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OF ORANGE COUNTY, CALIFORNIA

JAA/K. KIRKPATRICK

FIRST REVISED  
"EL TORO PLANNED COMMUNITY"  
Orange County, California

-1 50 PM AUG 26 '82

LEE A. BRANCH, County Recorder

The accompanying text constitutes the land use regulations under which development will be governed for the area hereinafter to be referred to as the El Toro Planned Community. The properties involved were placed in the PC "Planned Community" District by Ordinance Number 3121 as adopted by the Orange County Board of Supervisors on March 28, 1979; first amended by Ordinance Number 3334 on August 4, 1982.

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 last noted Ordinance.

I hereby certify that this revised text material consisting of 17 pages which will regulate the development of those properties shown on the First Revised El Toro Planned Community Development Plan was approved by the Orange County Planning Commission on May 10, 1982, and adopted by Ordinance Number 3334 by the Orange County Board of Supervisors on August 4, 1982.

ORANGE COUNTY PLANNING COMMISSION  
Irving Pickler, ChairmanRobert G. Fisher  
Director of Planning  
Environmental Management AgencyJune Alexander  
Clerk of the Board of Supervisors  
of Orange County, CaliforniaBy: KK:slm511(1)  
8/12/82

El Toro Planned Community

PLANNED COMMUNITY REGULATIONS  
FOR THE EL TORO PLANNED COMMUNITY  
DEVELOPMENT PLAN

APPROVED BY  
ORANGE COUNTY PLANNING COMMISSION  
ON MAY 10, 1982

ADOPTED BY  
ORANGE COUNTY BOARD OF SUPERVISORS  
ON AUGUST 4, 1982  
BY ORDINANCE NO. 3334

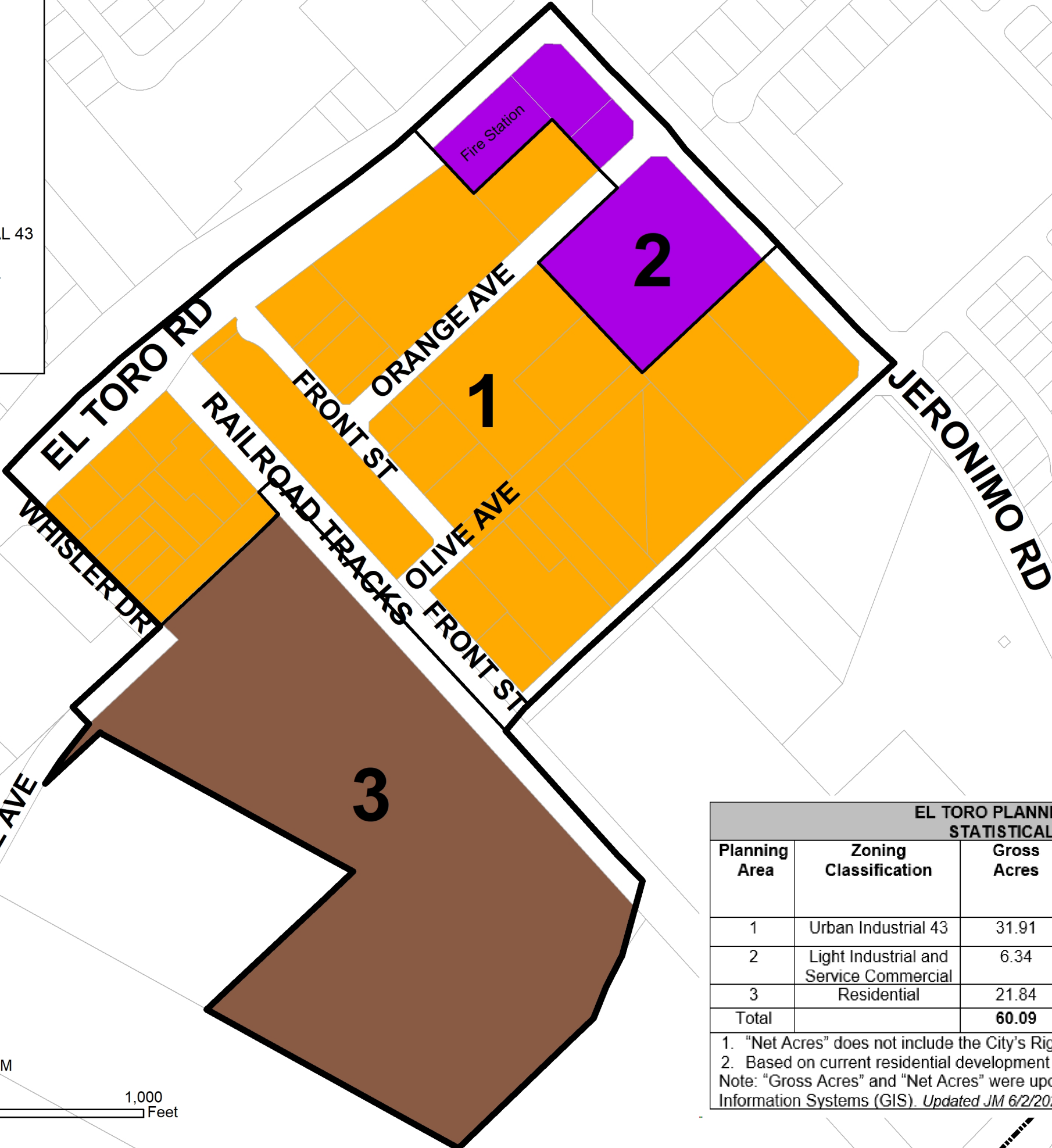
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EL TORO  
PLANNED COMMUNITY  
DEVELOPMENT PLAN

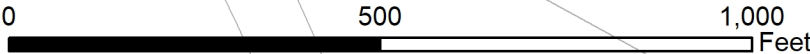
- PLANNING AREA 1: URBAN INDUSTRIAL 43
- PLANNING AREA 2: LIGHT INDUSTRIAL AND SERVICE COMMERCIAL
- PLANNING AREA 3: RESIDENTIAL



EL TORO PLANNED COMMUNITY STATISTICAL SUMMARY					
Planning Area	Zoning Classification	Gross Acres	Net Acres <sup>1</sup>	Maximum Dwelling Units (DU)	Maximum Density (DU/Net Acres)
1	Urban Industrial 43	31.91	23.20	997	43.0
2	Light Industrial and Service Commercial	6.34	4.80	N/A	N/A
3	Residential	21.84	19.98	392 <sup>2</sup>	19.6 <sup>2</sup>
Total		60.09	47.98	1,389	

1. "Net Acres" does not include the City's Right-of-Way or the Railroad Tracks  
2. Based on current residential development  
Note: "Gross Acres" and "Net Acres" were updated based on data from City's Geographic Information Systems (GIS). Updated JM 6/2/2022

Revised 6/2/2022 JM



## SECTION I - PURPOSE AND INTENT

The purpose of these planned community regulations is to provide an overall plan for the more orderly and compatible arrangement of the diversity of land uses which have begun to develop in this "old town" part of the El Toro community. It is intended that the regulations contained in this text will allow for a wide variety of land uses within a relatively small area as coordinated projects so as to take advantage of an improved environmental resulting from an overall comprehensive community plan.

The general land uses proposed for this planned community would include light manufacturing; service commercial; institutional service uses; professional and administrative offices; and multiple residential. Due to the constraints caused by the existing railroad, arterial highways, flood control facilities, public parks and special streetscape plans for El Toro Road; special consideration has been given to landscaping and screening requirements which will be monitored by the site plan review process as set forth in this text. It is also intended that existing non-conforming structures and site development standards be brought into compliance, as nearly as practical, within a reasonable period of time with the regulations in this text. The site plan review process has also been used to facilitate this process.

## SECTION II - GENERAL NOTES

- A. Prior to the approval of any tentative parcel map, tentative tract or the issuance of any grading or building permits for any development within this Planned Community Plan, a Site Plan shall be approved pursuant to Section IX herein except for those uses established by Use Permit pursuant to Section 7-9-150 of the Orange County Zoning Code.
- B. Unless otherwise specified herein, the regulations specified by the Orange County Zoning Code shall regulate all development within the El Toro Planned Community. Definitions of terms shall be as in the Orange County Zoning Code, except as may be modified herein.
- C. A planning Area is a numbered sub-portion of the Planned Community Development Plan as shown thereon
- D. Water within the El Toro Planned Community will be furnished by the Los Alisos Water District and the El Toro Water District
- E. Sewerage Facilities will be provided by the Rossmoor Sanitation Company
- F. The maximum height of any wall specified herein may be exceeded when such additional wall height is required by conditions of subdivision approval or by approval of a Site Plan pursuant to Section VIII herein.
- G. Notwithstanding any site development regulations contained herein, any project proposing a different, nonconforming building set back, height or building site coverage may be approved by the Planning Commission pursuant to the Site Plan requirements of Section VIII herein, provided such project is determined by the Planning Commission to be consistent with any applicable adopted guidelines.
- H. Notwithstanding the regulations contained herein, residential projects, where permitted by the Planned Community Development Plan, may deviate from site development standards established herein, upon approval of a site plan per Section IX, where:
  - 1. Such subdivisions or projects would make housing available to families earning no more than one hundred twenty percent (120%) of the median income for Orange County;
  - 2. Such subdivisions or projects are consistent with the Housing Element of the County General Plan and implementation guidelines therefore, adopted by the Board of Supervisors.
- I. All construction within the El Toro Planned Community shall comply with applicable provisions of the Uniform Building Code and other various Mechanical, Electrical and Plumbing Codes related thereto. Any conflict between said codes and the provisions in this text, the codes shall prevail.
- J. Gross Residential Acres (Definition)

The gross residential acres of a project shall be the total number of acres within any project that is to be devoted essentially to residential uses, including residential building sites, local streets, driveways, private recreation and greenbelt areas for the use of the residents of the project, local park land required by ordinance located within the neighborhood, additional publicly owned open

spaces within designated residential areas, minor easement serving the project, and customary uses and structures accessory to residential development.

**K. Residential Density and Area per Unit (Definitions)**

1. The dwelling unit density range permitted in a residential Planning Area shall apply to the entire Planning Area and shall be applicable to any subdivided building site therein.
2. The density of a residential project is computed by dividing the total number of dwelling units in the Planning Area by the gross residential acres in the Planning Area.
3. Area per unit shall be the amount of net land area in square feet within the boundaries of a building site divided by the total number of dwelling units within the building site.
4. Amend Section II (K) to add number 4 to the listing. Indicate that Residential density in the Urban Industrial 43 (UI 43) zone is a maximum of 43 dwelling units per net acre. All properties zoned Urban Industrial (UI 43) are subject to LFMC section 9.73, as it may be amended from time to time.

**L. Prior to the issuance of any building permits for new structures or buildings on Planning Area 3 or on that portion of Planning Area 2 southwesterly of the AT & SF railroad right of way, an access road from Muirlands Boulevard, meeting the approval of the Director of Public Works, EMA, shall be under contract for construction within one year.**

**M. All development within the El Toro Planned Community shall conform to the SH "Scenic Highway" District Regulations Section 7-9-119 of the Orange County Zoning Code.**

SECTION III – PROFESSIONAL AND ADMINISTRATIVE OFFICE REGULATIONS  
(PLANNING AREA 1)

A. Purpose and Intent

It is the purpose of these regulations to provide for the establishment of professional and administrative offices and compatible uses in a location which is conveniently accessible to the people in the community and to create a suitable environment to encourage development of such uses on adequate sized building sites large enough to provide for landscaping and sufficient off-street parking facilities.

It is intended that the existing substandard lots and structures within Planning Area 1 be redeveloped or improved to provide for the intended professional and administrative office and supplementary uses permitted by this Section.

B. Permitted Uses: Subject to approval of a Site Plan pursuant to Section VIII herein and General Note “M.”

1. All uses permitted by the PA “Professional and Administrative Office District” regulations Section 7-9-90 of the Orange County Zoning Code except restaurants, which shall be prohibited.
2. 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. Uses permitted subject to approval of Use Permit pursuant to Section 7-9-150 of the Orange County Zoning Code:

1. Churches, libraries and private schools.
2. Veterinarian hospitals and clinics subject to the standards set forth in Section 7-9-146.1 of the Orange County Zoning Code.
3. Any use permitted by Paragraph B, 1 above which is proposed to be established in a building constructed for use as a residence.

D. Accessory uses permitted:

All accessory uses as provided under Section 7-9-90 “Professional and Administrative Office District” regulations in the Orange County Zoning Code.

E. Prohibited Uses:

1. Restaurants.
2. Massage Establishments.
3. All uses not permitted by Section III, paragraphs B and C above.

F. Site Development Standards:

1. The establishment, operation and maintenance of the uses permit by this Section III shall be in compliance with the site development standards set forth in Section 7-9-90.6 of the Orange County Zoning Code except paragraph (k). Screening shall not be required.
2. Signs and off-street parking shall comply with Section VI and VIII respectively of this text.

G. Building Height Limit:

1. Thirty-Five (35) feet.



SECTION IV - LIGHT INDUSTRIAL AND SERVICE COMMERCIAL USE REGULATIONS  
(PLANNING AREA 2) *(As amended by Ordinance 209 on January 5, 2010)*

A. Purpose and Intent

It is the purpose of these regulations to provide an area for location and development of very low intensity industrial uses and for service commercial uses providing maintenance, development and recreation related services to the surrounding community. Other service uses as may be already established in the area are to be retained as conforming land uses and similar types of uses may be established subject to review and finding that such uses are needed and will provide a direct service to the adjacent community areas.

It is intended that these regulations will provide for a diverse but compatible neighborhood of industrial and service oriented land uses. It is further intended to provide further regulations in this text affecting the existing uses and development standards which are made non-conforming by the adoption of the "El Toro Planned Community Development plan."

B. Uses Permitted: subject to approval of a Site Plan pursuant to Section VIII of this text.

1. All uses permitted by the M1 Light Industrial District regulations in Section 9.86.020 of the Lake Forest Municipal Code.
2. Concrete mixing plants not exceeding one cubic yard capacity.
3. Service use limited to the following;
  - a. Landscaping contracting and maintenance business.
  - b. Retail and wholesale nurseries.
  - c. YMCA and YMCA's without residential facilities.
  - d. Building supply stores.
  - e. Private schools and dance instruction studios.
  - f. Gymnasiums and athletic clubs.
  - g. Racketball, bowling, and other fully enclosed sports or recreation uses.
  - h. Churches and charitable institutions.
  - i. 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.

C. Uses permitted subject to approval of a Use Permit pursuant to Section 9.184.010 of the Lake Forest Municipal Code.

1. All uses listed under Section 9.86.030, uses permitted subject to a use permit in the M1 Light Industrial District regulations of the Lake Forest Municipal Code.
2. Rental yards and services for small construction equipment and machinery, automobile or truck rental, trailer rental, and recreation vehicle rentals. Said uses shall not include sale of equipment or materials as the primary function of the business. Incidental sales may be permitted subject to limitations set

forth by the use permit.

3. Contractor storage or fabricating yards.
4. Public utilities structures, offices, and maintenance facilities.
5. Any service commercial or light industrial use which the Planning Commission finds to be consistent with the purpose and intent of these regulations and is not listed as prohibited by the provisions of this Section IV.

D. Accessory Uses Permitted:

All uses and structures necessary and customarily incidental to the permitted uses in this section.

E. Prohibited Uses:

Notwithstanding Subsections IV-A through IV-D, the following uses are specifically prohibited:

1. All uses listed as prohibited in Section 9.86.060 "Prohibited Uses" in the M1 "Light Industrial" District regulations in the Lake Forest Municipal Code.
2. Uses not permitted by Subsections IV-A through IV-D.
3. Glass making
4. Paint manufacturing and packaging only.
5. Soap manufacturing or packaging.
6. Light or heavy manufacturing uses.
7. Heliports.
8. House moving business.
9. Massage establishments.
10. Metal plating businesses.
11. Mining or processing cement, sand, gravel, clays, and other minerals or earth products.
12. Outdoor advertising structures or signs.
13. Quarters for temporary employee use.
14. Recycling business for beverage and food containers and paper products.
15. Rental, repair and storage yards for farming vehicles / equipment.
16. Salvage or recycling industries.
17. Storage above-ground of petroleum products.
18. Truck terminals or freight transfer stations.

19. Waste disposal services including but not limited to trash collection, septic tank pumping services, and street or pavement sweeping services. Any burning, recycling or processing of waste materials on the premises shall be prohibited.
20. Wrecking or dismantling of vehicles or machinery.

F. Site Development Standards:

The establishment, operation and maintenance of the uses permitted subject to this Section IV shall be in compliance with the site development standards and General requirements set forth in Section 9.86.070 “Site development standards” and “General requirements” in the M1 Light Industrial District regulations of the Lake Forest Municipal Code with the following additional requirements:

1. Whenever the permitted use adjoining building site which has a residential use established thereon, the screening requirements set forth in Section 9.86.070 (k) of the Lake Forest Municipal Code shall apply along the abutting property lines.
2. Dust and odors shall be controlled so as not to be readily discernable beyond the boundaries of the building site of the source.
3. Signs and off—street parking shall conform to Sections VI and VII herein.

## SECTION V - RESIDENTIAL USE REGULATIONS (PLANNING AREA 3)

## A. Purpose and Intent

It is the purpose of these regulations to provide for the development of high density residential units within the density range designated by the adopted Land Use Element of the County General Plan.

It is intended that residential development in this planned community shall be characterized by multiple residential, condominium, or mobile home types of dwelling units. Special consideration is to be given to opportunities for the providing of affordable housing within the guidelines established for the Housing Element of the County General Plan.

## B. Permitted uses, subject to approval of a site plan as provided in Section VIII of this text and General Note M.

1. Multiple family dwellings.
2. Town house or attached single family dwellings.
3. Mobile home parks.
4. Mobile home subdivisions.
5. Public parks and playgrounds.

## C. Uses permitted subject to approval of a use permit pursuant to Section 7-9-150 of the Orange County Zoning Code.

1. Condominiums.
2. Community or cooperative apartment projects.

## D. Accessory Uses Permitted:

All necessary uses and structures as provided under Section 7-9-77 Group Dwellings District regulations in the Orange County Zoning Code.

## E. Site Development Standards:

Unless otherwise designated by the approved site plan or use permit, the following standards shall apply to the development, operation and maintenance of all uses established under the regulations of Section V of this Planned Community Development Plan.

1. Multiple dwelling uses except condominiums established under this Section V shall comply with all site development regulations pursuant to the R2 (3000) "Group Dwellings" District regulations as set forth in Section 7-9-77 and 7-9-126.1 of the Orange County Zoning Code unless otherwise specified on the approved Site Plan pursuant to Section VIII herein, and/or pursuant to General Note I for affordable housing projects.

2. Condominium projects and community or cooperative apartment projects shall comply with the site development requirements established by the required use permit.
3. Mobile home parks and subdivisions shall comply with all applicable regulations of the State of California and with the design and development requirements specified by the approved Site Plan pursuant to Section VIII herein and with any approved tentative tract map.
4. All other permitted uses including accessory uses shall comply to an approved Site Plan pursuant to Section VIII herein utilizing as guidelines, those pertinent regulations for the specific structures or amenities as provided in the Orange County Zoning Code.
5. Off-street parking shall be in accordance with the Section VII "Off-street Parking Regulations" herein.
6. Signs shall comply with the regulations set forth in Section VI "Sign Regulations" herein.

## SECTION VI - SIGN REGULATIONS

### A. Purpose and Intent

The purpose of this section is to permit signs which primarily identify the nature of a business or to direct attention to a service, product, activity, person or organization occupying the premises or building. It is intended that permitted signs enhance the appearance of both the building or structure and the general neighborhood and not subject the viewer to excessive competition for his attention.

### B. Permitted signs subject to Site Plan review pursuant to Section VIII herein.

Notwithstanding the provisions of Section 7-9-111.2 of the Orange County Zoning Code, the SR "Sign Restrictions" District Regulations Section 7-9-111 of the Orange County Zoning Code shall apply throughout the El Toro Planned Community Development Plan and to each Planning Area therein, unless otherwise modified by the approved Site Plan pursuant to Section VIII herein or by the approved Use Permit, pursuant to Section 7-9-150 of the Orange County Zoning Code.

### C. Prohibited Signs

All signs listed under Section 7-9-111.5 "Prohibited Uses" in the SR "Sign Restrictions" District regulations set forth in the Orange County Zoning Code, except that free standing signs approved pursuant to Site Plan or the Use Permit as provided for by this text shall be permitted.

## SECTION VII - OFF-STREET PARKING REGULATIONS

Off-street parking for all development in the El Toro Planned Community shall be in compliance with the Off-street Parking Regulations Section 7-9-145 of the Orange County Zoning Code unless otherwise modified by the approved Site Plan pursuant to Section VIII, herein. Use permits shall not be required for off-street parking modification where the approved site plan provides for modifications to Section 7-9-145 of the Zoning Code.

## SECTION VIII - SITE PLAN REVIEW REGULATIONS

## A. PURPOSE AND INTENT

The purpose of the Site Plan review process is to ensure that adequate development standards are applied to each development project to provide for efficient function, compatibility with adjacent uses and enhance the value and appearance of the overall Planned Community area.

It is intended that the site plan be utilized to adjust the development standards established herein to best achieve the purpose stated above and to assure consistency with the intent of the County General Plan and these regulations.

## B. INFORMATIONAL REQUIREMENTS

1. Site plans shall be drawn to scale, dimensioned and easily readable, containing but not limited to, the following information:

- a. Title block (developer's and owner's names and preparation date)
- b. Scale and north arrow
- c. Property lines of all existing building sites (dimensions)
- d. Location and size of structures, both existing and proposed
- e. Location, name and width of streets
- f. Parking areas, designed to county standards
- g. Location, purpose and width of easements
- h. Access, both existing and proposed
- i. Location, height, dimension and copy of signs
- j. Type, location height and material of walls or fences
- k. Landscaped areas
- l. Proposed topography and grading
- m. Location and type of outdoor uses
- n. Existing topography and drainage improvements (if not shown on accompanying tentative tract map)

2. Typical elevations shall be provided for all structures and signs, including, but not limited to, the following:

- a. Exterior materials
- b. Elevations for all four sides of a structure or site



3. Landscape plans shall be submitted in a manner consistent with "Guidelines for Landscape Plan Review" (Planning Commission Resolution 07-77).

- a. A minimum of 15% of each development project shall be landscaped.

C. PROCEDURAL REQUIREMENTS

1. The above listed material and information shall be submitted in the form and number of copies prescribed by the Director of the Environmental Management Agency. Additional data may be requested by the reviewing agencies.
2. The Director of the Environmental Management Agency shall review each site plan after acceptance for filing. The Director, EMA, may deny, approve or approve subject to conditions the site plan. The Environmental Management Agency shall enforce the conditions of approval and ensure that development is substantially in compliance with the approved site plan.
3. The Director of the Environmental Management Agency and Planning Commission action on the site plan may be appealed by any interested party in the manner provided by Section 7-9-150.4 of the Orange County Zoning Code. Appeals of the Director, EMA, action shall be to the Planning Commission and appeals of Planning Commission action shall be to the Board of Supervisors of Orange County.
4. The Director of the Environmental Management Agency or the Planning Commission may amend a site plan by the same procedure provided for approving a site plan.

## SECTION IX - NON-CONFORMING USES AND DEVELOPMENT STANDARDS

## A. PURPOSE AND INTENT

The purpose of this section is to provide for the regulation or abatement of lawfully established building sites, structures and development standards which become non-conforming with the adoption of the land use regulations and development standards of this "El Toro" Planned Community Development Plan and text. It is intended to specify the conditions under which legal non-conforming uses and development standards may continue and to prohibit the expansion of non-conforming uses and structures or the deterioration of non-conforming site development standards existing at the time of adoption of these regulation. It is further intended to provide a reasonable program for the abatement of non-conforming development standards and to provide for improvement of existing substandard non-conforming development standards to the maximum degree of conformance with the adopted standards in this text that is deemed reasonable by a case by case review.

## B. LEGAL NON-CONFORMING BUILDING SITES

All building sites which have been legally established prior to the adoption of these regulations are deemed to be legal building sites even though the site does not conform to the building site area, width or dimension standards set forth herein, with the following exceptions:

1. Undeveloped, legal non-conforming building sites may be used and have a structure erected upon them; however, if such building site is contiguous to another site under the same ownership and any combination of such sites will meet the area or dimension standards, such sites will be considered to be an undivided parcel for the purpose of this district, and the separate sites shall be combined as one site for the use of, and prior to the issuance of a building permit for any construction on the site, or commonly-owned sites where this condition exists.
2. No legal non-conforming building site shall be reduced in area or dimensions if such reduction would result in a greater degree of non-conformity.

## C. LEGAL NON-CONFORMING STRUCTURES

All structures including main buildings, accessory buildings, walls, fences, signs, and other structures which do not meet the minimum standards of the Planned Community District, after the adoption thereof, are deemed to be conforming, with the following exceptions.

1. No physical change, enlargement, extension or reduction of a legal non-conforming structure shall be made except for alterations or maintenance as provided under Section 6-9-151 of the Orange County Zoning Code for non-conforming structures, unless plans to bring any legal non-conforming structure into compliance or as near to compliance as is practically feasible have been approved by the Orange County Environmental Management Agency.

2. Any legal non-conforming structure which is damaged by fire or natural disaster may be restored to its original condition as provided for under Section 7-9-15 of the Zoning Code.

#### D. LEGAL NON-CONFORMING SITE DEVELOPMENT STANDARDS

Excluded from this requirement are single family residences, community facilities, and public buildings. All other existing uses which do not meet the minimum site development standards of this Planned Community Development Plan for such requirements as landscaping, off-street parking and screening, must be brought into compliance, or as near to compliance as established by the modification procedures set forth in the Enforcement provisions herein below, within a maximum of three (3) years from the date of adoption of these regulations. Any physical changes on the property which would not be constructive toward the abatement of non-conforming development requirements or detrimental to future compliance with these provisions are prohibited.

#### E. ENFORCEMENT PROCEDURES:

1. In those cases where it is not physically possible or practically feasible to bring legal non-conforming structures or the non-conforming site development standards noted under paragraph D above into full compliance with the provisions set forth in this El Toro Planned Community Development Plan and text, the property owner shall submit a Site Plan pursuant to Section VIII, herein for purposes of providing a plan for as close compliance as practical and set forth therewith the reasons for noncompliance with each specific regulations herein which is modified by the Site Plan. Said site plan shall be filed at least six (6) months prior to the expiration of the three (3) year abatement period stated under paragraph D above.

When approved by the Director of the Orange County Environmental Management Agency, the Site Plan shall specify in adequate detail those modifications to the legal non-conforming conditions which must be made by the property owner or lessee in order to meet the provisions set forth by these regulations. The property owner or lessee may appeal the decision of the Director, EMA, in the manner provided in Section 7-9-150.4 "Appeals to the Board of Supervisors" of the Orange County Zoning Code. Appeals of the Director, EMA, action shall be to the Orange County Planning Commission. Planning Commission action may be appealed to the Board of Supervisors by the same procedure.

When the property owner has satisfied the conditions set forth in the approved Site Plan, he shall request the Director, EMA, to certify in writing that all requirements have been met.

In the event that the property owner fails to abide by the requirements of the approved site plan, or modifies the improvements which were certified by the Director so that the property no longer satisfies the provisions of the plan, the Director shall enforce compliance through

the procedures specified in Section 7-9-154, Enforcement, legal procedure, penalties, of the Orange County Zoning Code.

2. Property owners who fail to correct legal non-conforming site development standards at the termination of the specified abatement period shall be notified in writing at least twice over a period of not less than thirty (30) days by the Director, Environmental Management Agency, as to the nature of the violations and shall be requested to correct the violations. If adequate steps have not been taken to ensure the immediate correction of the violations, the Director shall enforce compliance through the procedures specified in Section 7-9-154, Enforcement, legal procedure, penalties, of the Orange County Zoning Code.

SECTION X - DESCRIPTION OF EXTERIOR BOUNDARIES OF THE EL TORO PLANNED  
COMMUNITY DEVELOPMENT PLAN:

All land in the El Toro area of Orange County within the following general boundaries.

Beginning at the point of intersection of the centerlines of El Toro Road and Jeronimo Roads and proceeding southeasterly along the centerline of Jeronimo Road to the point of intersection of the centerline of Cherry Avenue, thence southwesterly along the centerline of Cherry Avenue and the extension thereof to the southwesterly right of way line of the AT & SF railroad right of way; thence, southeasterly along said southwesterly right of way line of the AT & SF railroad a distance of approximately 620 feet to the westerly boundary of El Toro Community Park; thence southwesterly along the westerly boundary of said El Toro Community Park to the northerly boundary of the El Toro Mobile Home Estates, mobile home park, thence along the northerly boundaries of said mobile home park westerly 671.34 feet thence northeasterly 467.5 feet, thence westerly 756.6 feet to the southeasterly line of a parcel described by Record of Survey, map recorded in Book 32, page 27 of Records of Survey, County of Orange; thence northeasterly along said southeasterly line of R.S. 32/27 approximately 160 feet more or less to a point 120 feet southwesterly of the centerline of Whisler Drive; thence northwesterly along a line parallel to and 120 feet southwesterly of the centerline of Whisler Drive, a distance of approximately 500 feet to the centerline of El Toro Road, thence northeasterly along the center of El Toro Road to the point of beginning (containing approximately 63.5 acres).

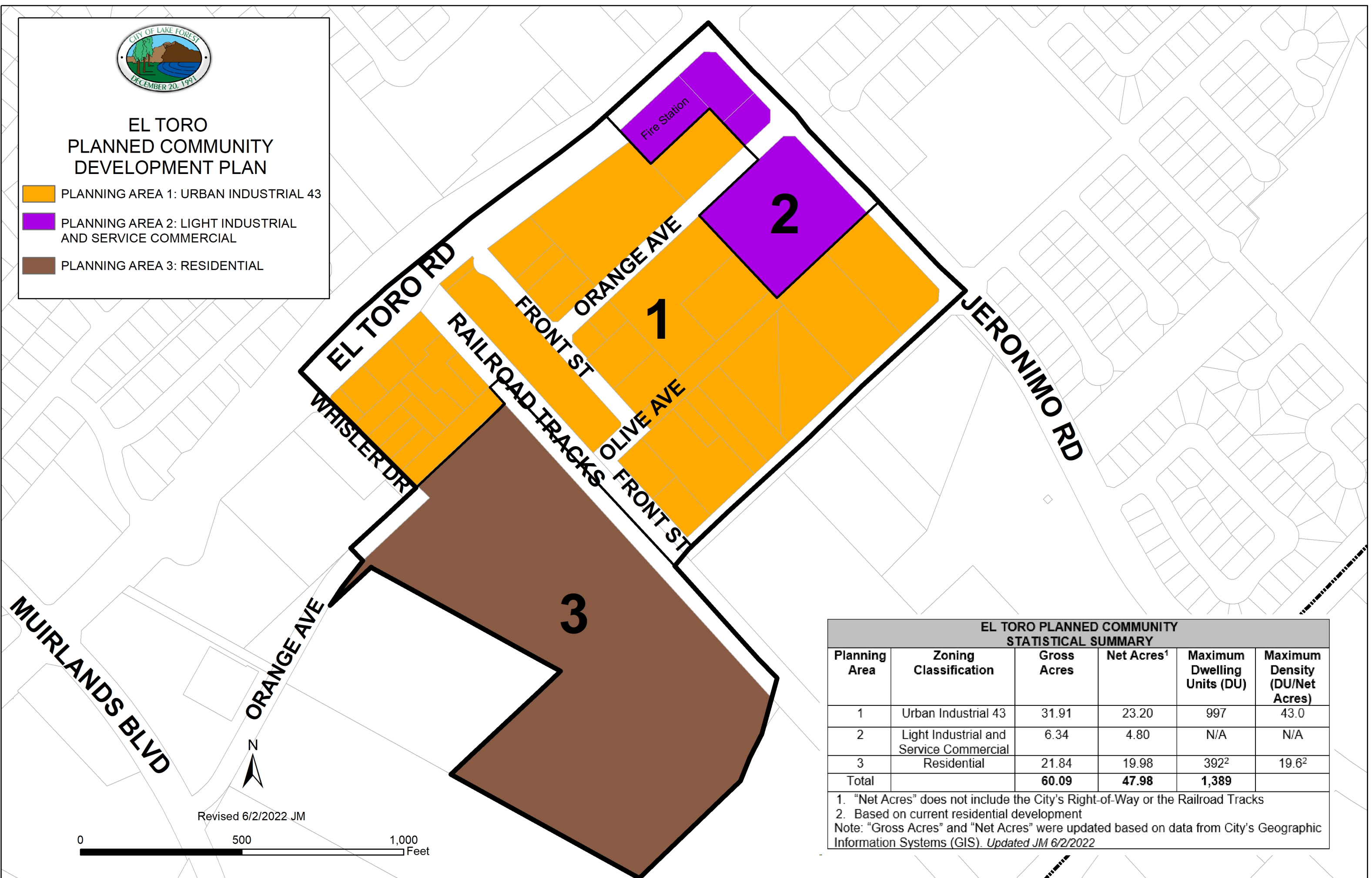
**SECTION XI – MIXED-USE ZONING REGULATIONS**

Properties zoned Mixed-Use 43 (MU 43) are subject to the Mixed-Use Zoning regulations provided in the LFMC Section 9.73, and it may be amended from time to time.



EL TORO  
PLANNED COMMUNITY  
DEVELOPMENT PLAN

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1. "Net Acres" does not include the City's Right-of-Way or the Railroad Tracks  
2. Based on current residential development  
Note: "Gross Acres" and "Net Acres" were updated based on data from City's Geographic Information Systems (GIS). Updated JM 6/2/2022