

BK 11564PG1918

PLANNED COMMUNITY DISTRICT REGULATIONS
FOR
RANCHO SERRANO

Approved by the Orange County Planning Commission

on

August 12, 1975

Adopted by the Orange County Board of Supervisors

on

October 22, 1975

Ordinance No. 2872

SECTION I - PURPOSE - All Planning Units

The purpose of these regulations is to provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which will result from large scale community planning.

The regulations of this district are intended to allow a diversity of uses, relationships and heights of buildings and open space in planned building groups while insuring substantial compliance with the spirit, intent and provisions of the Orange County Zoning Code.

SECTION II - STATISTICAL SUMMARY - All Planning Units

PLANNING UNITS:

	1	2	3	4	TOTALS
Max. Net Residential Acres	14.5	40.3	54.9	28.5	138.2
Max. Gross Residential Density Permitted:	4.5	3.6	4.4	4.0	4.1 (avg)
Min. Avg. Area Per Unit Permitted (sq. ft.):	5,000	5,000	5,000	5,000	
Max. No. of Dwelling Units Permitted:	85	175	270	170	700
Min. No. of Total Open Space Acres:	1.9	6.2	6.4	14.2	28.7
Total Arterial Highway Acres:	2.6	2.0	0	0	4.6
TOTALS	19.0	48.5	61.3	42.7	171.5

Note: Refer to General Notes, Section III, herein, for clarification of terms and method of computation.

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SECTION III - GENERAL NOTES - All Planning Units

1. Terms used in this Ordinance shall have the same meaning as defined by the Orange County Zoning Code unless otherwise defined herein.
2. The maximum number of dwelling units is established with the planning units of Rancho Serrano on the Statistical Summary (Section II). Development to a lower density may occur without requiring a zone change or change in this PC document. At no time shall the maximum number of dwelling units established for each planning unit be exceeded.
3. All construction within the boundaries of the Planned Community of Rancho Serrano shall comply with all provisions of all subdivision and construction codes applicable in the County of Orange.
4. Any details or issues not specifically covered by this plan and its supplemental text shall be subject to the regulations of the Orange County Zoning Code. Where specific standards and requirements are indicated in P.C. Development Plan or text, they shall take precedence.
5. Park Requirements: Local parks will be provided in conformance with the requirements of the Local Park Code.
6. Grading Code: At the time of development of any planning unit within the planned community of Rancho Serrano, a complete report of a thorough preliminary engineering, geological and soil engineering investigation showing evidence of a safe and stable development within that planning unit and shall be submitted with the grading plans. The recommendations by the engineering, geologist and soil engineer shall be incorporated into the grading plan design prior to the issuance of a grading permit and the certificate to the stability of the site prior to the issuance of building permits. Grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit.
7. All development within the planned community shall participate in the Los Alisos Master Plan of Drainage in a manner meeting the approval of the Orange County Flood Control District. Said participation may include the payment of drainage fees and/or the construction of drainage area facilities or improvements.
8. Water and sewerage facilities within the planned community area will be furnished by the Los Alisos Water District.
9. Community Information Center is a temporary or permanent structure principally used as an information pavilion and temporary real

and shall be permitted in conformance with provisions of Section 7-9-418, Temporary Real Estate Offices and Signs Within Subdivisions, of the Orange County Zoning Code and shall be subject to Site Plan approval as provided for Section VIII.

10. Single Family Residential refers to any residential use or development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Single Family Residential includes either attached, detached or in combination single family dwelling, planned concept subdivisions, cluster developments, and may be applicable to subdivisions and planned developments.
11. Site Development Standards for residential units shall be subject to the requirements indicated in the P.C. Development Plan for permitted residential types.
12. Gross Residential Acres, (definition): The total number of acres of land within a residential project boundary including residential building sites, local streets and driveways, local parks, minor easements serving the project, and setbacks, private and commonly owned open space and recreation areas for use of the residents of the project. All other areas are excluded.
13. Gross Residential Density, (Computation): The gross residential density of a residential project is determined by dividing the gross residential acres by the total number of residential dwelling units in the area being computed.
14. Net Residential Acres, (definition): The total number of acres of land within a residential project boundary including residential building sites, local streets and driveways, minor easements and open space areas serving the project, and setbacks. The following areas are not included in Net Residential Acres: Public or major commonly owned open space areas, recreation areas, arterial highways, local parks, schools and other non-residential uses.
15. Net Residential Density, (computation): The Net Residential Density of a residential project is determined by dividing the Net Residential Acres by the total number of residential units.
16. Area Per Unit, (computation):
 - A. For Multiple Family Developments:

The amount of land, (sq. ft.), included within the boundaries of a residential building site, excluding private streets divided by the number of residential dwelling units proposed for the site.
 - B. For Planned Concept, Conventional, or Cluster Subdivisions:

The amount of land included within the boundaries of the tentative tract map or project excluding streets, common parking areas and any public park acreage required by County Ordinances divided by the total number of residential dwelling units in the tract or project.

17. The individual acreage figures shown in the Statistical Summary on the P.C. Development Plan and Section II, herein are indicated to the nearest one tenth acre based on planimeter readings. Slight modifications that may result from technical refinements in the Tentative and/or Final Tract Map process will not require a zone change.
18. Notwithstanding the minimum area per unit, minimum lot size, minimum setbacks, and maximum coverage standards contained herein, subdivisions proposing less than these standards may be permitted subject to the approval of a use permit pursuant to Section 7-9-449 of the Zoning Code provided that:
 - (1) such subdivisions make available housing to low and moderate income families or individuals whose gross income is equal to or less than 80% of the median County income;
 - (2) a mechanism or mechanisms be developed in conjunction with the County to ensure that the subject units are owned or occupied by low and moderate families or individuals including but not restricted to considerations of deed restrictions and participation in existing federal housing programs; and
 - (3) that such proposed subdivisions be judged to be consistent with the County's current Housing Element including but not limited to considerations of dispersal, design, proximity to services and special needs.
19. Prior to, concurrently with, or as a condition of the approval of any tentative tract map in Planning Area 1, it shall be demonstrated that the noise impact of the existing, adjacent kennel on any proposed residential uses will be attenuated so as not to exceed the "acceptable" levels for interior noise exposures projected by the Orange County Health Department by one of the following methods: a buffer zone, a barrier, a combination barrier/wall, a sound attenuated kennel, removal of the kennel or similar measure to be approved by the Planning Commission. Prior to issuance of the applicable building permits, an accredited expert or authority in the field of acoustics shall submit to the Health Officer for review and acceptance an acoustical analysis report and appropriate plan(s) that indicate the aforementioned noise levels will not be exceeded.

SECTION IV - RESIDENTIAL REGULATIONS - Planning Units 1, 2, 3, and 4

- A. Purpose and Intent: The Medium Density Residential Areas of the Rancho Serrano Planned Community are primarily established to provide for the development of detached and attached single family residential dwellings.
- B. Uses Permitted: Any of the following principle uses in accordance with an approved Site Plan, as required in Section 8, herein:
 - 1. Single family residential;
 - 2. Open space uses as permitted in Section 6, herein.
- C. Uses Permitted Subject to a Use Permit as in Section 7-9-448 of the Orange County Zoning Code:
 - 1. Multiple family residential;
 - 2. All uses permitted in Section V, Community Facilities
- D. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-~~12~~⁴¹² of the Orange County Zoning Code:
 - 1. Model homes, temporary real estate offices, and signs within subdivisions;
 - 2. Temporary use of mobile home residence during construction;
 - 3. Continued use of an existing building during construction of a new building on the same building site;
 - 4. Real estate signs.
- E. Accessory Uses Permitted: Any of the following customary uses and structures:
 - 1. Garages and carports;
 - 2. Swimming pools;
 - 3. Fences and walls;
 - 4. Home occupations in compliance with the regulations provided in Section 7-9-496 of the Orange County Zoning Code;
 - 5. The keeping of pets of a type readily classified as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved. The keeping of equine, bovine, wild, exotic, or nondomestic animals is prohibited.
 - 6. Horticulture of all types, unlighted and unenclosed by building or structures (noncommercial);
 - 7. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-402 of the Orange County Zoning Code.

F. Site Development Standards: All residential development shall be in accordance to the Permitted Residential Types and Site Standards indicated on the P.C. Development Plan. Where specific standards are not referred to, then the following shall apply:

ON Map
P.C.
Dev.
Plan.

Type A

1. Conventional Subdivisions: In accordance with Section 7-9-130 (f)(1), of the Orange County Zoning Code. Conventional subdivisions, Medium Low Density Residential, shall be subject to the (RS) 5000 "Residential, Single Family" District Regulations, Section ~~7-9-148~~, of the Orange County Zoning Code, except as modified herein.

Type B

2. Planned Concept Subdivision and Cluster Development: Planned concept subdivision and cluster development shall be subject to the PC "Planned Community" District Regulations, Section ~~7-9-130~~ (f)(2) and (3) respectively, of the Orange County Zoning Code.

Type C

3. Multi-Family Residential Developments shall be subject to the PC "Planned Community" District Regulations, Section 7-9 130 of the Orange County Zoning Code..

6. Building Setback Modifications: Whenever the front setback from fact of garage to curb of vehicle access way for a direct entry garage is reduced to less than twenty (20) feet with the approval of the County of a conditional permit, the maximum setback shall be five (5) feet.

Where street travelway and parking design is such that temporary parking for purposes of opening the garage door would obstruct traffic flow, the front setbacks of five (5) feet or less will not be permitted without the installation of an automatic garage door opener. Garage setbacks between five (5) feet and twenty (20) feet are not permitted, except for side entry garages.

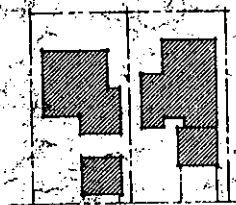
STATISTICAL SUMMARY OF PLANNING UNITS

Planning Unit	Land Use	Gross Acres	Minimum Open Space	Net Residential Acres	Maximum Dwelling Units	Gross Density	Net Residential Density	Permitted Residential Types		
								A	B	C
RESIDENTIAL										
1	Medium Density	19.0	1.9	14.5	85	4.5	5.9	●	*	*
2	Medium Density	48.5	6.2	40.3	175	3.6	4.4	●	*	*
3	Medium Density	61.3	6.4	54.9	270	4.4	4.9	●	●	●
4	Medium Density	42.7	14.2	28.5	170	4.0	6.0	●	●	●
		171.5	28.7	138.2	700	4.1 AVG.	5.1 AVG.			

*UP TO 30% OF MAXIMUM PERMITTED DWELLING UNITS IN EACH PLANNING UNIT.

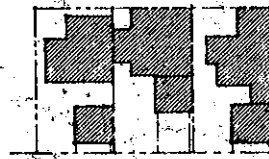
DIAGRAMATIC SUMMARY OF RESIDENTIAL SITE STANDARDS BY TYPE

Type A



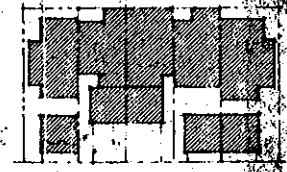
Street

Type B



Street

Type C



Street

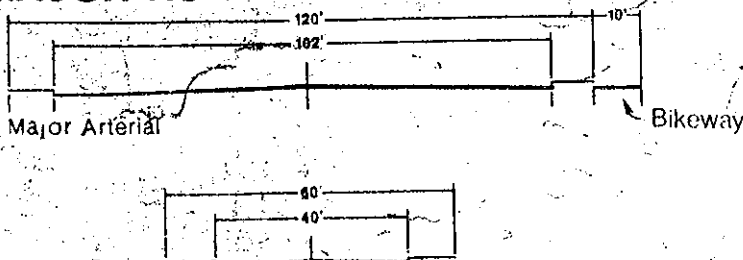
Minimum Building Site Area	5000 s.f. avg.
Minimum Building Site Width	50' avg.
Maximum Building Height	35'
Maximum Site Coverage	40%
Minimum Rear Yard Setback	0'
Minimum Side Yard Setback	10' (one or sum of both sides)
Minimum Garage Setback	+20' / -5' *
Minimum Off Street Parking Stalls	2

Minimum Building Site Area	3000 s.f. avg.
Minimum Building Site Width	40' avg.
Maximum Building Height	35'
Maximum Site Coverage	60%
Minimum Rear Yard Setback	0'
Minimum Side Yard Setback	0'
Minimum Garage Setback	+20' / -5' *
Minimum Off Street Parking Stalls	2

Minimum Building Site Area	No Minimum
Minimum Building Site Width	24'
Maximum Building Height	35'
Maximum Site Coverage	No Limit
Minimum Rear Yard Setback	0'
Minimum Side Yard Setback	0'
Minimum Garage Setback	+20' / -5' *
Minimum Off Street Parking Stalls	2

*Where street travelway and parking design is such that temporary parking for purposes of opening the garage door would obstruct traffic flow then front setbacks of less than 5 feet will not be permitted without the installation of an automatic garage door opener. Garage setbacks between 5 feet and 20 feet are not permitted.

MAJOR ROADWAY SECTIONS



SECTION V - COMMUNITY FACILITIES REGULATIONS - All Planning Units

A. Purpose and Intent: The Community Facilities Section of the Rancho Serrano Planned Community District Regulations is established to provide for those additional uses which may be compatible with the basic permitted uses, but which need the additional review provided for by the use permit procedure.

B. Uses Permitted: The following uses shall be permitted in all planning units, subject to Site Plan approval by the Planning Commission:

1. Open space uses as indicated in Section VI, herein.
2. Schools, churches, and libraries.
3. Signs identifying or giving direction to permitted uses and facilities or identifying sites of future uses and facilities. (Subject to Section VII - Signing Regulation).
4. Public and private recreational facilities.
5. Other uses similar in character with those listed above, which the Planning Commission finds to be compatible with the surrounding permitted uses.

C. Uses Permitted Subject to a Use Permit as provided in Section 7-9-448 of the Orange County Zoning Code:

1. Establishments for the care of pre-school children.
2. Fire stations, and other public and quasi-public facilities.
3. Recreational vehicle storage yards.

D. Development Standards:

1. Building Height: Community facility structures shall not exceed 50 feet in height.
2. Building Line Regulations: Community facility structures shall be located a distance at least equal to twice the height of the structure from all building site boundaries unless modified by the approval of a Use Permit pursuant to Section 7-9-448 of the Zoning Code.
3. Screening and Landscaping: Screening and landscaping shall be installed in conformance with Section 7-9-258 (n) and (o), CN "Commercial, Neighborhood" District Regulations of the Orange County Zoning Code.
4. Off-Street Parking: In accordance with Section 6-9-472 of the Orange County Zoning Code.

SECTION VI - OPEN SPACE REGULATIONS - All Planning Units

- A. Purpose and Intent: As indicated in the OS "Open Space" District Regulations, Section 7-9-351.21 of the Orange County Zoning Code.
- B. Uses Permitted:
1. All uses permitted in the OS "Open Space" District Regulations, Section 7-9-351.21 of the Orange County Zoning Code.
 2. Cemeteries, including mortuaries as an accessory use, mausoleums and crematories, as approved by the Site Plan Review process, Section 8, herein.
 3. Streets and highways as approved by the Site Plan review process, Section 8, herein.
- C. Uses Permitted Subject to a Use Permit:
1. All uses in the OS "Open Space" District Regulations, Section 7-9-351.21 of the Orange County Zoning Code.
 2. Recreational vehicle storage yards.
 3. Commercial kennels providing site is located in a 65 CNEL or higher noise impact area.
- D. Uses Prohibited: All uses prohibited by OS "Open Space" District Regulations, Section 7-9-351.21 of the Orange County Zoning Code.
- E. Site Development Standards: As indicated in the OS "Open Space" District Regulations, Section 7-9-351.21 of the Orange County Zoning Code.

SECTION VII - SIGNING REGULATIONS - All Planning Units

All signs within the Rancho Serrano Planned Community District shall be in accordance with the SR "Sign Restrictions" District, Section 7-9-290 of the Orange County Zoning Code.

SECTION VIII - SITE PLAN REVIEW REQUIREMENTS - All Planning Units

- A. Purpose and Scope: To insure conformance to development standards set forth in these district regulations all development within the Rancho Serrano Planned Community District shall be subject to the provisions of this section. Prior to the issuance of any grading or building permits a Site Plan (and/or Tentative Tract Map where applicable) shall be submitted to and approved by the Planning Commission.
- B. Site Plans for Non-Residential Uses shall contain, but are not limited to, the following information:
1. Site Plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:
 - a. Title block (developer's name and date drawn);
 - b. Scale and north arrow;
 - c. Property lines of all existing building sites (dimensions);
 - d. Buildings; existing and proposed, location and size;
 - e. Streets; location, name and width;
 - f. Easements; location, purpose and width;
 - g. Access (driveways, etc.); existing and proposed;
 - h. Parking areas, designed to County standards;
 - i. Signs; location, height, dimensions, and copy, if available;
 - j. Fencing (walls); type, location and height;
 - k. Landscape areas;
 - l. Proposed topography and grading concept;
 - m. Other outdoor uses; location and use;
 - n. Existing structures on abutting properties; location, height and uses;
 - o. Existing topography and drainage improvements (if not shown on accompanying tentative tract map).
 2. Typical Elevations - of all structures and signs, including, but not limited to, the following:
 - a. Exterior materials;
 - b. Elevations shall include all 4 sides of a structure or site.
 3. Landscape Plans - Including, but not limited to, the following information:
 - a. Plant material;
 - b. Size of plant materials, where applicable;
 - c. Watering facilities plan.
 4. Open Space and Park Plans:
 - a. Identification, location, and proposed ownership of all permanent open space and parks:

- b. Phasing of open space and park development;
 - c. Method of providing for assurance that maintenance will be guaranteed.
5. Site Plan Requirements for Residential Uses - Residential site plan requirements shall include the information required for non-residential site plans with the following exceptions:
- a. Single Family Residential developments conforming to Type A residential standards on the P.C. Development Plan may use the tentative tract map to satisfy the requirements of this section. All other single family residential developments may use the tentative tract map to only satisfy the Site Plan requirements.
 - b. Landscape Plans: Where landscaping consists of only privately maintained landscape areas then the landscape plans need only include the provisions for landscaping the manmade slope banks in excess of five (5) feet in height.
 - c. Typical building elevations and typical building locations on building sites may be substituted for elevations and siting of all buildings.

C. Procedures:

1. The above listed materials, together with any additional data which the Planning Commission may request, shall be submitted in the form and number prescribed by the Director of the E.M.A.
2. The Planning Commission shall review each Site Plan within 50 calendar days after their submittal to and acceptance by the Director, Environmental Management Agency.

If no action is taken within this time limit by the Planning Commission, the Site Plan shall be deemed to be approved unless such time limit is extended by mutual consent. The Planning Commission's action may be appealed as provided by Section 7-9-452 of the County Zoning Code.

3. The Planning Commission may deny, approve, or condition the approval of any Site Plans. The E.M.A. shall enforce the conditions of approval and insure that development is substantially in accordance with the approved Site Plans.
4. The Planning Commission may amend a Site Plan by the same procedure provided for approving a Site Plan.
5. The Site Plan review may be concurrent with the Tentative Tract Map approval process.

SECTION IX - LEGAL DESCRIPTION

THAT PORTION OF LOT 10 OF THE RANCHO CANADA DE LOS ALISOS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGES 290 AND 291 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTLY LINE OF SAID RANCHO, SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN A DEED TO THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES RECORDED IN BOOK 6477, PAGE 35, OFFICIAL RECORDS OF SAID ORANGE COUNTY, AS SOUTH $35^{\circ}54'57''$ WEST 4,372.46 FEET, THENCE NORTH $35^{\circ}54'57''$ EAST ALONG SAID RANCHO LINE 14.91 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE IN THE CENTERLINE OF TRABUCO ROAD, 80.00 FEET IN WIDTH, DESCRIBED AS NORTH $64^{\circ}32'30''$ WEST IN A DEED RECORDED IN BOOK 512, PAGE 62 OF SAID OFFICIAL RECORDS, THENCE SOUTH $63^{\circ}55'03''$ EAST ALONG SAID CENTERLINE AND PROLONGATION 746.00 FEET TO A LINE THAT IS PARALLEL WITH, AND DISTANT SOUTHEASTERLY 735.04 FEET, MEASURED AT RIGHT ANGLES FROM SAID RANCHO LINE; AND THE TRUE POINT OF BEGINNING; THENCE SOUTH $63^{\circ}55'03''$ EAST ALONG SAID CENTERLINE 2,894.18 FEET TO A POINT IN THAT CERTAIN COURSE IN THE EASTERLY LINE OF SAID ROMAN CATHOLIC PARCEL DESCRIBED AS NORTH $60^{\circ}00'00''$ EAST 547.00 FEET, DISTANT THEREON SOUTH $60^{\circ}00'00''$ WEST 48.19 FEET FROM THE NORTHEASTERLY TERMINUS OF SAID COURSE; THENCE NORTH $60^{\circ}00'00''$ EAST ALONG SAID EASTERLY LINE, 48.19 FEET TO THE NORTHEASTERLY LINE OF SAID TRABUCO ROAD, 80.00 FEET IN WIDTH, THENCE SOUTH $63^{\circ}55'03''$ EAST, ALONG SAID NORTHEASTERLY LINE AND SAID EASTERLY LINE 300.00 FEET, THENCE, DEPARTING FROM SAID NORTHEASTERLY LINE, AND ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH $26^{\circ}04'57''$ EAST 450.00 FEET; NORTH $5^{\circ}47'50''$ WEST 642.53 FEET; NORTH $43^{\circ}59'30''$ EAST 458.54 FEET; NORTH $5^{\circ}03'00''$ WEST 574.00 FEET; NORTH $34^{\circ}10'28''$ WEST 290.17 FEET; NORTH $11^{\circ}05'40''$ WEST 426.92 FEET; NORTH $30^{\circ}03'25''$ EAST 262.88 FEET; NORTH $4^{\circ}15'54''$ EAST 541.26 FEET; AND NORTH $33^{\circ}31'59''$ WEST 370.20 FEET; THENCE, DEPARTING FROM SAID EASTERLY LINE SOUTH $85^{\circ}55'00''$ WEST 1,446.54 FEET TO THE AFORESAID LINE THAT IS PARALLEL WITH, AND DISTANT EASTERLY 735.04 FEET, MEASURED AT RIGHT ANGLES, FROM SAID RANCHO LINE, THENCE SOUTH $35^{\circ}54'57''$ WEST ALONG SAID PARALLEL LINE 2,713.13 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF TRABUCO ROAD, 80.00 FEET IN WIDTH AS CONVEYED TO THE COUNTY OF ORANGE, BY DEED RECORDED SEPTEMBER 30, 1931 IN BOOK 512, PAGE 62 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DISTANT THEREON SOUTH $63^{\circ}55'03''$ EAST 1,490.29 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID DEED, HAVING A BEARING OF NORTH $64^{\circ}32'30''$ WEST AND A LENGTH OF 5,834.53 FEET, AND RUNNING THENCE NORTH $26^{\circ}04'52''$ EAST 375.00

FEET; THENCE SOUTH $63^{\circ}55'03''$ EAST PARALLEL WITH SAID CENTERLINE, 335.00 FEET; THENCE SOUTH $26^{\circ}04'57''$ WEST 375.00 FEET TO A POINT IN THE CENTERLINE OF SAID TRABUCO ROAD; THENCE NORTH $63^{\circ}55'03''$ WEST, ALONG SAID CENTERLINE, 335.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED SEPTEMBER 30, 1931 IN BOOK 512 PAGE 62 OF OFFICIAL RECORDS.

STATISTICAL SUMMARY OF PLANNING UNITS

Type	Total Area	Circulation Area	Open Space Area	Residential Area	Planned Residential Types		
					Single Family	Two Family	Three Family
1	120	10	145	45	20	0	
2	255	82	175	38	0	0	
3	212	54	249	48	0	0	
4	227	143	370	48	0	0	
TOTAL	814	295	769	179	20	0	

LEGEND

- RESIDENTIAL
- OPEN SPACE
- CIRCULATION

Scale: 1" = 100' (not to scale)

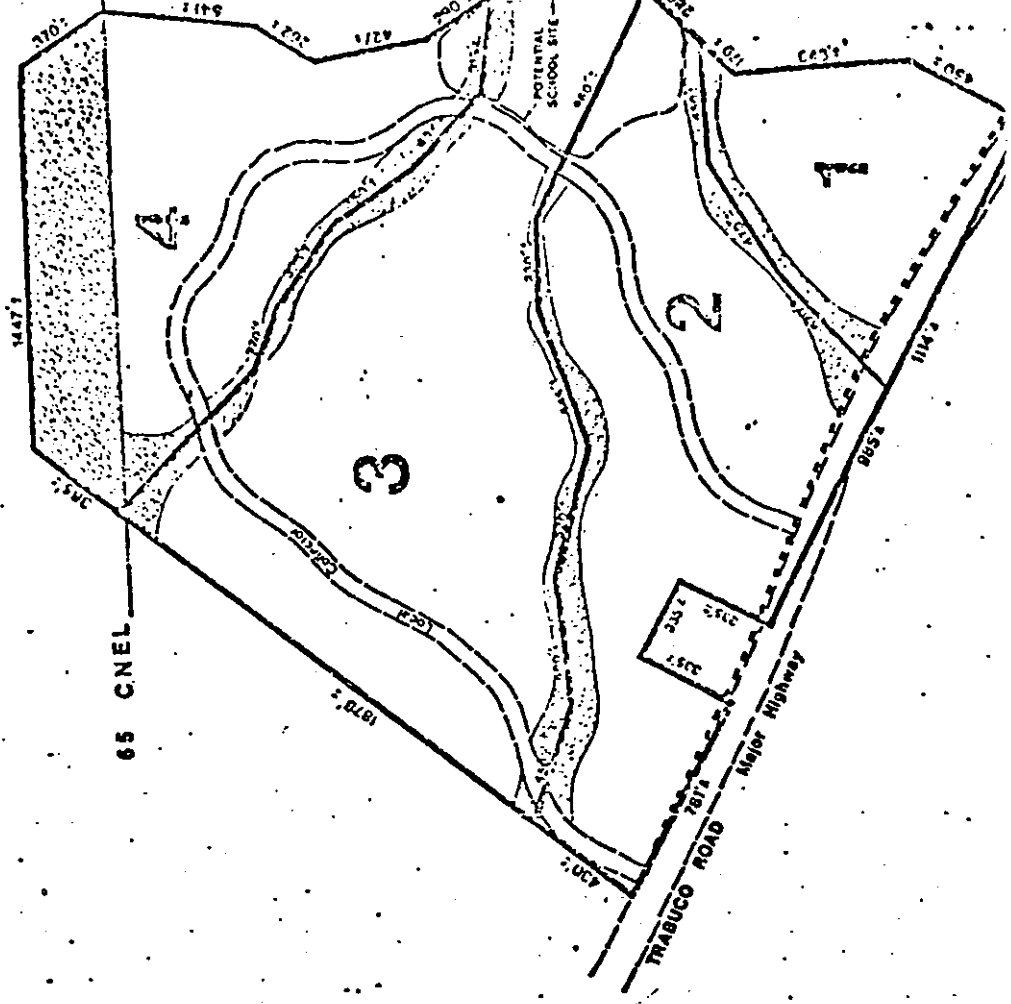
GRAMMATIC SUMMARY OF RESIDENTIAL SITE STANDARDS BY TYPE

Type A **Type B** **Type C**

PER ACRE STANDARDS:

- 1.000 sq. ft. per lot
- 1.000 sq. ft. per lot
- 1.000 sq. ft. per lot
- 1.000 sq. ft. per lot
- 1.000 sq. ft. per lot
- 1.000 sq. ft. per lot

DR ROADWAY SECTIONS







Attachment BDEVELOPMENT GUIDELINES

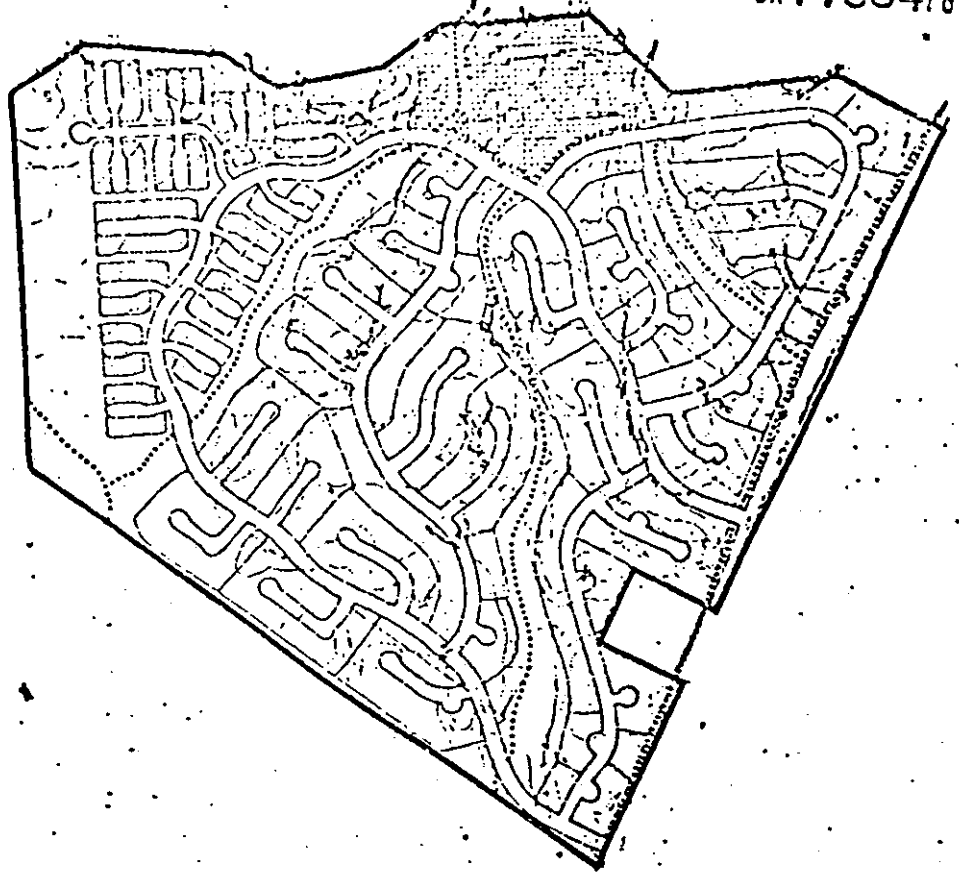
- A. Purpose and Intent: This attachment is provided to guide and insure that individual project areas considered in the Site Plan and/or Tentative Tract Map review process can be related to overall development concepts. Area plans setting forth Site Plan, Landscape, and Grading Concepts are herein included as development guidelines and are intended to establish the following:
- a. Site Plan Concept: Indicates the general pattern and nature of housing sites, streets, open spaces and other uses. It is not intended to fix specific locations of those uses. Site Plans should reflect the general development patterns indicated. A revision to the basic residential types indicated, will require a revision to the Concept Site Plan.
 - b. Landscape Concept: Indicates concepts that would allow a continuity of landscape features throughout the community. It also indicates the general location and uses of open space.
 - c. Grading Concept: Indicates the general extent and concept of grading.
- B. Review Requirements: The review of all Site Plans and/or Tentative Tract Maps shall include a determination of their conformance to the Development Concept Plans included in this section. If Site Plans and/or Tentative Tract Maps are not found to be in substantial conformance to the Development Concept Plans then the Site Plans and/or Tentative Tract Maps shall be revised. Where it is not practicable or desirable for the Site Plan and/or Tentative Tract Map to be revised, then the Development Concept Plans shall be revised so that individual Site Plan areas are always in conformance to the approved overall Development Concept Plans.
- C. Procedure for Revision to Development Concept Plans: Revisions to Development Concept Plans shall include the information and level of detail established by the Development Concept Plans included herein, together with any additional data which the Planning Commission may request in the form and number prescribed by the Director of the Environmental Management Agency. The Planning Commission shall review the proposed revision with fifty (50) days after its submittal. A revision to the Development Concept Plans may be reviewed concurrently with the Site Plan and/or Tentative Tract Map necessitating the revision. A revision to the Development Concept Plan shall not require a zone change.

CONCEPT SITE PLAN

DA 11564PG1934

LEGEND

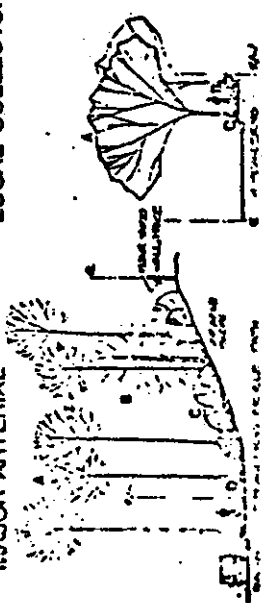
-  TYPE A RESIDENTIAL (Single Family Detached)
-  TYPE B RESIDENTIAL (Patio/Garden Homes)
-  OPEN SPACE/PARK LAND (Public and Private)
-  POTENTIAL SCHOOL SITE



ARCHITECTURAL
DRAWINGS
RANCHO SERRANO
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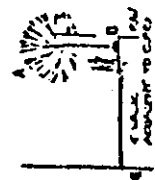
CONCEPT LANDSCAPE PLAN

STREET SECTION
 MAJOR MATERIAL LOCAL COLLECTOR



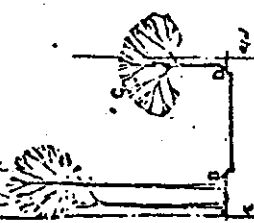
- A. STREET LIGHTS
- B. SIDEWALK
- C. DRIVEWAY
- D. DRIVEWAY
- E. DRIVEWAY

LOCAL STREET



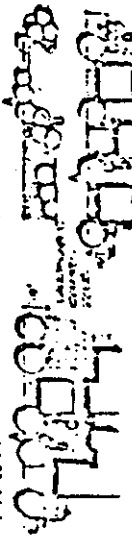
- A. SIDEWALK
- B. TREE
- C. ROAD SURFACE

AUTO COURT



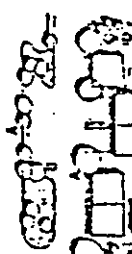
- A. SIDEWALK
- B. TREE
- C. ROAD SURFACE

HOUSING TYPES



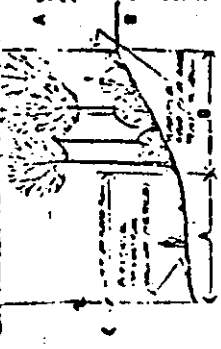
- A. DETACHED
- B. ROW HOUSES
- C. TOWNHOUSES

TYPE C

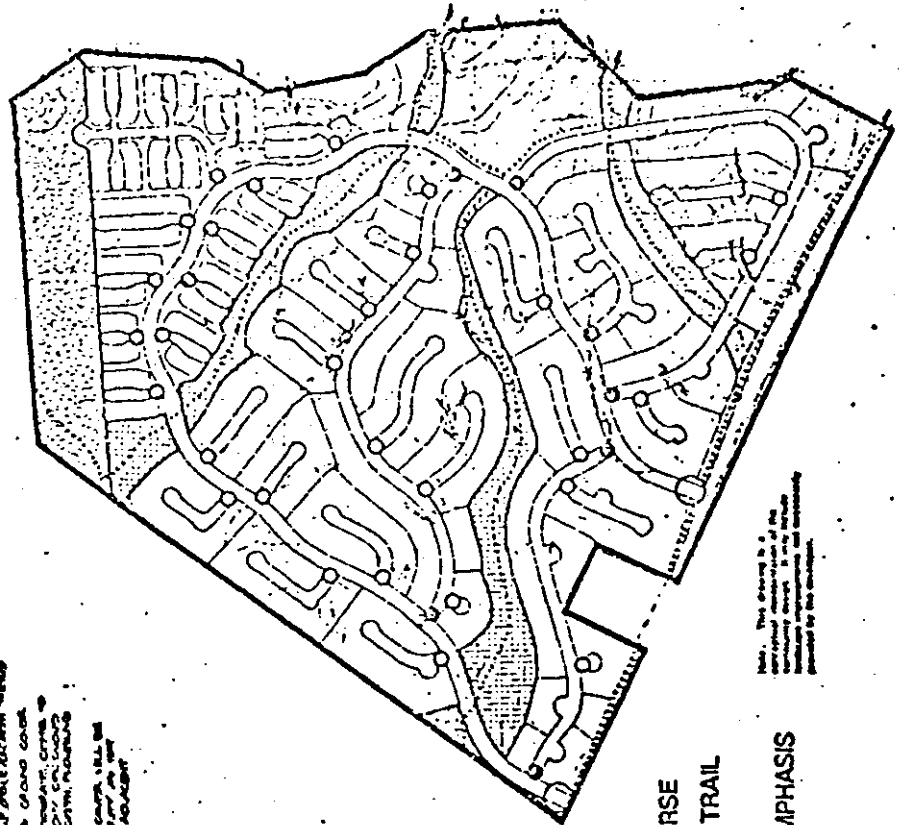


- A. PRIVATE ENTRANCE
- B. SHARED DRIVEWAY
- C. PRIVATE DRIVEWAY
- D. PRIVATE DRIVEWAY
- E. PRIVATE DRIVEWAY

GREENBELT/DRAINAGE COURSE



- A. GREENBELT
- B. DRAINAGE COURSE



LEGEND




- NATURAL OPEN SPACE
- GREEN BELTS / DRAINAGE COURSE
- MAJOR PEDESTRIAN / BICYCLE TRAIL
- PRIMARY
- SECONDARY
- MINOR
- LANDSCAPE EMPHASIS

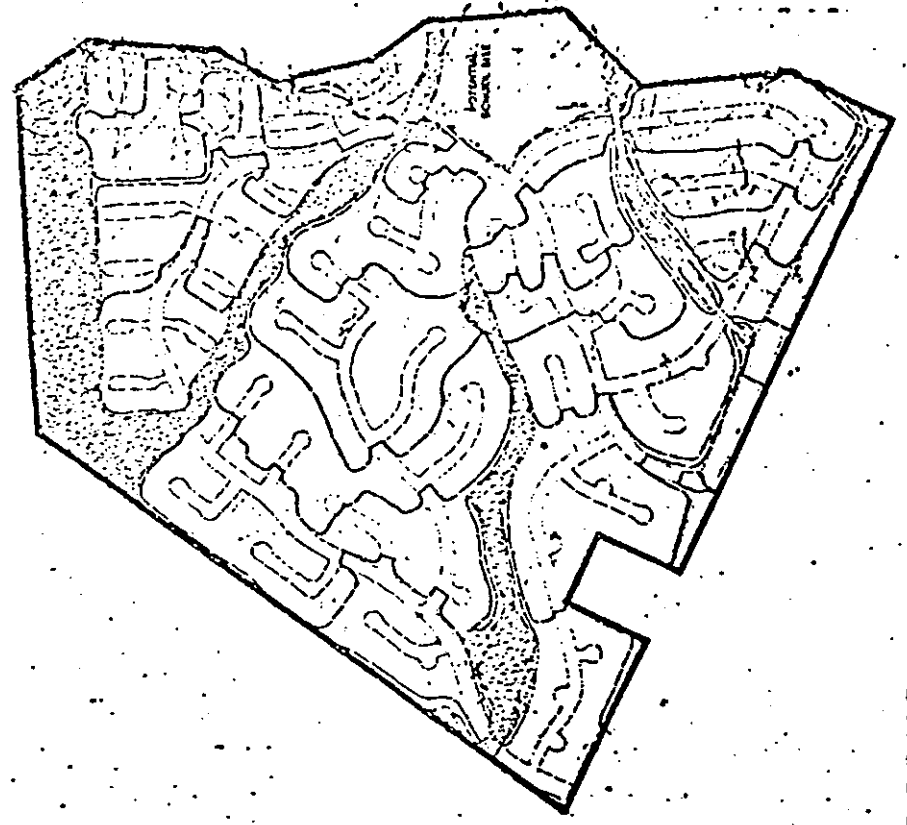
Note: This drawing is a conceptual landscape plan and is not intended to be used for construction purposes.

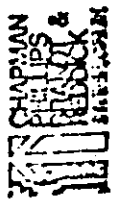
CHAPMAN
 RANCHO SERRANO
 S & S CONSTRUCTION COMPANY

CONCEPT GRADING PLAN

LEGEND

-  GRADED AREA
-  NATURAL TERRAIN
-  PROPOSED 10' CONTOURS




CHAPMAN PARK & SERRANO
RANCHO SERRANO
S & S CONSTRUCTION COMPANY