupt or threaten wildlife.

f. Stall/corral design. Stalls/corrals designed for one horse shall comply with the following requirements. Stalls/corrals designed for more than one horse shall provide the minimum stall/corral area and corral covering or enclosure per horse as indicated below. Provisions 1 through 4, below, shall apply only to the establishment of new equestrian facilities and not to equestrian facilities existing prior to the effective date of the Specific Plan.

1) Stall/corral area. One hundred forty-four (144) square feet minimum per horse, with no dimension less than ten (10) feet.

2) Stall/corral covering or enclosed shelter area. Ninety-six (96) square feet minimum per horse, with no dimension less than eight (8) feet.

3) Watering systems. Each stall/corral shall have a separate, automatic watering device. Automatic, non-leak valves shall be provided for all troughs, bowls, cups and other watering devices.

4) Grading in stalls/corrals shall be properly integrated into a master drainage plan to prevent ponding of water and unnecessary runoff. Stall/corral coverings or roofs on enclosed shelters shall be sloped away from the center of the stall/corral, or rain gutters shall be installed.

5) Insect and rodent control.

a) All dry grains shall be stored in rodent-proof containers.

b) Hay shall be covered and stored on a raised platform that maintains a minimum six (6) inch clearance above the surrounding area.

c) Manure shall be removed daily from stables, corrals, exercise pens and workout areas.

d) Manure shall be stored in fly-tight covered containers.

e) In no case shall manure be permitted to remain in any container for a period exceeding seven (7) days.

f) Fly insecticides and baits or automatic fly sprays with chemicals approved for humans, horses and other animals shall be used as necessary. Directions on the product container shall be followed carefully.

g. Miscellaneous operating requirements.

1) A program of continuous dust control of the entire premises shall be maintained.

2) Except when being ridden on established riding and hiking trails, horses shall be confined within the site, per the fencing requirements of the Resources Overlay Component (Section II.C).

h. Application submittal requirements. All site development permit applications where horses will be kept shall include the information generally required for site development permit applications (see Section III.G.2), as well as the following:

1) The location with full dimensions provided of all stalls/corrals and stall/covers and enclosures.

2) A management plan for manure disposal.

3) A master drainage plan for the site.

4) A management plan for dust control. The method for water sprinkling of arenas and exercise areas or other dust control provisions shall be indicated on the site development permit.

G. Specific Plan Procedures

1.0 Specific Plan Fees

Section 65456 of the California Government Code allows a legislative body to impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the Specific Plan. This fee may be established so that it defrays the entire cost of preparing, adopting and administering the Specific Plan, including the cost of preparing an Environmental Impact Report (EIR). Based upon costs incurred to date and the projected costs of completing the Specific Plan, the total cost of preparing the Foothill/Trabuco Specific Plan and EIR 531 is estimated to be \$1,230,000.00.

In conjunction with the adoption of the Specific Plan, it is anticipated that the Board of Supervisors will direct EMA to prepare a Specific Plan Fee Program for consideration by the Board to recover up to one-hundred (100) percent of the cost of preparing the Specific Plan. Said fees would be assessed based upon relative benefit, i.e., the number of dwelling units or commercial square footage constructed. Prior to the establishment of the fee program, all project proponents shall be required to enter into an agreement with the County and post financial security to ensure participation in the future Specific Plan Fee Program in the event it is adopted by the Board of Supervisors.

2.0 Procedures and Submittal Requirements

a. Discretionary Approvals.

All discretionary applications shall be processed per Zoning Code section 7-9-150, except that all area plans, site development permits and use permits shall require a legally noticed public hearing before the Planning Commission.

EMA shall forward all discretionary permit applications to the Foothill/Trabuco Specific Plan Review Board (FTSPRB) for their review and recommendations at least 21 days prior to Planning Commission consideration of the application. The FTSPRB shall have the authority to waive the 21 day requirement.

b. Amendments to Statistical Summary (Appendix B)

In conjunction with the approval of an area plan, site development permit and/or use permit for the affected property/properties, the Planning Commission shall have the authority to amend the Statistical Summary (Appendix B) in order to reflect the occurrence of one or more of the items listed below [1 through 4]. In no case shall the Planning Commission approve amendments to the Statistical Summary which would result in the density cap on individual

properties exceeding the density cap established in conjunction with Specific Plan adoption. Said amendments to the Statistical Summary shall require a Specific Plan Amendment.

- 1) When a change in property ownership or property names occurs, the Statistical Summary may be amended to reflect these changes.
- 2) When a lot line adjustment is approved, the Statistical Summary may be amended to reflect a new density cap for each of the properties; however, in no case shall the revised density cap exceed the aggregate density cap for the two properties which was established in conjunction with Specific Plan adoption.
- 3) When an approved tentative tract map or parcel map subdivides a parcel, a new density cap may be established for each of the newly created parcels; however, in no case shall the revised density cap exceed the aggregate density cap for the property which was established in conjunction with Specific Plan adoption.
- 4) When two or more contiguous parcels are combined into one development project, the Statistical Summary may be amended to create a single density cap for the combined properties. Said density cap shall be the aggregate of the individual development caps for each property (established at the time of Specific Plan adoption) and shall apply to the combined properties in total, rather than the individual parcels.

c. Project Consistency Checklist (Appendix A)

1) Purpose and Intent.

The Foothill/Trabuco Specific Plan Project Consistency Checklist (Appendix A) has been developed to assist in determining whether a project proposal is consistent with the Specific Plan. The Checklist includes only the key Regulations and Guidelines from the Specific Plan; however, all projects shall be required to be found consistent with all of the applicable Regulations and Guidelines included in the Specific Plan.

2) Implementation.

Prior to Planning Commission consideration of any area plan, site development permit, use permit and/or concurrently processed subdivision map, EMA staff shall complete a Specific Plan Project Consistency Checklist for the project and shall make a determination regarding the project's consistency with the Specific Plan. Additional explanation and/or discussion of the project's

consistency with each Regulation and Guideline shall be attached to the Checklist, as necessary. The Planning Commission shall review the completed Checklist in conjunction with consideration of any discretionary approval and shall utilize the Checklist as the basis for making the necessary findings that the project is in overall compliance with the Specific Plan and consistent with the Goals and Objectives of the Specific Plan.

d. Alternative Grading Standards.

- 1) Alternative Grading Standards may be approved by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit. However, in no event shall grading exceed an average of 9,000 cubic yards of grading (cut or fill, whichever is greater) per building site, excluding grading required for access roads and driveways serving two or more building sites and any remedial grading required, as certified by a geologist. The height of cut or fill slopes shall not exceed thirty (30) vertical feet, except for roads or driveways providing access to five or more dwelling units.

In the event that the standards for both grading volume and height of cut or fill slopes are exceeded, the amounts exceeded on each building site shall be inversely proportional based upon the difference between the maximum baseline and alternative standards. The following chart provides three examples (A, B and C) using the inversely proportional scale; interpolation shall be utilized to derive other examples.

<u>Example</u>	<u>Cubic Yardage Standard Per Building Site</u>	<u>Height of Cut or Fill Slope Standard</u>
	9,000 cu. yds. (max.-alternative)	10 ft. (max. - baseline)
A	7,500 cu. yds.	15 ft.
B	6,000 cu. yd.	20 ft.
C	4,500 cu. yds.	25 ft.
	3,000 cu. yds. (max. - baseline)	30 ft. (max. - alternative)

Where a property owner develops fewer dwelling units than permitted by the development cap on the property and the grading allocation is applied to those units that are built, (per Sections III.2.8.g.3, III.6.8.h.3, III.7.8.g.3 and III.8.8.h.3) the height limit for cut and fill slopes on the affected lots shall be thirty (30) vertical feet (except for roads or driveways providing

access to five or more dwelling units), and the inversely proportional scale, above, shall not apply.

- 2) Where an area plan, site development permit or use permit application proposes to establish Alternative Grading Standards, the applicant shall provide all necessary information required for project submittals (Section II.G) for both a project alternative which fully complies with the baseline grading requirements of the Land Use District in which the project is located, as well as for the project alternative utilizing the proposed Alternative Grading Standards.
- 3) The Planning Commission shall make the following findings in conjunction with approval of any area plan, site development permit or use permit in order to authorize the use of Alternative Grading Standards for the subject site:
 - a) The Alternative Grading Standards shall result in seventy (70) percent or more of the project site being preserved in natural open space. No grading, structures (including stables and corrals) or commercial agricultural activities shall be permitted in the natural open space area. River rock walls not to exceed three feet and open fencing shall be permitted in the natural open space area. The Alternative Grading Standards will not result in an average of more than 9,000 cubic yards of grading (cut or fill, whichever is greater) per building site, excluding grading required for access roads and driveways serving two or more building sites and any remedial grading required, as certified by a geologist.
 - b) The height of cut or fill (manufactured) slopes shall not exceed thirty (30) vertical feet, except for roads or driveways providing access to five or more dwelling units.
- 4) When Alternative Grading Standards are proposed, the burden of proof shall be upon the project applicant to demonstrate how the project results in less graded area or in more natural open space.
- 5) If the Planning Commission determines that it cannot make either of the required findings to permit the Alternative Grading Standards, the proposed Alternative Grading Standards shall be denied and the permit application shall be revised accordingly.

e. Area Plan Submittal Requirements

Prior to the approval of any tentative subdivision map (except maps solely for financing purposes), the applicant shall submit an area plan for approval by the Planning Commission. The following information shall be required for all area plan applications. Additional information may be required on a case-by-case basis as determined by the Manager, EMA/Land Planning Division. The Manager, EMA/Land Planning Division shall have the discretion to excuse the applicant from one or more of these submittal requirements if it is determined that the required information is not relevant to the project proposal.

1) **A Resources Assessment which includes the following information:**

- a) A site-specific Resources Assessment by a qualified field biologist for each parcel. The assessment shall provide an inventory of resources (plant communities, habitat, high interest species and habitats), a survey of oak and sycamore trees and an assessment of the regional and/or local importance of resources.
- b) Parcels containing oak woodlands as identified in the Resources Overlay Component or within 100 feet of said oak woodlands shall provide a site specific oak woodlands analysis. The analysis shall provide precise mapping of oak woodlands on the parcel at a minimum scale of 1:100 (1:40 within the area of disturbance) and shall identify those trees proposed for preservation and those proposed for removal. Based on the relative biological importance of resources, the assessment shall identify the level of impact of the proposed area plan, and, if appropriate, identify methods of reducing or avoiding adverse impacts of the project. The resources assessment shall consider all forms of disturbance resulting from the development, including fuel modification. If trees are to be transplanted, the analysis shall also identify suitable locations for transplanted trees.
- c) Parcels containing wildlife corridors as designated in the Resources Overlay Component or within 150 feet of said corridors shall provide a site-specific wildlife corridor analysis. The purpose of the site-specific analysis is to provide detailed mapping at a minimum scale of 1:100 (1:40 within the area of disturbance) of corridors within and/or adjacent to proposed development and to address site-specific design considerations to minimize impacts on the

corridor and its function. Detailed mapping is intended to provide final designated alignments for the corridors. Detailed mapping shall be limited to defining the designated 1:500-scale alignment of the Resources Overlay Component at a minimum scale of 1:100 (1:40 within the area of disturbance), and not realignment of the established swath. The analysis shall be prepared by a qualified wildlife biologist.

d) An Hydrological Analysis identifying the direction of flow(s) of natural surface runoff on-site and locations of all drainage courses on-site or immediately adjacent to the site, including minor courses as well as those identified in the Resources Overlay Component. The analysis shall address the need for energy dissipation structures, rip rap, detention basins and other drainage improvements.

e) Detailed mapping at a minimum scale of 1:100 (1:40 within the area of disturbance) identifying those areas within 50 vertical feet and 200 horizontal feet of the Major Ridgelines and Rock Outcroppings designated in the Resources Overlay Component.

f) For those properties visible from designated scenic highways identified in the Resources Overlay Component, a detailed viewshed analysis shall be provided to identify potential visual impacts of the proposed development as viewed from scenic highways.

2) A conceptual grading plan at a minimum scale of 1:100 (1:40 within the area of disturbance) which clearly delineates:

a) The existing (natural) and proposed (graded) contour elevations.

b) The location and elevation of all proposed building pads, access roads and driveways (including the percent grade of all access roads and driveways).

c) A separate grading plan for the roads and driveways and another for the building pad and accessory uses depicting separately areas of cut and fill, with total grading volume for the entire project, as well as a specific breakdown of grading volumes (identifying separately the number of cubic yards of cut and fill required) for: a) access roads and driveways; and b) building pads and accessory uses, including: barns, stables, and corrals. The grading volumes required on each proposed parcel shall also be provided.

- d) A slope analysis map depicting separately those areas of 0-24%, 25-34%, 35-44% and 45% or greater slope.
 - e) Heights of manufactured slopes.
 - f) The total area of disturbance including all graded areas (building disturbance as well as grading for access roads, driveways, parking areas and accessory uses), and estimated fuel modification areas in square feet and as a percent of the total site.
 - g) Area of the flat graded pad on each parcel, expressed in square feet and expressed as a percentage of the total disturbed area of the parcel.
 - h) The location and height of any proposed retaining walls and crib walls.
 - i) The location of any proposed septic tanks and leach fields.
- 3) The area plan and proposed subdivision map shall clearly delineate the building lines (the areas where structures may be located) to ensure that setbacks requirements are met.
 - 4) A Preliminary Landscaping and Fuel Modification Plan.
 - 5) A Consistency Report evaluating the project's consistency with each of the Regulations and Guidelines contained in the Foothill/Trabuco Specific Plan, as well as the Goals and Objectives of the Specific Plan.
 - 6) As determined by the Manager, EMA/Land Planning Division or the Planning Commission, a three-dimensional topographic model of the site in its natural and/or existing state. An additional model illustrating the site after the proposed grading and development may also be required prior to Planning Commission consideration of the area plan.
 - 7) Legal Description of Existing Building Site(s): One copy of recorded grant deed if property is not located in a recorded tract. Where parcel are lots located in a recorded tract, the information may be noted on the plot plan by Tract and Lot number.
 - 8) Ownership List/Map/Stamped Envelopes: One copy of a certified list of the names and addresses of all property owners (including all condominium unit owners) within a 300-foot radius of the exterior boundary of the subject property, a map of all such properties (including the Assessor Parcel Number), as well as one set of stamped envelopes addressed to each of these owners in order that

they may be notified of the Planning Commission public hearing.

- 9) **Signature Requirement:** If the property owner of record does not sign the Planning Application when filing the project at the Development Processing Center, the owner's applicant/agent must have a notarized letter of authorization from the owner which authorizes the applicant/agent to sign the application
- 10) **Keeping of animals:** If the keeping of equine, bovine, goats, sheep or swine is proposed on the property, see the additional submittal requirements under the Animal Regulations (Section III.F).

f. Site Development Permit/Use Permit Submittal Requirements

Prior to the approval of any grading permits or building permits for new habitable structures, whichever comes first, the applicant shall submit a site development permit for approval by the Planning Commission. The following information shall be required for all site development permit or use permit applications. Additional information may be required on a case-by-case basis as determined by the Manager, EMA/Land Planning Division. The Manager, EMA/Land Planning Division shall have the discretion to excuse the applicant from one or more of these submittal requirements if it is determined that the required information is not relevant to the project proposal.

Unless an area plan addressing the entire proposed building site(s) has been approved by the Planning Commission, applicants for all site development permits or use permits shall be required to submit the information required for area plan submittals with the exception of Item III.G.2.0.e.2 (conceptual grading plan) above, as well as the following:

- 1) **A Preliminary Grading Plan at a minimum scale of 1:100 (1:40 within the area of disturbance) which clearly delineates:**
 - a) **The existing (natural) and proposed (graded) contour elevations.**
 - b) **The location and elevation of all proposed building pads, access roads and driveways (including the percent grade of all access roads and driveways).**
 - c) **A separate grading plan for the roads and driveways and another for the building pad and accessory uses depicting separately those areas of cut and fill, with the total grading volume for the entire project, as well as a specific breakdown of grading volumes (identifying separately the number of cubic yards of**

cut and fill required) for: a) access roads and driveways; and b) building pads and accessory uses, including: barns, stables, and corrals. The grading volumes required on each proposed parcel shall also be provided.

d) A slope analysis map depicting separately those areas of 0-24%, 25-34%, 35-44% and 45% or greater slope.

e) Heights of manufactured slopes.

f) The total area of disturbance including all graded areas (building disturbance as well as grading for access roads, driveways, parking areas and accessory uses), and estimated fuel modification areas in square feet and as a percent of the total site.

g) The area of the flat graded pad, expressed in square feet and as a percentage of the total disturbed area on each parcel.

h) The location and height of any proposed retaining walls or crib walls.

i) The location of any proposed septic tanks and leach fields.

2) A building plan of not less than 1:40 scale and containing the following information:

a) Title block with name and address of property owner of record)

b) Scale, north arrow, date prepared and name of preparer.

c) Property lines of each building site and their dimensions.

d) Ultimate street right-of-way lines designated.

e) Streets, Access Roads and Driveways: location, width, percent grade, proposed improvements (including gutters and curbs) and materials to be used.

f) Easements (existing and proposed): location, purpose and width.

g) Elevations (with dimensions) of all sides of each proposed building (including stables and corrals), showing proposed roof lines and detailed information on materials and colors to be used.

- h) Floor plan with dimensions and square footage of all buildings, including barns and stables.
 - i) Fencing or Walls: Type, location, height and material.
 - j) Retaining walls/crib walls: type, material, height and dimensions.
 - k) Parking areas designed to County standards with a tabulation of the required number of spaces.
 - l) The location and wattage of all proposed exterior lighting.
 - m) Signs (if applicable): type, location, design, materials and type and design of lighting, if any.
 - n) Vicinity Map: With a scale of approximately 4" = 1 mile.
3. A Landscaping and Fuel Modification Plan.
 4. A Consistency Report evaluating the project's consistency with each of the Regulations and Guidelines contained in the Foothill/Trabuco Specific Plan, as well as the overall Goals and Objectives of the Specific Plan.
 5. Letter of Justification/Project Description: description of the proposed use and an explanation of how the proposed use is justified in reference to Zoning Code section 7-9-150.3(e).
 6. Legal Description of Existing Building Site(s): One copy of recorded grant deed if property is not located in a recorded tract. Where parcel are lots located in a recorded tract, the information may be noted on the plot plan by Tract and Lot number.
 7. Ownership List/Map/Stamped Envelopes: One copy of a certified list of the names and addresses of all property owners (including all condominium unit owners) within a 300-foot radius of the exterior boundary of the subject property, a map of all such properties (including the Assessor Parcel Number), as well as one set of stamped envelopes addressed to each of these owners in order that they may be notified of the Planning Commission public hearing.
 8. Signature Requirement: If the property owner of record does not sign the Planning Application when filing the project at the Development Processing Center, the owner's applicant/agent must have a notarized letter of authorization from the owner which authorizes the applicant/agent to sign the application.

- 9) Keeping of animals: If the keeping of equine, bovine, goats, sheep or swine is proposed on the property, see the additional submittal requirements under the Animal Regulations (Section III.F).

3.0 Amendment Procedures

The Specific Plan amendment procedures contained in Zoning Code section 7-9-155 and 7-9-156 shall apply, except that any privately initiated Specific Plan amendments shall require concurrent processing of an area plan and/or site development permit. The submittal requirements for area plans/site development permits contained in Section III.G.2 - Procedures and Submittal Requirements (above) shall apply.

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IV. DEVELOPMENT AND DESIGN GUIDELINES

A. Purpose and intent.

The Development and Design Guidelines are intended to serve as a supplement to the Foothill/Trabuco Specific Plan Components (Section II) and the Land Use District Regulations (Section III) in order to ensure a comprehensive approach to grading, site planning, streetscape, architecture and landscaping/fuel modification; and to further implement the Goals and Objectives of the Specific Plan (Section I.C). Further, these Guidelines serve to encourage individual property owners to develop innovative and creative design solutions which result in rural hillside development that is sensitive to the diverse terrain and significant biological habitat. It is the intention of these Guidelines to preclude conventional solutions to hillside development, including large-scale, mass grading and creation of large, flat residential building pads typical of flatland development.



B. Project Consistency With the Development and Design Guidelines

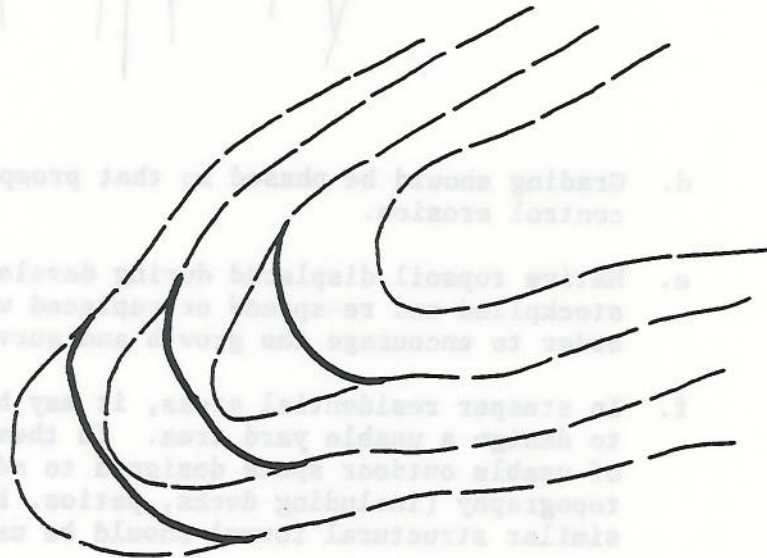
While the Development and Design Guidelines are not regulatory, all development proposals (except within the Portola Bluff Residential, Bridlewood Residential, and Plano Trabuco Residential Districts) shall be reviewed by the Planning Commission for a determination of consistency with the Guidelines. The Planning Commission may find a project consistent with the purpose and intent of the Guidelines without the project being consistent with each and every Guideline.

C. Grading, Drainage and Site Planning Guidelines

1.0 Grading Guidelines.

- a. Contour grading techniques should be used to provide varying slope percentages and slope direction in three dimensional, undulating patterns, similar to the natural terrain. The following concepts should be utilized:

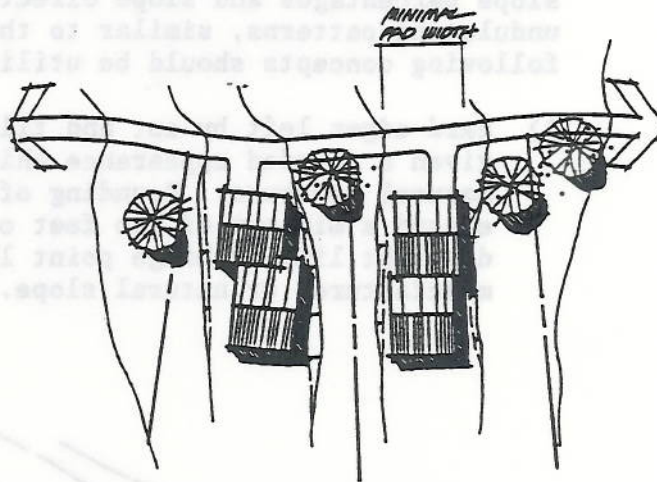
- 1) Hard edges left by cut and fill operations should be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges should extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured or natural slope.



- 2) The angle of any graded slope should be gradually adjusted to the angle of the natural terrain.

- b. Manufactured slopes should be located on the uphill side of structures in order to partially hide the manufactured slope behind the structure.

- c. Building pads should follow the natural contours in order to minimize the amount of cut and fill required. The longer sides of the building pad should be parallel to, rather than perpendicular to, the natural contours.



- d. Grading should be phased so that prompt re-vegetation will control erosion.
- e. Native topsoil displaced during development should be stockpiled and re-spread or replaced with fertile topsoil in order to encourage the growth and survival of landscaping.
- f. In steeper residential areas, it may be physically unfeasible to design a usable yard area. In these instances, other forms of usable outdoor space designed to adapt to the natural topography (including decks, patios, balconies or other similar structural forms) should be used.
- g. The amount of cut and fill material should balance on a project-by-project basis in order to minimize off-site import and export of soil. Exceptions may be permitted where it is demonstrated that the imbalance will result in further preservation of natural landforms and/or biological resources.

2.0 Drainage Guidelines

- a. Natural drainage courses should be preserved and enhanced to the extent possible. Natural drainage features should be

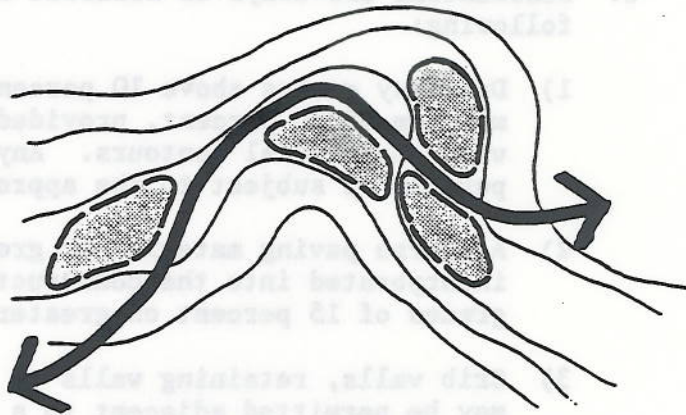
incorporated as an integral part of the project design in order to enhance the overall quality and aesthetics of the site. Development should be designed to minimize the need for channelization.

- b. Where bench drains, drainage channels or other man-made drainage devices are required, they should be placed in less visible locations and should be naturalized through the use of river rock, colored concrete and extensive landscaping.
- c. All lots should be designed so that surface drainage from the lot will drain directly to its own street frontage, an approved natural watercourse or improved drainage easement.
- d. The use of permeable surfaces, such as wood decks and stone pedestrian walkways is encouraged to facilitate absorption of water into the ground.

3.0 Site Planning Guidelines

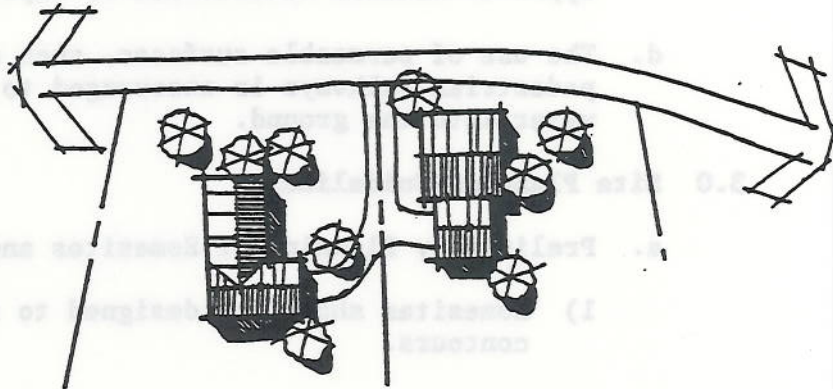
a. Preliminary Planning of Homesites and Roadways.

- 1) Homesites should be designed to follow the natural contours.



- 2) Roadways should conform to the natural terrain. Existing roadways should be employed where possible. New roadways should not greatly alter the physical and visual character of hillside areas by creating large notches or wide, straight alignments. Reduced road sections and split road sections should be considered in the layout of streets in order to reduce grading.

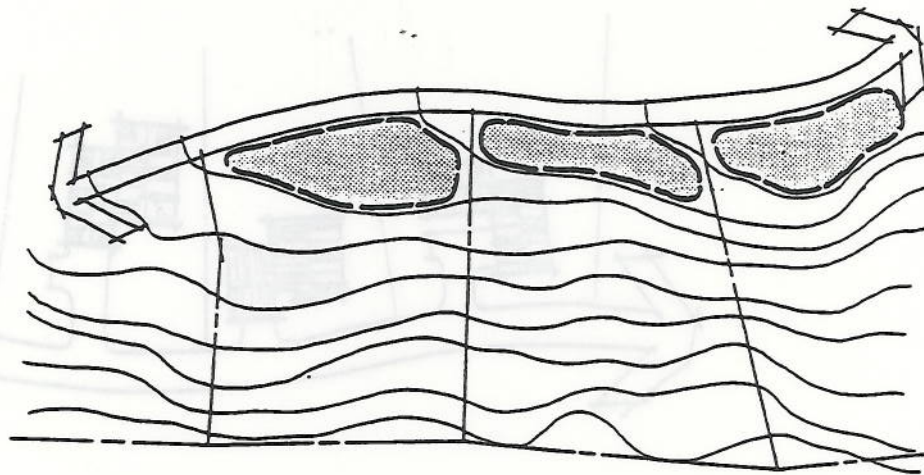
- b. Driveways which serve more than one parcel are strongly encouraged as a method of reducing unnecessary grading, paving and site disturbance.



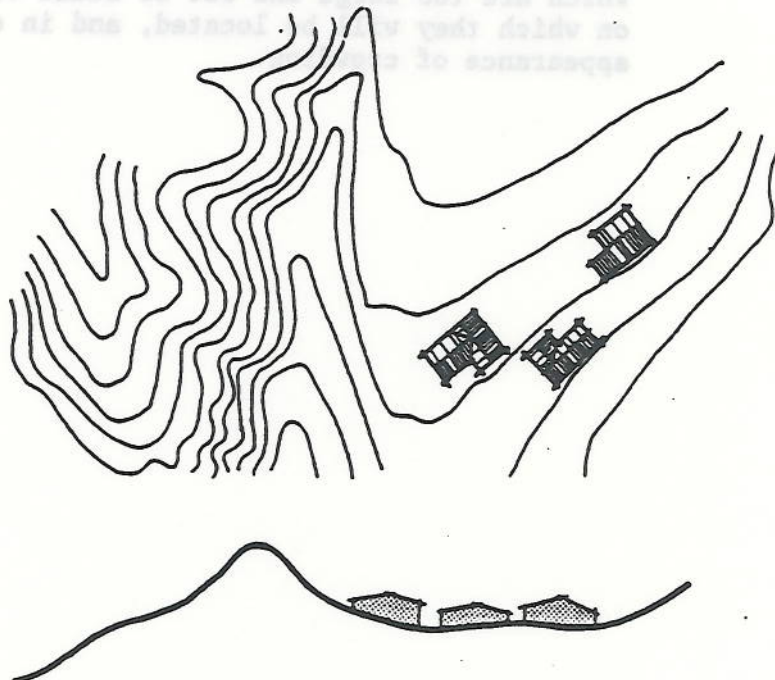
- c. Residential driveways in hillside areas should comply with the following:

- 1) Driveway grades above 10 percent may be permitted up to a maximum of 20 percent, provided said driveways are aligned with the natural contours. Any driveway grade above 10 percent is subject to the approval of the Fire Chief.
- 2) A coarse paving material or grooves for traction should be incorporated into the construction of all driveways with grades of 15 percent or greater.
- 3) Crib walls, retaining walls or terraced retaining walls may be permitted adjacent to a driveway where necessary for soil stabilization.
- 4) Driveways should maintain adequate line-of-sight at the entrance to all public/private streets.

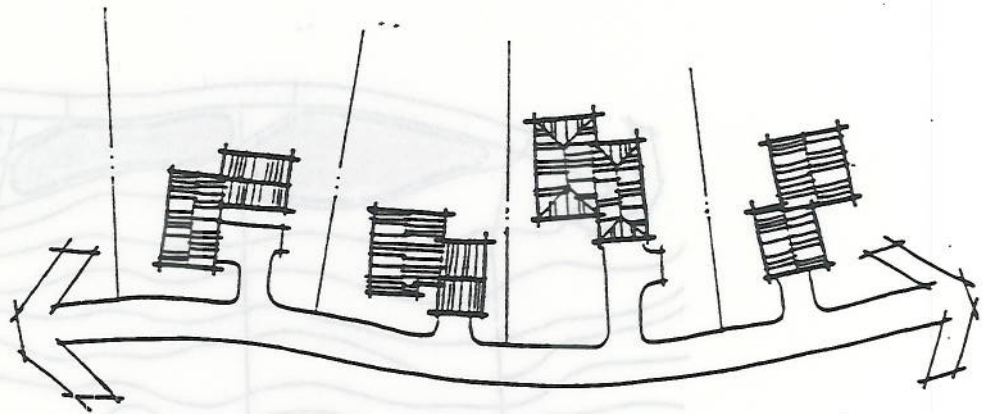
- d. The design of building sites should be sensitive to the natural terrain. Structures should be located in a manner which minimizes grading and preserves natural features such as major ridgelines, rock outcroppings and unique landforms.



- e. Building sites should be designed to retain the integrity of the natural slope. Note that the vertical structures illustrated do not disrupt the natural silhouette of the hillside.



- f. All residential development involving more than one dwelling unit should incorporate variable building setbacks, multiple building orientations and other creative site planning techniques in order to avoid the appearance of a conventional subdivision where residences are oriented in the same direction and have similar building setbacks.

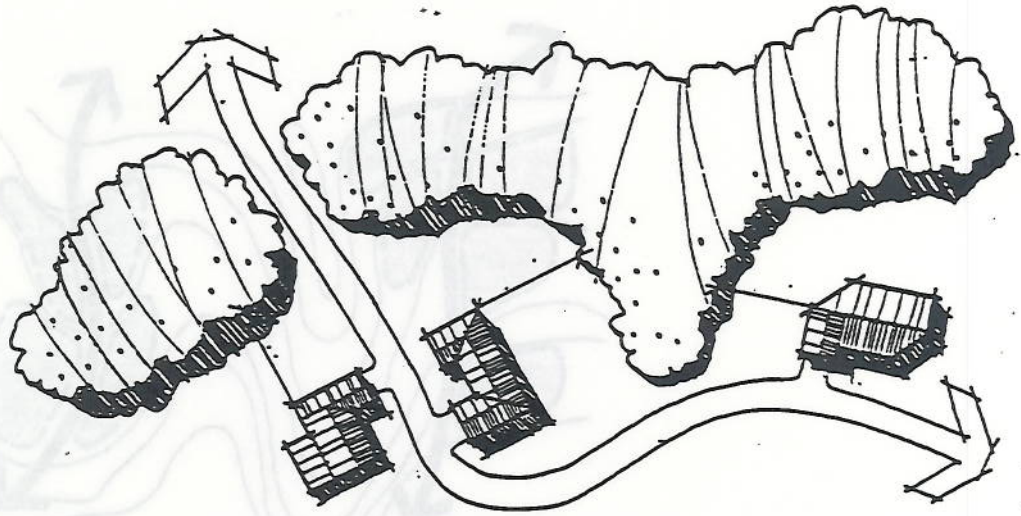


- g. Lot size and configuration should be considered in the design of residential structures in order to avoid building masses which are too large and out of scale with the building sites on which they will be located, and in order to avoid the appearance of crowding.

- h. For residential development, a building envelope approach should be used to ensure sensitive handling of site design, to preserve habitat, to minimize grading, and to blend architecture into the hillside.



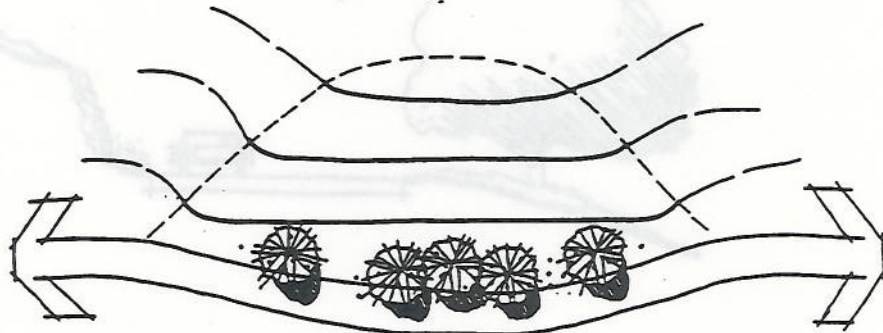
- i. Roadways, drainage and other necessary public improvements should be designed to minimize impacts on individual oak and sycamore trees and oak woodlands. Alignments of these facilities should minimize adverse effects upon existing trees or groves.



- j. Access roads and driveways should be designed so as to minimize the number of access points to public roads.
- k. No structure should encroach upon the skyline as viewed from roads designated by the Resources Component as scenic corridors.

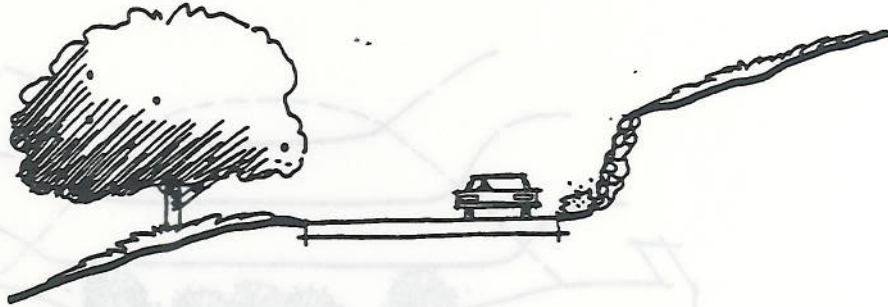
D. Streetscape Guidelines

- 1.0 Manufactured slopes adjacent to roadways should be modulated through berming, contour grading and extensive landscaping to create a visually interesting street scene.



- 2.0 Concrete curbs and gutters are strongly discouraged. Asphalt curbs should be provided only where it is absolutely necessary to control runoff and prevent erosion. Rolled curbs are preferred over conventional curbs.
- 3.0 The use of concrete sidewalks along residential streets, typical of conventional suburban development, should not be permitted. Naturalized trails may be provided instead of sidewalks.
- 4.0 During site design, the following provisions should be employed:
 - a. All residential projects should incorporate variable setbacks, multiple building orientations and other creative site planning techniques to preserve open space, protect natural features and to preserve view quality.

- b. Where retaining walls or crib walls are absolutely necessary next to roadways or within street setbacks, they should be limited in height in order to avoid obstruction of motorists' and pedestrians' field of view and to create a scaled street scene.



- c. Retaining walls or other structures should be designed to minimize their visual impact through techniques such as terracing, use of planted crib walls, use of native stone and through extensive landscaping.

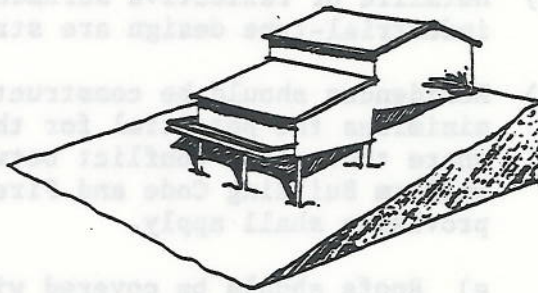
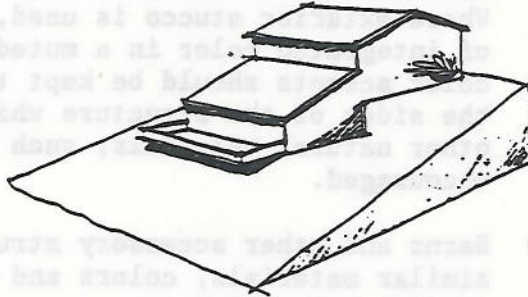
E. Architectural Guidelines

1.0 Residential Architectural Guidelines

- a. The terracing of building forms to adapt to sloping terrain is strongly encouraged.
- b. Architectural treatment should be provided on all sides of residential structures. Elements of architectural treatment used on the front facade should be repeated on all sides of the structure with additional emphasis on those elevations which are visible from public rights-of-way.
- c. Underground excavation and below grade rooms are encouraged to reduce the effective bulk of the structure and to provide energy efficient spaces. The visible area of building masses may also be minimized through a combined use of grading and landscaping techniques. For example, the use of earth berms around the lower part of a structure minimizes large visual expanses of wall and functions as a natural solar heating and cooling insulator.

d. Methods of Residential Construction.

- 1) Split pads, stepped footings and grade separations are strongly encouraged in order to permit structures to step up or down the natural slope.



- 2) Detaching parts of a dwelling, such as a garage, are encouraged in order to minimize grading.
- 3) Gable ends should be avoided on downhill elevations. The roof slope should be oriented in the same direction as the natural slope. Angular forms which slope in the opposite direction of the natural slope should be avoided.
- 4) Large roof overhangs and cantilevers on downhill elevations should be avoided in order to reduce the massive appearance from below.

e. Materials, Colors and Textures.

- 1) Natural, indigenous materials found in the Foothill/Trabuco area (plant materials, rocks, soils) should be used as the basis for selecting colors, textures and materials for residential construction.
- 2) Large expanses of a single material on walls and paved areas should be avoided. Interesting, small-scale patterns should be created by breaking up building mass,

varying building materials and through careful design and placement of doors and windows.

- 3) Building materials and color schemes should blend with the natural landscape. Treated wood or materials of a wood-like appearance which have fire-retardant characteristics are encouraged for exterior surfaces. Where exterior stucco is used, it should have a final coat of integrated color in a muted earth tone. Contrasting color accents should be kept to a minimum, particularly on the sides of the structure which are visible. Use of other natural materials, such as river rock, is encouraged.
- 4) Barns and other accessory structures should integrate similar materials, colors and textures as used in the main residential structure.
- 5) Metallic or reflective surfaces, typical of industrial-type design are strongly discouraged.
- 6) Residences should be constructed in a manner which minimizes the potential for the spread of fire. In cases where there is a conflict between these guidelines and the Uniform Building Code and Fire Code, the more restrictive provision shall apply.
 - a) Roofs should be covered with non-combustible materials such as clay, slate, composite, concrete shake or tile. Wood shake roofs should not be used.
 - b) Open ends of roofs should be filled in order to prevent bird nests or other combustible material from lodging within the roof and to preclude the entry of flames.
 - c) Balconies and other similar overhangs should be protected on their undersides by fire-resistant material.
 - d) Plastic webbing, split or whole bamboo, reed or straw-like materials, corrugated plastic or Fiberglas materials and similar flammable materials should not be used on patio covers.
 - e) Vents for attics and under floor areas should be designed to minimize the likelihood of the spreading of fire. Individual vent openings should not exceed (1) square foot and should be covered with a mesh metal screen having openings not exceeding one-quarter (.25) inch in any direction. Eave vents should be positioned on enclosed eaves near the roof edge rather than in or near the exterior wall.

- f) Chimneys should be provided with approved spark arrestors.

f. Fences and Walls.

- 1) Informational Note: The Resources Component (Section II.C) contains additional guidelines regarding fences and walls.
- 2) Fences and walls may be used to provide a sense of place and create an attractive appearance for homesites. However, fences and walls should not dominate a view, and their height should be limited when adjacent to a street or trail. Terracing and extensive landscaping should be used to reduce the effective bulk of perimeter walls. In addition, front walls along streets should incorporate varying design and natural materials.
- 3) The use of open fencing is strongly encouraged.
- 4) Walls and fences should integrate materials and colors used in the structures facade. Use of naturally occurring materials, such as river rock or native stone, is encouraged.

g. Signage and Lighting.

- 1) Entry monument signs and community directional signs which may be located at the entrances to residential projects, as well as community directional signs (to models and residential sites) should be coordinated in terms of size, quantity and location so that visual conflict does not occur.
- 2) All signs (other than standard, County-required street signs) should be constructed of natural materials such as river rock and wood and should be harmonious with the rural character of the area.
- 3) All signs (other than standard, County-required street signs) should be illuminated through shielded exterior lighting only.
- 4) All exterior lighting should be strictly limited to only those locations where it is required for safety reasons. All exterior lighting should be shielded in order to minimize light and glare off-site. All direct light rays should be confined within the property.

2.0 Gateway Commercial/Non-Residential Architectural Guidelines

- a. New development should reflect a western frontier or early California architectural style.

- b. Architectural treatment should be provided on all sides of structures which are visible from public roadways (i.e., architectural treatment is not required on the rear sides of buildings or in loading zones which are not visible from public roadways or from within areas of the project site to which the public normally has access).
- c. Exterior building materials and colors should be used to help maintain the rural character of the area and should include, but not be limited to, river rock, natural or earth-tone stained wood, exposed timber beams and columns, and split timbers. Smoothed stucco treated to simulate the appearance of adobe is encouraged where stucco is used. Painted or stained materials should approximate the range of colors found in the natural landscape.
- d. Glazing should not be used as a major architectural element, but may be used as an accent feature to add variety to building facades. Mirrored glass should not be used.
- e. Metallic or reflective surfaces, typical of industrial-type design are strongly discouraged.
- f. Building masses should be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, recessed openings and projecting windows. Except for the rear portions of buildings which are not visible to the public, large or long wall planes should be avoided.
- g. All roof-mounted equipment, including solar panels, should be screened and carefully integrated with building forms and should consist of materials and colors consistent with the treatment of the building.
- h. Roofs should be sloped in a hip, gable or shed fashion. Flat roofs should be permitted only when an irregularly shaped facade is used to modify roof appearance. Roof materials should include mission tile, slate or other fire retardant materials, with colors that match the natural landscape.
- i. Special consideration should be given architecturally to emphasize pedestrian areas, such as entryways and walkways, with the use of trellises, landscape planters and extended roof overhangs.
- j. Tie-up facilities should be provided to accommodate equestrian access.
- k. Signage and Lighting.
 - 1) All signs within each project site should be coordinated in terms of size, design, materials and colors.

- 2) All signs should be constructed of natural materials such as river rock and wood and illuminated through shielded exterior lighting only.

F. Landscaping and Fuel Modification Guidelines

1.0 Landscape Planting

- a. New plantings should be selected from the plant palette contained in Appendix A. This palette is composed of native and exotic plants long associated with the Santa Ana Mountains. In order to enhance the biological integrity of the area, native plants should be predominantly used. For all development projects, a minimum of 50 percent of all shrubs to be planted should be native species. In those few instances where exotics are required, selection of species from the plant palette should ensure the continuation of landscaping with historical ties to the early settlement of the area.
- b. Hydroseeding for erosion control should consist of pure native seed mixes, consistent with fuel modification standards, where applicable.

2.0 Landscape Maintenance

- a. For a period of 18 months after the initial installation, dead plants should be replaced within 30 days.
- b. In order to simulate the appearance of the natural landscape, landscape planting should avoid rigid, geometrical forms where plants are evenly spaced and placed in rows. Plants should be grouped in irregular patterns.
- c. Plants should be allowed to seek their own natural form. Pruning should be used primarily to remove dead wood. Topping of trees and tipping of branches should be avoided. It is recommended that pruning of trees be performed by a certified arborist.
- d. Oak trees and other newly planted natives, which require a summer drought season, should be irrigated separately from other planted species. A drip irrigation system should be used during the tree's establishment period in order to encourage deep rooting, rather than shallow rooting, to conserve water and to prevent oak root fungus. After the establishment period, mulching is still encouraged, as is retention of existing leaf litter beneath the trees.
- e. Drought tolerant native plants purchased in containers have likely been watered year-round at the nursery. Therefore, for these species, newly planted nursery stock should be watered every two weeks during the first summer after

planting, and at most only once during the third summer after planting. The frequency of such irrigation can be reduced in the event of summer rainfall.

- f. Oak trees should not be subjected to increased runoff from irrigation systems, impermeable surfaces, storm drain discharge, etc.
- g. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation for oak trees should not be altered.
- h. Pre-emergent weed killers should not be used within ten (10) feet of the dripline of any individual oak tree or within any natural drainage course which provides seasonal irrigation for oak trees.
- i. Soil sterilizers should not be used.

3.0 Fuel Modification

- a. Fuel modification zone boundaries should be undulating to provide a more natural-appearing edge between zones.
- b. Primary emphasis should be on removing the following plants within fuel modification zones since they are highly flammable:
 - 1) California Sagebrush (*Artemisia californica*)
 - 2) Chemise (*Adrenostoma fasciculatum*)
 - 3) Buckwheat (*Eriogonum fasciculatum*)
 - 4) Sages (*Salvia* spp.)
 - 5) Laurel Sumac (*Rhus laurina*)
 - 6) Weedy annual plants (e.g., Tumbleweed and Mustard)
- c. All replanting in fuel modification zones should be with plants chosen from the plant palette in Appendix A. The plant palette includes information regarding each plants acceptability within a fuel modification zone; however, special emphasis should be placed on avoiding planting the following within fuel modification zones due to their high brush build-up and flammable foliage oils. When these species exist prior to the installation of fuel modification, they should be removed.
 - 1) Acacias (*Acacia* spp.)
 - 2) Cedars (*Cedrus* spp.)
 - 3) Italian Cypress (*Cupressus sempervirens*)
 - 4) Eucalyptus (*Eucalyptus* spp.)
 - 5) Pines (*Pinus* spp.)
 - 6) California Pepper (*Schinus mole*)
 - 7) Junipers (*Juniperus* spp.)

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

Introduction

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

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

Implementation

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

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- d. Oak trees should be retained and incorporated into fuel modification zones.
- e. The USDA Forest Service will not permit fuel modification to extend into Cleveland National Forest property. Off-site fuel modification is also prohibited within resource preservation easements and County-owned open space and park properties. Development should be designed to provide adequate clearance distance from such areas.

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PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

I. Completeness of Application

The applicant has submitted all of the necessary information, studies, reports and analyses required by the Specific Plan Regulations and the application has been deemed complete.

II. Environmental Documentation

- A. Initial Study IS _____ has been completed for the project proposal and _____ has been prepared to address the potential environmental impacts of the project.
- B. Initial Study IS _____ has been completed for the project proposal and it has been determined that EIR 531, prepared for the Specific Plan, adequately addresses the potential environmental impacts of the project proposal.

III. District Regulations/Site Development Standards

The project proposal is consistent with the following site development standards and regulations of the applicable Land Use District.

- A. The project proposal is a permitted use within the District.
- B. The project proposal meets the minimum building site area requirement for the District.
- C. The project proposal is consistent with the Land Use Plan and the maximum density cap for the site.
- D. The project proposal is consistent with the District building height restrictions.

IV. Grading

- A. All residential projects within the Arroyo Trabuco Residential District, the Trabuco Canyon Residential District and the Upper Aliso Residential District shall comply with the following provisions:

1. Grading shall be limited to an average of 3,000 cubic yards of grading per dwelling unit permitted by the development cap on the property (either cut or fill, whichever is greater), excluding grading

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

required for access roads or driveways serving two or more parcels and any remedial grading required, as certified by a geologist. For development of a single building site existing prior to adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above. For development of a single building site existing prior to the adoption of the Specific Plan, grading shall be limited to 3,000 cubic yards of cut or fill on the individual lot (not an average) with the same exclusions provided above.

2. If a property owner develops fewer dwelling units than permitted by the development cap, the grading allocation for the un-built dwelling units may be applied to those that are built. However, in no case shall the number of cubic yards of grading for the project exceed an average of 9,000 cubic yards per building site. Where this provision is utilized, a resource or scenic preservation easement (or other restriction) shall be required over the remainder of the property to preclude development of the un-built units.

3. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed ten (10) vertical feet.

4. Except for grading required for roads and driveways providing access to two or more dwelling units, in no case shall the difference between the existing and proposed contour elevations exceed ten (10) vertical feet.

5. For private roads and driveways providing access to two or more dwelling units, in no case shall the height of cut or fill slopes exceed thirty (30) vertical feet.

6. Except where geological hazards exist that are best mitigated by more conventional grading methods, utilizing linear slopes to best complement required stabilization devices, and where contour grading would result in more significant impacts to natural resources than would conventional grading methods, contour grading techniques shall be used to provide varying slope percentages and slope direction in three-dimensional, undulating patterns, similar to the natural terrain. The following concepts shall be utilized:

- a) Hard edges left by cut and fill operations shall be given a rounded appearance which closely resembles the natural contours. Rounding of cut or fill edges shall extend a minimum of two feet on either side of any daylight line or hinge point located at the top of a manufactured slope or natural slope.

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

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

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

V. Resources Overlay Component

A. Wildlife Corridors

1. No development proposal subject to the required site-specific wildlife corridor analysis shall be approved until it has been determined by the Planning Commission that the wildlife corridor analysis meets the requirements of the Resources Overlay Component, that the development complies with the corridor protection policies (identified below), and the Planning Commission has approved the final corridor alignments.

2. Delineation/Adjustment of Wildlife Corridor Boundaries

- a. Parcels containing wildlife corridors as designated in the Resources Overlay Component, or any portion thereof, and parcels within 150 feet of any corridor shall be required to prepare a site-specific wildlife corridor analysis. Detailed mapping is intended to provide final designated alignments for the corridors. The intent of the analysis shall not be to locate the corridor where it is most feasible to accommodate adjacent development. Detailed mapping shall be limited to defining the designated 1:500-scale alignment at a scale of at least 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System and not realignment or deletion of the designated corridor swath. The analysis shall be prepared by a qualified wildlife biologist.
- b. Mapping shall identify a minimum corridor width at all locations of 400 feet measured perpendicular to the corridor's boundary, except for the corridor parallel and adjacent to Live Oak Canyon Road where the minimum width shall be 100 feet.
- c. The explicit intent of the detailed, site-specific corridor alignment analysis shall be to optimize conditions for wildlife use and movement. Factors to be considered in this determination shall include the types of habitat within and at both ends of the corridor. The 1:100 scale mapping (1:40 scale within the area of disturbance) shall attempt to include a variety of the habitat types representative of the area, and to provide habitat for the species that occupy connecting habitat areas. Established large mammal trails within designated corridors which show visible signs of use shall be prioritized for inclusion within the final corridor alignment. The alignment analysis shall also identify landscape screening necessary to buffer residential uses from the wildlife corridor.

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO M/A

- d. Prior to the recordation of any final tract/parcel map or the issuance of any grading permits, whichever comes first, the final established wildlife corridor areas shall be offered for dedication in fee or within preservation easements to the County of Orange or its designee in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.

3. Uses Permitted within Wildlife Corridors

The primary intended uses of the designated wildlife corridors shall be wildlife movement and provision of habitat. Other permitted uses (indicated below) shall be allowed only if they are not detrimental to the primary use.

- a. Other than the exclusion provided below for commercial equestrian facilities, passive recreation shall be limited to hiking, bicycling and horseback riding on designated riding and hiking trails only. Passive recreational uses shall be strictly limited to the daylight hours. Except for the designated wildlife corridor within the Arroyo Trabuco, no commercial equestrian facilities shall be permitted within any wildlife corridor. Commercial equestrian facilities shall be permitted in the Arroyo Trabuco only if it is demonstrated that they will not impede wildlife circulation or significantly impact habitat areas.

- b. Roads shall be prohibited within designated wildlife corridors except where there is no other feasible access to a development site. Roads crossing or entering a corridor shall be designed to minimize impacts on natural terrain and vegetation within the corridor and shall comply with the following provisions:

- 1) Alternative, rural road standards are encouraged. Road alignments within wildlife corridors, including dimensions and radii, shall be designed to minimize disturbance to natural vegetation. The width of roads shall be minimized to the greatest extent feasible without compromising public safety. Where a road crossing of a wildlife corridor is unavoidable, the road should transverse the corridor at a 90-degree angle, rather than parallel to the corridor's orientation. If the 90-degree crossing would require more vegetation removal and habitat disturbance, alternative crossings which require less habitat disturbance may be permitted.

- 2) Reduced speed limits on roads within wildlife corridors are encouraged.

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?

YES

NO

N/A

- | | | | |
|---|---|---|---|
| 3) Signs identifying a wildlife crossing area shall be posted within 100 feet of each point where the road transverses the wildlife corridor. | — | — | — |
| 4) Roads within wildlife corridors shall be limited to local collector roads providing access to local residents and shall be designed to discourage or preclude through traffic. Controlled access from arterials, e.g. a gated entry, is preferred. | — | — | — |
| 5) Where a road crosses a streambed within a designated wildlife corridor, a low-water bridge crossing should be provided rather than a culvert, where possible, to minimize grading impacts associated with culvert crossings. | — | — | — |
| c. Where a recreational trail enters or crosses a designated wildlife corridor, the trail shall be located based upon the recommendations of a site specific corridor analysis by a wildlife biologist. In cases where a trail enters a corridor where a road is also existing or proposed, the trail shall be sited immediately adjacent and parallel to the road in order to minimize habitat disturbance. Where a road is not existing or proposed within the corridor, it is preferable to locate the trail outside of the wildlife corridor. | — | — | — |
| d. When a road or underground utility or pipeline is required to transverse or encroach upon a designated wildlife corridor, its alignment shall incorporate, to the maximum extent feasible, the recommendations of a wildlife biologist based on site visit(s) and assessment of impacts of the proposed alignment. | — | — | — |
| 4. Uses Adjacent to Wildlife Corridors | | | |
| a. Development shall maintain a minimum 50-foot setback of all structures and barrier fencing from all corridors. Uses within the setback zone shall be limited to low-intensity, residential-related activities such as recreation and private open space. | — | — | — |
| b. If determined necessary by a biologist as part of the corridor analysis, development shall provide planting of a minimum 25-foot buffer zone, within the required 50-foot setback, of native shrubs and trees. In areas where sufficient buffering already exists, landscape screening may not be necessary. Planting shall be informal and shall emphasize native trees and shrubs that provide maximum screening. Landscaping within the buffer zone shall be maintained by the homeowner or by a homeowners' association. | — | — | — |

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

c. Exterior lighting shall be prohibited within the 50-foot setback zone. Lighting for outdoor nighttime activities such as playing fields or tennis courts shall be prohibited. Light sources shall be directed away from wildlife corridors. Lighting may be permitted on roads that transverse corridors where necessary for public safety purposes.

d. Fencing within the 50-foot setback zone shall be limited to open fencing (i.e., split rail fencing) which does not exceed 40 inches in height, measured from the finished grade, in order to allow for the mobility of animals.

B. Oak Woodlands

1. Delineation/Adjustment of Oak Woodlands Boundaries

a. Parcels containing oak woodlands as identified in the Resources Overlay Component and parcels located within 100 feet of any identified oak woodland shall be required to submit a site-specific oak woodlands analysis, prepared by a qualified biologist/arborist, to determine the precise boundary of the oak woodlands. The analysis shall provide precise mapping of all oak woodlands at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for inclusion in EMA's Intergraph Mapping System. Oak woodlands shall be preserved in an undisturbed state to the greatest extent possible while still allowing for reasonable development. The site-specific analysis shall identify the level of impact of the proposed project and methods of reducing or avoiding adverse impacts of the project. The impacts analysis shall consider all forms of disturbance resulting from the development, including changes in runoff, impacts within the dripline of trees, etc. If oak trees are proposed to be transplanted, the analysis shall identify suitable locations for the transplantation of oak trees.

b. Prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee or preservation easements to the County of Orange or its designee those areas containing oak woodlands, as identified for preservation in an approved Tree Management/Preservation Plan, in a manner meeting the approval of the Manager, Harbors, Beaches and Parks, Program Planning Division.

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

2. Tree Management/Preservation Plan

a. Any oak tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit for the subject site and approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. For existing development, a Tree Management/Preservation Plan shall be required to remove any trees; however, an area plan or site plan shall not be required. Since they provide a major role in providing nesting or breeding habitat, removal of dead or dying oak trees shall also require approval of a Tree Management/Preservation Plan.

b. Any oak trees removed which is greater than five (5) inches in diameter at 4.5 feet above the existing grade shall be transplanted. If any oak tree over five inches in diameter is in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced according to the Tree Replacement Scale in the Resources Overlay Component. If any oak trees die within five years of the initial transplantation, they shall be replaced according to Tree Replacement Scale.

c. The Tree Management/Preservation Plan shall identify those trees exceeding five (5) inches in diameter which are proposed for removal and the location of replacement trees.

d. In the event that all transplanted or replacement trees cannot be feasibly located on the property, an off-site mitigation program may be permitted; however, all replacement and transplanted trees shall be located within the Specific Plan Area.

e. The Tree Management/Preservation Plan shall be signed and certified by a biologist or arborist. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the trees for a minimum period of six months.

3. Uses Within and Adjacent to Oak Woodlands

a. During all grading and construction operations, all oak trees on the site, located adjacent to the approved limits of grading and identified in an approved Tree Management/Preservation Plan as trees to be preserved, shall be adequately fenced and protected from encroachment by grading and construction equipment. Grading, placement of fill and storage of building materials and heavy

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?	
YES	NO

N/A

equipment shall be prohibited within the dripline of any tree designated for preservation as part of an approved Tree Management/Preservation Plan.

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|---|---|---|---|
| b. Retaining walls shall be used to protect the existing grades within the driplines of oaks from surrounding cut and fill. However, these shall not alter the drainage from around trees. | — | — | — |
| c. No type of surface, whether pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. Where surfacing cannot be avoided, alternative types of paving should be utilized, such as gravel or porous brick with sand joints. | — | — | — |
| d. Oak trees shall not be subjected to increased runoff from irrigation systems, impermeable surfaces, storm drain discharge, etc. | — | — | — |
| e. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation to oak trees shall not be altered. | — | — | — |
| f. In proximity to oak trees, only one trench should be dug to accommodate all utility lines. Where necessary, the impacted trees should be carefully pruned by an arborist in proportion to the total amount of root zone lost. | — | — | — |

C. Streambeds

1. Delineation of Streambed Boundaries

- | | | | |
|---|---|---|---|
| a. Applicants for development proposals on parcels containing streambeds as designated on EMA's Intergraph Base Map at 1:500 scale and parcels within 100 feet of any designated streambed shall be required to prepare a site-specific streambed analysis prepared by an hydrologist to determine the precise boundary of the streambed at a minimum scale of 1:100 (1:40 scale within the area of disturbance) for incorporation into EMA's Intergraph Mapping System. | — | — | — |
| b. Applicants of said projects shall be required to submit detailed, site-specific analyses to identify the direction and flow of natural runoff from the site, or immediately adjacent to the site. The detailed, site-specific analysis shall address the need for mitigation measures such as check dams, drop structures, rip-rap, energy dissipation structures and flow stabilizing devices below drainage discharge flows to keep velocities close to pre-development levels. The primary objective of | — | — | — |

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO M/A

including streambeds within the Resources Overlay Component shall be to minimize the need for man-made structures which would alter the natural condition of any designated streambeds, either on-site or downstream.

2. Uses Within and Adjacent to Streambeds

- a. All development should minimize discharge so that future storm flows do not significantly exceed existing flow levels. While drainage improvements are not prohibited, they shall be minimized to the extent possible.
- b. Where man-made drainage devices and improvements (including bench drains and drainage channels) are required, they shall be placed in less visible locations and naturalized through the use of river rock, earth-toned concrete and extensive landscaping.
- c. The use of permeable surfaces, such as wood decks, sand-jointed bricks and stone walkways should be incorporated into project design, where feasible, in order to minimize off-site flows and to facilitate the absorption of water into the ground.

D. Visual Resources

1. Major Ridgelines and Major Rock Outcroppings

The following requirements shall apply to all building sites within the Specific Plan Area except for those legal building sites existing at the time of Specific Plan adoption where compliance with the requirements would preclude development of a single residence on the existing building site.

- a. The designated Major Ridgelines and Rock Outcroppings identified in the Resources Overlay Component shall be preserved. No point on any structure shall be located closer to the centerline of a designated major ridgeline than 200 feet measured horizontally on a topographic map or closer than 50 feet measured vertically on a cross section, as determined by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit. Said areas within 200 feet measured horizontally or 50 feet measured vertically shall be offered for dedication in fee or preservation easements to the County of Orange or its designee prior to the recording of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.

PROJECT: _____

FOOTHILL/TEABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

- b. Applicants for development projects on sites located adjacent to the scenic roadway corridors identified in the Resources Overlay Component shall offer the required scenic setback areas for dedication in fee or preservation easements to the County of Orange or its designee prior to the recordation of a final tract/parcel map or the issuance of grading permits, whichever comes first, in a manner meeting the approval of the Manager, EMA, Harbors, Beaches and Parks/Program Planning Division.

2. Scenic Roadway Corridors

- a. Applicants for development projects which are visible from any road designated as a scenic corridor in the Resources Overlay Component shall be required to submit a detailed viewshed analysis of the proposed development for consideration by the Planning Commission in conjunction with any area plan, site development permit or use permit.
- b. No structure should encroach upon the skyline as viewed from the scenic corridors.
- c. Landscape screening shall be provided to obscure any grading scars that are visible from the designated scenic corridors.

VI. Landscaping and Fuel Modification

- A. Prior to the approval of any area plan, tentative subdivision map, site development permit or use permit, the applicant shall prepare a Preliminary Landscaping Plan for approval of the Manager, Subdivision Division in consultation with the the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. A licensed landscape architect shall certify in writing that the plan is consistent with the Landscaping Regulations and the Development and Design Guidelines of the Specific Plan. Prior to the issuance of any grading permits, a Precise Landscaping Plan shall be approved by the Manager, Subdivision Division, in consultation with the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Prior to the issuance of certificates of use and occupancy, the applicant shall install said landscaping and irrigation systems and shall have a licensed landscape architect certify that it was installed in accordance with the approved Precise Plan and shall furnish said certification to the Manager, EMA/Building Inspection Division.
- B. Any tree exceeding five inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of an area plan, site development permit or use permit and the

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. Said plan shall be incorporated as a component of the required Landscaping/Fuel Modification Plan. Since they play a major role in providing nesting or breeding habitat, the removal of dead or dying trees shall require approval of a Tree Management/Preservation Plan by the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Said plan shall be signed and certified by a biologist or arborist. The plan shall identify the location, size and species of all trees proposed to be removed which have a trunk diameter of five inches or greater at 4.5 feet above the existing grade and the proposed location for transplanted or replacement trees.

C. Any oak trees exceeding five inches in diameter at 4.5 feet above the existing grade removed in accordance with an approved Tree Management/Preservation Plan shall be transplanted. If any oak tree over five inches in diameter is in poor health and would not survive transplantation, as certified by an arborist, said tree shall be replaced with minimum 15-gallon trees according to the Tree Replacement Scale included in the Landscaping Regulations.

D. Any sycamore tree exceeding thirty-five inches in diameter shall be preserved, transplanted or replaced by an identical species of equal or greater size. Sycamore trees less than thirty-five inches in diameter shall be replaced according to the Tree Replacement Scale in the Landscaping Regulations.

E. In the event that all replacement trees will not fit on a property, an off-site mitigation program may be permitted; however, all replacement trees shall be located within the Specific Plan Area.

F. Any species of tree, other than oaks or sycamores, shall be transplanted or replaced with minimum fifteen gallon trees at a minimum ratio of 1:1.

G. All transplanting of trees shall be performed by an experienced nursery, landscape contractor or arborist who shall care for the tree for a minimum period of six months. If any transplanted tree dies within five years of the date of transplantation, it shall be replaced according to the replacement scale for the trees removed.

H. Grading, placement of fill, storage of building materials and heavy equipment, structural development and hardscape (e.g., roads, sidewalks, patio slabs and pool decks) shall be prohibited within the dripline (outer edge of branches) of any oak or sycamore tree. Where these activities cannot be avoided, all trees with impacted driplines shall be retained in their current location, but replacement trees shall be provided according to the Tree Replacement Scale in the Landscaping Regulations.

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO N/A

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|---|-----|-----|-----|
| I. During all construction and grading operations, all oak and sycamore trees on the site located adjacent to the approved limits of grading and identified in the Tree Management/Preservation Plan as trees to be preserved shall be adequately fenced and protected from encroachment by grading and construction equipment. In the event that any oak or sycamore trees are inadvertently or intentionally injured or removed, they shall be replaced in accordance with the Tree Replacement Scale in the Landscaping Regulations. | --- | --- | --- |
| J. Graded slopes shall be re-vegetated with native, fire-resistant vegetation prior to the issuance of certificates of use an occupancy or within six months of the termination of grading operations, whichever occurs first. | --- | --- | --- |
| K. Landscape screening shall be provided to obscure grading scars from the view of any public road. | --- | --- | --- |
| L. All projects located in a wildland fire hazard, as identified by the Fire Chief, shall be required to prepare Fuel Modification Plans. Said plans shall be incorporated as a component of the required Landscaping Plan. | --- | --- | --- |
| M. Prior to the approval of any area plan or the issuance or any grading permits or building permits, whichever occurs first, the applicant shall prepare a Preliminary Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by Manager, Subdivision Division in consultation with the Manager, EMA/Harbors, Beaches and Parks, Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan addressing the subject property. The Preliminary Landscaping/Fuel Modification Plan shall be incorporated into an area plan if one is required for the subject project. The plan shall show the special treatment to achieve an acceptable level of risk in regard to the exposures of structures to flammable vegetation and shall address the method of removal and installation (mechanical or hand labor), and provisions for its continuous maintenance. | --- | --- | --- |
| N. Prior to the approval of any site development permit or the issuance of any building permits, whichever occurs first, the applicant shall prepare a Precise Fuel Modification/Landscaping Plan for approval first by the Fire Chief and then by the Manager, Subdivision Division in consultation with the Manager EMA/Harbors, Beaches and Parks/Program Planning Division. The Manager, Harbors, Beaches and Parks, Program Planning Division shall determine whether the Fuel Modification/Landscaping Plan is consistent with any Resource Management Plan and/or Tree Management Preservation Plan addressing the subject property. The precise plan shall include all preliminary plan information, as well as a plant list, an irrigation plan and a precise definition of fuel modification zone boundaries. | --- | --- | --- |

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

REGULATION/GUIDELINE

CONSISTENT?
YES NO M/A

O. Installation of the approved Precise Fuel Modification/Landscaping Plan shall commence prior to the issuance of any building permits for new habitable structures, under the supervision of the Fire Chief, and shall be completed prior to the issuance of applicable use and occupancy permits. After final inspection and approval, fuel modification/landscaping shall be regularly maintained in accordance with the approved plan.

P. The project proposal is consistent with the remaining Fuel Modification Regulations (Section III.E) and, if applicable, the Landscaping and Fuel Modification Guidelines (Section IV.F).

VII. Animal Regulations

The project proposal is consistent with the Animal Regulations (Section III.F).

VIII. Circulation Component/Phasing Component

The project proposal is consistent with the Circulation Component and will not generate traffic beyond the levels assumed in the Traffic Analysis included in EIR 531. The project will be phased in a manner which is consistent with the Phasing Component.

IX. Recreation Component

The project proposal is consistent with the Recreation Component, and the applicant shall offer to dedicate and improve the Master Plan Riding and Hiking Trails, Master Plan Bikeways, Local Riding and Hiking Trails and Local Parks affecting the property, as required by the Recreation Plan.

X. Public Facilities Component

The project proposal is consistent with the Public Facilities Component, and there are either: 1) adequate public facilities existing to serve the proposed level of development; or 2) the project will be phased to ensure that necessary infrastructure improvements are implemented commensurate with development.

XI. Development and Design Guidelines

A. The project is consistent with the Grading, Drainage and Site Planning Guidelines (Section IV.C).

PROJECT: _____

FOOTHILL/TRABUCO SPECIFIC PLAN PROJECT CONSISTENCY CHECKLIST

	CONSISTENT?		
	YES	NO	N/A

REGULATION/GUIDELINE

- | | | | |
|---|---|---|---|
| B. The project proposal is consistent with the Streetscape Guidelines (Section IV.D). | — | — | — |
| C. The project proposal is consistent with the Architectural Guidelines (Section IV.E). | — | — | — |

XII. CONSISTENCY DETERMINATION:

On the basis of this evaluation, I find that the following consistency determination applies:

- | | | | |
|---|---|---|---|
| A. The project proposal is consistent with all of the Specific Plan Regulations and Guidelines. | — | — | — |
| B. The project proposal is inconsistent with the Specific Plan Regulations and is, therefore, inconsistent with the Specific Plan. | — | — | — |
| C. The project proposal is consistent with all of the Specific Plan Regulations, but inconsistent with some of the Specific Plan Guidelines. Although the project is inconsistent with one or more of the Guidelines, the project proposal is in <u>overall compliance</u> with the Specific Plan Guidelines and consistent with the overall Goals and Objectives of the Specific Plan. | — | — | — |

- | | | | |
|--|---|---|---|
| D. The project proposal is consistent with the Specific Plan Regulations, but inconsistent with several of the Specific Plan Guidelines. Due to the number of individual Guidelines with which the project is inconsistent and the degree of the inconsistency, the project <u>cannot</u> be found in overall compliance with the Specific Plan Guidelines or consistent with the Goals and Objectives of the Specific Plan. | — | — | — |
|--|---|---|---|

By: _____

Date: _____

Title: _____

Division: _____

MBM:mbm

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APPENDIX B
STATISTICAL SUMMARY

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
UPPER ALISO PLANNING AREA (alphabetical by property owner/property name)				
Adams	Residential (SFD)	3	2	6.0
Austin	Residential (SFD)	8	1	14.0
Bass [a]	Residential (SFD)	0	OSC	1.9
Bridlewood [b]	Residential (SFD)	705	<1	224.0
Carisoza	Residential (SFD)	4	1	7.0
Cleveland National Forest-A [a]	Open Space	0	OSC	120.0
Cook's Corner	Restaurant and/or Existing Tavern/ Home Improvement Center	19,000 sq. ft.	CC	12.2
County of Orange	Open Space	0	OSC	7.7
Edgar (4-S Ranch, North)	Residential (SFD)	78	4	306.4
Edgar (4-S Ranch, South)	Residential (SFD)	19	4	76.0
Edgar (Panter Ranch)	Residential (SFD)	21	1	32.9
Erickson	Residential (SFD)	5	1	8.7
Haefele	Residential (SFD)	1	2	1.1
Lawrence	Residential Special Use	1 Existing Use	CR	21.4
Live Oak-A (Hazard)	Residential (SFD)	1	1	1.0
Live Oak-B (Various Owners)	Residential (SFD)	5	1	5.0
Live Oak Limited	Residential (SFD)	21	1	23.4

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
Lyon Ranch [b]	Residential (SFD)	78	1	113.4
Randazzo [a]	Residential (SFD)	1	2	3.6
Saint Michael's	Public/Quasi-Public Facility	Existing Use	PQF	34.1
Santiago Ranch	Open Space	0	OSC	33.0
Schefflete (Panter Ranch)	Residential (SFD)	11	1	15.4
Serrano	Residential (SFD)	3	2	6.0
Seventh Day Adventist Church	Residential (SFD)	36	1	64.0
Shimomura	Residential (SFD)	38	2	75.2
Southern CA. Edison-North	Public/Quasi-Public Facility	Existing Use	PQF	---
Strnad [a]	Residential (SFD)	0	OSC	1.2
Tittle	Residential (SFD) Retail Nursery Open Space	5 2 Acres/5,000 sq. ft. building 0	<1 CC OSC	18.0
Trabuco Canyon Water District-West	Public/Quasi-Public Facility	Existing Use	PQF	---
Varshney	Residential (SFD)	25	4	100.0
Watson	Residential (SFD)	48	2	98.3
Zadeh [b]	Residential (SFD)	20	2	40.0
Upper Aliso Planning Area Subtotal Dwelling Units		1,137	---	---

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
TRABUCO CANYON PLANNING AREA (Alphabetical by Property Owner/Property Name)				
Bach	Residential (SFD)	37	4	149.5
Beardslee [c]	Residential (SFD)	10	2	20.0
	Open Space (Arroyo Trabuco)	0	OSC	20.3
Bishop of Orange	Residential (SFD)	3	4	12.0
Boys' Town	Residential (SFD)	34	2	76.0
Canyon Creek	Residential (SFD)	24	2	31.0
Cleveland National Forest-B [a]	Open Space	0	OSC	640.0
Cleveland National Forest-C [a]	Open Space	0	OSC	15.0
Edgar (Sky Ranch) [a]	Residential (SFD)	48	10	480.0
	Open Space (Arroyo Trabuco)	0	OSC	
Emory's General Store	Commercial	Existing Use	CC	---
Federal Saving and Loan Insurance Corp. (FSLIC)	Residential (SFD)	36	4	144.0
Felch	Residential (SFD)	1	4	5.3
Ferber	Residential (SFD)	150	4,2	445.0
	Open Space (Arroyo Trabuco)	0	OSC	
Fossil Resources (Katelaris)	Residential (SFD)	8	10	80.0
Goren	Residential (SFD)	9	4	36.0
Grier	Residential (SFD)	7	4	28.0
Hamilton Trail (Various Owners)	Residential (SFD)	87	2	185.6

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
Hunky Dory (Various Owners)	Residential (SFD)	32	2	49.9
Hinrichs (Porter)	Residential (SFD)	92	1	92.0
	Open Space (Arroyo Trabuco)	0	OSC	27.4
Joplin Boys' Ranch	Public/Quasi-Public	Existing Use	PQF	330.0
Lambrose Canyon-East (Various Owners)	Residential (SFD)	5	2	13.2
Lambrose Canyon-West (Various Owners)	Residential (SFD)	9	4	35.4
Lang	Residential (SFD)	7	2	14.0
Live Oak Center	Commercial/Office	Existing Use	CC	4.0
Live Oak-C (Various Owners)	Residential	10	2	20.0
Live Oak-D (Various Owners)	Residential (SFD)	11	4,2	40.0
Live Oak-E (Various Owners)	Residential (SFD)	2	4	8.0
Live Oak-F (Various Owners)	Residential (SFD)	4	4	16.0
Lucarelli (Live Oak Cyn Est.)	Residential (SFD)	36	4	144.0
Mitchell-East	Residential (SFD)	4	4	16.0
	Open Space (Arroyo Trabuco)	0	OSC	24.0
Mitchell-West [c]	Residential (SFD)	20	2	40.0
	Open Space (Arroyo Trabuco)	0	OSC	61.7
Mountain View (Various Owners)	Residential (SFD)	47	<1	11.3
Newell	Residential (SFD)	14	4	56.0
O'Neill Regional Park	Regional Park	0	OSC	400.0

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
Porter (see Hinrichs, above)	Residential Open Space	12 0	2 OSC	24.0 91.2
Racki	Residential (SFD)	20	2	40.0
Rose Canyon (Various Owners)	Residential (SFD)	20	2	40.0
Schwendeman-East	Residential (SFD) Open Space (Arroyo Trabuco)	8 0	1 OSC	8.0 32.9
Schwendeman-West	Residential (SFD)	2	2	4.8
Señor Licos	Commercial	Existing Use	CC	---
Southern CA. Edison-South	Public/Quasi-Public Facility	Existing Use	PQF	---
Trabuco Canyon Fire Station	Public/Quasi-Public Facility	Existing Use	PQF	---
Trabuco Canyon Water District-East	Public/Quasi-Public	Existing Use	PQF	---
Trabuco Canyon Water District-South	Public/Quasi-Public Facility	Existing Use	PQF	---
Trabuco Community Church	Public/Quasi-Public Facility	Existing Use	PQF	---
Elementary School	Public/Quasi-Public Facility	Existing Use	PQF	4.2
Trabuco Oaks (Various Owners)	Residential (SFD)	156	<1	37.0
Trabuco Oaks Steak House	Commercial	Existing Use	CC	---

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
Trabuco PWT Corp.	Sand and Gravel Extraction Residential (SFD) Open Space (Arroyo Trabuco)	Existing Use 24 0	4 OSC	96.0 22.3
Trabuco Ranches (Various Owners)	Residential (SFD)	24	2	50.0
Uysugi	Residential(SFD)	3	4	13.4
Vedanta (Ramakrishna)	Public/Quasi-Public Facility	Existing Use	PQF	42.0
Trabuco Canyon Planning Area Subtotal Dwelling Units		1,026	---	---

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
PLANO TRABUCO PLANNING AREA (Alphabetical by Property Owner/Property Name)				
Lyon	Residential (SFD)	12	<1	2.7
Santa Margarita Water District (SMWD)	Public/Quasi-Public Facility	Existing Use	PQF	3.0
Sakaïda	Wholesale Nursery (Interim) PTR-10,000 District (SFR) PTR-6,000 District (SFR) Open Space	Existing Use 93 221 0	<1 <1 OSC	89.0
Yusatake	Wholesale Nursery (Interim) PTR-10,000 District (SFR) PTR-6,000 District (SFR) Open Space	Existing Use 138 148 0	<1 <1 OSC	117.4
Plano Trabuco Planning Area Subtotal Dwelling Units			612	
DWELLING UNIT TOTAL FOR SPECIFIC PLAN AREA			2,775	
KEY TO LAND USE PLAN DESIGNATIONS:				
10 - 10 acres per du	4 - 4 acres per du			
3 - 3 acres per du	2 - 2 acres per du			
1 - 1.00 acre/du to 1.99 acres/du	<1 - less than 1 acre/du			
CR - Commercial Recreation	CC - Community Commercial			
OSC - Open Space/Conservation	PQF - Public/Quasi-Public Facility			

APPENDIX C

DEFINITIONS

DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION
DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION	DEFINITION

- [a] ...
- [b] ...
- [c] ...

DEFINITION

DEFINITION

APPENDIX B

FOOTHILL/TRABUCO SPECIFIC PLAN STATISTICAL SUMMARY BY PLANNING AREA

PROPERTY OWNER/PROPERTY NAME	EXISTING/PROPOSED LAND USE	MAXIMUM DWELLING UNITS/ COMMERCIAL SQUARE FEET	LAND USE PLAN DESIGNATION	APPROXIMATE ACREAGE
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NOTES:

- [a] The boundary between the Foothill/Trabuco Specific Plan and the Silverado/Modjeska Specific Plan is the major ridgeline along Santiago Truck Trail. Only a portion of this property is within the Foothill/Trabuco Specific Plan Area; the remainder is within the Silverado/Modjeska Specific Plan Area.
- [b] The number of dwelling units permitted on the site reflects the number permitted by previously approved or recorded Tract Maps. However, if the proposed development does not fully comply with previous project approvals, a Specific Plan Amendment shall be required to determine an appropriate density cap for the property and any development shall be required to comply with the provisions of the Specific Plan.
- [c] A portion of this property is located in the Plano Trabuco Planning Area; however, the development cap and acreage figures provided include the entire property.

KEY TO ABBREVIATIONS:

- DU - Dwelling Unit(s)
- SFD - Single-Family Detached
- GDP - General Development Plan

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APPENDIX C

DEFINITIONS

- 1.0 **Balance:** The method of earthwork operations which results in the volume of cut generally equaling the amount of fill.
- 2.0 **Bench Drain:** A drainage structure placed horizontally on a manufactured slope to deter surface erosion.
- 3.0 **Brow Ditch:** A drainage structure placed at the top of a manufactured slope to deter surface erosion.
- 4.0 **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 usable yard areas.
- 5.0 **Building Site, Existing:** Per Zoning Code section 7-9-126, except that, for the purposes of this Specific Plan, tentative tract or tentative parcel maps approved prior to the effective date of the ordinance adopting these regulations and which are recorded subsequent to said effective date shall be considered as legal, conforming building sites.
- 6.0 **Cantilever:** A large bracket or block projecting from a wall to support a balcony, cornice, etc. A projecting beam or structure supported only at one end, which is anchored to a pier or wall.
- 7.0 **Contour:** A line drawn on a plan which connects all points of equal elevation.
- 8.0 **Contour Grading:** A grading concept designed to result in man-made earth forms which resemble natural terrain characteristics. Horizontal and vertical curve variations are often used for slope banks. Contour grading does not necessarily minimize the amount of cut or fill required.
- 9.0 **Cornice:** A horizontal molding projecting along the top of a wall.
- 10.0 **Cut:** The mechanical removal of earth material (excavation) during grading operations.
- 11.0 **Daylight Line:** The point at which the man-made condition (cut or fill) meets the natural topographic condition.
- 12.0 **Effective Bulk:** The perceived visual mass of a structure as viewed from a distance or from above or below.
- 13.0 **Elevation:** Height or distance above sea level; or, the front, rear or side of a building as depicted or viewed vertically.

- 14.0 **Erosion:** The process by which soil and rock components are worn away and moved from one place to another by forces such as wind and water. While erosion is a natural process, it can be accelerated by man's activities such as the removal of vegetation, the creation of impervious surfaces which leads to increased water run-off, etc.
- 15.0 **Export:** Earth material removed from a grading project and deposited off-site.
- 16.0 **Fill:** The deposit of earth material placed by artificial means.
- 17.0 **Finished Grade:** The final elevation of the ground surface after grading operations in conformance with approved grading plans.
- 18.0 **Gable Ends:** The vertical or triangular end of a building from the cornice or eaves to the ridge or hip.
- 19.0 **Grading:** To bring an existing surface to a designed, artificial form by excavating, filling or smoothing operations.
- 20.0 **Hillside:** The portion of a hill between the summit or ridge and the toe of a slope.
- 21.0 **Knoll:** A small round hill or mound.
- 22.0 **Major Ridgeline:** A ridge or hilltop which is visible from a public road and which forms part of the skyline or is seen as a distinct edge or visual backdrop to the area. Major ridgelines within the Specific Plan are so designated in the Resources Overlay Component (Section II.C).
- 23.0 **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 landforms are usually modified significantly or eliminated.
- 24.0 **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.
- 25.0 **Remedial Grading:** Grading required to remedy a geotechnical or soil stability condition that is demonstrated to be necessary for the health, safety and welfare of the inhabitants of the property or surrounding properties. Remedial grading encompasses removal and re-compaction of earthwork beyond that necessary to simply provide a building site and access and may include: a) slope stabilization and sub-drain installation to minimize erosion; 2) removal and/or re-compaction of unstable soils; and 3) excavation for sheer key earthwork buttresses to stabilize landslide potential.
- 26.0 **Ridge:** A long, narrow conspicuous elevation of land.

- 27.0 Scar:** A visible cut in a hillside or ridge in which all top soil has been removed and vegetation will be unable to establish itself for a significant period of time.
- 28.0 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.
- 29.0 Stepped Footings:** The supporting base wherein a structure is partially anchored to a hillside as opposed to construction on a relatively flat building pad.
- 30.0 Wildlife Corridor:** Those areas utilized by wildlife for habitat and wildlife movement as defined in the Resources Overlay Component (Section II.C).

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APPENDIX D
BYLAWS OF THE
FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD

BYLAWS OF THE
FOOTHILL/TRABUCO SPECIFIC PLAN
REVIEW BOARD

I. DEFINITIONS

- A. "Plan" shall mean the Foothill/Trabuco Specific Plan.
- B. "Board of Supervisors" shall mean the Orange County Board of Supervisors.
- C. "Planning Commission" shall mean the Orange County Planning Commission.
- D. "Review Board" or "FTSPRB" shall mean the Foothill/Trabuco Specific Plan Review Board.
- E. "Organizational meeting" shall mean that meeting of the FTSPRB held yearly, on a date to be established FTSPRB, commencing in 1992.

II. MEMBERSHIP

A. Qualifications

The FTSPRB shall be composed of five (5) members. The membership shall be composed of persons who are either property owners or residents of the area subject to the Plan.

B. Terms of Office

The term of office of each member shall be three (3) years and shall begin on the date of the organizational meeting. Each member may be re-appointed to the FTSPRB so long as the total term of an individual FTSPRB member does not exceed two consecutive terms.

C. Appointment and termination of members

Members shall be appointed by the Board of Supervisors from a list of recommended candidates submitted by the Director of Planning, EMA for terms as specified and until appointment of a successor. The Board of Supervisors may terminate the membership of any person at any time. Failure of a member to attend four (4) consecutive FTSPRB meetings shall result in termination of membership.

D. Vacancies

Vacancies in membership occurring prior to the expiration of a term of office shall be filled in the same manner as defined in Section C. A person appointed to fill a vacancy may be re-appointed, as long as total service does not exceed two full terms.

III. OFFICERS

- A. The officers of the FTSPRB shall be a Chairperson, Vice Chairperson and Recording Secretary.
- B. Officers will be elected by the membership of the FTSPRB at each organizational meeting and shall serve until the next organizational meeting and thereafter until their successors are selected. Vacancies shall be filled by election of the Membership.

IV. MEETINGS

- A. The FTSPRB shall hold regular monthly meetings at a location, date and time to be established at the first Organizational Meeting of the FTSPRB. Said meeting shall be in conformance with proper notification procedures.
- B. Special meetings may be held in accordance with the Ralph M. Brown Act.

V. PROCEDURES

- A. Three (3) members shall constitute a quorum of the FTSPRB. No business shall be transacted in the absence of a quorum.
- B. Action may be taken by a majority vote of a quorum of the members.
- C. Roberts Rules of Order shall govern FTSPRB meetings.

VI. MEETINGS OPEN AND PUBLIC

All meeting shall be open and public in accordance with provisions of the Ralph M. Brown Act (Section 54950 et seq., Government Code).

VII. AUTHORITY

The Board of Supervisors establishes the Foothill/Trabuco Specific Plan Review Board (FTSPRB) in conjunction with the adoption of the Foothill/Trabuco Specific Plan.

VIII. PURPOSE

The FTSPRB is established to advise the Orange County Planning Commission, Board of Supervisors and County agencies on all discretionary actions of the County of Orange in implementation of the Foothill/Trabuco Specific Plan.

IX. RESPONSIBILITIES

The FTSPRB is responsible for conducting public meetings to review proposed land development projects including, but not limited to, General Plan Amendments, Specific Plan Amendments, Subdivision Maps, Use Permits and Site Development Permits, and reporting their findings on such applications to the appropriate department of the County of Orange. The FTSPRB is also responsible for advising the County regarding any action of the County in implementation of the Circulation Component of the Specific Plan. All applications for discretionary approvals within the Plan area shall be referred to the FTSPRB at least 21 days prior to any action by the Planning Commission. The FTSPRB shall have the authority to waive the 21 day requirement.

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APPENDIX E

FOOTHILL/TRABUCO SPECIFIC PLAN PLANT PALETTE

FOOTHILL/TRABUCO SPECIFIC PLAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	ACCEPTABLE IN FUEL MODIFICATION ZONE
Acacia melanoxylon	Blackwood Acacia	Tree	No
Acer macrophyllum	Big Leaf Maple	Tree (Native)	No
Adiantum jordanii	Maidenhair Fern	Fern (Native)	No
Aesculus californica	California Buckeye	Tree	No
Alnus rhombifolia	White Alder	Tree (Native)	Yes
Aloe arborescens	Tree Aloe	Exotic shrub/flower	Yes
Amaryllis belladonna	Naked Lady	Tree	No
Araucaria araucana	Monkey Puzzle	Tree	No
Araucaria bidwillii	Bunya-Bunya	Tree	No
Araucaria excelsa	Star Pine	Tree	No
Arbutus manziesii	Mandrone	Tree	No
Arctostaphylos densiflora uva-ursi	Manzanita	Ground cover	Yes
Arctostaphylos glauca	Bigberry Manzanita	Shrub (Native)	No
Artemesia californica	Coastal sagebrush	Shrub (Native)	No
Aspidotis californica	California Lace Fern	Fern (Native)	No
Astragalus trichopodus leucopsis	Ocean Locoweed	Flower (Native)	No
Baccharis pilularis consanguinea	Coyote Bush	Ground Cover (Native)	Yes
Bloomeria crocea	Golden Stars	Flower (Native)	No
Bougainvillea spp.	Bougainvillea	Exotic shrub/flower	Yes
Calocedrus decurrens	Incense Cedar	Tree	No
Calochortus albus	White Globe Lilly	Flower (Native)	No
Calochortus catalinae	Catalina Mariposa	Flower (Native)	No
Calochortus splendens	Lilac Mariposa	Flower (Native)	No
Calochortus weedii	Weeds Mariposa	Flower (Native)	No
Calystegia macrostegia	Finger-leaved Morning Glory	Flower (Native)	No
Campsis spp.	Trumpet Vine	Exotic shrub/flower	No
Caramine californica	Milkmaids	Flower	No
Castilleja affinis	Coast Indian Paintbrush	Flower (Native)	No
Catalpa bignonioides	Common Catalpa	Tree	No
Ceanothus crassifolius	Hoaryleaf Ceanothus	Shrub (Native)	No
Ceanothus griseus horizontalis	Carmel Creeper	Ground Cover (Native)	Yes
Ceanothus integerrimus	Deer Brush	Shrub (Native)	No
Ceanothus leucodermis	Whitebark Ceanothus	Shrub (Native)	No
Ceanothus megacarpus	Big Pod Ceanothus	Shrub (Native)	No
Ceanothus oliganthus	Hairy Ceanothus	Shrub (Native)	No
Ceanothus papillosus roweanus	Mount Tranquillon Ceanothus	Shrub (Native)	No
Ceanothus spinosus	Greenbark Ceanothus	Shrub (Native)	Yes
Cedrus atlantica	Atlas Cedar	Tree	No

FOOTHILL/TRABUCO SPECIFIC PLAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	ACCEPTABLE IN FUEL MODIFICATION ZONE
Ficus carica	Common Fig	Tree	No
Ficus macrophylla	Moreton Bay Fig	Tree	No
Fragaria chiloensis	Wild Strawberry	Ground Cover	Yes
Fraxinus dipetala	Flowering Ash	Tree (Native)	No
Fremontodendron californicum	California Flannel Bush	Shrub (Native)	No
Galium angustifolium	Chaparral Bedstraw	Shrub (Native)	No
Ginkgo biloba	Maidenhair/Ginkgo	Tree	No
Gleditsia triacanthus	Honey Locust	Tree	No
Gnaphalium bicolor	Bicolored Leaf Cudweed	Flower (Native)	No
Gnaphalium californicum	California Everlasting	Flower (Native)	No
Gnaphalium microcephalum	White Everlasting	Flower (Native)	No
Halopappus venetus	Coastal Goldenbrush	Shrub (Native)	No
Halopappus palmeri	Palmer's Goldenbrush	Shrub (Native)	No
Hapopappus squarrosus	Saw-Toothed Goldenbrush	Shrub (Native)	No
Helianthemum scoparium	Common Rock Rose	Flower (Native)	No
Helianthus annuus	Common Sunflower	Flower (Native)	No
Helianthus gracilenthus	Slender Sunflower	Flower (Native)	No
Heteromeles arbutifolia	Toyon/California Holly	Shrub (Native)	Yes
Holodiscus discolor franciscanus	Ocean Spray	Shrub (Native)	No
Hydrangia spp.	Hydrangia	Exotic shrub/flower	No
Iris douglasiana	Douglas Iris	Ground Cover (Native)	No
Jepsonia parryi	Coast Jepsonia	Flower (Native)	No
Juglans californica	California Black Walnut	Tree (Native)	Yes
Juniperus californica	California Juniper	Shrub (Native)	No
Kekiella cordifolia	Heart-Leaved Penstemon	Shrub (Native)	No
Largunaria pattersoni	Primrose Tree/Cow Itch	Tree	No
Lasthenia californica	Coastal Goldenfields	Flower (Native)	No
Lathyrus latiflorus	San Gabriel Pea	Ground Cover (Native)	No
Layia platyglossa	Common Tidy Tips	Flower (Native)	No
Leptodactylon californicum	Prickly Phlox	Flower (Native)	No
Lilium humboldtii	Humboldt Lilly	Flower (Native)	No
Linanthus dianthiflorus	Ground Pink	Flower (Native)	No
Lonicera subspicata	Southern Honeysuckle	Ground Cover (Native)	No
Lupinus bicolor	Lindleys Annual Lupine	Flower (Native)	No
Lupinus excubitus	Guard Lupine	Shrub (Native)	No
Lupinus hirsutissimus	Nettle Lupine	Flower (Native)	No
Lupinus succulentis	Arroyo Lupine	Flower (Native)	No
Lynothamus floribundus aspenifolius	Fernleaf Catalina Ironwood	Tree	No

FOOTHILL/TIBUCO SPECIFIC PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	ACCEPTABLE IN FUEL MODIFICATION ZONE
Magnolia grandiflora	Southern Magnolia	Tree	No
Malacothamus fasciculatus	Mesa Bushmallow	Shrub (Native)	No
Malosma laurina	Laurel Sumac	Shrub (Native)	Yes
Marah macrocarpus	Wild Cucumber	Ground Cover (Native)	No
Melica imperfecta	Small-Flowered Melica	Ground Cover (Native)	No
Matasequoia gigantea	Giant Redwood	Tree	No
Mimulus aurantiacus	Orange Brush Monkeyflower	Shrub (Native)	Yes
Mimulus cardinalis	Scarlet Monkeyflower	Flower (Native)	Yes
Mimulus guttatus	Yellow Monkeyflower	Flower (Native)	Yes
Mimulus longiflorus	Southern Monkeyflower	Shrub (Native)	Yes
Mimulus puniceus	Red Monkeyflower	Shrub (Native)	Yes
Mirabilis californica	Wishbone Bush	Ground Cover (Native)	No
Muhlenbergia rigens	Deergrass	Ground Cover (Native)	No
Nolina parryi	Pary's Nolina	Shrub (Native)	No
Oenothera hookeri	Evening Primrose	Flower	Yes
Olea europea	Olive	Tree	No
Oputina basilaris	Long-Jointed Beaver Tail Cactus	Succulent	Yes
Opuntia littoralis	Coastal Prickly Pear	Succulent (Native)	Yes
Opuntia occidentalis	Western Prickly Pear	Succulent (Native)	Yes
Opuntia oricola	Oracle Cactus	Succulent (Native)	Yes
Opuntia parryi	Valley Cholla	Succulent (Native)	Yes
Opuntia prolifera	Coast Cholla	Succulent (Native)	Yes
Orthocarpus pupurascens	Owls Clover	Succulent (Native)	Yes
Paspalum distichum	Knotgrass	Flower (Native)	No
Pellaea andromedaefolia	Coffee Fern	Ground Cover	No
Pellaea mucronata	Birdsfoot Fern	Fern (Native)	No
Penstemon heterophyllus	Foothill Penstemon	Fern (Native)	No
Penstemon spectabilis	Blue Penstemon	Flower (Native)	No
Paconia californica	California Peony	Flower (Native)	No
Persea americana	Avacado	Tree	No
Phacelia cicutaria	Caterpillar Phalecia	Flower (Native)	No
Phalecia distans	Common Phalecia	Flower (Native)	No
Phalecia minor	Wild Canterbury Bell	Flower (Native)	No
Phalecia parryi	Parry's Phalecia	Flower (Native)	No
Phalecia ramosissima	Branching Phalecia	Flower (Native)	No
Pickeringia montana	Wild Pea	Shrub	No
Pinus attenuata	Knobcone Pine	Tree (Native)	No
Pinus coulteri	Coulter Pine	Tree (Native)	No

FOOTHILL/TRABUCO SPECIFIC PLAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	ACCEPTABLE IN FUEL MODIFICATION ZONE
Pinus radiata	Monterrey Pine	Tree (Native)	No
Pinus sabiniana	Digger pine	Tree (Native)	No
Pittosporum undulatum	Victorian Box	Tree	Yes
Pityrogramma triangularis	Goldenback Fern	Fern (Native)	No
Platanus racemosa	California Sycamore	Tree (Native)	Yes
Plumbago spp.	Plumbago	Exotic shrub/flower	No
Poa scabrella	Pine Bluegrass	Ground Cover	No
Polypodium californicum	California Polypody Fern	Fern (Native)	No
Populus fremontii	Fremont Cottonwood	Tree (Native)	No
Populus trichocarpa	Black Cottonwood	Tree (Native)	No
Prunus ilicifolia	Hollyleaf Cherry	Shrub (Native)	No
Pseudotsuga macrocarpa	Douglas Fir/Big Cone Spruce	Tree (Native)	No
Pteridium aquilinum	Western Bracken Fern	Fern	No
Quercus agrifolia	Coast Live Oak	Tree (Native)	No
Quercus berberidifolia	Scrub Oak	Shrub (Native)	Yes
Quercus chrysolepis	Canyon Live Oak	Tree (Native)	Yes
Quercus engelmannii	Mesa Oak (Engelmann)	Tree (Native)	No
Quercus kelloggii	Black Oak	Tree (Native)	No
Quercus lobata	Valley Oak	Tree (Native)	No
Quercus wislizenii	Interior Live Oak	Tree (Native)	No
Ranunculus californicus	California Buttercup	Flower (Native)	No
Rhamnus ilicifolia	Holly-Leaf Redberry	Shrub (Native)	No
Rhamnus californica	Coffeeberry	Shrub (Native)	No
Rhododendron occidentale	Rhododendron	Shrub	Yes
Rhododendron spp.	Azalea	Exotic shrub/flower	No
Rhus integrifolia	Lemonade Berry	Shrub (Native)	No
Rhus ovata	Sugar Bush	Shrub (Native)	Yes
Rhus trilobata	Desert Squaw Bush	Bush (Native)	Yes
Ribes californicum	Hillside Gooseberry	Shrub (Native)	Yes
Ribes indecorum	White-Flowering Currant	Shrub (Native)	No
Ribes malvaecum	Chaparral Currant	Shrub (Native)	No
Ribes speciosum	Fuchsia Flower Gooseberry	Shrub (Native)	No
Robina pseudoacacia	Black Locust	Tree	No
Romneya coulteri	Matilija Poppy	Flower (Native)	No
Rosa californica	California Wild Rose	Shrub (Native)	No
Rosa spp.	Common Rose	Exotic shrub/flower	No
Rubus ursinus	Western Blackberry	Ground Cover (Native)	No
Salix babylonica	Weeping Willow	Tree	No

FOOTHILL/TRABUCO SPECIFIC PLAN PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	ACCEPTABLE IN FUEL MODIFICATION ZONE
Salix gooddingii	Black Willow	Tree (Native)	No
Salix hindsiana	Sandbar Willow	Tree (Native)	No
Salix laevigata	Red Willow	Tree (Native)	No
Salix lasiandra	Golden Willow	Tree (Native)	No
Salix lasiolepis	Arroyo Willow	Tree (Native)	No
Salvia apiana	White Sage	Shrub (Native)	No
Salvia columbariae	Chia	Flower (Native)	Yes
Salvia leucophylla	Purple Sage	Shrub (Native)	No
Salvia mellifera	Black Sage	Shrub (Native)	No
Sambucus mexicana	Mexican Elderberry	Shrub (Native)	Yes
Schinus molle	California Pepper	Tree	Yes
Sequoia sempervirens	Coast Redwood	Tree	No
Sisyrinchium bellum	Blue-Eyed Grass	Ground Cover (Native)	Yes
Sisyrinchium californicum	Golden-Eyed Grass	Ground Cover (Native)	Yes
Solanum xanti	Purple Nightshade	Shrub (Native)	No
Solidago californica	California Goldenrod	Flower (Native)	No
Stipa lepidota	Small-Flowered Needlegrass	Ground Cover (Native)	No
Stipa pulchra	Purple Needlegrass	Ground Cover (Native)	No
Strax officinale fulvescens	Snowdrop Bush	Shrub (Native)	No
Symphoricarpos mollis	Spreading Snowberry	Shrub (Native)	No
Thalictrum polycarpum	Meadow Rue	Ground Cover (Native)	No
Trichostema lanatum	Woolly Blue Curls	Flower (Native)	Yes
Ulmus americana	American Elm	Tree	No
Umbellularia californica	California Bay Laurel	Tree (Native)	Yes
Viola pendunculata	Johnny Jump-Up	Flower (Native)	No
Vitis girdiana	Desert Grape	Ground Cover (Native)	No
Woodwardia fimbriata	Giant Chain Fern	Fern (Native)	No
Yucca whipplei	Foothill Yucca (Lord's Candle)	Shrub (Native)	Yes

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