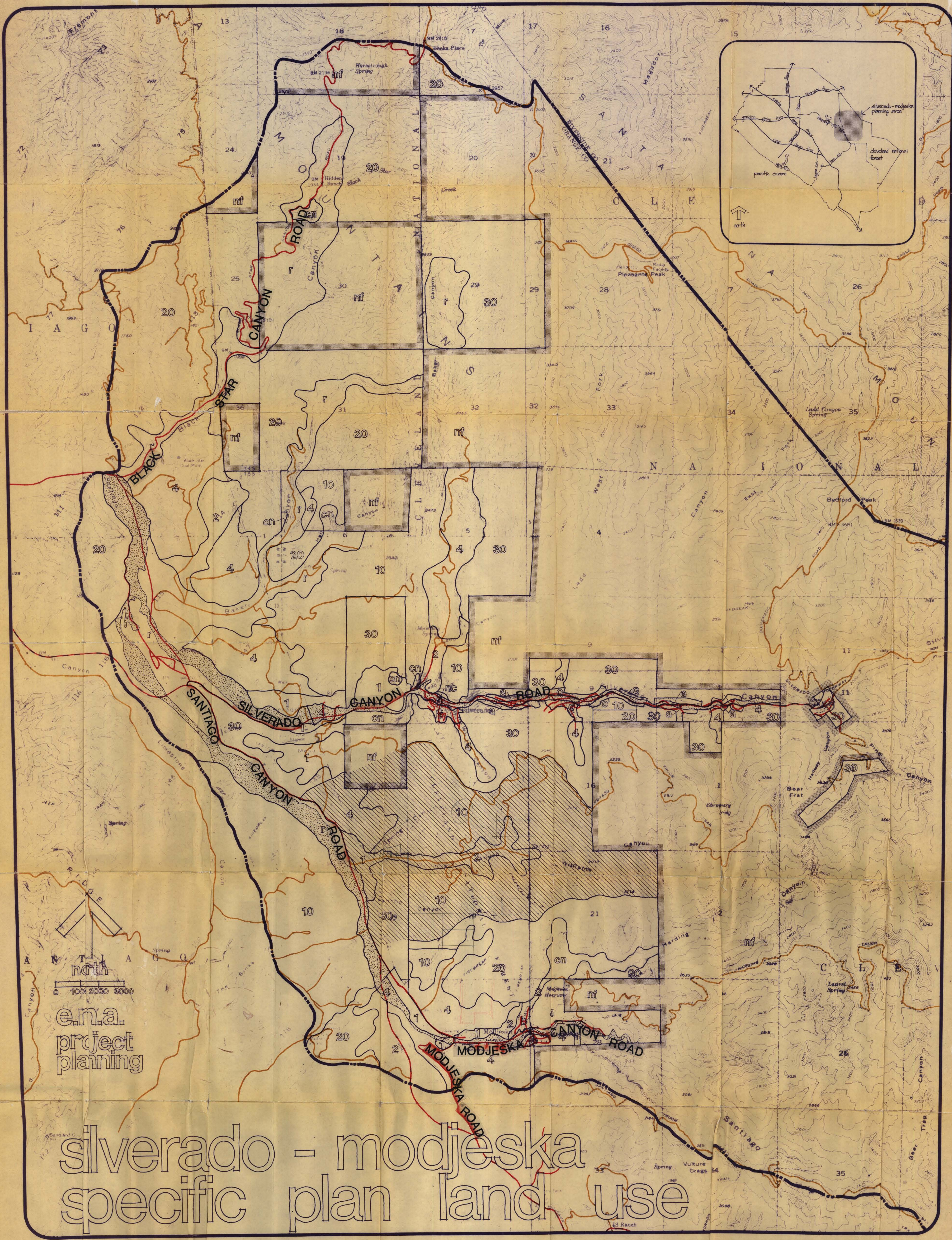




silverado - modjeska specific plan land use

rural residential

Within Rural Residential category, the Silverado-Modjeska Specific Plan Land Use Map specifies maximum densities of 1 du per 20, 10, 4, and 2 acres for specified geographical sub-areas. Maximum densities identified within the Rural Residential category will be allowed only when it can be demonstrated that the proposed locations of dwelling units and its access are feasible under the policies and guidelines of this plan as well as existing ordinances. Given the topographic constraints, it is assumed that parcels larger than the designated maximum will be appropriate in many areas.

- | | |
|-----------------|---------------|
| 30 du / 30 acs. | 4 du / 4 acs. |
| 20 du / 20 acs. | 2 du / 2 acs. |
| 10 du / 10 acs. | |

low density residential

One dwelling unit per acre is the highest density to be allowed for new development in areas which have relatively flat terrain and ready access to the existing road network and services.

- | |
|------------|
| 1 du / ac. |
|------------|

existing low to medium density residential villages

Existing residential areas with densities ranging from two to four dwellings per acre are intended to recognize the existing pattern of development in Silverado and Modjeska Canyons. Lot splits, lots of land and subdivision will not be allowed in these areas. The amalgamation of small undeveloped lots into more viable building sites is encouraged.

- | | |
|------------|------------|
| a du / ac. | b du / ac. |
| c du / ac. | |

recreation

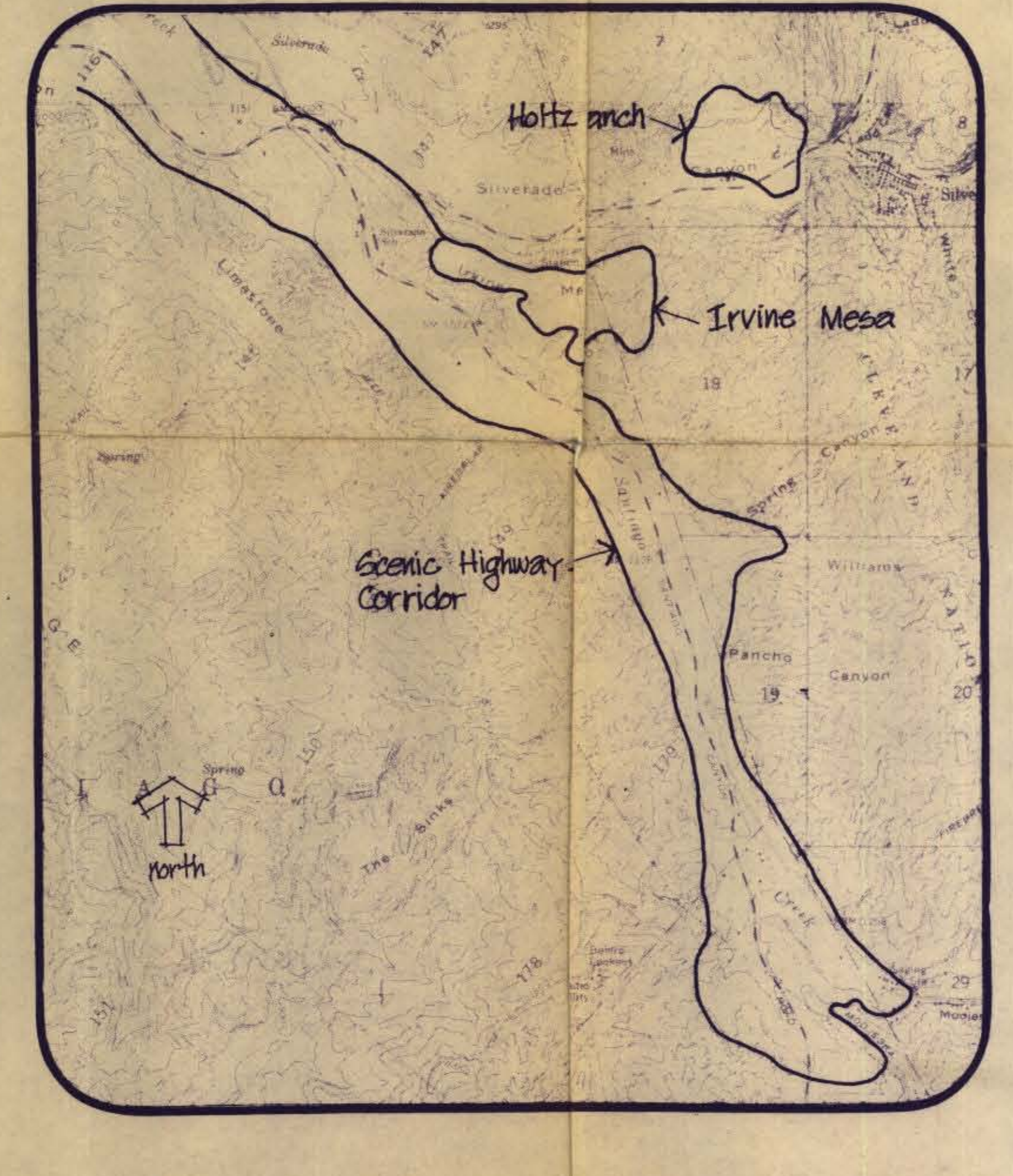
Uses within the Recreation category are limited to those which require outdoor activities, such as recreation vehicle parks, campgrounds, hiking, equestrian centers and estates, wildlife refuges, wildlife parks and commercial structures associated with on-site recreation activities. Mobile homes, off-highway vehicles and motorcycle parks are prohibited. Recreational development in this category is intended to utilize and protect the existing natural environment. The intensity of recreation use, based on the number and type of structures and maximum users per day, will be regulated in accordance with site conditions, accessibility, fire and compatibility with adjacent land uses.

williams canyon

Ultimately, Williams Canyon is to be devoted to the residential uses identified on the Land Use Map. However, the extraction of sand and gravel resources has immediate priority, and residential development will not be allowed to preclude the viability of sand and gravel extraction. This priority is dependent upon the existence of the (C-1) Natural Resource designation for the property. The LUE of the General Plan and is subject to change (See Board of Supervisors' Minute Order of August 31, 1977). Until gravel extraction in Williams Canyon is de-prioritized, the owners of the property facing Silverado Canyon Road adjacent to Williams Canyon Road (World Vision) will have to demonstrate mitigation measures against truck and passenger traffic in their removal application and subsequent development plans. Also, other development plans in Williams Canyon must address potential truck traffic and vehicle traffic in their environmental documentation.

site plan review areas

Site Plan Review will be required for all residential subdivision within the defined scenic highway corridor, Holtz Ranch, and Irvine Mesa with respect to certain guidelines (See text).

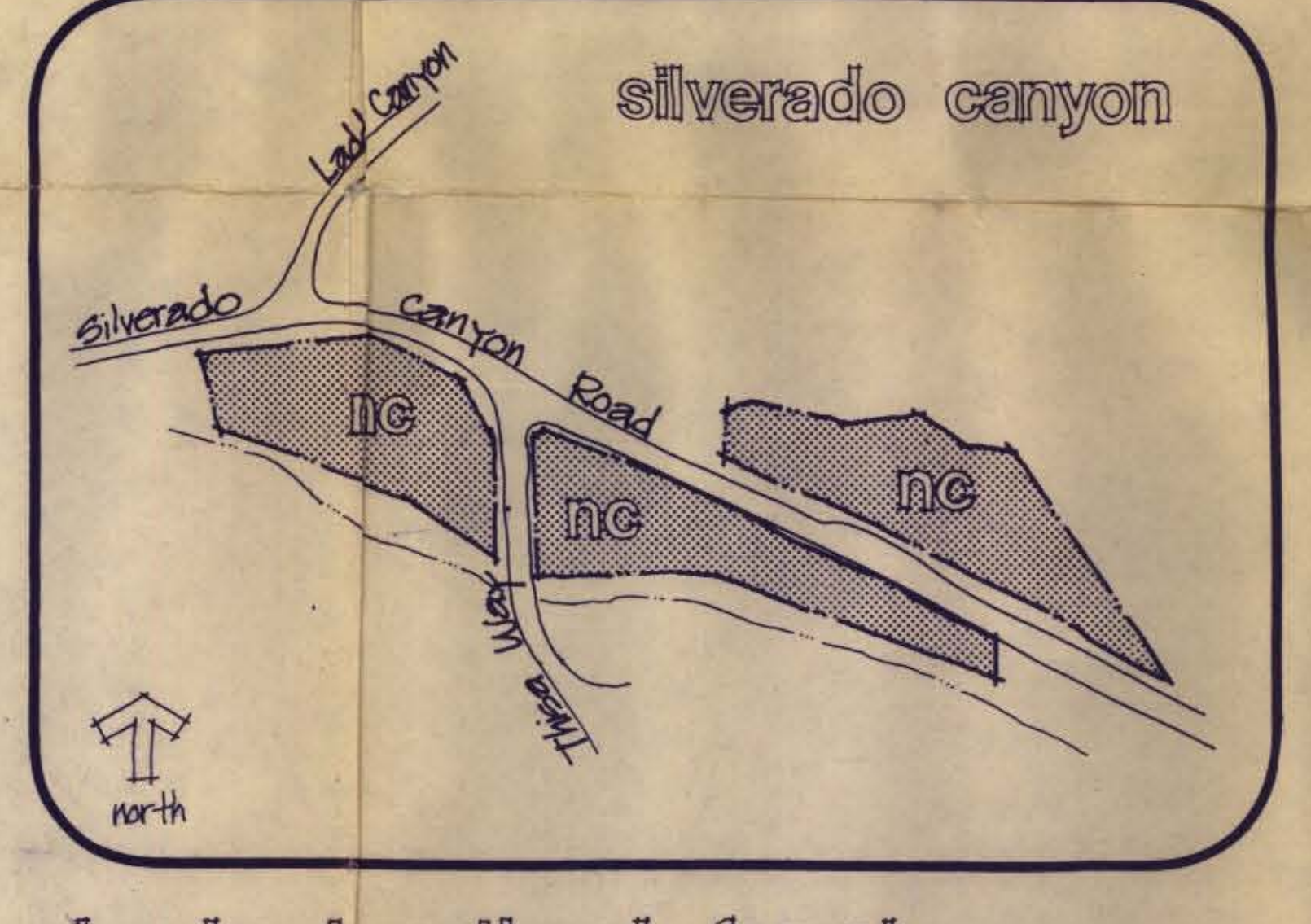
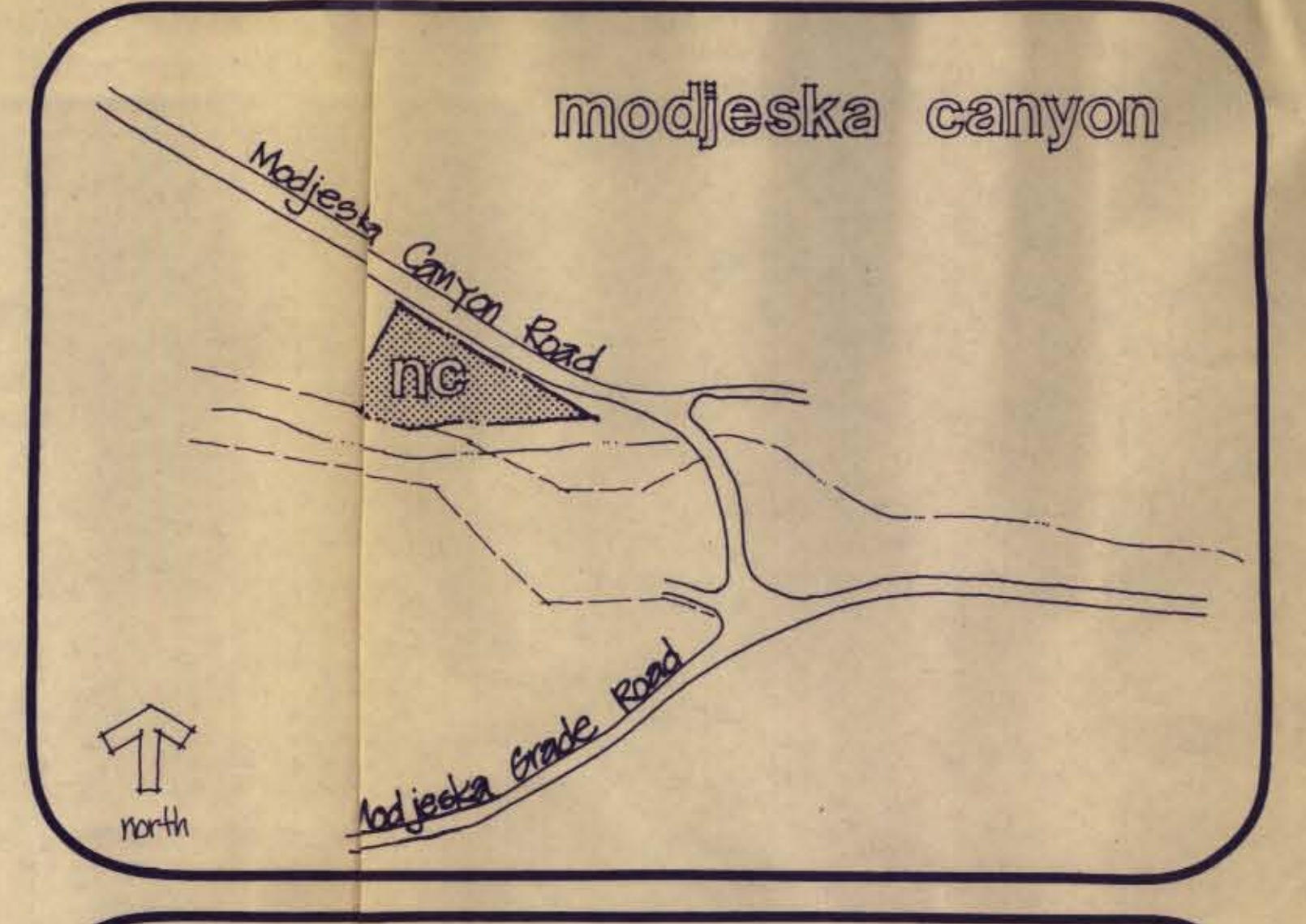


conservation

Historical and paleontological sites and watersheds which have been singled out for special treatment in the Conservation Element of this plan have been placed in a conservation category.

neighborhood commercial

Commercial facilities in Silverado and Modjeska are limited to existing sites and shall not be allowed in any residential category in this plan.



cleveland national forest

(Public ownership)

floodplain

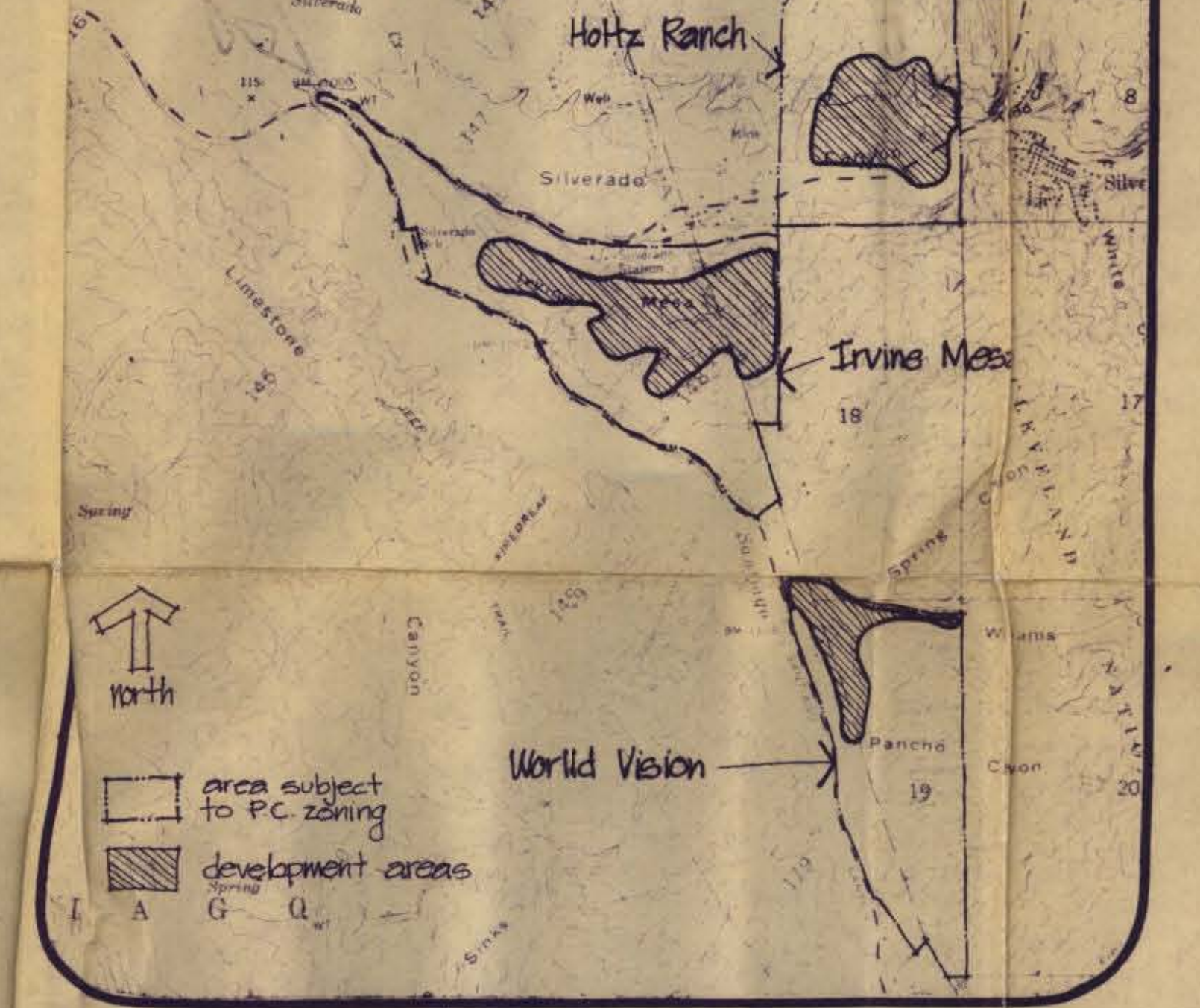
The Floodplain identified on the Specific Plan Land Use Map coincides with the established hundred year floodplain. Certain portions of this area are designated for Recreation and certain portions for Rural Residential uses. That portion of the floodplain which lies in the Rural Residential category is designated for a maximum density of 1 dwelling unit per 4 acres by this Specific Plan.

planned community opportunities

Three areas are identified for possible "Planned Communities" if higher densities than those on the Specific Plan Land Use Map:

- Holtz Ranch - Medium Density (3.5-5.0 d/ac)
- Irvine Mesa - Medium Density (3.5-5.0 d/ac)
- World Vision Property - Medium-Low Density (2.0-3.5 d/ac)

These higher density ranges apply to the designated development areas within each identified parcel and will be affected only if certain conditions are met. (See text)



Certification

I hereby certify that this map is a true copy of the Silverado-Modjeska Specific Plan which incorporates changes through Amendment No. 3, as adopted by the Orange County Board of Supervisors on FEBRUARY 11, 1984, Resolution Number 8449.

Robert G. Fisher, Director of Planning
Environmental Management Agency