86-012598

FIRST REVISED

COWAN RANCH

PLANNED COMMUNITY DISTRICT REGULATIONS

APPROVED BY

ORANGE COUNTY PLANNING COMMISSION

ON

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ADOPTED BY

ORANGE COUNTY BOARD OF SUPERVISORS

ON

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SECTION I PURPOSE AND INTENT

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 residential relationships, heights of buildings and open space in planned building site design while insuring substantial compliance with the spirit, intent and provisions of the Orange County Zoning Code.

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. Any reference to the code or zoning code made in this text shall mean the Orange County Zoning Code as amended.

3. 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.

4. All construction within the boundaries of this Planned Community shall comply with all provisions of all subdivision and construction codes applicable in the County of Orange.

5. A planning area is a homogeneous area delineated on the P.C. Development Plan.

6. The maximum number of dwelling units permitted within each Planning Area is established on the Planned Community Development Plan. Development to a lower density may occur without requiring a zone change or change in this Planned Community (P.C.) document.

7. Water facilities within the Planned Community area furnished by the Southern California Water Company.

8. Sewage will be disposed of in a manner approved by Sanitation District No. 7, County of Orange.

9. All development proposals within the Planned Community shall conform to the Orange County Master Plan of Drainage in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. A drainage plan for an entire Planning Area shall be submitted with each Tentative Tract Map or required Site Plan.

10. Gross Residential Acres (definition): 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, minor easements serving the project, and customary uses and structures accessory to residential development.

11. Gross Residential Density (computation): The Gross Residential Density is determined by dividing the Gross Residential Acres into the number of dwelling units within the project or planning unit area.

12. The individual acreage figures shown on the Planned Community Development Plan for each Planning Area are indicated to the nearest one-tenth acre based upon planimeter readings. Modifications not to exceed 10 percent of the gross area of each Planning Area may result from technical refinements in the Tentative and/or the Final Tract Map process. Provided there is no change in the maximum number of dwelling units permitted, a change of zone will not be required for these minor adjustments in acreage.

13. Certain areas within the Planned Community, 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 designated open space area.

14. Fences and walls throughout the Planned Community shall comply with the requirements set forth in Section 7-9-137.5 of the Zoning Code.

15. All building sites shall comply with the provisions of Section 7-9-126 "Building Site Requirements" of the Zoning Code.

16. Area Per Unit (computation):

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

    a. Conventional 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 dwelling units in the tract or project.

17. The review of all discretionary projects submitted to the County concerning sites within this Planned Community will include a determination of the consistency of the project with applicable County plans including the supplement to the Land Use Element entitled "East Orange General Plan." All applicants for such projects should familiarize themselves with such plans prior to the design or submittal of any project requiring discretionary action by the County.

18. Riding and biking trails will be provided through the Planned Community substantially as indicated on the Development Plan. Precise design and alignment together with the necessary easements will be determined and proposed for development as a part of any tentative tract or road construction project within this Planned Community.

19. Prior to or concurrent with the consideration of any tentative tract map or site development plan within the boundaries of the Cowan Ranch Planned Community, provisions shall be made for the location of water reservoirs and other water distribution facilities as may be required by either the East Orange County Water District or the Southern California Water Company to provide water services within their responsible service areas.

20. Prior to or concurrent with the issuance of any grading permits within this Planned Community, a tree preservation, removal and replacement plan and program shall be submitted to the Assistant Director, EMA Regulation for review and approval.

SECTION III RESIDENTIAL REGULATIONS 86-012598

A. Low Density Residential

1. Purpose and Intent:

The land designated on the Planned Community Development Plan for this type of residential use will be primarily for the development of rural and often equestrian-oriented communities. This type of development is characterized by large-lot estates which maintain much of the land area in open space.

RHE - 10' front
8' side
25' Rear

2. Uses Permitted:

a. Single-family residences

b. Parks and playgrounds (public or private)

c. Riding and hiking trails

3. Accessory Uses Permitted:

a. All accessory uses permitted by the RS "Residential, Single Family" District Regulations, Section 7-9-75.5 of the Zoning Code, including barns, stables, and other equestrian-oriented structures for use exclusively by the occupants of the residence on the property and their guests.

b. Guest cottages as provided by Section 7-9-135.4 of the Zoning Code for the El "Estates District."

c. All the accessory uses permitted by Section 7-9-135 of the Zoning Code.

4. Temporary Uses Permitted:

a. All uses permitted by Section 7-9-136 of the Zoning Code subject to the limitations set forth in that Section.

5. Prohibited Uses:

a. All uses not specifically permitted by Section III 2., 3., and 4. above.

b. "Cluster" and "Planned Concept" subdivisions (Section 7-9-103(f) of the Zoning Code notwithstanding).

6. Site Development Standards for Conventional Subdivisions:

a. Minimum building site area: 20,000 square feet net area for each building site.

b. Maximum building height: 35 feet, except as permitted for community facilities by the required approved Site Plan.

c. Building setbacks: front, side and rear building lines shall be established as required by the RHE "Residential Hillside Estates" District Regulations, Section 7-9-66 of the Zoning Code.

d. Accessory structures and buildings shall be located in compliance with Section 7-9-137 "Location of Accessory Buildings, Structures, and Uses" of the Zoning Code.

7. Off-Street Parking Regulations:

a. Off-street/road parking for motor vehicles and recreation vehicles shall be provided as required by Section 7-9-145 "Off-Street Parking Regulations" of the Zoning Code.

B. Medium-Low Density Residential

1. Purpose and Intent:

The areas designated on the Planned Community Development Plan for medium-low density residential use are established to provide for the development of detached single-family residences in conventional large-lot subdivisions.

2. Uses Permitted:

a. All uses permitted by the E4 "Small Estates" District Regulations, Section 7-9-67 of the Zoning Code.

3. Uses Permitted Subject to Use Permit:

a. Those uses set forth under Section 7-9-67.3 of the Zoning Code subject to the provisions of Section 7-9-150 of the Zoning Code.

4. Accessory Uses Permitted:

a. All accessory uses provided under Section 7-9-67 of the Zoning Code, E4 "Small Estates" District Regulations.

b. All accessory uses permitted by Section 7-9-135 of the Zoning Code.

5. Temporary Uses Permitted:

a. All uses permitted by Section 7-9-136 of the Zoning Code subject to the limitations of that Section.

6. Prohibited Uses:

a. All uses not permitted by Section III B. 2., 3., 4., and 5. above.

7. Site Development Standards for Conventional Subdivisions:

a. Site development standards for the "Medium-Low Density" Residential areas designated by the Planned Community Development Plan shall be in compliance with the RHE "Residential Hillside Estates" District Regulations,

Section 7-9-66, paragraphs (b) and (c) of the Zoning Code, with the following exceptions:

1) Minimum building site area may be less than the required ten thousand (10,000) square feet for individual building sites provided that the average area of all building sites in each Planning Unit shall not be less than ten thousand (10,000) square feet. In no case shall the total number of building sites exceed the maximum set forth for each Planning Unit in the Statistical Summary on the Planned Community Development Plan.

8. Site Development Standards for "Planned Concept" and "Cluster" Subdivisions:

a. Site development standards for Planned Concept or Cluster Subdivisions shall be in compliance with the PC "Planned Community" District Regulations Section 7-9-103(f),(2) and (3) of the Zoning Code, provided that the area per dwelling unit and maximum number of dwelling units for each planning unit as set forth in the Statistical Summary on the Planned Community Development Plan shall not be exceeded.

b. The design of any Planned Concept or Cluster Subdivision shall be substantially in compliance with the adopted Planned Concept Subdivision and Cluster Subdivision Guidelines. (See appendix to this text.)

SECTION IV OPEN SPACE REGULATIONS

A. Purpose and Intent

1. Land designated on the Planned Community Development Plan for open space use will remain undeveloped excepting for improvements necessary to the passive or active enjoyment and utilization of these areas for such open space uses as provided by this section.

2. These regulations are intended to apply to all open space designations on the Planned Community Development Plan including "Wilderness" and "Scenic Areas."

B. Uses Permitted

1. Grazing of Bovine or equine animals

2. Orchards, vineyards, arboretums and botanical gardens

3. Parks, playgrounds and similar outdoor recreation facilities

4. Riding and hiking trails

5. Water reservoirs and appurtenant facilities

6. Water recharge, percolation and watershed areas

7. Bird and wildlife sanctuaries

8. Archaeological and paleontological sites

9. Restrooms, gazebos and shelter structures associated with permitted outdoor recreation uses.

C. Site Development Standards

All development within the designated open space areas shall be in compliance with Section 7-9-58.5, OS "Open Space" District Regulations, Site Development Standards in the Zoning Code.

SECTION V COMMUNITY FACILITIES REGULATIONS - All Planning Units

A. Purpose and Intent

The Community Facilities Section of the Cowan Ranch 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 procedure.

B. Uses Permitted

The following uses shall be permitted in all planning units, subject to Site Plan approval by the Planning Commission as provided in Section VII of this text:

1. Open space uses as indicated in Section IV, 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.

5. Water reservoirs and distribution facilities.

C. Uses Permitted Subject to a Use Permit as provided in Section 7-9-150 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.

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 7-9-150 of the Zoning Code.

3. 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.

4. Off-Street Parking: In accordance with Section 6-9-145 of the Orange County Zoning Code.

SECTION VI SIGN REGULATIONS - All Planning Units

All signs within the Cowan Ranch Planned Community District shall be in accordance with the SR "Sign Restrictions" District Section 7-9-111 of the Zoning Code.

SECTION VII SITE PLAN REVIEW REQUIREMENTS - Wherever applied by the provisions of this text.

A. Purpose and Scope: To insure conformance to development standards set forth in these district regulations, prescribed development within the Cowan Ranch 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.

C. Site Plan Requirements for attached single family residential:

1. Residential Site Plans shall include the information required for non-residential Site Plans with the following exception:

   (a) Typical townhouse elevations and typical building locations on building sites may be substituted for elevations and siting of all buildings.

D. 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 after their submittal to and acceptance by the Director, Environmental Management Agency.

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's action may be appealed as provided by Section 7-9-150 of the County Zoning Code for Use Permits.

5. The Planning Commission may amend a Site Plan by the same procedure provided for approving a Site Plan.

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

VIII. LEGAL DESCRIPTION

Those portions of land situated in Section 10, Section 14 and Section 15, all in Township 8 South, Range 8 West, San Bernardino Base and Meridian, in unincorporated territory of the County of Orange, State of California, more particularly described as follows:

Beginning at the Northwest corner of Tract No. 4074 as shown on map recorded in Book 153, Page 36 of Maps in the Office of the Recorder of Orange County; thence South 1° 27' 37" West 2644.30 feet along the Westerly line of Parcel D as said Westerly line is shown on map of said Tract No. 4074; thence continuing along said Westerly line of Parcel D, South 0° 24' 06" West 427.70 feet to a point in the Northerly line of the lands described in Book 5185, Page 349 of Official Records of said County; thence North 89° 02' 51" West, measured along said Northerly line of 1069.25 feet to a point on a tangent curve concave Southwesterly and having a radius of 265.090 feet, the radial line through said point bears South 49° 06' 12" West; thence Southeasterly along said curve through a central angle of 34° 37' 37" and an arc length of 160.15 feet to the Northerly prolongation of the Easterly line of that portion of Lot 27 in Block 5 of Tract No. 934 as shown on a map recorded in Book 29, Page 15 of Miscellaneous Maps, Records of said County; thence South 6° 16' 11" East, measured along said prolongation 48.28 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet; thence Northerly, Westerly and Southerly along the Northerly line of said Lot "X" along said curve through a central angle of 172° 20' 40" and an arc length of 225.60 feet, thence South 1° 23' 09" West 74.99 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 330.00 feet; thence Southerly along said curve through a central angle of 59° 48' 57" and an arc length of 344.51 feet to a point on the Westerly line of said Section 14, a radial line through said last mentioned point bears North 28° 47' 54" West; thence North 0° 22' 40" East, measured along said Westerly line 984.37 feet to the Southwest corner of the Northwest One-quarter of Said Section 14; thence North 88° 47' 04" West, measured along the Southerly line of the Northeast one-quarter of said Section 15, a distance of 1864.49 feet to the Easterly line of said Lot "X" lying Easterly of Lot 22 in Block 5 of said Tract No. 934; thence North 1° 55' 09" East, measured along said Easterly line of Lot "X" 8.13 feet, thence North 89° 02' 51" West measured along the Northerly line of said Lot "X", 360.85 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 370.00 feet; thence Westerly along said curve through a central angle of 35° 50' 00" and an arc length of 231.40 feet; thence South 55° 07' 09" West, measured along the Northwesterly line of said Lot "X", 198.21 feet to a point 422.00 feet from the Northeasterly terminus of that certain curve having a radius of 1079.56 feet, opposite Lots 1 and 2 in Block 4 of said Tract No. 934; thence North 34° 52' 51" West 490.00 feet; thence South 29° 10' 09" West 121.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 162.50 feet; thence Southwesterly along said curve through a central angle of 39° 00' 00" and an arc length of 110.61 feet; thence South 60° 10' 09" West 49.43 feet to the beginning of a tangent curve concave Southeasterly with a radius of 187.50 feet; thence Southwesterly along said curve through a central angle of 9° 48' 16" and an arc length of 32.08 feet to a point on the Southerly line of the East one-half of the Northwest one-quarter of said Section 15,

a radial line through said last mentioned point bears South 31° 38' 07" East; thence North 88° 47' 04" West, measured along said Southerly line 826.38 feet to the Southwest corner of the East one-half of the Northwest one-quarter of said Section 15, thence North 0° 59' 34" East, measured along the Westerly line of the East one-half of the Northwest one-quarter of said Section 15, a distance of 2643.97 feet to the Northwest corner of the East one-half of the Northwest one-quarter of said Section 15; thence North 0° 02' 39" East, measured along the Westerly line of the East one-half of the Southwest one-quarter of said Section 10, a distance of 2648.64 feet to the Northwest corner of the East one-half of the Southwest one-quarter of said Section 10; thence South 88° 38' 05" East, measured along the Northerly line of the East one-half of the Southwest one-quarter of said Section 10, a distance of 1329.06 feet to the Northeast corner of the East one-half of the Southwest one-quarter of said Sectin 10; thence South 0° 55' 20" East, measured along the Easterly line of the East one-half of the Southwest one-quarter of said Section 10, a distance of 1335.18 feet to the Northwest corner of the Southwest one-quarter of the Southeast one-quarter of said Section 10; thence South 89° 59' 56" East, measured along the Northerly line of the Southwest one-quarter of the Southeast one-quarter of said Section 10, a distance of 1284.20 feet to the Northeast corner of the Southwest one-quarter of the Southeast one-quarter os said Section 10; thence South 0° 28' 34" East, measured along the Easterly line of the Southwest one-quarter of the Southeast one-quarter of said Section 10, a distance of 1333.02 feet to the Southeast corner of the Southwest one-quarter of the Southeast one-quarter of said Section 10; thence South 88° 53' 45" East, measured along the Northerly line of the Northeast one-quarter of said Section 15, a distance of 1311.35 feet to the Northeast corner of said Section 15; thence South 88° 50' 29" East, measured along the Northerly line of the West one-half of the Northwest one-quarter of said Section 14, a distance of 1309.06 feet to the Point of Beginning.

Excepting therefrom Tract No. 6928 as shown on a map recorded in Book 383, Pages 4 to 6 inclusive of Miscellaneous Map, records of Orange County.

IX. DEVELOPMENT GUIDELINES AND OBJECTIVES

A. Purpose

These guidelines, along with policies of the various General Plan Elements, are intended to provide a framework which will provide guidance for the review of proposed tentative tract maps and site plans.

These guidelines pertain to all land uses in the Cowan Ranch Planned Community. Therefore, they are meant to be general standards. All development proposals shall be consistent with the purpose and intent of these criteria except where extenuating circumstances indicate otherwise.

B. Grading Objectives

Grading concepts for projects should respect and reinforce the existing environment, supply a safe and aesthetically pleasing habitat and provide a positive adaptation to the existing natural and developed conditions of any particular area.

Policy 1

In hillside locations with substantial relief, clustering of dwelling units shall be utilized to retain expanses of open space in important natural areas and thus not emulating level terrain development.

Guidelines

a. Where steep topography exists, special housing types should be incorporated to provide clustered densities which can better fit steeper topography and orient the living areas to views.

b. In areas where there is an established residential character or type, proposed housing types should blend with existing community types while giving special attention to site planning and building design methods which respond to the site topography.

c. The size of graded pads should be reduced in proportion to the steepness of existing or underlying slope and the balance of the building site should be reserved for slopes which conform to the existing landform.

Policy 2

Grading for roads should be sensitive to the topography and standard limitations on percentage grade and/or radius of curvature should be modified within safety limits to fit the requirements of any particular site.

Guidelines

a. In order to reduce grading impact and provide a more visually pleasing hillside roadway adaptation, roads should be designed

and located to generally run parallel with the natural contours whenever possible.

b. The degree of slope for cuts or fills shall be compatible with the geological and structural capabilities of the area.

Policy 3

Grading on 35 per cent or greater natural slopes will only be utilized to satisfy unique physical design constraints and overriding standards of construction for various public improvements.

Guidelines

a. Physical design constraints include: outstanding natural feature preservation; required arterial road alignments; unstable geologic conditions; aesthetic blending of manufactured slopes; noise attenuation methods by elevation change; and other dominant physical constraints of the land.

b. Where grading on 35 per cent or greater natural slopes does Occur, the following mitigation concepts should be incorporated into the plan.

   1. Contour grading with edge radii consistent with the surrounding natural areas.

   2. Slopes should be stepped with drainage benches according to good engineering practices.

   3. Landscaping should be intensified and the landscaping mass should be placed to mitigate the overall impact of the heights of any proposed slopes.

c. In planning areas where grading on 35 percent or greater natural slopes does occur, the area plan and subsequent development should contain an amount as determined by the Planning Commission of open space equal to the relative scenic and useable value of the 35 percent or greater natural slope covered by the grading and that the additional open space provided should be less than 35 percent slope gradient and not be a part of any park dedication requirement.

Policy 4

In hillside areas, proposed structures should be specifically designed for sloping conditions and site planning should take into account and enhance the natural characteristics of the hillside.

Guidelines

a. All structures shall be sited in a manner which provides for most feasible absorption of grade.

b. Major grade separations should only occur between separate phases or neighborhoods in the Planning Area.

c. When the opportunity is available to reduce the amount of grading or to preserve some prominent natural feature by the reduction of structural setback requirements, the standard setback requirement should be modified to the extent necessary to conform to the intent of these objectives.

Policy 5

Side slopes created for structures or road should, wherever possible, balance on each pad to minimize the visual grading impact.

Policy 6

To the extent possible, drainage benches, or other such improvements shall be designed so as to fit with the natural character of the area, using a variation in elevation compatible with both the drainage requirement and the natural topography.

Guidelines

a. Drainage improvements should blend into the surrounding environment by shielding with landscaping or by utilizing underground facilities, such as down-drains, when feasible.

b. Drainage improvements should be used, where feasible and safe, for multiple uses (e.g., landscaped elements to soften large slopes or for pedestrian pathways).

Policy 7

Where practical, from a geological and soils standpoint, the soil should be horticulturally amended in graded areas in order to sustain the plantlife needed to prevent erosion and to provide visual compatibility with the surrounding area.

Policy 8

All grading shall be contoured and rounded in compliance with the Orange County Subdivision Code Hillside Grading Standards.

Guidelines

a. Where the edges of any major cut or fill slope meets or intersects, the corners should be rounded to the extent that the intersection is softened and no hard edge exists.

b. Where the natural grade and major cut or fill slope meets, there should be a gradual transition from the graded slope to the natural landform, consistent with the topography within the

area. The radius used for blending the slope bank cut or fill into the natural topography, shall be a radius consistent with the natural topography. Obvious exceptions to this would include: areas where erosion has occurred; stream bed areas; specific slide areas; or, other unstable or irregular areas unique to a specific locality.

C. Open Space Objectives

Wherever appropriate, all areas which are designated as Open Space in the Cowan Ranch P.C. District Regulations and Development Plans should be planned and maintained in a manner that will encourage their use, protection, and enjoyment by not only the residents of the adjacent development, but also by the general public.

Policy 1

Wherever feasible, natural open space shall be included within developments in a configuration and by a method that will allow its eventual or ultimate ownership by an appropriate local government agency, responsible public body, or special district.

Guidelines

a. When open space is within tract boundaries, its use and treatment should be committed in a manner that will assure its protection as an open space resource and made available for permanent dedication to open space uses.

b. Residual parcels of open space should not be designed in such a way that they become an area of trash accumulation, fire hazard, or nuisance.

c. The maintenance of open spaces should be the responsibility of the party in whom the ownership is vested or as assigned to another benefiting interest.

d. The open spaces and the accessways should be configured and treated in a manner that will facilitate their maintenance.

Policy 2

Development is to be done in such a way that it will preserve the integrity of natural features.

Guidelines

a. Outstanding natural features; such as, major ridgeline elements, rock outcroppings, riparian areas, significant drainage courses, etc., should be respected and incorporated in the development plan.

b. Natural areas specified in the development plan should be used only for recreation or scenic purpose and only in a way that will preserve their natural qualities.

Policy 3

All cut and fill slopes shall be landscaped to protect the slope, visually soften the alterations to the natural landform, and to protect the structures from wild-fire hazards.

Guidelines

a. Slopes should be planted with appropriate erosion control plant material where geologic or soil conditions require special treatment.

b. Plant materials that are compatible with natural vegetation should be utilized to cover severe slope conditions and to highlight the natural contour of the land.

c. Fire resistant plant material should be used on slopes near structures or along firebreak areas in high fire-hazard areas.

D. Environmental Hazard Objectives

Policy 1, Noise

In all locations where there is an identified noise level considered to be potentially detrimental to the health, safety or welfare of future residents, the development proposal shall respond to the detrimental noise condition by the various means of attenuating the noise in the living areas of the development.

Guidelines

a. This response shall be made by the use of direct design approaches, such as, siting of buildings with topographical barriers, architectural and structural types with materials recognized to reduce noise levels, reduction in the number of openings in walls facing noise sources and building densities consistent with current policies on land use planning in noise impacted areas.

b. In the case of vehicular noise situations, standard attenuation practices, such as grade separations and sound walls, should be planned and utilized to prevent detrimental impacts to living units.

Policy 2, Fire Protection

The design of proposed development in potential wildfire hazard areas should address the fire hazard associated with any natural vegetation in or near the area of structural development.

Guidelines

a. The siting of structures in affected projects should involve a consideration of separating the structure from the high-hazard natural plant material fuel.

b. Landscaping of the affected projects should specifically involve fire retardant plant materials and an approved Fuel Modification Program to remove dangerous conditions caused by existing plant material.

c. The Fuel Modification Program shall be designed and installed as approved by the Planning Commission and County Fire Warden. Specific attention should be given to not destroy the natural appearance of the hillside areas and to retain as much as possible full coverage of the ground. Such methods as tapering plant material removal and undulating the fuel break line shall be used to the maximum extent possible.

GUIDELINES FOR PLANNED CONCEPT SUBDIVISIONS

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, with maximum access to the open space.

4. Lot location - Each residential lot must meet the zoning requirements for a building site. Lots may be grouped with open space around groups so as to create usable and meaningful open areas, and to take advantage of natural terrain and existing vegetation.

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.

6. Common open space - Open Space should be an integral part of the plan and not just the area that remains after the residential lots have been situated. 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 streets and driveways
   - open space between 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 be 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.

While it is the subdivider's responsibility to prove that he has provided a significant amount of usable open space the following are not normally considered to be "usable open space":

- slopes steeper than 4 to 1
- open space 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 any part 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&R's - The CC&R's applicable to the subdivision should be written in such a manner that they provide adequate assurance that the developer will retain responsibility over the maintenance of 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 view; maximum utilization of open space, natural and man-made slopes and grade differentials; and the location and type of visual amenities and improvements.

All natural and man-made slopes in excess of five in height should be included within the commonly owned open space and maintained in accordance with the provisions of the CC&R's.

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 without encouraging traffic flow through the development to reach the public park.

CLUSTER DEVELOPMENT SUBDIVISION GUIDELINES

Purpose and Intent

These guidelines are adopted Planning Commission Policy, supplemental to the regulations of the Zoning and Subdivision Codes. Their purpose is to further define cluster development subdivisions. The guidelines are intended to be used by planners, engineers, subdividers, and the general public to achieve a common understanding and to serve as a guide in the design, preparation and development of cluster development subdivisions.

These guidelines are also intended to provide the guidance and flexibility necessary to design subdivisions which are compatible with the topography and environment.

Development Guidelines

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 development.

2. Design - The design should be comprehensive in scope by including residential lots, common open areas, recreational facilities, landscaping, streets and driveways, pedestrian ways, and maintenance provisions as an integral part of the development.

3. Internal circulation - Pedestrian and vehicular ways should each be designed with adequate separation in order to avoid conflicts, provide adequate and convenient vehicular circulation, and safe and appropriate pedestrian circulation. Direct access from individual lots to the open space should be maximized.

4. Pedestrian traffic flow - A pedestrian walkway system through the common areas is encouraged to permit ready access to any part of the development and to minimize pedestrian and vehicular conflicts.

5. Building site and coverage - Each residential lot need not meet the zoning requirements for a building site. Each development unit, as specfied on the approved tentative map, shall be deemed to be a building site. Maximum building site coverage is 40%.

6. Individual lots - Each dwelling unit shall be located on an individual lot of record and there shall be no more than one dwelling unit on any lot.

7. Lot size and coverage - There is no minimum lot size or maximum lot coverage. Normal rear and side yards are reduced or eliminated and the equivalent* area combined as a usable commonly owned and maintained open space area.

8. Usable common open space - Open Space should be an integral part of the plan. A significant amount of usable permanent open space should be provided.