

SERRANO HIGHLANDS PLANNED COMMUNITY
Orange County, California
(Second Revised)

The accompanying text constitutes the land use regulations under which development will be governed for the area hereinafter to be referred to as the Serrano Highlands Planned Community. The properties involved were placed in this PC "Planned Community" District by Ordinance Number 3170 as adopted by the Orange County Board of Supervisors on December 19, 1979 and amended by Ordinance Number 3397 on July 13, 1983 (ZC 82-62P) and by Ordinance Number 3618 on January 14, 1987 (ZC 86-25P).

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 30 pages, which will regulate the development of those properties shown on the Development Plan, was approved by the Orange County Planning Commission on December 2, 1986 and adopted by Ordinance Number 3618 by the Orange County Board of Supervisors on January 14, 1987.

Orange County Planning Commission
C. Douglas Leavenworth, Chairman

By: *Robert Fisher*
Robert G. Fisher *by Bell*
Director of Planning *EMA*

Linda D. Roberts
Linda D. Roberts
Clerk of the Board of Supervisors
County of Orange

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OF ORANGE COUNTY, CALIFORNIA

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EMA

ZC 86-25P

Recording requested by and call for pick up to:
Current Planning/Drafting, Rm. G24, Bldg. 12
Phone x4778 Mary Walker/Dick Weger
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Dick Weger
Signature Serrano Highlands Planned Community

87-115269

PLANNED COMMUNITY
DISTRICT REGULATIONS

FOR
SERRANO HIGHLANDS

SECOND REVISED

Approved By:

The Orange County Planning Commission

ON: DECEMBER 2, 1986

ADOPTED BY:

ORANGE COUNTY BOARD OF SUPERVISORS

ON: JANUARY 14, 1987

ORDINANCE NUMBER 3618

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SECTION I - PURPOSE

The purpose of these regulations is:

1. To provide for the classification and development of land within the Serrano Highlands Planned Community as coordinated, comprehensive projects so as to take advantage of the superior environment which can result from large-scale community planning.
2. To allow diversification of land uses as they relate to each other in a physical and environmental arrangement, while insuring substantial compliance with the spirit, intent, and provisions of the Orange County Zoning Code.
3. To provide regulations for development encompassing various types of land uses, such as single-family residential developments, multiple housing developments, or any public or semi-public use or combination of uses through the adoption of a Development Plan and text materials which set forth land use relationships and development standards.

SECTION II - GENERAL NOTES

1. Terms used in this Ordinance shall have the same definition as given in the Orange County Zoning Code unless otherwise defined herein.
2. The maximum number of dwelling units is established in the Statistical Summary (Section III). Development to a lower density may occur without requiring a zone change or change in this Planned Community (P.C.) document.
3. All construction within the boundaries of the Planned Community of Serrano Highlands 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.
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 final tract map or portion thereof within the Planned Community of Serrano Highlands, a preliminary engineering, geological and soil engineering report showing evidence of a safe and stable development 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 grading permits. All soil and geological reports shall conform to the standards of the Earth Sciences Section of EMA, Regulation.
7. Grading permits may be issued within the planned community area and outside of an area of immediate development so long as the grading plan is in basic conformance with the concept grading plan as contained within the area plan approval. Soil may be stockpiled on or borrowed from locations within the planned community so long as these locations are scheduled for future development and do not constitute natural open space and are in conformance with the grading code.
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 estate sales office including parking and related facilities and shall be permitted in conformance with provisions of Section 7-9-136.1, 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 in Section IX.
10. Definitions
 - a. 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 or detached single-family dwellings, or a combination of both, planned subdivisions, cluster developments, and may take the form of either conventional subdivisions and planned developments.

- b. Multiple-family Residential refers to any residential use or development wherein the number of existing or proposed dwelling units on one building site is two or more. Multiple-family residential includes duplexes, multiple-family dwellings, apartments, condominiums, townhouses, and may take the form of planned developments or conventional subdivisions.
 - c. 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 residents of the project, ordinance required local park land located within the neighborhood, additional publicly owned open space within designated residential areas, minor easements serving the project, and customary uses and structures accessory to residential development.
11. The gross residential density of a project is computed by dividing the gross residential acres into the total number of residential dwelling units in the project.
 12. The individual acreage figures shown in the Statistical Summary on the P.C. Development Plan and Section III herein, are indicated to within 10% of the acreage indicated in the statistical survey and based on planimeter readings. Modifications may result from final road alignments and technical refinements in the Tentative and/or Final Tract Map process so long as the total number of dwelling units does not exceed the maximum allowed.
 13. Notwithstanding the minimum lot size, minimum setbacks, and maximum coverage standards contained herein, subdivisions proposing less than these standards may be permitted subject to the site plan/tentative tract map approval per Section IX where:
 - a. such subdivisions could make available housing to lower and moderate income families or individuals;
 - b. a mechanism or mechanisms be developed in conjunction with the County to ensure that the subject units are owned or occupied by lower and moderate income families or individuals; and
 - c. that such proposed subdivisions be judged to be consistent with the Housing Element of the County General Plan.
 14. All development proposals within the Serrano Highlands Planned Community shall conform to the Los Alisos Master Plan of Drainage in a manner meeting the approval of the Assistant Director EMA, Development. If master plan storm drainage is proposed to be accommodated through greenbelt swales, the Los Alisos Master Plan of Drainage should be amended by application, to modify fees within applicable areas.

15. Any construction or work within or alongside the water course of Serrano Creek shall be done in a manner meeting the approval of the Assistant Director EMA, Development and the intent of the area plan.
16. Any reference to the code or zoning code made in this text shall mean the Orange County Zoning Code as amended.
17. Prior to or concurrent with the approval of a tentative tract, parcel map, or Site Plan pursuant to Section IX herein, the applicant shall obtain approval by the Planning Commission of an Area Plan.
18. Where required by the provisions of this text, a Site Plan shall be submitted pursuant to Section IX of this text prior to or concurrent with the approval of a tentative tract or parcel map, or submittal or an application for building or grading permits. The Site Plan shall be approved by the Planning Commission. Single-family residences are subject to Area Plan Review regulations but not to Site Plan Review regulations, with the exception of those single-family detached residences immediately adjacent to the Serrano Creek Corridor, for which a Site Plan shall be submitted to the Assistant Director EMA, Regulation for approval.
19. Areas within the development, although privately owned and fenced, may be designated as open space. These areas through the use of deed or other restrictive techniques will have development limited so as to preserve the open space character.
20. All agricultural activities and the necessary ancillary uses permitted by the A1, "General Agriculture" District Regulations are a continuing allowed use within the P.C. area until development occurs.
21. Area per unit (computation):

All residential projects shall conform to the minimum area per unit standards stated for each type of development in Section IV and the following methods of computation therefor:

 - a. For multiple family developments:

The amount of land in square feet included within the boundaries of a residential building site, 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.
22. Prior to the issuance of a grading permit, the applicant shall provide written evidence to the Assistant Director, EMA, Regulation of compliance with the Orange County Resource Conservation Guidelines with respect to archaeological and paleontological resources.

23. Twenty-five percent (25%) of all residential units built within the Planned Community shall be affordable pursuant to provisions of the Housing Element of the General Plan. Prior to or concurrent with the submittal of any tentative tract map within the Planned Community which does not provide the required percentage of affordable housing, a Housing Element Implementation Plan indicating the location and phasing of development of affordable units within the Planned Community shall be submitted to and approved by the Planning Commission and incorporated as an amendment to any approved Area Plan for the Planned Community.
24. Certain portions of the Serrano Highlands Planned Community are expected to be impacted by aircraft and other environmental noise. Development will require mitigation in compliance with the General Plan Noise Element through consideration of location, orientation, or other design features including but not limited to sound attenuation assemblies or structures.
25. The maximum height of any wall specified herein may be exceeded when required by conditions of subdivision and/or site plan approval.
26. An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the County Administrative Office/Urban Monitoring and 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 proposed 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 implementation strategies which will ensure adequate infrastructure for the Planned Community.

Serrano Highlands Planned Community

Section III – Statistical Summary

Land Use Categories	Acres	Maximum Number Dwelling Units Permitted
Medium Density Residential	45.9	129** 85***
High Density I Residential	61.2	706**
High Density II Residential	32.2	532**
Open Space / Parks*	35.6	
Arterial Streets	14.6	
Total	189.6	1452
Estimated Population (Average 3.18 persons per dwelling unit)		4617

* Includes FP-2 floodplain zoning for Serrano Creek Floodplain

** Includes affordable housing density incentive granted by the Planning Commission April 21, 1986 (UP 86-09P) and minor shifts of units from one category to another from approved tract.

*** Zone Change 2008-05 -- Numbers specified represent maximum allowable units. Per Development Agreement _____, the number of units may not fall below 85 dwelling units. The precise number of permitted units shall be approved by the City Council through an Area Plan, prior to or concurrent with approval of a Master Tentative Tract Map. Subsequent unit count amendments must be processed through a Zone Change or amendment to the Development Agreement.

SECTION IV - RESIDENTIAL REGULATIONS**A. MEDIUM DENSITY RESIDENTIAL****1. Purpose and Intent:**

Medium Density Residential: Land designated on the P.C. Development Plan for Medium Density Residential is designed for the development of residential community areas with densities that do not exceed 5.0 dwelling units per gross residential acre. These areas will consist of single-family detached dwelling units on standard sized lots although some townhouses or cluster arrangements may occur when shown on the approved Area Plan.

2. Uses Permitted:

- a. Single-family residences
- b. Parks and playgrounds and recreation facilities, public and private (noncommercial)

3. Uses Permitted Subject to Use Permit:

- a. Multiple-family residences
- b. Attached and detached condominiums

4. Temporary Uses Permitted in compliance with regulations provided in Section 7-9-136 of the Orange County Zoning Code in Section IX herein:

- a. Model homes, temporary real estate offices, and signs within subdivisions.
- b. Temporary use of mobile home residence during construction.
- c. Continued use of an existing building during construction of a new building on the same building site.
- d. Real estate signs and future development signs

5. Accessory Uses Permitted:

Any of the following customary uses and structures:

- a. Garages and carports
- b. Swimming pools
- c. Fences and walls
- d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code.

- e. 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.
- f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial).
- g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.

6. Site Development Standards:

a. Conventional Subdivision

Where an approved Tentative Tract Map designates the proposed use as a conventional subdivision, the following regulations shall apply:

- 1) Maximum Density - 5.0 dwelling units per gross residential acre.
- 2) Minimum Building Site Area - 5,000 square feet.
- 3) Building Site Width - No minimum.
- 4) Building height - 35-foot maximum
- 5) Building Site Coverage - Maximum 50% including all buildings on the site.
- 6) Building Setbacks
 - a) The minimum setback distance between any building structure and ultimate street right-of-way shall be 10 feet, excepting garages for which setbacks shall comply with Section 7-9-137.1 of the Zoning Code.
 - b) The minimum side and rear yard setback for each dwelling unit and accessory structure shall be '0' feet.
- 7) Access - Each building site shall abut and have vehicular access to a public or private street, in accordance with Section 7-9-126 of the Zoning Code.

b. Planned Concept Subdivision:

Where an approved Tentative Tract Map designates the proposed use as a planned concept subdivision, the following regulations shall apply:

- 1) **Individual Building Sites:** Each dwelling unit together with all accessory structures, shall be located on an individual building site and there shall be no more than one single-family dwelling per building site.
- 2) **Access -** Each building site shall abut and have vehicular access to a public or private street, in accordance with Section 7-9-126, Building Site Requirements of the Orange County Zoning Code.
- 3) **Building Site Area -** As required by Section 7-9-103(f)(2) of the Zoning Code or as established by the approved Tentative Tract Map.
- 4) **Maximum Density -** 5.0 D.U.s per acre.
- 5) **Building Height -** 35 foot maximum.
- 6) **Building Site Coverage -** No maximum.
- 7) **Setbacks - Main Buildings**

Main buildings and accessory buildings attached to main buildings shall not be closer to an ultimate street right-of-way line or property line than the minimum distances specified below:

- a) From any property line abutting a street -- 10 feet minimum
- b) The minimum side and rear yard setback for each dwelling unit and accessory structure may be '0' feet.
- c) Intersection limitations specified by Section 7-9-137.5 of the Zoning Code shall apply to all buildings and structures.

8) **Setbacks - Accessory Structures**

As specified by Section 7-9-137.3 of the zoning code, Detached Accessory Buildings Other Than Garages and Carports.

9) **Garage and Carport Placement**

- a) Attached garages and carports shall conform to the building setback requirements as specified by the Zoning Code Section 7-9-145.
- b) Detached garages and carports shall conform to the regulations of Section 7-9-137.1 except that when a garage or carport faces the access street such garages and carports shall be as specified by the Zoning Code Section 7-9-145.

10) Fences and Walls, Maximum Height

The maximum height of fences and walls shall not exceed the following limitations:

- a) Within intersection areas -- Same as Section 7-9-137.5.
- b) Within other setback areas -- 7-1/2 feet except within intersection areas or as noted in General Note 25.
- c) Within areas where main buildings may be placed -- Same as the building height limit.

- 11) The maximum number of units shall not exceed the number shown in the Statistical Summary, Section III herein.

B. HIGH DENSITY I RESIDENTIAL

1. Purpose and Intent:

High Density I Residential: Land designated on the P.C. Development Plan for High Density I Residential is designed for the development of residential community areas, with densities that do not exceed 13 dwelling units per gross residential acre. This category is designed to encourage more intense development than single-family detached units. Townhouses, condominiums, duplex and triplex units are dominant, although some small lot single-family units may occur.

2. Uses Permitted:

- a. Single-family dwellings, (see general note 2, Section II) subject to development standards set forth in Section IV, A.
- b. Multiple-family dwellings
- c. Parks and playgrounds, public and private (noncommercial)

3. Uses Permitted Subject to Use Permit:

- a. Mobile home parks
- b. Condominiums - attached and detached
- c. Community apartment projects
- d. Mobile home subdivisions

4. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-136 of the Orange County Zoning Code and Section IX herein:

- a. Model homes, temporary real estate office, and signs within subdivisions.

- b. Temporary use of mobile home residence during construction.
- c. Continued use of an existing building during construction of a new building on the same building site.
- d. Real estate signs.

5. Accessory Uses Permitted:

Any of the following customary uses and structures:

- a. Garages and carports
- b. Swimming pools
- c. Fences and walls
- d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code.
- e. The keeping of pets of a type readily classifiable as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved.
- f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial).
- g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.

6. Site Development Standards for Multiple Family Dwellings, Mobile Homes, Townhomes, Condominiums and Apartments

- a. Maximum Density - 13 dwelling units per gross residential acre.
- b. Total Dwelling Units - As established by the Statistical Summary, Section III.
- c. Building Height - 35 feet unless a greater height is specifically approved on the site plan by the Planning Commission.
- d. Building Site Coverage - 60%
- e. Building Setbacks
 - 1) The minimum setback distance between any building or structure and ultimate street right of way or back of sidewalk, shall be 10 feet, excepting attached garages which shall comply with Section 7-9-137.1 of the Zoning Code.
 - 2) The minimum side and rear setback for each structure shall be '0' feet or as indicated on the approved site plan.

- f. **Fences and Walls** - The installation of fences and walls shall be in accordance with Section 7-9-137.5 of the Orange County Zoning Code unless otherwise required subject to General Note 25.
- g. **Access** - Each building site shall abut and have vehicular access to a public or private street in accordance with Section 7-9-126, Building Site Requirements of the code.
- h. **Additional building setbacks;**
 - 1) **Minimum setback from arterial highways for all buildings is 20 feet plus 5 feet for each story above two stories.**
 - 2) **Minimum setback between single-family and multiple family main buildings or mobile homes is 25 feet plus 5 feet for each story above two stories of the multiple family building.**
- i. **Minimum area per unit: 2,400 square feet**

C. HIGH DENSITY II RESIDENTIAL

1. Purpose and Intent:

High Density II Residential: Land designated on the P.C. Development Plan for High Density II residential is designed for the development of residential community areas, with densities that do not exceed 18 dwelling units per gross residential acre. This category is designed to encourage more intense development than single-family detached units including but not limited to, townhomes, condominiums, duplex and triplex units.

2. Uses Permitted:

- a. **Single-family dwellings (see General Note 2, Section II) subject to site development standards set forth in Section IV, A.**
- b. **Multiple family dwellings**
- c. **Parks and playgrounds, public and private (noncommercial).**

3. Uses Permitted Subject to Use Permit:

- a. **Mobile home parks**
- b. **Condominiums - attached and detached**
- c. **Community apartment projects**
- d. **Mobile home subdivisions.**

4. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-136 of the Orange County Zoning Code and Section IX herein:

- a. Model homes, temporary real estate office, and signs within subdivisions.
 - b. Temporary use of mobile home residence during construction.
 - c. Continued use of an existing building during construction of a new building on the same building site.
 - d. Real estate signs.
5. Accessory Uses Permitted: Any of the following customary uses and structures:
- a. Garages and carports
 - b. Swimming pools
 - c. Fences and walls
 - d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code.
 - e. The keeping of pets of a type readily classifiable as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved.
 - f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial).
 - g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.
6. Site Development Standards for Multiple-Family Dwelling, Mobile Homes, Condominiums and Apartments
- a. Maximum Density: 18 dwelling units per gross residential acre.
 - b. Total Dwelling Units: As established by the Statistical Summary, Section III.
 - c. Building Height: 35 feet unless a greater height is specifically approved on the site plan by the Planning Commission.
 - d. Building Site Coverage: 60%
 - e. Building Setbacks:
 - 1) The minimum setback distance between any building or structure and ultimate street right-of-way or back of sidewalk, shall be 10 feet, excepting garages which shall comply with Section 7-9-137.1 of the Zoning Code.

- 2) The minimum side and rear setback for each structure shall be 10 feet or as indicated on the approved site plan.
- f. Fences and walls: The installation of fences and walls shall be in accordance with Section 7-9-137.5 of the Orange County Zoning Code unless otherwise required subject to General Note 25.
- g. Access: Each building site shall abut and have vehicular access to a public or private street, in accordance with Section 7-9-126, Building Site Requirements of the code.
- h. Additional building setbacks:
 - 1) Minimum setback from arterial highways for all buildings is 20 feet plus 5 feet for each story above two stories.
 - 2) Minimum setback between single-family and multiple family main buildings or mobile homes is 25 feet plus 5 feet for each story above two stories of the Multiple family building.
- i. Minimum area per unit: 1,800 square feet.

SECTION V - COMMUNITY FACILITIES REGULATIONS**A. Purpose and Intent:**

The Community Facilities Section of the Serrano Highlands 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 Site Plan Review procedure, (Section IX):

B. Uses Permitted:

The following uses shall be permitted subject to Site Plan approval by the Planning Commission:

1. Open Space uses as indicated in Section VII, 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 VI - Signing Regulation).
4. Public and private recreational facilities, noncommercial.
5. Other uses consistent with the purpose of these regulations which the Planning Commission finds to be compatible with the surrounding permitted uses.
6. Equestrian facilities and accessory structures.
7. Tennis, swimming and other recreation activities and facilities.
8. Establishments for care of pre-school children.
9. Riding, hiking and bicycle trails.

C. Development Standards:**1. Building Height:**

Community facility structures shall not exceed 50 feet in height or as approved by the Planning Commission at site plan review.

2. Building Site Area:

Minimum 10,000 square feet unless otherwise established by the approved Area Plan or Site Plan.

3. Building Line Regulations:

Community facility structures shall be as indicated on the site plan as approved by the Planning Commission.

4. Screening and Landscaping:

Screening and landscaping shall be installed in conformance with Section 7-9-89.7(n) and (o), CN "Commercial Neighborhood" District Regulations of the Orange County Zoning Code.

SECTION VI - SIGNING REGULATIONS - ALL PLANNING UNITS

Signs within the boundaries of this planned community shall be in accordance with the SR "Sign Restrictions" District. Section 7-9-111 of the Orange County Zoning Code except temporary signs permitted by Section 7-9-136 of the Zoning Code shall be allowed.

SECTION VII - OPEN SPACE REGULATIONS**A. Purpose and Intent:**

As indicated in the OS "Open Space" District Regulations, Section 7-9-58 of the Orange County Zoning Code.

B. Uses Permitted:

1. All uses permitted in the OS "Open Space" District Regulations, Section 7-9-58 of the Orange County Zoning Code.
2. Streets and highways as approved by the Area Plan review process, Section VIII, herein.

C. Uses Permitted Subject to Site Plan Review (Section IX):

1. Equestrian facilities, improved pastures, and accessory uses.
2. Golf courses and accessory uses.
3. Tennis facilities and country clubs and other recreational uses.

D. Uses Permitted Subject to a Use Permit:

1. All uses in the OS "Open Space" District Regulations, Section 7-9-58.3 and future modifications of the zoning code.
2. Cemeteries.
3. Water storage, pumping, spreading, purification and similar activities and accessory uses.

E. Uses Prohibited:

All uses prohibited by OS "Open Space" District Regulations, Section 7-9-58.4 of the Orange County Zoning Code.

F. Site Development Standards:

As indicated in the OS "Open Space" District Regulations, Section 7-9-58.5 of the Orange County Zoning Code or as indicated on the approved site plan.

SECTION VIII - AREA PLAN REVIEW REQUIREMENTS

- A.** Prior to or concurrent with the submittal of the first site plan, Tentative Tract or parcel map, an Area Plan shall be submitted to and approved by the Planning Commission.
- B.** It is the intent of the Area Plan to provide graphic and written guidelines in general conformance with the policies of the General Plan Elements, and provide guidance to the Site Plan Review procedures (Section IX) in the implementation of the guidelines and objectives contained in Section XI. Additionally, it is the intent of the Area Plan to delineate the manner in which the development of the Planned Community will treat areas of special concern, including but not limited to, the following:
1. The adequacy of public school facilities.
 2. Proposed grading as it relates to existing topography.
 3. Development of natural slopes over 30%, if any.
 4. Open space consideration in areas of development along the northerly side of Serrano Creek.
 5. Establishment of guidelines for the treatment of greenbelts and trail systems.
 6. Identification, treatment, or excavation of archaeological and paleontological sites.
 7. Feasibility of inclusion of low or moderate cost housing.
- C.** The Area Plan shall include a map drawn to a scale and a text including the following information:
1. A report on the feasibility of including low or moderate cost housing. Such report shall be prepared in conjunction with the Housing and Community Development Division, EMA.
 2. A concept grading plan delineating the existing and proposed topography indicating in a general manner areas to be cut and filled and those to remain natural.
 3. General location of proposed development (residential, recreational, school, etc.)
 4. Street locations.
 5. A general concept plan for the development of trails, parks, recreation, and open space areas within the area.
 6. Identify paleontological and archaeological sites and provide a program for the appropriate treatment of the sites.

7. Identify the location and type of all existing and proposed school sites, the phasing of the acquisition and construction of future school sites, and the adequacy of school facilities outside the Area Plan boundaries which will serve the proposed development.
 8. A report addressing in detail the degree to which all of the following criteria are satisfied by the project proposed by the Area Plan:
 - a. Adequate public services, facilities and utility capacities exist or have been planned and budgeted to adequate capacity and will be available at the time of development.
 - b. Existing or planned and budgeted traffic and/or transit facilities will permit access to employment and activity centers without exceeding local or regional transportation facility capabilities.
 - c. Implementation of land uses will give consideration to broadening housing opportunities for low or moderate income families.
 - d. Residential and employment centers will be brought closer together to minimize vehicular miles travelled.
 - e. A minimum of natural hazards exist or can be mitigated to the County's satisfaction.
 - f. Natural resources are either insignificant or can be preserved to the County's satisfaction.
 - g. Applicable air and water quality standards for respective air basins and watersheds can be met.
 10. Open Space and Park Plan program:
 - a. General identification (i.e., natural, graded, usable, unusable, etc) of all permanent open space and parks.
 - b. Phasing of open space and park development.
 - c. Proposed method of development and maintenance.
- D. Procedures:
1. The above listed data, reports and maps shall be submitted in the form and number prescribed by the Director, EMA. Additional data may be required by the Planning Commission.
 2. The Planning Commission shall review each Area Plan after acceptance for filing by the Director, EMA. The Planning Commission may deny, approve, or approve with conditions any Area Plan.
 3. The action of the Planning Commission on the Area Plan may be appealed by any interested person within fifteen (15) calendar days following

such action. The appeal shall be in writing and shall state reasonable grounds for the appeal. The appeal shall be heard by the Board of Supervisors.

4. The Planning Commission may amend an Area Plan by the same procedure provided for approving an Area Plan.
5. A tentative tract map and/or a site plan may be reviewed concurrently with an Area Plan.

SECTION IX - SITE PLAN REVIEW REQUIREMENTS**A. Purpose and Scope:**

To ensure conformance to development standards set forth in these district regulations, all development within the Planned Community of Serrano Highlands shall be subject to the provisions of this section with the exception of single-family residences, provided that lots adjacent to Serrano Creek shall be reviewed in accordance with General Note 18 of these regulations. A Site Plan may be submitted concurrently with an Area Plan. However, no Site Plan shall be approved for a project until an Area Plan covering the project area has been approved (see general note 17).

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. Dimensions of property lines of all existing or proposed building sites
- d. Buildings: existing and proposed, location and size
- e. Streets: alignment and width
- f. Easements: Alignment 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 area
- l. Proposed topography and grading concept
- m. Other outdoor uses; location and use
- n. 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 four sides of a structure or site
 - c. Elevation dimensions
3. Landscape Plans - including, but not limited to, the following information:
- a. Type of plant material
 - b. Location of plant materials
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 guaranteeing maintenance
- C. Site Plan Requirements for Residential Uses - Residential site plan requirements shall include the information required for non-residential site plans.
- D. A report on the consistency between the proposed residential development and the feasibility report on inclusion of lower cost units referenced in Section VIII, C.1. This report shall be prepared by the developer in conjunction with the Housing and Community Development Division staff of EMA/Advance Planning.
- E. Procedures:
- 1. The above listed data shall be submitted in the form and number prescribed by the Director of the Environmental Management Agency.
 - 2. The Planning Commission shall review each Site Plan after acceptance for filing by the Director, Environmental Management Agency. The Planning Commission's action may be appealed as provided by Section 7-9-150.4 of the County Zoning Code.
 - 3. The appeal procedure for site plans shall be as outlined Section VIII, D, 3 of these regulations.
 - 4. The Planning Commission may deny, approve, or approve with conditions any Site Plan. The Environmental Management Agency shall enforce the conditions of approval and ensure that development is substantially in accordance with the approved Site Plans.
 - 5. The Planning Commission may amend a Site Plan by the said procedure provided for approving a Site Plan.

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6. The Site Plan review may be concurrent with the Tentative Tract Map and/or Area Plan approval process.

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SECTION X - LEGAL DESCRIPTION

SERRANO HIGHLANDS PLANNED COMMUNITY

That portion 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 in the Office of the County Recorder of Los Angeles County, California, described as follows:

Beginning at the southwest corner of Tract No. 10931, recorded in Book 511, Pages 1 through 5 inclusive, of Miscellaneous Maps, records of said Orange County; thence along the boundary of said Tract No. 10931, the following courses: N.5°02'37"W. 573.92 feet, N.34°10'02"W. 290.19 feet, N.11°06'01"W. 427.01 feet, N.30°02'13"E. 262.84 feet, N.4°13'14"E. 541.30 feet, N.33°22'39"W. 134.40 feet, N.85°34'18"E. 590.95 feet, N.85°10'07"E. 1,004.51 feet, N.84°45'38"E. 492.49 feet; S.0°18'41"W. 638.15 feet, S.9°28'43"E. 743.73 feet; S.58°16'11"W. 44.50 feet, S.13°16'11"W. 84.00 feet, S.58°17'35"W. 218.67 feet, S.31°44'00" E. 274.00 feet, S.58°16'00"W. 150.00 feet, and S.31°43'26"E. 450.15 feet, to the northerly boundary of Tract No. 11279 recorded in Book 493, Pages 15 through 21, inclusive of said Miscellaneous Maps; thence along the boundary of said tract No. 11279, the boundary of Tract No. 11388 recorded in Book 508, Pages 44 and 45 of said Miscellaneous Maps, the boundary of Tract No. 11907 recorded in Book 535, Pages 4 and 5 of said Miscellaneous Maps and the boun-

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dary of Tract No. 11742 recorded in Book 512, Pages 34 and 35 of said Miscellaneous Maps, the following courses; N.58°15'07"E. 472.50 feet, S.31°44'53"E. 517.28 feet, S.17°43'33"W. 607.38 feet, S.66°35'35"W. 291.63 feet, N.62°27'29"W. 186.90 feet, S.63°18'35"W. 184.22 feet, S.21°37'22"W. 237.59 feet, S.41°48'21"E. 317.53 feet, S.88°58'17"W. 290.00 feet, S.61°49'48"W. 498.34 feet, S.87°55'15"W. 139.71 feet, N.63°55'20"W. 514.66 feet, S.26°04'40"W. 329.94 feet, N.63°55'20"W. 644.27 feet, N.26°04'40"E. 449.62 feet, N.5°46'35"W. 642.53 feet and N.44°00'00"E 458.54 to the point of beginning.

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SECTION XI - DEVELOPMENT GUIDELINES

- A. The goals, policies and guidelines contained herein are intended to provide a framework which, along with the policies of the various General Plan Elements, will provide substantive guidance for the review of Site Plans, Area Plans and Tentative Tract Maps. The criteria presented herein are for reference and general project evaluation and are not meant to be used as the sole basis for any finding of inconsistency between development proposals and any adopted ordinance or regulation.

The goals, policies and guidelines are the result of accumulating various aspects of land development and community planning into one checklist of basic review policies. These aspects included: Site constraints, standards of design, social requirements, community costs, economic feasibility, aesthetic values and current technology. Any review using these guidelines should be fully cognizant of these aspects and realize the possibility for these to change over time.

These guidelines pertain to all land uses in the Serrano Highlands Planned Community, and therefore, they are meant to be general in nature. All mitigation measures suggested within a Draft Environmental Impact Report for any project proposed within the Planned Community are recommended to serve as development guidelines and as such are adopted by extension, as a part of the P.C. text. However, their use shall be subject to the constraints discussed elsewhere in this Section. All development proposals shall be consistent with the spirit of these criteria; however, in cases where there are overriding design parameters for any certain area, the guidelines should take a secondary role, providing direction and mitigating measures for proper development.

B. **Planned Concept Subdivision Guidelines:**

These guidelines are intended to be supplement to, and not a part of, the regulations of the Zoning Code, their purpose is to further define and clarify planned concept subdivisions (PCS). They are intended to be used by planners, engineers, subdividers and the general public to achieve a commonality of understanding and to serve as a guide in the design, preparation and development of planned concept subdivisions.

The guidelines are intended to provide the flexibility necessary to permit the subdivision to be designed in such a manner that it ensures compatibility with the environment and those additional amenities that serve to create an integrated viable community.

1. **Site access and Location** - The subdivision should be located in such a manner that adjacent streets have sufficient capacity to provide safe and adequate access to the development and adequate capacity for through traffic outside the boundaries of the PCS.
2. **Design** - the design should be comprehensive in scope in which all of the various elements, including residential lots, common open areas, recreational facilities, landscaping, streets and driveways,

pedestrian ways, and maintenance provisions are an integral part of the development.

3. Internal circulation - Pedestrian and vehicular ways should each be designed with adequate separation so that they avoid conflicts, provide adequate and convenient vehicular circulation, and safe and appropriate pedestrian circulation.
4. Lot Location - Each residential lot must meet the zoning requirements for a building site. Lots may be grouped within open space areas.
5. Lot Size - To be functional and to provide "private space" where the building site is less than 5, 000 square feet or where coverage is more than 60% (in accordance with applicable zoning regulations), the building site should abut and have access to functional and usable open space where possible.
6. Common Open Space - Open Space should be an integral part of the plan. Normal rear and side yards may be reduced or eliminated and the equivalent area added to a more usable commonly owned and maintained open space. Such open space should include those amenities and features of the subdivision that are appropriate for common maintenance such as:
 - Landscaped parkways adjacent to the streets and driveways
 - Open spaces between the buildings
 - Slopes and hillside terrain
 - Recreation areas and other "usable open space."
7. Small Recreation Areas - Small recreation areas planned to serve only a particular segment of the tract should be located close to and readily available to the dwellings they are intended to serve.
8. General Recreation Areas - Recreation areas intended to serve the needs of the entire development should be centrally and conveniently located. These areas should be so located within the open areas that they can easily be reached by pedestrian traffic, preferably by way of sidewalks through the open and common areas to prevent the destruction of open space landscaping by the creation of "short cut" paths through the open areas.
9. Usable Open Space - A significant amount of usable permanent open space should be provided. Usable open space is considered to be open area that is owned by the residents in common and is suitable and available for either passive or active outdoor activities. The following are not normally considered to be "usable open space":
 - Slopes steeper than 4 to 1
 - Open spaces between lots that are less than 25 feet in width

- Narrow landscaped strips adjacent to streets and driveways.

10. **Pedestrian Traffic Flow** - a pedestrian walkway system through the common areas is encouraged to permit ready access to other parts of the development and to minimize pedestrian and vehicular conflicts.
11. **Landscaping** - Landscaping along the street rights-of-way should be of such type that when full growth is achieved, it will not restrict the view of the driver or the pedestrian crossing the street. All common areas should be landscaped so as to provide space that is both aesthetically pleasing and functional.
12. **CC & Rs** - The CC & Rs applicable to the subdivision should be written in such a manner that they provide adequate assurance that temporary maintenance will be performed on all common areas and facilities for an appropriate time period and that they provide for adequate and permanent maintenance of the common areas and facilities after the developer has gone.
13. **Grading and Building Siting** - Careful attention should be given to the design and placement of dwellings with regard to the preservation of privacy and views; maximum utilization of open space, natural and man-made slopes and grade differentials, and the location and type of visual amenities and improvements.
14. **Public Park** - If a public park is included within the boundaries of the subdivision, it should abut a street that permits the park to be readily available to the general public.

C. Multiple Family Development Guidelines:

1. Site Layout:

- a. The location of building and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with its setting.
- b. Attention shall be given to provide adequate ingress, egress, and traffic circulation in conformance with existing and proposed street improvements.
- c. Recreation and/or usable open space shall be provided in scale with all multiple-family projects.

2. Architecture:

- a. All elevations of each structure shall incorporate compatible treatment in design, color, and exterior materials.
- b. Exterior colors should be subdued and used to complement the basic architecture.

- c. Roof equipment and trash areas should be effectively screened from view.
- d. Exterior materials and colors should work together to produce a harmonious effect.

3. Landscaping:

- a. Landscaped areas should comprise a minimum of 20% of multiple family sites and shall include as a minimum:
 - 1) A 10 foot wide area along all street frontages.
 - 2) A 5 foot wide area along all interior property lines.
- b. Landscaping shall consist of trees, shrubs and ground cover.
- c. Trees shall be planted in all landscaped strips not more than 30 feet to 40 feet on center.
- d. No planting bed shall be less than 4 feet in width and where necessary, shall be enclosed with wood, masonry, or concrete curbing.
- e. Every effort shall be made to incorporate on-site trees and shrubbery into proposed landscape plans.
- f. Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.

4. Fencing:

All interior property lines shall be screened with materials compatible with the on-site improvements.

- a. Acceptable screening shall include, but not be limited to the following: solid board fencing, masonry wall, chain link fencing with redwood slats when used in conjunction with screen-planted landscaping, and/or earthen berms.
- b. Fencing required for sound attenuation shall be specified for that purpose.

5. Signing:

- a. Signs shall be an integral part of the building design, using compatible materials when possible.
- b. Free standing signs should relate to the design of the main structure and be located so as not to detract from the aesthetic appeal.

for the development. The utilization of low profile signs is encouraged to promote this end.

6. Parking:

- a. The number of parking spaces provided and their design characteristics shall conform to the current Parking Ordinance.

7. Lighting:

- a. On-site lighting shall be designed, controlled, and maintained so that no light source is visible from off the property.

- b. No electroliner shall be higher than 20 feet above finished grade.

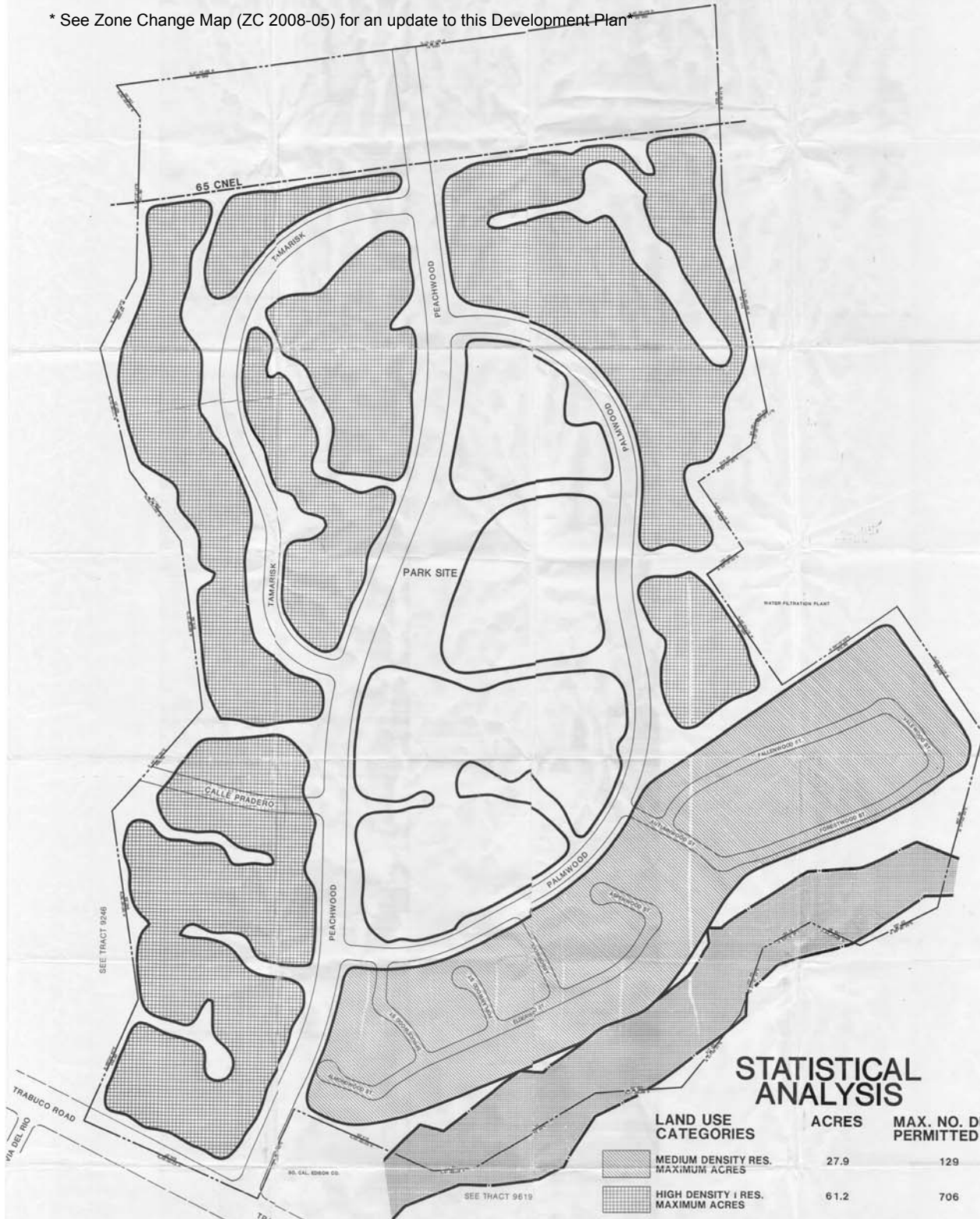
D. Land Use Supplement Guidelines for Northern El Toro (NET):

The Land Use Element Supplement Guidelines for Northern El Toro are hereby incorporated by reference.

E. Resource Conservation Guidelines:

The Orange County Resource Conservation Guidelines are hereby incorporated by reference.

* See Zone Change Map (ZC 2008-05) for an update to this Development Plan*



STATISTICAL ANALYSIS

LAND USE CATEGORIES	ACRES	MAX. NO. DU'S PERMITTED
MEDIUM DENSITY RES. MAXIMUM ACRES	27.9	129
HIGH DENSITY I RES. MAXIMUM ACRES	61.2	706
HIGH DENSITY II RES. MAXIMUM ACRES	32.3	532
OPEN SPACE/PARKS MINIMUM ACRES	53.6	
ARTERIAL & RECORDED STREETS	14.6	
TOTAL	189.6	1,367
ESTIMATED MAXIMUM POPULATION		4,347
FP-2 FLOODPLAIN ZONING AREA		

ZC 86-25P
 I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION ON AUGUST 2, 1987 AND ADOPTED BY ORDINANCE NO. 1218 BY THE ORANGE COUNTY BOARD OF SUPERVISORS ON JANUARY 12, 1987.

 DIRECTOR OF PLANNING ENVIRONMENTAL MANAGEMENT AGENCY

 CLERK OF THE BOARD OF SUPERVISORS
 FILED: 8:40 AM RECORDED: MARCH 1, 1987
 DOCUMENT NO. 87-1055



2ND REVISED





ZC 2008-05 Pacific Heritage

Property Information for Opportunities Study Site #6

Site Size: 18 acres
Existing Zoning: Open Space &
High Density Residential
Planned Community: Serrano
Highland
Property Owner: West Bay Trust

Legend

- Site Location
- Opportunities Study Site 3 (IRWD)
- Pacific Commercentre Planned Community
- Serrano Highland Planned Community Zoning**
 - Medium Density Residential
 - High Density Residential
 - Open Space

Project Vicinity

