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OF ORANGE COUNTY, CALIFORNIA

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Lee A. Branch RECORDER

THIRD REVISED
RANCHO DE LOS ALISOS PLANNED COMMUNITY
Orange County, California

The accompanying text constitutes the land use regulations under which development will be governed for the area hereinafter referred to as the Rancho de Los Alisos Planned Community. The properties involved were originally placed in the PC "Planned Community" District by Ordinance Number 2951 on December 7, 1976. Subsequently, the First Revised Rancho de Los Alisos Planned Community was adopted by Ordinance Number 3170 on December 19, 1979 and amended by Ordinance Number 3370 on February 23, 1983. The Second Revised PC "Planned Community" District was approved by the Orange County Planning Commission on April 12, 1983 and adopted by Ordinance Number 3389 by the Orange County Board of Supervisors on June 15, 1983.

This Third Revised PC "Planned Community" District is hereby established by Ordinance 3847 as adopted by the Orange County Board of Supervisors on November 5, 1991. The Development Plan (map) and this supplementary text were also considered and made a part of all public hearings on this matter and were subsequently adopted as part of the above noted Ordinance.

I hereby certify that this text material consisting of 46 pages, which will regulate the development of those properties shown on the Development Plan, was approved by the Orange County Planning Commission on October 9, 1991 and adopted by Ordinance Number 3847 by the Orange County Board of Supervisors on November 5, 1991.

Orange County Planning Commission
Steve Nordeck, Chairman

By: Thomas B. Mathews
Thomas B. Mathews
Director of Planning, EMA

Linda D. Ruth
Linda D. Ruth
Clerk of the Board of Supervisors
of Orange County, California

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Recording requested by and call for pick up:
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CHAPTER 1: PURPOSE AND OBJECTIVES

The purpose of these regulations is to provide for the development of the Rancho de Los Alisos Planned Community as a coordinated, comprehensive project in order to take advantage of the superior human environment which results from large-scale urban planning.

These regulations are intended to provide for a diversity of uses, relationships, heights and bulk of buildings. Major watercourses through the urban areas of the plan provide an opportunity for natural appearing greenbelts within the urbanscape.

An objective of these regulations is to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive geological features while blending the urban development into the natural topography through the use of innovative grading criteria and techniques.

Another objective of these regulations is to provide the opportunity for innovative site design to help meet the ever increasing need for adequate housing at affordable prices. Creation of an equitable balance between the opportunity for the private sector to propose innovative projects to meet today's and tomorrow's community needs, with the equally important opportunity for public review and input to those proposals, is a prime objective of the Rancho de Los Alisos Planned Community Development Plan and Supplemental Text.

These regulations have as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic and physical needs of the inhabitants here and of surrounding communities. This document is designed to act as a natural extension of the goals, policies and guidelines of the General Plan.

The Feature Plan review procedure is used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The Feature Plan should demonstrate how the major water courses will be treated to ensure their conservation as natural appearing greenbelts within the urbanscape. The Feature Plan should also demonstrate how the prominent geographical features will be preserved while blending the urban development into the natural topography. Approved Feature Plans are supplements to this Text and Development Plan.

The purpose of the Site Plan review process is to provide for review of detailed, final plans for all projects within the Rancho de Los Alisos Planned Community. A Site Plan may also be approved which establishes alternative development standards for projects, in accordance with an approved Feature Plan.

The Site Plan review process provides assurances that all projects proposing alternative development standards will be planned, established, and maintained in a manner that will be compatible with surrounding uses. Site Plan review will also ensure that precise development plans are consistent with the approved Feature Plan and the provisions of this PC Development Plan and Supplemental Text.

CHAPTER 2: GENERAL PROVISIONS

1. An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the County Administrative Office/Urban Monitoring, Analysis Center and the Environmental Management Agency/Advance Planning Division. The submittal of an AMR for the Planned Community is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program.

   The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Planned Community until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and infrastructure for the Planned Community.

2. All Planning Units which allow for residential uses shall be developed consistent with the maximum number of dwelling units indicated for the Planning Unit in the Statistical analysis in the Feature Plan. The statistical analysis in the Feature Plan may be revised in accordance with the requirements contained in Section 7-9-150 of the Zoning Code and the additional requirements contained in Chapter 12 contained herein so long as the total number of dwelling units permitted in each land use category and subtotal in the Planned Community Development Plan statistical Summary is not exceeded and the total number of dwelling units for the entire Planned Community does not exceed 4966. No amendment to this Development Plan or Supplemental text shall be required solely for the purpose of changing the number of estimated dwelling units or acreage assigned to a Planning Unit as indicated on the Statistical Analysis in the Feature Plan, provided the change is consistent with the adopted Statistical Summary on the Planned Community Development Plan.

3. All residential development shall conform to the provisions of the Housing Element of the Orange County General Plan.

4. Agricultural uses already established together with accessory structures and uses which are customarily incidental or necessary to main buildings or uses, are permitted within the Rancho de Los Alisos Planned Community pursuant to the A1 "General Agricultural" District regulations of the Orange County Zoning Code.

5. Terms used in this Development Plan and Supplemental Text shall have the same definitions as given in the Orange County Zoning Code.

6. This Supplemental Text and Development Plan is adopted pursuant to the regulations contained in Section 7-9-103 of the Orange County Zoning Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Rancho de Los Alisos

Planned Community. Any details or issues not specifically covered by this Supplemental Text and Development Plan shall be subject to the regulations of the Orange County Zoning Code.

7. The total number of residential dwelling units developed shall not exceed the number of dwelling units indicated in the Statistical Summary, Chapter 3 of this Supplemental Text.

8. This Development Plan and Supplemental Text is adopted pursuant to the Regulations contained in the Orange County Zoning Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Rancho de Los Alisos Planned Community.

9. Construction shall comply with applicable provisions of the Uniform Building Code and the various other mechanical, electrical and plumbing codes adopted by the County of Orange.

10. Grading will be permitted within the Planned Community outside of the area of immediate development when it is consistent with the approved grading plan and feature plan. Soil may be stockpiled on or borrowed from locations within the Planned Community which are designated for future development.

11. Grading plans for all projects in the Rancho de Los Alisos Planned Community shall comply with the County Grading Code and shall be accompanied by geological and soils engineers' reports and shall incorporate all pertinent recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site prior to issuance of a building permit.

12. Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code.

13. A minimum of fifty percent of the total area of the Planned Community shall be designated open space comprised of permanently established natural or landscaped areas, recreational amenities, or open space uses (see Chapter 11).

14. Areas within the Planned Community, although privately owned and fenced or owned in common, may be designated as open space provided development is restricted in a manner that will ensure preservation of an open space character. Street or highway rights-of-way and man-made slopes steeper than 2:1 shall not be counted as open space.

15. All landscape and/or grading plans shall include provisions for temporary erosion control on all graded sites which are scheduled to remain unimproved during the winter months.

16. Any conditions, requirements, or standards, indicated graphically or in writing, that are a part of an approved feature plan, site plan, use permit, or variance granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development not

in conformance with such conditions, requirements, or standards shall be in violation of the Rancho de Los Alisos Planned Community Regulations.

17. All onsite lighting shall be designed and located so as to confine direct rays to the premises.

18. Notwithstanding the minimum lot size, minimum setbacks, and maximum coverage standards contained herein, subdivisions or projects proposing less than these standards may be permitted subject to approval of an affordable housing incentive use permit in accordance with Section 7-9-140 of the Orange County Zoning Code.

19. If the number of affordable dwelling units constructed in the Serrano Highlands Planned Community exceeds 25 percent of the total units constructed, the number of affordable dwelling units in excess of 25 percent shall be credited toward the affordable housing requirement for the Rancho de Los Alisos Planned Community.

20. The acreage figures in these Planned Community Regulations and the RdLA Feature Plan are approximations and may be adjusted as a result of final planning and engineering. Modifications of plus or minus 10 percent in the acreage of any land use category may be permitted.

21. Water within the Rancho de Los Alisos Planned Community will be supplied by the Los Alisos Water District (LAWD). Pursuant to LAWD requirements, development plans shall incorporate provisions for a dual water system which will provide potable water for the domestic system and reclaimed wastewater for landscape irrigation.

22. Sewage disposal facilities to handle wastewater generated within the Rancho de Los Alisos Planed Community will be furnished by the Los Alisos Water District.

23. Tentative Subdivision Map and Site Plans abutting Regional Open Space depicted on the Development Plan Map along Serrano Creek and Aliso Creek shall be adopted as precise plans and shall contain the following additional information, either on the map or on an appropriate graphic or text:

    a. Urban Edge Treatment describing the interface treatment area between the urban and open space uses in a manner consistent with the General Plan and Feature Plan.

    b. Fire Protection Edge Treatments including any fuel breaks or fuel modification zones in a manner consistent with the General Plan, Feature Plan, and the Fire Protection Planning Task Force Report.

    c. Open Space Dedication in accordance with any offer of Dedication.

    d. Additional information which the Director, EMA, deems necessary to assure the consistency with General Plan, Feature Plan and any conditions of approval for the Rancho de Los Alisos Planned Community.

any substantial deviation from the approved maps or plans, as determined by the Director, EMA, shall require approval of revised maps or plans.

24. All public utility transmission lines required solely for the Planned Community shall be subsurface throughout the Rancho de Los Alisos Planned Community.

25. Those portions of the Rancho de Los Alisos Planned Community within the SR "Sign Restrictions" District and SH "Scenic Highway" District overlays shall be subject to the regulations of Section 7-9-111 and Section 7-9-119 of the Orange County Zoning Code, respectively.

26. 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 irrespective of the fact that any one or more portions be declared invalid or ineffective.

27. Model home complexes and temporary sales offices are permitted, subject to Site Plan approval. Such approval shall be granted for a period of two (2) years, and time extensions may be granted for additional two (2) year periods. There shall be no limit to the number of time extensions requested.

28. The proponent shall participate in the construction of the Foothill Transportation Corridor per Board of Supervisors policy and participate in implementation of offsite arterial highway and intersection improvements on a pro rata basis when such a program is established by the Board.

29. Prior to recordation of any subdivision map in Planning Area I through IX as depicted on Exhibit 7 of Feature Plan No. FP 82-3P, the proponent shall make a fifteen-year, irrevocable, continuing offer of dedication to the County of Orange, or its designee, in a form recommended by the Director, EMA, and County Counsel for approval by the Board of Supervisors, suitable for recording, of fee title, free of liens and encumbrances which would be inconsistent with the use of the property for public purposes of the County, of 88.7 acres of regional open space land on two discontiguous parcels depicted on the proposed Second Revised Rancho de Los Alisos Planned Community Development Plan and Feature Plan as Regional Open Space.

30. Prior to the approval of any parcel map or subdivision map within Planning Area III, as depicted on Exhibit 7 of Feature Plan No. FP 82-3P, the proponent shall submit a habitat enhancement plan for Serrano Creek to EMA/Development Services for review and approval in consultation with the Manager, EMA/Open Space/Recreation/Special Districts Program Office. Said plan shall address riding and hiking trails and landscape/habitat enhancement for naturalized treatment of said regional open space/ recreation corridor. Said plan shall describe the method and timing of the proponent's improvement responsibility for the onsite Serrano Creek Regional Trail.

31. Prior to the approval of any parcel map or subdivision map within the Planning Areas I through IX, as depicted on Exhibit 7 of Feature Plan No.

FP 82-3P, the proponent shall submit a Master Local Park Implementation Plan to the Director, EMA, for review and approval.

32. Prior to any final map recordation for this proposal, CC&Rs or other method of procedure, including the establishment of a homeowners association or other entity, which will guarantee the provision of any extended services and any other private services required at no cost to the County shall be submitted to and approved by the Director, EMA, and the County Counsel, and shall then be recorded prior to issuance of any certificates of use and occupancy.

33. Prior to any final map recordation, the project proponent shall agree to participate, in a manner approved by the Manager of Fire Services, Orange County Fire Department, on a pro rata basis in funding capital improvements necessary to establish a fire station in the County Musick Facility. Such improvements shall include station construction and apparatus purchase. All financial contributions toward the construction and lease of the land for Temporary Fire Station No. 38 shall be credited toward said pro rata share. If the above contributions exceed said pro rata share, the project proponent shall be reimbursed the excess amount by the County.

CHAPTER 3: STATISTICAL SUMMARY

LAND USE CATEGORY*	ACRES	MAX D.U.'s
Suburban Residential (0.5-18.0 D.U./AC.)	731.83**	3,570***
Urban Residential (18.1+ D.U./AC.)	107.00**	2,035***
Community Commercial	25.70**	
Neighborhood Commercial	4.30**	
Regional Open Space	88.70	
Other Open Space	83.50	
Arterial Streets	31.10	
TOTAL ACRES	1,072.13	

Note: Maximum Developable Community Commercial Acreage Not to Exceed 21.9 acres.

* Consistent with the Land Use Element Categories of the Orange County General Plan, June 15, 1982.

** This acreage includes others permitted uses such as community and neighborhood open space, schools, parks, streets, etc.

*** Maximum Total Units in Planned Community Not to Exceed 4,966.

CHAPTER 4: LOW DENSITY RESIDENTIAL

A. Purpose

Where a low density residential area is established by Feature Plan to provide single-family detached dwellings on large-size lots, uses are permitted that are complimentary to and can exist in harmony with the above.

Feature Plan approval is required prior to tentative tract or parcel map approval within the low density residential area.

B. Uses

1. Principal Uses Allowed:

   Any of the following principal uses are allowed.

   a. Single-family detached dwellings (one dwelling per building site).

   b. Public and private, non-commercial parks and playgrounds.

   c. Non-commercial horticulture, unlighted and unenclosed by buildings and structures.

   d. Riding and hiking trails.

2. Accessory Uses Allowed:

   Any of the following uses and structures customarily accessory to principal uses are allowed.

   a. Garages and carports, in compliance with the site development standards provided in Sec. 7-9-137.1 of the Orange County Zoning Code.

   b. Swimming pools, in compliance with the regulations provided in Sec. 7-9-137.4 of the Orange County Zoning Code.

   c. Fences and walls, in compliance with the site development standards provided in Sec. 7-9-137.5 of the Orange County Zoning Code.

   d. The keeping of equine animals for recreational purposes only, provided no equine shall be permitted on a building site containing less than ten thousand (10,000) square feet of net land area. Two (2) adult equines are permitted on a building site containing between ten thousand (10,000) and twenty thousand (20,000) square feet of land area. One additional adult equine may be kept for each additional ten thousand (10,000) square feet of owned or leased contiguous land in the aggregate, with a maximum of six (6) such animals on any one building site. The offspring of such animals shall be considered adults when eight (8) months old.

e. Home occupations, in compliance with the regulations provided in Sec. 7-9-146.6 of the Orange County Zoning Code.

f. The keeping of pets of a type readily classifiable as being customarily incidental to a permitted principal residential use when no commercial activity is involved.

g. Accessory uses and structures such as non-commercial stables necessary and customarily incidental to principal and accessory uses permitted in the low density residential areas, in compliance with the regulations provided in Section 7-9-137 of the Orange County Zoning Code.

3. Principal Uses Allowed Subject to a Site Plan:

Any of the following principal uses are allowed, subject to the provisions of an approved site plan.

a. Natural gas booster stations.

b. Water pumping stations and reservoirs.

c. Sewage lift stations.

4. Principal Uses Allowed Subject to a Use Permit:

Any of the following principal uses are allowed, subject to the provisions of an approved use permit.

a. Churches, temples, or other places of worship.

b. Communication equipment buildings.

c. Community television receiving and distribution systems.

d. Country clubs and golf courses.

e. Educational institutions.

f. Electric distribution substations.

g. Fire stations.

h. Microwave radio and television relay transmitters.

i. Care homes and facilities serving more than six (6) persons.

j. Day care centers.

k. Residential single-family planned (unit) developments subject to the site development standards of Sec. 7-9-110.3(c) of the Orange County Zoning Code.

l. Residential single-family cluster developments subject to the site development standards of Sec. 7-9-103(f)(3) of the Orange County Zoning Code.

m. Any use which the Planning Commission finds consistent with the purpose and intent of this area.

4. Temporary Uses Allowed:

Temporary uses are allowed, if provided for and in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

C. Site Development Standards

1. Maximum Density:

2.0 dwelling units per low density residential acre.

2. Building Site Area:

Seven thousand (7,000) square feet minimum required.

3. Building Site Width:

No limitation.

4. Building Height:

Thirty-five (35) feet maximum permitted.

5. Building Site Coverage:

Fifty (50) percent of the building site maximum.

6. Building Setbacks:

Front, side and rear building lines shall be established as required for the RS District by Section 7-9-127 of the Orange County Zoning Code.

7. Off-Street Parking:

Parking for motor vehicles shall be provided as required by Sec. 7-9-145 of the Orange County Zoning Code.

8. Fences and Walls:

Per Sec. 7-9-137.5 of the Orange County Zoning Code.

CHAPTER 5: MEDIUM DENSITY RESIDENTIAL

A. Purpose

Where a medium density residential area is established by Feature Plan to provide single-family detached dwellings, planned developments or single-family cluster arrangements, uses are permitted that are complimentary to and can exist in harmony with the above.

Feature Plan approval is required prior to tentative tract or parcel map approval within the medium density residential area.

B. Uses

1. Principal Uses Allowed:

   Any of the following principal uses are allowed.

   a. Single-family attached or detached dwellings (one dwelling per building site).

   b. Public and private, non-commercial parks and playgrounds.

   c. Non-commercial horticulture, unlighted and unenclosed by buildings and structures.

2. Accessory Uses Allowed:

   Any of the following uses and structures customarily accessory to principal uses are allowed.

   a. Garages and carports, in compliance with the site development standards provided in Sec. 7-9-137.1 of the Orange County Zoning Code.

   b. Swimming pools, in compliance with the regulations provided in Sec. 7-9-137.4 of the Orange County Zoning Code.

   c. Fences and walls, in compliance with the site development standards provided in Sec. 7-9-137.5 of the Orange County Zoning Code.

   d. Home occupations, in compliance with the regulations provided in Sec. 7-9-146.6 of the Orange County Zoning Code.

   e. The keeping of pets of a type readily classifiable as being customarily incidental to a permitted principal residential use when no commercial activity is involved.

3. Principal Uses Allowed Subject to a Site Plan:

   Any of the following principal uses are allowed, subject to the provisions of an approved site plan.

a. Natural gas booster stations.

b. Water pumping stations and reservoirs.

c. Sewage lift stations.

4. Principal Uses Allowed Subject to a Use Permit:

Any of the following principal uses are allowed, subject to the provisions of an approved use permit.

a. Residential condominiums, stock cooperatives and community apartments.

b. Churches, temples, or other places of worship.

c. Communication equipment buildings.

d. Community television receiving and distribution systems.

e. Country clubs and golf courses.

f. Educational institutions.

g. Electric distribution substations.

h. Fire stations.

i. Microwave radio and television relay transmitters.

j. Care homes and facilities serving more than six (6) persons.

k. Day care centers.

l. Any use which the Planning Commission finds consistent with the purpose and intent of this area.

5. Temporary Uses Allowed:

Temporary uses are allowed, if provided for and in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

C. Site Development Standards

1. Maximum Density:

9.0 dwelling units per medium density residential acre.

2. Building Site Area:

Three thousand (3,000) square feet minimum required.

3. Building Site Width:

   No limitation.

4. Building Height:

   Thirty-five (35) feet maximum permitted.

5. Building Site Coverage:

   Sixty (60) percent of the building site maximum.

6. Building Setbacks:

   Front, side and rear building lines for single family dwellings shall be established as required for the RS District by Sec. 7-9-127 of the Orange County Zoning Code. Setbacks for all other dwellings permitted in the Medium Density Residential District shall be established as required for the R4 District by Sec. 7-9-127 of the Orange County Zoning Code.

7. Off-Street Parking:

   Parking for motor vehicles shall be provided as required by Sec. 7-9-145 of the Orange County Zoning Code.

8. Fences and Walls:

   Per Sec. 7-9-137.5 of the Orange County Zoning Code.

9. Garages and Carports:

   The point of entry to a garage or carport shall be a minimum of twenty (20) feet from the interior edge of the sidewalk.

CHAPTER 6: HIGH DENSITY RESIDENTIAL

A. Purpose

Where a high density residential area is established by Feature Plan to provide for residential neighborhoods which are predominantly multi-family in character uses are permitted that are complimentary to and can exist in harmony with the above.

Feature Plan approval is required prior to tentative tract or parcel map approval within the high density residential area.

B. Uses

1. Principal Uses Allowed:

   Any of the following principal uses are allowed.

   a. Single-family attached or detached dwellings (one dwelling per building site).

   b. Duplexes.

   c. Non-commercial horticulture, unlighted and unenclosed by buildings and structures.

   d. Public and private, non-commercial parks and playgrounds.

2. Accessory Uses Allowed:

   Any of the following uses and structures customarily accessory to principal uses are allowed.

   a. Garages and carports.

   b. Swimming pools, in compliance with the regulations provided in Sec. 7-9-137.4 of the Orange County Zoning Code.

   c. Fences and walls, in compliance with the site development standards provided in Sec. 7-9-137.5 of the Orange County Zoning Code.

   d. Home occupations, in compliance with the regulations provided in Sec. 7-9-146.6 of the Orange County Zoning Code.

   e. The keeping of pets of a type readily classifiable as being customarily incidental to a permitted principal residential use when no commercial activity is involved.

   f. Other accessory uses in compliance with the regulations provided in Sec. 7-9-137.

3. Principal Uses Allowed Subject to a Site Plan:

Any of the following principal uses are allowed, subject to the provisions of an approved site plan.

a. Multiple-family dwellings, except condominiums, stock cooperatives, and community apartments.

b. Fire stations.

c. Natural gas booster stations.

d. Water pumping stations and reservoirs.

e. Sewage lift stations.

4. Principal Uses Allowed Subject to a Use Permit:

Any of the following principal uses are allowed, subject to the provisions of an approved use permit.

a. Residential condominiums, stock cooperatives and community apartments.

b. Mobile home parks and subdivisions subject to the regulations of Sec. 7-9-149 of the Orange County Zoning Code.

c. Churches, temples, or other places of worship.

d. Educational institutions.

e. Care homes and facilities serving more than six (6) persons.

f. Country clubs and golf courses.

g. Communication equipment buildings.

h. Community television receiving and distribution systems.

i. Electric distribution substations.

j. Microwave radio and television relay transmitters.

k. Public libraries.

l. Day care centers and preschools.

m. Any use which the Planning Commission finds consistent with the purpose and intent of this area.

5. Temporary Uses Allowed:

Temporary uses are allowed, if provided for and in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

C. Site Development Standards

1. Maximum Density:

18.0 dwelling units per high density residential acre.

2. Building Site Area:

Three thousand (3,000) square feet minimum required.

3. Building Site Width:

No limitation.

4. Building Height:

Thirty-five (35) feet maximum permitted.

5. Building Site Coverage:

Sixty (60) percent of the building site maximum.

6. Building Setbacks:

(a) The minimum setback distance between any building or structure and ultimate street right-of-way or back of sidewalk shall be ten (10) feet; (b) The minimum side and rear setback for each structure shall be zero (0) feet.

7. Additional Building Setbacks:

(a) The minimum setback from arterial highways for all buildings shall be twenty-five (25) feet plus five (5) feet for each story above two (2) stories; (b) The minimum setback between single family and multiple family main buildings or mobile homes shall be twenty-five (25) feet plus five (5) feet for each story above two (2) stories of the multiple family building.

8. Off-Street Parking:

Parking for motor vehicles shall be provided as required by Sec. 7-9-145 of the Orange County Zoning Code.

9. Fences and Walls:

Per Sec. 7-9-137.5 of the Orange County Zoning Code.

10. Trash and storage areas:

    No requirements, except as provided for by an approved use permit or site plan.

11. Landscaping/screening:

    No requirements, except as provided for by an approved use permit or site plan.

12. Garages and Carports:

    The point of entry to a garage or carport shall be a minimum of twenty (20) feet from the interior edge of the sidewalk.

CHAPTER 7: HEAVY DENSITY RESIDENTIAL

A. Purpose

Where a heavy density residential area is established by Feature Plan to provide for residential neighborhoods which are predominantly multi-family in character uses are permitted that are complimentary to and can exist in harmony with the above.

Feature Plan approval is required prior to tentative tract or parcel map approval within the high density residential area.

B. Uses

1. Principal Uses Allowed:

   Any of the following principal uses are allowed.

   a. Single-family attached or detached dwellings (one dwelling per building site).

   b. Duplexes.

   c. Non-commercial horticulture, unlighted and unenclosed by buildings and structures.

   d. Public and private, non-commercial parks and playgrounds.

2. Accessory Uses Allowed:

   Any of the following uses and structures customarily accessory to principal uses are allowed.

   a. Garages and carports.

   b. Swimming pools, in compliance with the regulations provided in Sec. 7-9-137.4 of the Orange County Zoning Code.

   c. Fences and walls, in compliance with the site development standards provided in Sec. 7-9-137.5 of the Orange County Zoning Code.

   d. Home occupations, in compliance with the regulations provided in Sec. 7-9-146.6 of the Orange County Zoning Code.

   e. The keeping of pets of a type readily classifiable as being customarily incidental to a permitted principal residential use when no commercial activity is involved.

   f. Other accessory uses in compliance with the regulations provided in Sec. 7-9-137.

3. Principal Uses Allowed Subject to a Site Plan:

Any of the following principal uses are allowed, subject to the provisions of an approved site plan.

a. Multiple-family dwellings, except condominiums, stock cooperatives, and community apartments.

b. Fire stations.

c. Natural gas booster stations.

d. Water pumping stations and reservoirs.

e. Sewage lift stations.

4. Principal Uses Allowed Subject to a Use Permit:

Any of the following principal uses are allowed, subject to the provisions of an approved use permit.

a. Residential condominiums, stock cooperatives and community apartments.

b. Mobile home parks and subdivisions subject to the regulations of Sec. 7-9-149 of the Orange County Zoning Code.

c. Churches, temples, or other places of worship.

d. Educational institutions.

e. Care homes and facilities serving more than six (6) persons.

f. Country clubs and golf courses.

g. Communication equipment buildings.

h. Community television receiving and distribution systems.

i. Electric distribution substations.

j. Microwave radio and television relay transmitters.

k. Public libraries.

l. Day care centers and preschools.

m. Any use which the Planning Commission finds consistent with the purpose and intent of this area.

5. Temporary Uses Allowed:

Temporary uses are allowed, if provided for and in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

C. Site Development Standards

1. Maximum Density:

30.0 dwelling units per high density residential acre.

2. Building Site Area:

Three thousand (3,000) square feet minimum required.

3. Building Site Width:

No limitation.

4. Building Height:

Sixty (60) feet maximum permitted.

5. Building Site Coverage:

Sixty (60) percent of the building site maximum.

6. Building Setbacks:

(a) The minimum setback distance between any building or structure and ultimate street right-of-way or back of sidewalk shall be ten (10) feet; (b) The minimum side and rear setback for each structure shall be zero (0) feet.

7. Additional Building Setbacks:

(a) The minimum setback from arterial highways for all buildings shall be twenty-five (25) feet plus five (5) feet for each story above two (2) stories; (b) The minimum setback between single family and multiple family main buildings or mobile homes shall be twenty-five (25) feet plus five (5) feet for each story above two (2) stories of the multiple family building.

8. Off-Street Parking:

Parking for motor vehicles shall be provided as required by Sec. 7-9-145 of the Orange County Zoning Code.

9. Fences and Walls:

Per Sec. 7-9-137.5 of the Orange County Zoning Code.

10. Trash and storage areas:

No requirements, except as provided for by an approved use permit or site plan.

11. Landscaping/screening:

No requirements, except as provided for by an approved use permit or site plan.

12. Garages and Carports:

The point of entry to a garage or carport shall be a minimum of twenty (20) feet from the interior edge of the sidewalk.

CHAPTER 8: COMMUNITY COMMERCIAL

A. Purpose

The community commercial planning area is established to provide for a wide range of commercial uses which serve the local community and/or more extensive market areas and is consistent with the 2.0 category of the Land Use Element. Uses are permitted that are complimentary to, and can exist in harmony with the above.

Feature Plan approval is required prior to tentative tract or parcel map approval within the community commercial planning areas.

B. Uses

1. Principal Uses Allowed Subject to a Site Plan:

   Any of the following principal uses are allowed, subject to the provisions of an approved site plan.

   a. Retail businesses.

   b. Service businesses.

   c. Administrative and professional offices.

   d. Educational institutions.

   e. Restaurants.

   f. Public utility and government uses.

   g. Parking lots and parking structures.

   h. Athletic clubs.

   i. Commercial recreation.

   j. Animal clinics, subject to the additional regulations of Sec. 7-9-146.1 of the Orange County Zoning Code.

   k. Banks, savings and loan offices, lending institutions.

   l. Bus and taxi stations.

   m. Nurseries and garden supply stores.

   n. Hotels and motels.

   o. Lodge and union halls.

p. Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

2. Accessory Uses Allowed:

   Uses and structures customarily accessory to principal uses are allowed.

3. Principal Uses Allowed Subject to a Use Permit:

   Any of the following principal uses are allowed, subject to the provisions of an approved use permit.

   a. Automobile service stations, subject to the additional regulations of Sec. 7-9-114 of the Orange County Zoning Code.
   b. Kennels, when entirely within an enclosed building.
   c. Motor vehicle repair and painting when conducted entirely within an enclosed building.
   d. Print shops.
   e. Any use which the Planning Commission finds consistent with the purpose and intent of this area.

4. Prohibited Uses:

   The following uses are specifically prohibited in this area

   a. All uses not listed as allowed under B.
   b. Automobile wrecking.
   c. Junk and salvage yards.
   d. Manufacturing, industrial, or wholesale businesses.
   e. Massage Establishments.
   f. Warehouses and contractors' storage yards. “Any of the following principal uses are allowed, subject to the provisions of an approved use permit. (Ordinance 195)

C. Site Development Standards

1. Building Site Area:

   No limitation.

2. Building Site Width:

   No limitation.

3. Building Height:

   Thirty-five (35) feet maximum permitted.

4. Building Site Coverage:

   Sixty (60) percent of the building site maximum.

5. Building Setbacks:

Front, side and rear building lines shall be established as required for the CC Districts by Sec. 7-9-127 of the Orange County Zoning Code.

6. Off-Street Parking:

Parking for motor vehicles shall be provided as required by Sec. 7-9-145 of the Orange County Zoning Code.

7. Trash and storage areas:

All storage of cartons, containers and trash shall be shielded from view by containment within a building or by a wall enclosure not less than six (6) feet in height and, if uncovered, not within forty (40) feet of any residential area.

8. Loading:

All loading and unloading operations shall be performed on the site, and loading platforms and areas shall be screened from view by a landscape or architectural feature.

9. Screening:

An opaque screen shall be installed and maintained along all area boundaries, other than streets, where the premises abut areas zoned for residential uses. Except as otherwise provided, it shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. A screen shall consist of one, or any combination, of the following types:

(a) Walls: a wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.

(b) Berms: a berm shall be not more than twenty (20) feet in width at the base. It shall be constructed of earthen materials and it shall be landscaped.

(c) Fences, solid: a solid fence shall be constructed of wood, masonry or other materials a minimum nominal thickness of one (1) inch and it shall form an opaque screen.

(d) Fences, open: an open-weave or mesh-type fence shall be combined with plant materials to form an opaque screen.

(e) Planting: plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be a kind or used in such a manner so as to provide screening having a minimum width of two (2)

feet, within eighteen (18) months after initial installation. Except as provided in subsection (f) below, plant materials shall not be limited to a maximum height.

(f) The Director, EMA, shall require that either a, b, or c above shall be installed if, after eighteen (18) months after installation, plant materials have not formed an opaque screen, or if an opaque screen is not maintained.

(g) Intersections: screening along all streets and boundaries shall have a height of not less than three (3) nor more than three and one-half (3-1/2) feet within twenty (20) feet of the point of intersection of:

(1) a vehicular accessway or driveway and a street;
(2) a vehicular accessway or driveway and sidewalk; and
(3) two (2) or more vehicular accessways, driveways or streets.

(h) No signs or sign supports except those specified in the off-street parking regulations shall be permitted on any required screening.

(i) Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet thereof, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirement for this area.

10. Landscaping:

Landscaping, consisting of evergreen trees, shrubs, vines, groundcover, or any combination thereof, shall be installed and maintained subject to the following standards:

(a) Boundary landscaping is required for a minimum depth of five (5) feet along all property lines abutting streets except for the area required for street openings and the area within ten (10) feet on either side of street openings.

(b) An additional amount, equal to at least five (5) percent of the total area of the parcel is required and a minimum of twenty-five (25) percent of such landscaping shall be located in the area devoted to parking.

(c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area.

(d) Intersections: Landscaping along all streets and boundaries shall have a height of not more than three and one-half (3-1/2) feet within twenty (20) feet of the point of intersection of:

(1) a vehicular accessway or driveway and a street;

(2) a vehicular accessway or driveway and sidewalk; and
(3) two (2) or more vehicular accessways, driveways or streets.

(e) Watering: Permanent watering facilities shall be provided for all landscaped area.

(f) Signs: No signs except those specified in the off-street parking regulations shall be permitted within any required boundary landscaping.

(g) Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.

11. Fences and walls:

Per Sec. 7-9-137.5 of the Orange County Zoning Code.

CHAPTER 9: NEIGHBORHOOD COMMERCIAL

A. Purpose

The neighborhood commercial planning area is established to provide for a wide range of commercial uses which serve the local community and is consistent with the 1B category of the Land Use Element. Uses are permitted that are complimentary to, and can exist in harmony with the above.

B. Uses

See Section 9.96.020 through 9.96.060 of the Lake Forest Municipal Code.

Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

C. Site Development Standards

See section 7-9-89.7 of the County of Orange Zoning Code.

CHAPTER 10: OPEN SPACE

A. Purpose

The open space planning area is established to preserve lands of notable scenic or cultural attraction, special ecological, wildlife or scientific study potential, or areas of topographical, geographical, agricultural, and historical importance. Uses are permitted that are complimentary to, and can exist in harmony with the above.

B. Uses

1. Principal Uses Allowed:

   All uses permitted in the OS "Open Space" District Regulations, Sections 7-9-58.2 of the Orange County Zoning Code.

2. Principal Uses Allowed Subject to a Site Plan:

   Any of the following principal uses are allowed, subject to the provisions of a site plan.

   a. Equestrian facilities, improved pastures, and accessory uses.

   b. Golf courses and accessory uses.

   c. Tennis facilities, country clubs and other recreational uses.

   d. Public roads.

   e. Flood Control works, where necessary.

   f. Underground utility transmission lines.

   g. Water reclamation lakes and ponds.

   h. Open Water reservoirs.

   i. Any other similar infrastructure service facility or extension necessary to serve the adjacent urban areas, as approved by the Director, EMA.

3. Principal Allowed Uses Subject to a Use Permit:

   All uses in the OS "Open Space" District Regulations, Section 7-9-58.3 of the Orange County Zoning Code.

C. Site Development Standards

As indicated in the OS "Open Space" District Regulations, Section 7-9-58 of the Orange County Zoning Code or as indicated on the approved site plan.

CHAPTER 11: SIGNS

The regulations of Sec. 7-9-103(a), 7-9-111, and 7-9-136 of the Orange County Zoning Code shall apply to the Rancho de Los Alisos Planned Community. Where there is a conflict among these sections, the more restrictive shall apply.

CHAPTER 12: FEATURE PLANS

A. Purpose

The objective of the requirement for the Feature Plan is to provide a logical sequence of community and governmental review and input. Approved Feature Plans are supplements to this Text and Development Plan.

The purpose of the Feature Plan is to define the proposed development concept for a planning area and its relationships to surrounding uses. It is the intent of the Feature Plan to provide graphic and written project guidance (in conformance with the General Plan) to the subdivision map, use permit and site plan review procedures. A feature plan is also intended to delineate the manner in which development will treat areas of special concern.

B. Requirements

1. The Feature Plan shall cover the entire area as delineated on the Development Plan. It shall cover such adjacent territory as is necessary to present a sufficient study of the project and its impacts. Feature Plans are governed by Sec. 7-9-150 of the Orange County Zoning Code in addition to these regulations.

2. The Feature Plan may be amended by the same procedure listed above.

3. If there is doubt about the need for an amendment to the Feature Plan, the Director, EMA will be the determining authority.

4. The Feature Plan may be combined and processed concurrently with a Zone Change.

5. In addition to the information required by Section 7-9-150 of the Orange County Zoning Code the Feature Plan shall include:

   a. A program of the phasing of land uses.
   b. Identification and examples of treatment of the interface between development and any open space areas.
   c. Projected school needs and a program of providing for the needs.
   d. Identification of local and community park sites and recreational areas and a program for their implementation and development.
   e. A housing implementation plan.
   f. Identification of bicycle, equestrian and pedestrian trails with development guidance and program of development.
   g. Identification of watercourse/greenbelt open space links and guidance and program of development.
   h. A detailed Planning Area Map and Statistical Analysis indicating the location and acreage of sites for residential, commercial open space, park, school and community facility uses. The Statistical Analysis shall include acreage assigned to each land use, dwelling units (as revised and contained in the Feature Plan Appendices), and net residential density for each Planning Unit.

6. A Feature Plan shall be processed in accordance with the procedures specified in Section 7-9-150 of the Zoning Code.

CHAPTER 13: SITE PLAN REGULATIONS AND PROCEDURES

A. Purpose and Intent

The purpose of a required Site Plan is to provide community and governmental representatives with an opportunity to review detailed plans of all projects within the Rancho de Los Alisos Planned Community and to ensure that precise development proposals are consistent with the approved Feature Plan. Site Plans also are intended to provide an optional method for establishing alternative site development standards when it is demonstrated that the objectives of the Development Plan and Supplemental Text would be better served by such alternative standards. Site plans proposing alternative site development standards shall be approved by the Planning Commission in a public meeting.

When a Site Plan proposes to establish alternative development standards, the burden of proof shall be on the project proponent to show how the project will better serve the public interest by the establishment of the proposed alternative development standards. Failure of the project proponent to prove that granting of the establishment of alternative development standards will result in a greater benefit than would result from building the project in accordance with the baseline development standards contained in the appropriate land use designation shall result in denial of the Site Plan.

B. Content and Procedures

1. The Director, EMA or, upon referral, the Planning Commission, may approve, conditionally approve, or deny a Site Plan.

2. When required or when used to establish alternative standards in accordance with these regulations, a Site Plan shall be submitted to and approved by the Director, EMA, or, upon referral, the Planning Commission, prior to clearance for issuance of any building permit or grading permit. At the discretion of the Director, EMA, minor projects which are accessory to or an expansion of an existing use may be exempted from the requirement for Site Plan review.

3. A Site Plan may be combined and processed concurrently with tentative map(s).

4. When a project requiring approval of a Site Plan is to be developed in phases, a conceptual Site Plan may be submitted and processed in accordance with the procedures contained in this Section. A conceptual Site Plan may contain both specific and general data for the project. Building permits will only be issued for those uses within the conceptual Site Plan which have complied with the requirements of Subsection B.5. An amendment to the conceptual Site Plan may be necessary in order to provide the detailed information outlined in Subsection B.5. for subsequent phases of the project.

5. Unless the information is found to be unnecessary and the requirement is waived by the Director, EMA, Site Plans shall contain all the following data:

   a. Plot Plans--drawn to scale, fully dimensioned and easily readable, containing the following:

      (1) Title block (applicant's name and date drawn).
      (2) Scale and north arrow.
      (3) Property lines or building sites, dimensioned.
      (4) Existing and proposed categories of uses (e.g., residential, commercial, open space).
      (5) Buildings: existing and proposed, location and size.
      (6) Streets: location and width.
      (7) Easements: location, purpose and width.
      (8) Access (driveways, etc.): existing and proposed.
      (9) Parking areas.
      (10) Signs: location, height, dimensions, and copy if available.
      (11) Fencing (walls): type, location and height.
      (12) Landscape and screening areas.
      (13) Topography: existing and proposed.
      (14) Existing structures on abutting properties, location, height, uses.
      (15) Precise location, acreage, and ownership of landscape, natural open space, and recreation areas.
      (16) Existing structures on abutting properties, location, height, uses.
      (17) Location, width, and treatment of bicycle, pedestrian, and equestrian trails, if applicable.
      (18) Location and acreage of transit facilities, if applicable.
      (19) Location and treatment of scenic highways, if applicable.
      (20) A description of the way in which the Site Plan implements the General Plan and the approved Feature Plan.
      (21) Any additional background and supporting information as the Director, EMA, deems necessary.

   b. Typical elevations of all structures including walls and signs, including, but not limited to, the following:

      (1) All exterior materials.
      (2) All exterior colors.
      (3) Building heights.

   c. Preliminary Landscape Plans - including the following information:

      (1) General location of all plant materials, by common and botanical names.
      (2) Size of plant materials, where applicable.

6. The above-listed materials shall be submitted in the form and number required by the Director, EMA. The Site Plan shall be accepted for filing when the above-described materials have been submitted in the required form and number. The Director, EMA, or, upon referral, the

Planning Commission, shall review and take formal action on the proposal in a timely manner after acceptance.

7. When a Site Plan proposes to establish alternative development standards, the approving authority shall consider the following criteria prior to making the findings contained in 8. below:

   a. General Character. Harmony in scale, bulk, coverage, and density with surrounding land forms.

   b. Facilities. The availability of infrastructure facilities to serve the project.

   c. Harmful Effects. The harmful effects, if any, upon desirable neighborhood environments.

   d. Traffic. The generation of traffic and its effect on the capacity and character of surrounding streets.

   e. Noise. The existing and predictable future level and quality of noise the property is subject to and the noise which will be generated by the proposed use.

   f. Design. The design and improvement of the proposed use measured for consistency with the General Plan and Feature Plan.

   g. Suitability. The physical suitability of the site for the proposed project.

   h. Public Benefit. The establishment of the proposed alternative development standards will result in a project of improved design which will result in a greater public benefit (e.g., aesthetics, cost and price reduction, better utilization of the land) than would otherwise be possible without the alternative development standards as proposed.

   i. Burden of Proof. When a Site Plan proposes to establish alternative development standards, the burden of proof shall be on the project proponent to show how the project will better serve the public interest by the establishment of alternative development standards. Failure by the project proponent to prove that granting of the establishment of alternative development standards will result in a greater public benefit than would result from building the project in accordance with the baseline development standards contained in the appropriate land use designation shall result in denial of the Site Plan.

8. The Director, EMA, or, upon referral, the Planning Commission may approve, conditionally approve, or deny a Site Plan. However, when a Site Plan proposes the establishment of alternative development standards, the Planning Commission shall approve, conditionally approve, or deny the Site Plan.

All Site Plans reviewed by the Planning Commission shall be advertised by a public notice in a newspaper of general circulation in the area of the project at least ten (10) days prior to the public meeting. Before any Site Plan may be approved, the approving authority shall make the following findings.

a. General Plan. That the use or project proposed by the application is compatible with the General Plan.

b. Zoning Regulations. That the use or project proposed by the application is compatible with the zoning regulations.

c. CEQA. That the approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.

d. Compatibility. That the location, size, design, and operating characteristics of the proposed use will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

e. General Welfare. That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

f. Public Benefit. The establishment of the proposed alternative development standards will result in a project of improved design which will result in a greater public benefit (e.g., aesthetics, cost and price reduction, better utilization of the land) than would otherwise be possible without the alternative development standards as proposed.

9. The appropriate County agencies shall ensure that the actual development is in substantial compliance with the approved Site Plan. Minor deviation from the approved Site Plan, as determined by the Director, EMA, shall be permitted without an amendment to the Site Plan.

10. Action on a Site Plan may be appealed by any interested party within fifteen (15) days following the date of final determination. Appeals of a decision of the Director, EMA, shall be to the Planning Commission, and appeals of a decision of the Planning Commission shall be to the Board of Supervisors. An appeal must be in writing and must set forth the reason(s) for the appeal and evidence why the Planning Commission or Board of Supervisors should hear the appeal. The Planning Commission or the Board shall determine the merit of an appeal. An appropriate fee shall be charged for appeals, as determined by the County of Orange.

11. When the Director, EMA, or Planning Commission, by majority vote, or any member of the Board of Supervisors, determines that a proposed Site Plan or amendment may have a substantial impact on any property within 300 feet that is not owned by the applicant, the proposed Site Plans shall

be referred to the Planning Commission for a public hearing in accordance with the procedures contained in the Orange County Zoning Code for Use Permit public hearings.

12. A Site Plan may be amended by the same procedure listed above.

CHAPTER 14: LEGAL DESCRIPTION

A portion of Parcel No. 1 and all of Parcels 2 and 3 as shown on a map recorded in Book 88, Pages 41 through 49 inclusive of Parcel Maps, Records of Orange County, California, and certificate of correction recorded in Book 12963, page 229 Official Records of said county, described as follows:

Beginning at the southeasterly terminus of that certain course shown on sheet 2 of said map as "North 74°30'49" West, 30.82 feet"; thence along the northeasterly line of Trabuco Road as shown on said map the following courses: North 74°30'49" West, 30.82 feet to a point in a curve having a radius of 1730.00 feet, a radial at said point bears North 47°59'28"; East; thence northwesterly 261.90 feet along said curve concave northeasterly through a central angle of 8°40'26", North 33°20'06" West, 186.88 feet, South 56°39'54" West, 30.00 feet, North 33°20'06" West, 953.38 feet; thence leaving said northesterly line North 40°50'01" East, 1561.09 feet; thence North 49°09'23" West, 654.59 feet, thence South 71°34'41" West, 573.96 feet, to a point in a curve in said northeasterly line having a radius of 1040.00 feet; thence northwesterly 58.33 feet along said curve concave westerly through a central angle of 3°12'48"; thence northerly along said northeasterly line the following courses, North 4°36'03" West, 398.03 feet, to the beginning of a curve having a radius of 540.00 feet; thence northwesterly 272.28 feet along said curve concave southwesterly through a central angle of 28°53'25", North 33°29'27" West, 698.46 feet to the beginning of a curve having a radius of 640.00 feet; thence northwesterly 339.92 feet along said curve concave southwesterly through a central angle of 30°25'52", North 63°55'20" West, 82.37 feet; thence leaving said northeasterly line along the following courses: South 86°00'18" East, 38.68 feet, North 73°35'20" East, 128.14 feet, North 47°34'53" East, 107.97 feet, North 38°26'06" East, 257.21 feet, North 16°03'56" East, 122.00 feet, North 41°49'34" East, 145.92 feet, South 49°41'55" East, 417.47 feet, North 40°18'05" East, 199.95 feet, North 49°41'55" West, 412.10 feet, North 41°51'59" East, 210.05 feet, South 88°36'35" East, 167.13 feet, South 80°09'36" East, 131.70 feet, North 65°36'53" East, 115.31 feet, North 52°08'20" East, 138.74 feet, North 29°46'06" East, 173.28 feet, North 22°08'05" East, 158.93 feet, North 43°03'03" West, 221.35 feet, North 17°43'33" East, 607.38 feet along the southeasterly line of Tract No. 11279 recorded in Book 493, pages 14 through 21 of Miscellaneous Maps, records of said county, North 20°43'59" East, 887.53 feet, North 33°28'46" East, 480.65 feet, South 58°31'29" East, 262.03 feet, South 42°38'41" East, 189.27 feet, North 86°28'31" East, 89.00 feet, South 46°31'29" East, 100.00 feet, South 70°01'29" East, 108.00 feet, South 58°31'29" East, 93.85 feet to a point in a curve having a radius of 1000.00 feet; thence northeasterly 171.26 feet along said curve concave southeasterly through a central angle of 9°48'44", said curve being the centerline of Canada Road as shown on sheet 5 of said Parcel Map; thence northeasterly along said centerline the following courses: North 42°55'56" East, 677.57 feet, to the beginning of a curve having a radius of 1000.00 feet; thence northeasterly 172.86 feet along said curve concave southeasterly through a central angle of 9°54'14", North 52°50'00" East, 58.37 feet; thence leaving said centerline southeasterly and northerly the following courses: South 43°36'03" East, 243.48 feet, North 71°52'23" East, 478.61 feet, North 31°00'11" East, 994.37 feet, North 47°01'00" East, 148.24 feet, South 42°58'47" East, 91.94 feet, North 47°01'13" East, 106.00 feet, North 2°01'13" East, 21.21 feet, North 42°58'47" East, 70.90 feet to a point in a curve in the southeasterly

line of said Canada Road as shown on said Parcel Map having a radius of 470.00 feet, a radial at said point bears North 39°26'32" West; thence southwesterly 51.87 feet along said curve concave northwesterly through a central angle of 6°19'25", North 47°01'00" East, 614.61 feet to a point in the northerly line of said Parcel No. 1; thence easterly along said northerly line the following courses: North 82°19'36" East, 963.05 feet, North 81°42'06" East, 1011.59 feet, North 81°02'21" East, 467.33 feet, South 15°03'15" West, 89.73 feet, South 74°56'45" East, 350.00 feet, South 15°03'15" East, 245.67 feet, North 81°02'21" East, 163.89 feet, North 80°05'35" East, 1017.17 feet, North 79°09'10" East, 407.67 feet; thence South 39°06'29" East, 1319.54 feet to a point in the easterly line of said Parcel 1; thence the following courses: South 37°31'15" West, 40.39 feet, South 31°07'58" West, 245.33 feet, South 46°07'29" West, 169.40 feet, North 88°34'27" West, 204.27 feet, South 72°30'41" West, 178.18 feet, North 77°25'34" West, 210.06 feet, South 62°23'08" West, 162.94 feet, South 43°51'05" West, 147.26 feet, South 52°59'46" West, 269.88 feet, North 84°26'21" West, 368.01 feet, South 35°38'11" West, 178.95 feet, South 50°58'11" West, 190.47 feet, South 12°50'47" West, 494.55 feet, South 0°08'50" West 211.41 feet, South 39°09'08" West, 180.53 feet, South 52°58'51" West, 270.50 feet, South 6°40'33" East, 239.90 feet, South 40°23'45" West, 195.49 feet, South 9°43'35" West, 282.20 feet, South 16°36'36" West, 674.79 feet, South 43°47'00" West, 343.34 feet, South 16°55'40" West, 306.93 feet, South 5°22'39" West, 298.22 feet, South 38°48'56" West, 655.02 feet, South 24°14'04" West, 499.30 feet, South 52°03'15" West, 294.43 feet, South 41°52'44" West, 395.92 feet, South 17°26'40" West, 256.83 feet, South 46°21'15" West, 328.18 feet, South 1°32'47" West, 269.47 feet to a point in a curve in the northwesterly line of El Toro Road as shown on said Parcel Map having a radius of 2040.00 feet, a radial at said point bears South 38°51'29" East, thence southwesterly 245.33 feet along said curve concave northwesterly through a central angle of 6°53'25", South 58°01'56" West, 71.15 feet; thence North 39°07'55" East, 114.79 feet, South 65°09'33" West, 280.39 feet to the beginning of a curve having a radius of 400.00 feet; thence southwesterly 175.18 feet along said curve concave northwesterly through a central angle of 25°05'35"; thence South 14°32'06" West, 121.38 feet to a point in the northeasterly line of Old El Toro Road as shown on said Parcel Map; thence North 37°14'19" West, 140.22 feet to the beginning a curve having a radius of 480.00 feet; thence northwesterly 411.76 feet along said curve concave southwesterly through a central angle of 49°09'01"; thence South 3°36'40" West, 60.00 feet to the beginning of a curve having a radius of 420.00 feet; thence southeasterly 360.29 feet along said curve concave southwesterly through a central angle of 49°09'01"; thence South 37°14'19" East, 161.32 feet; thence South 9°12'56" West 35.89 feet to a point in the northerly line of said El Toro Road, said point being in a curve having a radius of 1660.00 feet; thence southwesterly 588.96 feet along said curve concave southeasterly, through a central angle of 20°19'42"; thence southerly and westerly along said northerly line the following courses: South 32°35'17" West 449.94 feet to the beginning of a curve having a radius of 1540.00 feet; thence southwesterly 1557.80 feet along said curve concave northwesterly through a central angle of 57°57'29", North 89°27'14" West, 389.36 feet to the beginning of a curve having a radius of 1660.00 feet; thence southwesterly 1269.20 feet along said curve concave southeasterly through a central angle of 43°48'25" to the POINT OF BEGINNING.

ALSO

All of said Parcel No. 2 of said map described as follows: Beginning at a point in the southwesterly line of said Parcel No. 2, said point being the northwesterly terminus of that certain course shown as "North 43°15'42" West, 366.78 feet"; thence southeasterly along said southwesterly line the following courses: South 43°15'42" East, 366.78 feet, South 40°23'57" East, 200.25 feet, South 43°15'42" East, 199.81 feet to the beginning of curve having a radius of 1460.00 feet; thence southeasterly 271.66 feet along said curve concave southwesterly through a central angle of 10°39'39"; thence northerly and easterly along the southeasterly line of said Parcel No. 2 the following courses: North 46°46'50" East, 249.42 feet, South 43°13'10" East, 60.00 feet, North 46°46'50" East, 712.89 feet, South 43°13'29" East, 107.07 feet, North 46°42'57" East, 750.73 feet, South 43°16'27" East, 249.29 feet, North 48°24'44" East, 111.33 feet, North 18°33'24" East, 136.57 feet, North 54°26'18" East, 154.78 feet, North 40°41'38" East, 60.24 feet, North 18°08'46" East, 330.74 feet, North 34°06'36" East, 229.00 feet, North 46°44'37" East, 30.00 feet, North 43°15'23" West, 54.79 feet, North 46°44'37" East, 30.00 feet, North 80°00'29" East, 55.99 feet, North 20°53'14" East, 354.53 feet, North 41°52'08" East, 180.34 feet, North 24°19'28" East, 63.55 feet, North 47°15'15" East, 249.75 feet, North 19°18'28" East, 356.70 feet to a point in the southeasterly line of said El Toro Road, said point being in a curve having a radius of 1540.00 feet; thence southwesterly 415.43 feet along said curve concave southeasterly through a central angle of 15°27'22"; thence southerly and westerly along said southeasterly line the following courses: South 32°35'17" West, 449.94 feet to the beginning of a curve having a radius of 1660.00 feet; thence southwesterly 1679.19 feet along said curve concave northwesterly through a central angle of 57°57'29", North 89°27'14" West, 389.36 feet to the beginning of a curve having a radius of 1540.00 feet; thence southwesterly 1177.45 feet along said curve concave southeasterly through a central angle of 43°48'25", South 46°44'21" West, 101.43 feet, South 11°39'52" East, 30.54 feet to the POINT OF BEGINNING.

ALSO

Parcels 1, 2 and 3 of a deed recorded in Book 14334, pages 149 through 155 Official Records of said county described as follows:

PARCEL NO. 1

That portion of Parcel 3 as described in a deed recorded in Book 10825, page 409 of Official Records of said County as shown on said Parcel Map described as follows:

Beginning at the westerly terminus of that certain course shown as "North 89°27'14" West, 389.36 feet" in the northerly line of El Toro Road as shown on Sheet 2 of said Parcel Map, thence North 23°55'21" East 151.64 feet to the southern most corner of said parcel 3; thence North 36°44'03" West 160.00 feet along the westerly line of said parcel, thence North 25°59'03" West, 187.00 feet along said westerly line to the TRUE POINT OF BEGINNING; thence continuing North 25°59'03" West, 193.00 feet along said westerly line, to the northwesterly corner of said parcel, thence North 70°30'57" East, 116.59 feet along the northerly line of said parcel, thence South

38°00'00" West, 25.57 feet to a curve concave easterly having a radius of 120.00 feet; thence southeasterly 124.62 feet along said curve; thence South 21°29'58" East, 55.01 feet; thence South 28°40'35" West, 26.43 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2

That portion of Parcel 3 as described in a deed recorded in Book 10825, page 409 of Official Records of said county as shown on said Parcel Map described as follows:

Beginning at the northeasterly corner of said parcel; thence South 26°29'03" East, 230.27 feet along the easterly line of said parcel; thence North 33°00'00" West 178.56 feet to a curve concave southwesterly having a radius of 120.00 feet; thence northwesterly 63.33 feet along said curve to a point in the northerly line of said parcel; a radial from said curve to said point bears North 26°45'52" East; thence nontangent to said curve North 70°30'57" East, 43.66 feet along said northerly line to the POINT OF BEGINNING.

Parcel No. 3

That portion of said Parcel 3 as described in a deed recorded in Book 10825, page 409 of Official Records of said county as shown on said Parcel Map described as follows:

Beginning at the southeasterly corner of said parcel; said corner being in a curve concave northwesterly having a radius of 970.00 feet, a radial from said curve to said corner bears South 40°36'47" East; thence southeasterly 65.67 feet along said curve; thence South 53°15'57" West, 88.54 feet along the southeasterly line of said parcel to a point in a curve concave southeasterly having a radius of 46.00 feet, a radial from said curve to said point bears North 82°39'36" West; thence northeasterly 56.95 feet along said curve to a point of reverse curvature with a curve concave northwesterly having a radius of 100.00 feet, a radial from said curve to said point bears North 11°43' 34" West; thence northeasterly 85.34 feet along said curve; thence North 29°22'37" East, 23.89 feet to a point in the northeasterly line of said parcel; thence South 26°29'03" East, 16.60 feet along said northeasterly line to the POINT OF BEGINNING.

Gross Acres = 1129.519

EXCEPTING THEREFROM:

Parcels A and B of a deed recorded in Book 14329, page 1659, Official Records of said county and a portion of Parcel 3 of a deed recorded in Book 10825, page 409, Official Records of said county described as follows:

Beginning at the most southerly corner of said parcel 3; thence North 36°44'03" West, 160.00 feet along the southwesterly line of said parcel; thence North 25°59'03" West, 187.00 feet along the westerly line of said parcel to the southerly corner of Parcel 1 as described in a deed recorded in Book 14334, page 150, Official Records of said County; thence along the easterly line of said parcel the following courses; North 28°40'35" East, 26.43 feet, North 21°29'58" West, 55.01 feet to a curve concave easterly

having a radius of 120.00 feet; thence northerly 124.62 feet along said curve, North 38°00'00" East, 25.57 feet to the easterly corner of said parcel, said corner being also the westerly corner of said Parcel B; thence along the northerly line of said parcel the following courses, North 38°00'00" East, 33.87 feet to a curve concave southerly having a radius of 120.00 feet; thence easterly 164.96 feet along said curve to the easterly corner of said parcel, said corner being also the westerly corner of Parcel 2 of said deed recorded in Book 14334, page 150, Official Records, said corner being in a curve concave southwesterly having a radius of 120.00 feet, a radial from said curve to said corner bears North 26°45'52" East; thence southeasterly 63.33 feet along said curve and the westerly line of said parcel; thence South 33°00'00" East, 178.56 feet to the southerly corner of said parcel, said corner being a point in the easterly line of said Parcel 3 of said deed recorded in Book 10825, page 409, Official Records; thence South 26°29'03" East, 190.40 feet along said line to the northerly corner of Parcel 3 described in said deed recorded in Book 14334, page 150, Official Records; thence along the northerly and northwesterly lines of said parcel the following courses; South 29°22'37" West, 23.89 feet to a curve concave northerly having a radius of 100.00 feet; thence westerly 85.34 feet along said curve to the point of reverse curvature with a curve concave southeasterly having a radius of 46.00 feet, a radial from said curve to said point bears North 11°43'34" West; thence westerly and southerly 56.95 feet along said curve to the westerly corner of said parcel, said corner being also the easterly corner of said Parcel A, said corner being in a curve concave southeasterly having a radius of 46.00 feet, a radial from said curve to said corner bears North 82°39'36" West; thence southwesterly 20.18 feet along said curve and southeasterly line of said parcel to a point in a nontangent curve concave northeasterly having a radius of 100.00 feet, a radial from said curve to said point bears South 5°32'31" East, said point being also the southerly corner of said parcel, thence northwesterly 27.21 feet along said curve to the westerly corner of said parcel, said corner being also a point in the southeasterly line of said Parcel 3 of deed recorded in Book 10825, page 409, Official Records, a radial from said curve to said point bears South 10°02'57" West; thence South 53°15'57" West, 132.07 feet along said line to the POINT OF BEGINNING.

3.599 Acres

Parcel 2 of a deed recorded in Book 10825, page 409, Official Records of said county as shown on said Parcel Map described as follows:

Beginning at the southeasterly terminus of the course shown as "North 36°56'45" West, 432.64 feet" along the centerline of Canada Road as shown in Detail "A" on sheet 6 of said Parcel Map; thence North 53°03'15" East, 20.00 feet to the TRUE POINT OF BEGINNING; said point being also the westerly corner of said Parcel 2, thence along the northwesterly, northeasterly, southeasterly and southwesterly lines of said parcel the following courses, North 53°03'15" East, 58.00 feet, South 36°56'45" East 54.00 feet, South 53°03'15" West, 58.00 feet to a line parallel with and

20.00 feet measured at right angles from said centerline; thence along said parallel line North 36°56'45" West, 54.00 feet to the TRUE POINT OF BEGINNING.

Parcel 4 of a deed recorded Book 10825, page 409, Official Records of said county as shown on said Parcel Map described as follows:

Beginning at a point in the centerline of Canada Road as shown on Sheet 3 of said Parcel Map, distant North 40°18'05" East, 274.60 feet from the southwesterly terminus of the course shown as "North 40°18'05" East, 1469.91 feet" along said centerline; thence South 49°39'53" East, 118.00 feet; thence South 82°39'53" East, 238.40 feet to the TRUE POINT OF BEGINNING; thence North 7°20'07" East, 10.00 feet; thence North 25°52'22" East, 153.25 feet; thence North 68°16'22" East, 148.50 feet; thence South 77°30'53" East, 143.50 feet; thence South 54°59'53" East, 122.00 feet; thence South 13°14'23" East, 87.50 feet; thence South 32°54'27" West, 101.25 feet; thence South 51°46'37" West, 186.00 feet; thence North 89°59'53" West, 222.00 feet; thence North 14°19'38" West, 179.13 feet; thence North 7°20'07" East, 10.00 feet to the TRUE POINT OF BEGINNING.

3.108 Acres

Lots C and 9 of Tract No. 910 recorded in Book 28, page 14 of Miscellaneous Maps, Records of said county, as shown on said Parcel Map described as follows:

Beginning at a point distant South 12°33'05" West, 146.18 feet from the northerly terminus of the course shown as "North 12°33'05" East, 790.98 feet" in the "Survey Line" on sheet 4 of said Parcel Map; thence along the northerly, westerly, southerly and easterly lines of said lots the following courses; North 77°26'55" West, 276.35 feet, South 67°48'05" West, 193.80 feet, South 16°18'05" West, 77.00 feet, South 45°08'25" West, 363.48 feet, South 51°11'55" East 225.00 feet, North 59°48'05" East, 112.54 feet and South 57°26'55" East, 374.58 feet to the southerly terminus of said course in said "Survey Line"; thence North 12°33'05" East, 644.80 feet along said line to the POINT OF BEGINNING.

6.510 Acres

Lots 2 through 5 of Tract No. 950 recorded in Book 30, Page 18 of Miscellaneous Maps, Records of said county, as shown on said Parcel Map described as follows:

Beginning at the northerly corner of said lot 5 as shown on sheet 5 of said Parcel Map; thence along the northwesterly lines of said lots the following courses: South 41°30'50" West, 236.02 feet, South 27°42'20" West, 174.56 feet, South 14°11'48" West, 23.95 feet, South 48°14'33" West, 785.92 feet, South 53°52'03" West, 540.46 feet, South 27°22'03" West, 191.98 feet, South 47°54'33" West, 291.19 feet, South 27°43'33" West, 617.66 feet to the westerly corner of said lot 2; thence South 50°41'44" East, 668.87 feet along the southwesterly line of said lot to a point in said "Survey Line"; thence North 34°09'16" East, 367.27 feet along said line to a curve concave southeasterly having a radius of 400.00 feet; thence northeasterly 70.97

feet along said curve; thence North 44°19'13" East, 385.48 feet to a curve concave northwesterly having a radius of 400.00 feet; thence northeasterly 67.14 feet along said curve; thence North 34°42'10" East, 509.16 feet to a curve concave southeasterly having a radius of 400.00 feet; thence northeasterly 114.08 feet along said curve; thence North 51°02°37" East, 746.43 feet to a curve concave northwesterly having a radius of 1000.00 feet; thence northeasterly 142.49 feet along said curve; thence North 42°52'59" East, 252.35 feet along said line to a point in the centerline of Canada Road as shown on said Parcel Map; thence North 36°56'45" West, 742.11 feet along said centerline and the extension thereof to the POINT OF BEGINNING.

43.820 Acres

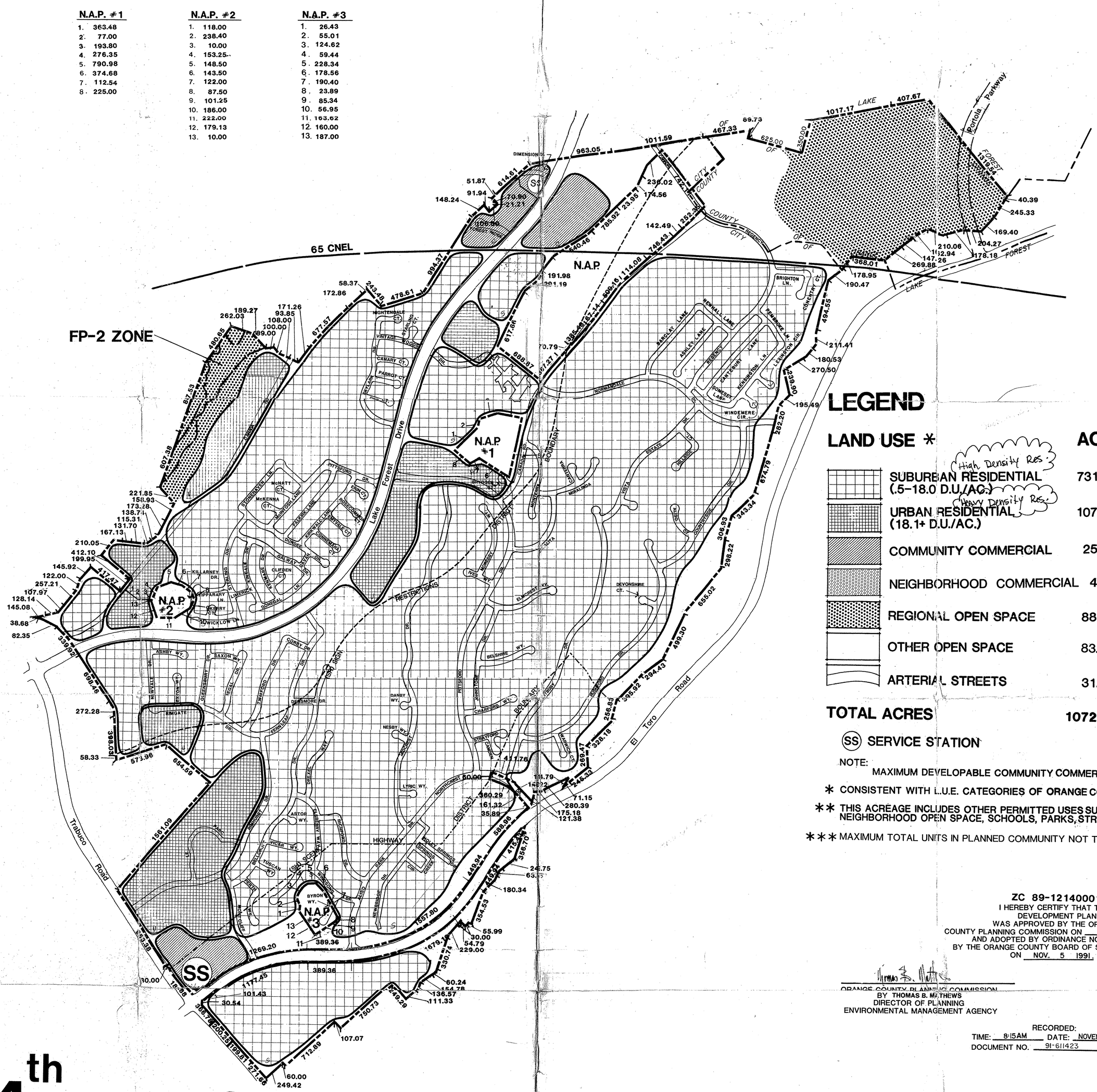
Net Acres 1072.482

David De Groot

David De Groot LS 3968

SU-057

N.A.P. #1	N.A.P. #2	N.A.P. #3
1. 363.48	1. 118.00	1. 26.43
2. 77.00	2. 238.40	2. 55.01
3. 193.80	3. 10.00	3. 124.62
4. 276.35	4. 153.25	4. 59.44
5. 790.98	5. 148.50	5. 228.34
6. 374.68	6. 143.50	6. 178.56
7. 112.54	7. 122.00	7. 190.40
8. 225.00	8. 87.50	8. 23.89
	9. 101.25	9. 85.34
	10. 186.00	10. 56.95
	11. 222.00	11. 163.62
	12. 179.13	12. 160.00
	13. 10.00	13. 187.00



LEGEND

LAND USE *	AC.	MAX. D.U.'S
SUBURBAN RESIDENTIAL (.5-18.0 D.U./AC.) (High Density Res.)	731.83**	3570***
URBAN RESIDENTIAL (18.1+ D.U./AC.) (Heavy Density Res.)	107.0**	2035***
COMMUNITY COMMERCIAL	25.7**	
NEIGHBORHOOD COMMERCIAL	4.3**	
REGIONAL OPEN SPACE	88.7	
OTHER OPEN SPACE	83.5	
ARTERIAL STREETS	31.1	
TOTAL ACRES	**1072.13**	

(SS) SERVICE STATION

NOTE:
MAXIMUM DEVELOPABLE COMMUNITY COMMERCIAL ACREAGE: 21.9 AC.

* CONSISTENT WITH L.U.E. CATEGORIES OF ORANGE COUNTY GENERAL PLAN - 6/15/82

** THIS ACREAGE INCLUDES OTHER PERMITTED USES SUCH AS COMMUNITY AND NEIGHBORHOOD OPEN SPACE, SCHOOLS, PARKS, STREETS, ETC.

*** MAXIMUM TOTAL UNITS IN PLANNED COMMUNITY NOT TO EXCEED 4966.

ZC 89-12140001
I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION ON OCTOBER 9TH 1991 AND ADOPTED BY ORDINANCE NO. 3847 BY THE ORANGE COUNTY BOARD OF SUPERVISORS ON NOV. 5 1991.

ORANGE COUNTY PLANNING COMMISSION
BY THOMAS B. MATHEWS
DIRECTOR OF PLANNING
ENVIRONMENTAL MANAGEMENT AGENCY

LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS

RECORDED:
TIME: 8:15AM DATE: NOVEMBER 8, 1991
DOCUMENT NO. 91-611423

4th REVISED P.C. DEVELOPMENT PLAN
RANCHO DE LOS ALISOS

METERS 0 100 200 400 FEET 0 200 400 800 1200

pbr