FOOTHILL CORRIDOR
ORANGE COUNTY
POLICY PLAN

FOOTHILL CORRIDOR POLICY PLAN

PREPARED FOR

THE FOOTHILL CORRIDOR COMMITTEE

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R.D. BLAKE - Edison Company
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BILL GRADY - Grady Properties
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OCTOBER 1974

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GRATEFUL APPRECIATION IS EXTENDED TO:

Residents and Landowners of the Foothill Corridor

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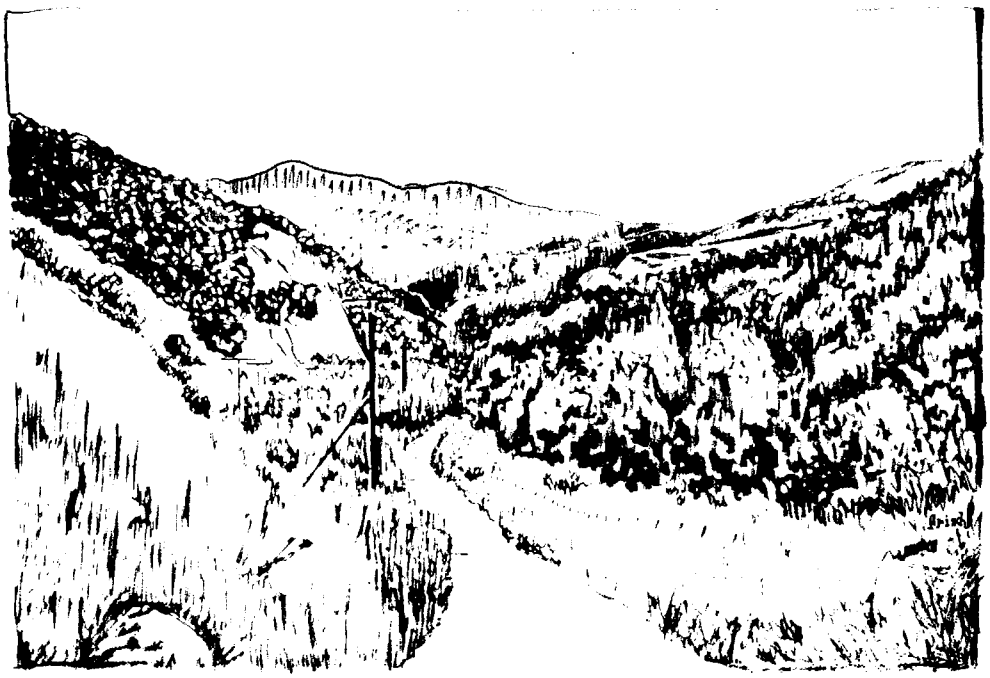


INTRODUCTION

LOCATION

The Foothill Corridor Study Area is located in the north-western portion of Orange County and encompasses approximately 77,000 acres or 120 square miles. See Exhibit #1 (Vicinity Map) for Study Area boundary and location within Orange County. This Area is totally within the unincorporated area of Orange County covering approximately fifteen (15) percent of the 798 square miles of Orange County. It is a rual, sparsely populated area with rolling hills, steep canyons and rugged mountains. Approximately 20,000 acres of the Study Area is within the Cleveland National Forest. The entire Study Area extends from Irvine Regional Park to the southern portion of Coto de Caza along the eastern portion of the County.

BACKGROUND

The Foothill Corridor Study Area is designated by the Orange County 1983 Land Use Element as a Planning Preserve Area. These areas are identified as essentially Open Space (with little or no other land use categories existing or proposed). The Preserves are areas where development is not expected or encouraged to occur during the next ten years. These areas are found in remote, hilly regions of the County such as the Foothill Corridor. However, during the early part of 1974 a number of concerned parties including landowners, local agency representatives, citizens groups and residents expressed interest in the progress of the planning process for this Area. The County acknowledged this concern, however, due to other commitments and the current work overload of the Planning Department, it was made known that it

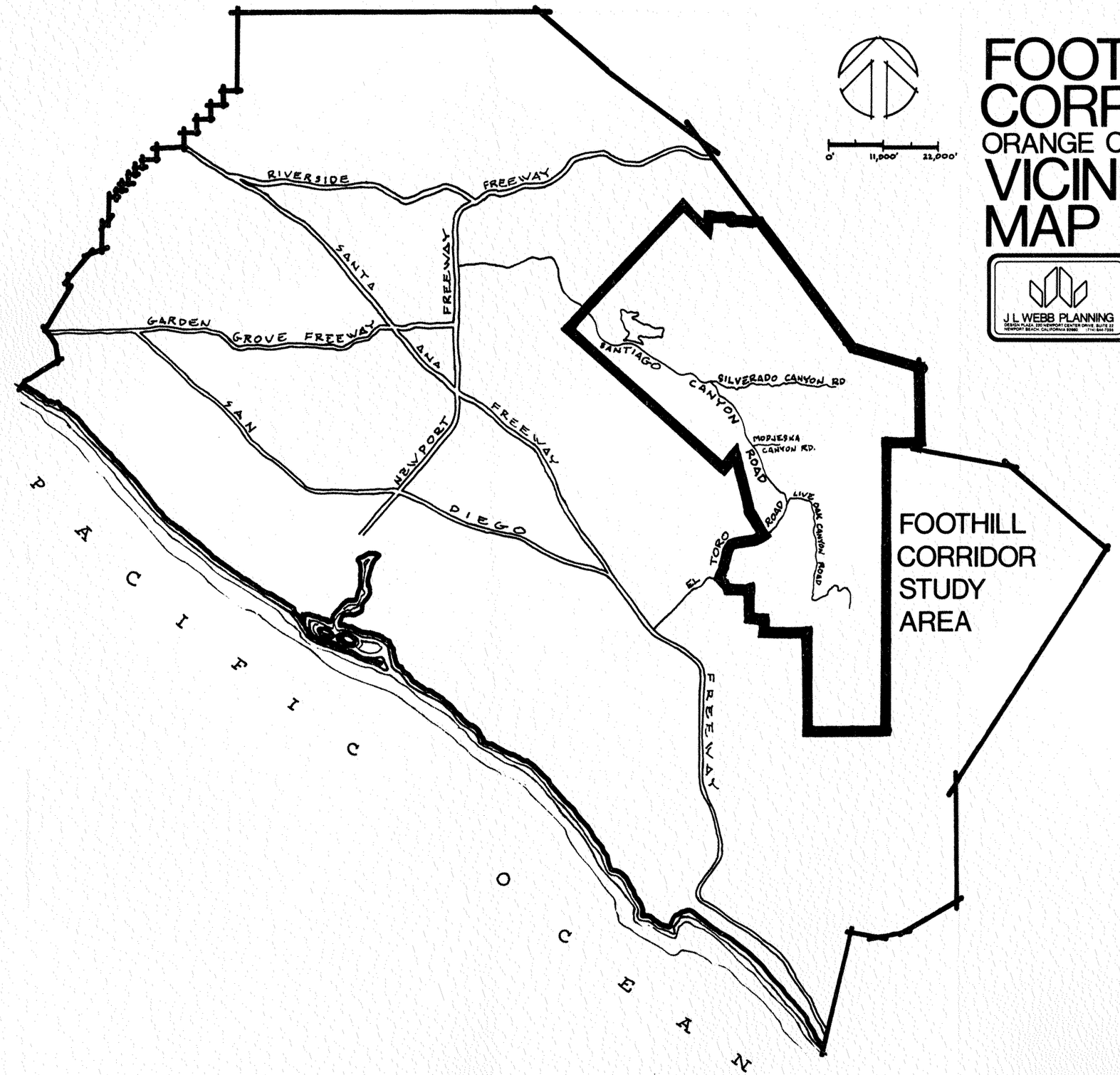
could be up to two years before a Policy Plan could be developed for the Foothill Corridor Area. As a result, an "ad hoc" Committee of interested persons was formed in search of useful information and processes which would serve as a tool to meet current planning needs for the Area and to initiate the planning process to meet those needs.

The "ad hoc" Committee subsequently proposed an approach for the development of a Policy Plan for the Foothill Corridor Area which would meet with County approval. The proposed approach included the following three basic procedures:

1. A presentation of the proposed planning approach to the Orange County Planning Commission and Board of Supervisors for approval.
2. Recognition of the "ad hoc" Committee to be known as the Foothill Corridor Policy Planning Committee with the purpose of directing the development of a Policy Plan for the Area.
3. Secure the services of a private consulting firm through competitive bidding in order to acquire expertise in developing a Policy Plan which was not present among the Committee members.

These steps were completed and the Orange County Planning Commission and Board of Supervisors approved the planning approach and recognized the Committee. The services of J.L. Webb Planning were obtained to provide expertise in the development of a Policy Plan. The Study was started and paid for by the Committee from contributions by landowners, residents and citizen groups and others interested in the Study Area.

FOOTHILL CORRIDOR ORANGE COUNTY VICINITY MAP



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SCOPE

The scope of work necessary to develop an appropriate Policy Plan for the Foothill Corridor Area included three major steps: (1) an evaluation of the existing environment, (2) provision for the maximum amount of community input and (3) the preparation of a Policy Plan which is sensitive to the community desires and physical and socio-economic environment in order to provide a guide for future planning and development.

The first step involved a complete analysis of all elements related to the physical, socio-economic and existing planning environment. The second step was to receive community input by first holding public hearings during the development and final presentation of the Plan. Also, all Committee meetings were open to the public and a questionnaire was mailed to landowners and residents of the Area for the purpose of acquiring objective and subjective input. The initial draft of proposed policies was presented to the Committee and at public meetings for evaluation and input. Then a subsequent draft Policy Plan incorporating appropriate recommendations was presented to the Committee in an open meeting for further input and analysis. Following this process, the proposed Policy Plan was refined and presented to the Committee to be submitted to the Planning Commission and the Board of Supervisors for adoption. Along with the development of policies, an implementation program is also included within the proposed Policy Plan.

As a part of the first step, in order to accomplish an accurate evaluation of the Area, the Area was divided into six statistical Study Areas. These areas were utilized in the acquisition of quantitative and qualitative

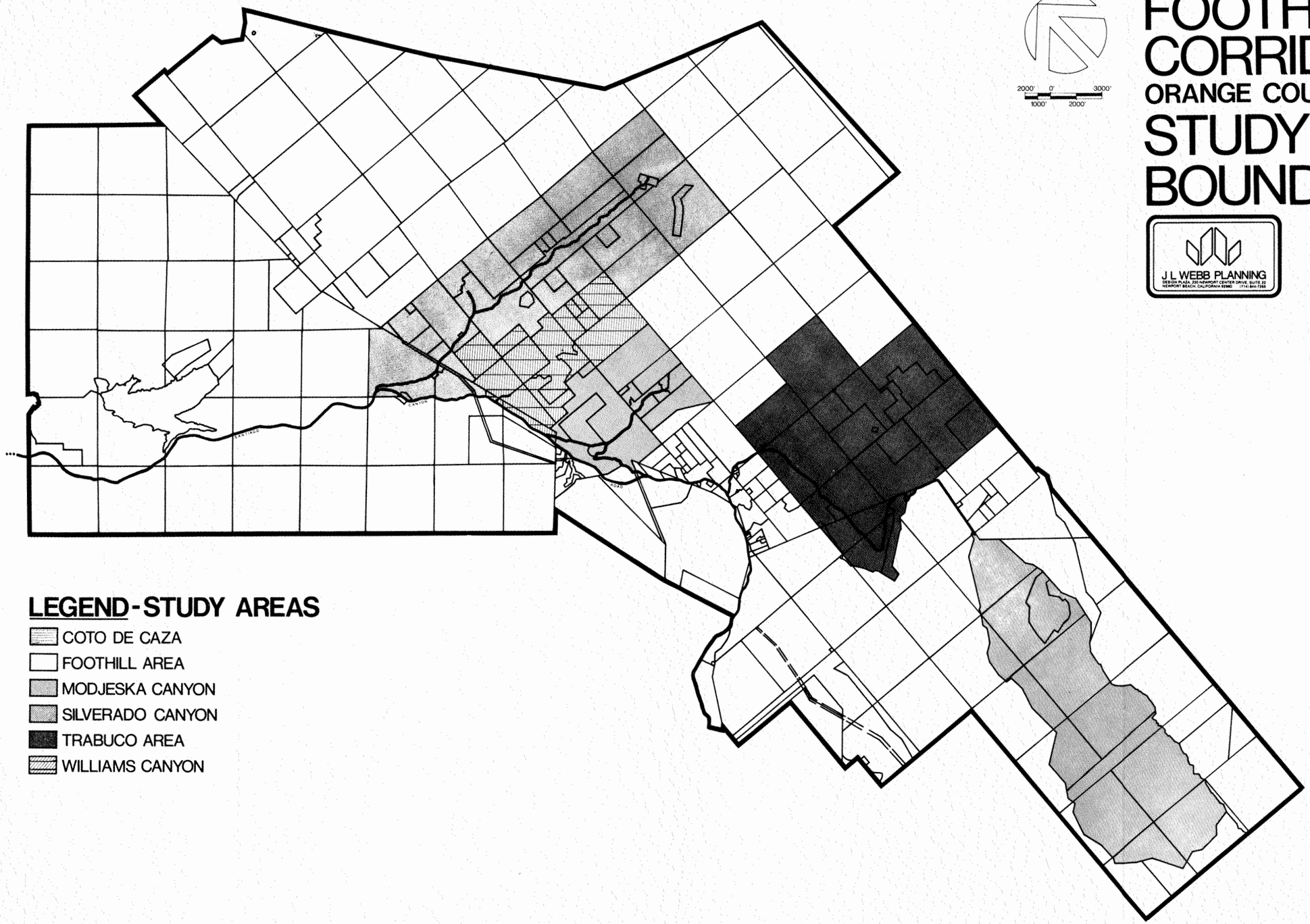
data. Exhibit #2 (Study Area Boundaries) shows the location and name of the Study Areas. Table #1 (Study Area Acreage) shows by Study Area the acreage for each along with the total acreage for the entire Study Area.

STUDY AREA ACREAGE — TABLE #1

	AREA	* ACREAGE	TOTAL PARCELS
1.	Silverado Canyon	5,609	861
2.	Williams Canyon	1,932	80
3.	Modjeska Canyon	1,760	298
4.	Trabuco Area	4,989	313
5.	Coto de Caza	4,930	479
6.	Foothill Area	57,463	228
	TOTAL	76,683	
	Est. Roads	317	
	TOTAL AREA	77,000	2,259

In summary, the scope of this Policy Plan is broad covering a vast area and preceeds Community Plans or development within the Area. This Policy Plan intends to set the framework for preserving the rural environment and lifestyle throughout the Foothill Corridor while providing for reasonable development. It also suggests the steps necessary for implementation of the Policy Plan in suggesting Planning Areas and the Committees necessary to carry out future policies or plans.

* Net Acreage



FOOTHILL CORRIDOR
ORANGE COUNTY
STUDY AREA BOUNDARIES

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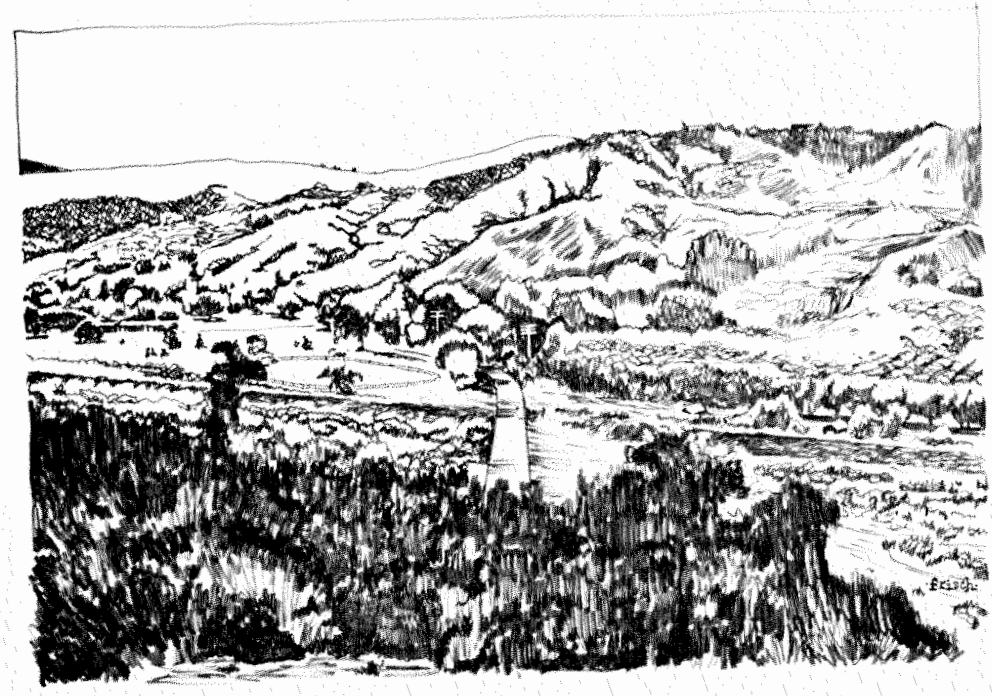
LEGEND - STUDY AREAS

- COTO DE CAZA
- FOOTHILL AREA
- MODJESKA CANYON
- SILVERADO CANYON
- TRABUCO AREA
- WILLIAMS CANYON



EXISTING ENVIRONMENT

PHYSICAL ENVIRONMENT

CLIMATE

The Foothill Corridor is within the Santa Ana Mountains Thermal Belt Zone and Non-thermal Zone. The Thermal Belt Zone is located in the southern and western fringe of the Foothill Corridor. Winter low temperatures in this Belt reached 23 degrees. Summer highs reached 100 degrees while the average peak summer temperature is about 73 degrees. The Non-thermal Zone lies elevated above the Thermal Belt in the northern and eastern areas and experiences cold winters and occasional snowfall at temperatures below 20 degrees. Since little air drainage occurs in the higher elevations, frost is common and vegetation growth is selective and limited. Daily temperatures range from an average of 53 degrees during the summer to an average low of 35 degrees in the winter.

Annual precipitation in Orange County is approximately 14 inches with rain on approximately 35 days per year. The Foothill Corridor Area receives from 15 to 26 inches of rain and in portions of the Area above 4,000 feet, it is usually accompanied by light snowfall. When the rainfall is above average, such as in 1969, the Corridor Area is subject to heavy flooding and mudslides in the canyon areas. The area is also subject to some fog and wind conditions with sea breezes off the ocean by day and land breezes by night and seasonal Santa Anas reaching 65 mph. similar to other portions of the County.

PHYSIOGRAPHIC SETTING

The physiographic setting of the Foothill Corridor is one of rolling hillsides, creekbeds and canyons rising to rugged mountains containing steep canyon slopes. The Area includes the Santa Ana Mountain Range with Modjeska Peak at 5,496 feet and Santiago Peak at 5,687 feet. These form the well-known Saddleback Mountain. Elevations range from 400

feet to 5,687 feet. Exhibit #3 (Existing Topography) shows the topography as depicted by the U.S.G.S. The Area includes several important land areas and canyons. See Exhibit #4 (Landforms) for depiction of landforms and canyons within the Study Area. Slopes range from 0 to 10% to 100% in some areas. Because of the general degree of difficulty and the potential for destruction of the natural terrain which could be produced by development on slopes of more than 30 %, an analysis by Study Area was prepared. Table #2 (Slope Analysis Acreage) shows the amount of area above 30 percent. Exhibit #5 (Slope Analysis) shows the location of slopes which are over 30 percent.

SLOPE ANALYSIS ACREAGE — TABLE #2

AREA	Slopes Over 30%		Slopes Under 30%	
	Acres	%of Area	Acres	% of Area
Silverado	4257	76	1352	24
Williams	1386	72	546	28
Modjeska	1148	65	612	35
Trabuco	1379	28	3610	72
Coto de Caza	678	14	4252	86
Foothill Area	30,456	53	27,007	47
Total F.C.	39,304	51	37,379	49

GEOLOGY AND SOILS

The geologic formations for the Foothill Corridor Area of Orange County are shown on Exhibit #6 (Geology Map) and are briefly described on the following pages. There are a number of landslides and earthquake faultlines drawn on the map as well. Generally, the more extensive number of slides and faulting occur in the northern portion of the Study Area associated generally with the more rugged terrain.

2000' 0' 3000'
1000' 2000'

FOOTHILL CORRIDOR
ORANGE COUNTY
EXISTING TOPOGRAPHY

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SLOPE ANALYSIS

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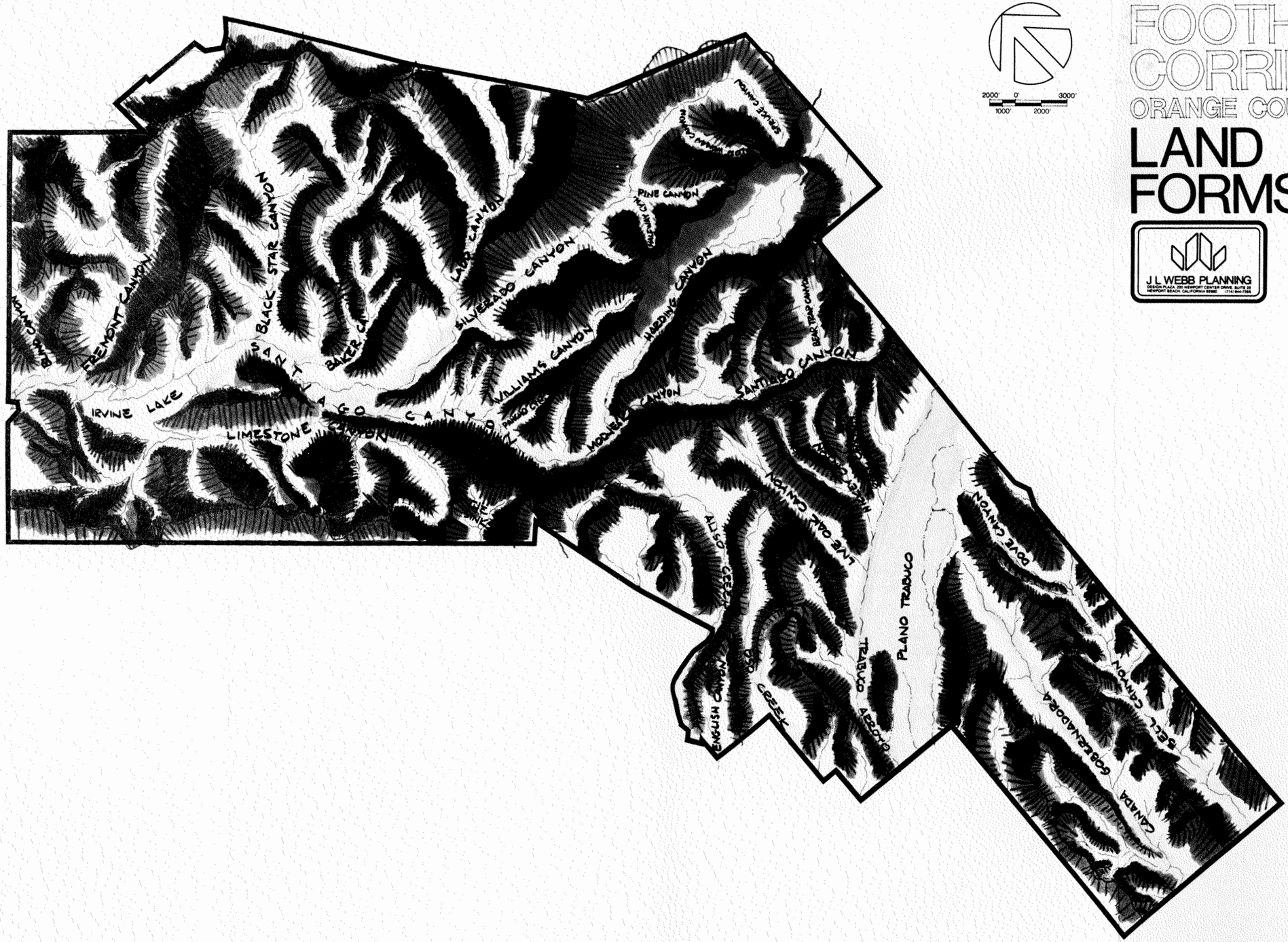
LEGEND
- OVER 30%
- UNDER 30%



FOOTHILL CORRIDOR
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LAND FORMS

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A segment of the well-known Christianitos Fault is in the Southern portion of the Study Area and is considered by some geologists to be potentially active. The Area has little prospect of danger from liquefaction as compared with other portions of the County. Generally, ground water resources are known and are confined to streambeds.

Springs and seeps are not a major problem and slope stability or slides relate directly to rainfall rather than the existing seeps or springs when induced by water. Many of the slides are believed to have been promoted by past earthquake activity.

In summary, the Area is generally favorable with respect to stability for development. However, more intensive, specific investigations will be necessary to determine specific conditions and recommendations prior to any development.

Although there are some small areas within the Foothill Corridor Area where Class I and II soils which have farmable conditions with respect to cultivation for agriculture, the vast majority is in soil classes VI through VIII according to the U.S.D.A. Soil Conservation Service. Class VI through VIII soils are generally not suited for cultivated crops. They are conducive to woodland, wildlife land or carefully managed pastureland. These classes have pronounced features of steep slopes or low water holding ability, or the soil is severely eroded, stoney, very wet or shallow.

Geological Formations For The Foothill Area of Orange County *

Qac - Alluvium and Colluvium: loosely consolidated, non-expansive, gravel, sand and silt. These materials are generally easily eroded and can be excavated with little difficulty. Topographically

* See Exhibit #6 (Geology) for location of formations

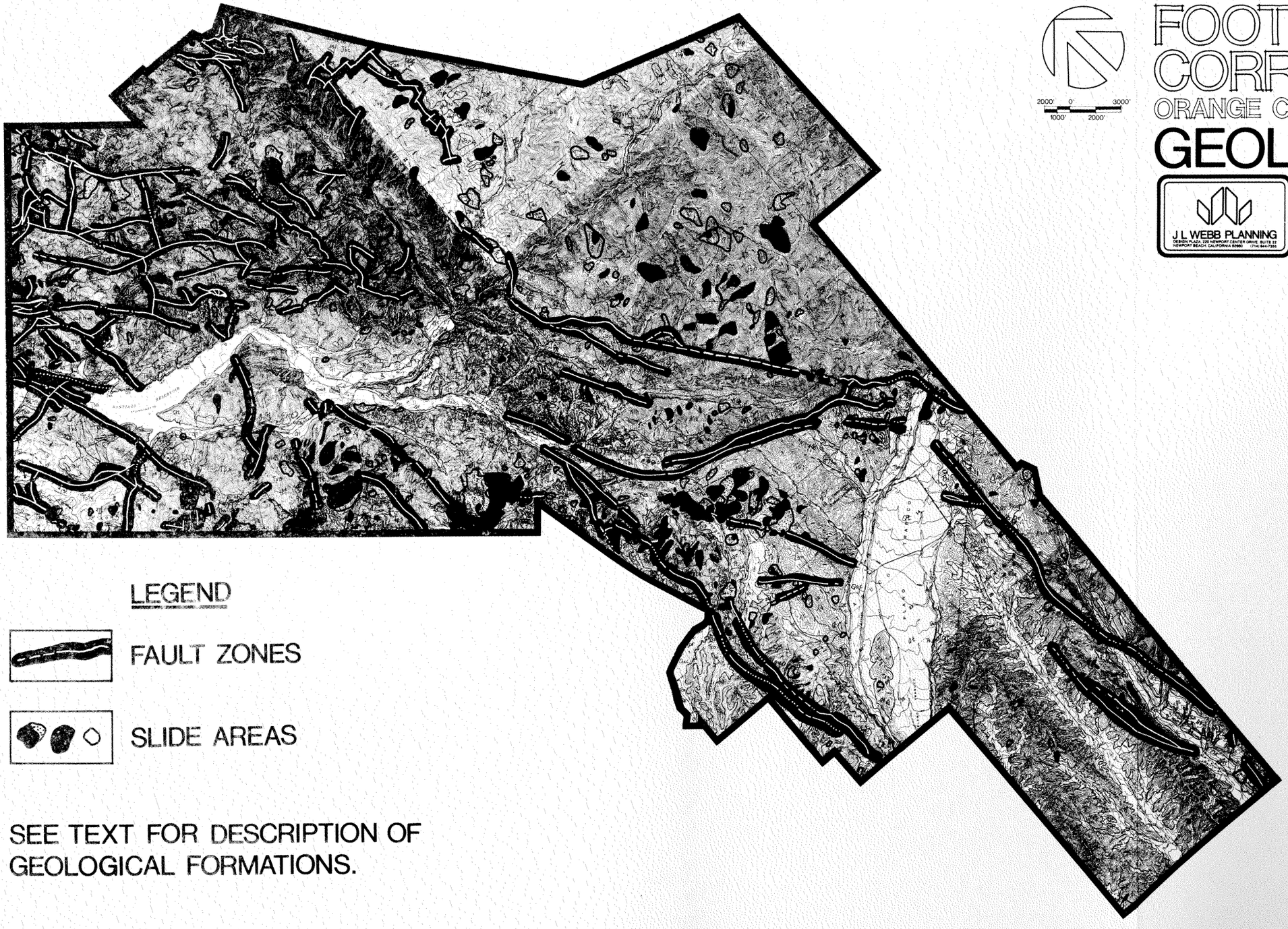
they are found in drainage courses and on gentle slopes and due to the poorly consolidated and uncemented nature perform poorly as slopes and can be highly compressible under structural loads. Sand, gravel and groundwater are the main resources of this material.

Qt - Terrace deposits: general characteristics similar to alluvium, although they are more consolidated and occur on elevated areas in association with current drainage patterns.

Tc - Capistrano Formation: brown-grey siltstone and mudstone with lenses of sandstone. Due to the uncemented condition of the silt-siltstone, it is easily eroded and exhibits poor stability in man-made slopes. Also, it can be excavated with little difficulty. Topographic expression consists of low, broad rolling hills mantled with several feet of highly compressible, expansive soil. Also, the bedrock has a moderate to high expansive potential. Landslides are very prevalent in the Capistrano Formation and generally occur along most stream channels within this rock unit. Mineral resources are limited to possible lightweight aggregate producing clay.

Tco - Oso member of the Capistrano Formation: silty sandstone. The uncemented nature of the bedrock causes this unit to be eroded easily and often exhibits a badlands erosion pattern in cut slopes. This unit can be excavated with little difficulty and is generally non-expansive. The topographic expression consists of low rolling hills. Mineral resources are limited to construction materials mainly fill sand.

Tp - Puente Formation: interbedded siltstone and sandstone with the Soquel member having a greater percentage of sandstone and the La Vida member having more siltstone. The erosional characteristics vary, although the Puente Formation is generally partially cemented and resist erosion in natural and man-made slopes. Slope stability within this unit is very dependent on the favorable orientation of the slope with respect to the bedding planes. Numerous bedding plane landslides have occurred within this formation. Excavating of the bedrock can be extremely difficult but is possible with heavy earthmoving equipment. Expansive soils are prevalent in the siltstone areas while the sandstone is non-expansive. Groundwater and natural resources are extremely limited within this unit.



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FOOTHILL CORRIDOR
ORANGE COUNTY
GEOLOGY

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LEGEND

FAULT ZONES

SLIDE AREAS

SEE TEXT FOR DESCRIPTION OF GEOLOGICAL FORMATIONS.

Tm - Monterey Formation: diatomaceous shale, siltstone and calcareous sandstone with some limestone. The Monterey Formation exhibits similar erosion, slope stability characteristics to the Puente Formation and is easier to excavate.

Tt - Topanga Formation: interbedded silty sandstone and siltstone. The Topanga Formation generally exhibits the same characteristics as the Monterey and Puente Formation.

Tv - Vaqueros Formation: interbedded sandstone and siltstone with minor amounts of conglomerate. The Vaquevos Formation is resistant to erosional processes in nautral slopes but as man-made slopes surficial erosion is prevalent in the sandstone. Slopes made in this unit are stable if the orientation of the slope is such that the bedding planes are not day-lighted. Topographically, the Vaqueros Formation forms rounded ridges in partially cemented bedrock to steep rocky ridges in well cemented bedrock. Ground water and natural resources are extremely limited within this formation.

Ts - Sespe Formation: interbedded conglomeratic sandstone, silty sandstone and mudstone generally reddish brown to yellow brown. This formation is easily eroded and also can be excavated with little difficulty. Slope stability is favorable with few possible exceptions. Expansive characteristics vary from expansive (mudstone) to non-expansive (sandstone/conglomerate). Sespe Terrain is characterized by moderately steep but rounded slopes.

Tvs- Vaqueros and Sespe Formation undifferenciated: Complexly interfingered areas of these two units (see individual descriptions).

Tsa- Santiago Formation: Silty to clayey sandstone. Moderately stable but easily eroded and readily excavated. The soils are typically non-expansive to slightly expansive. Topographic expression is characteristically rounded and subdued. Natural resources consist of silica sand, construction materials and minor amounts of clay.

Tsi- Silverado Formation: Silty to clayey sandstone; locally conglomeratic near the base. The Silverado Formation generally exhibits the same engineering characteristics as the Santiago Formation. Natural resources are limited to poor quality construction materials and high quality fire clay.

Kw - Williams Formation

Kwp - Williams Formation - Pleasants sandstone member: Interbedded sandstone with siltstone. Apparent slope stability is good, though moderately easily eroded and excavated. Form generally steep, rounded slope which are prone to have shallow soil failures. Natural resources are limited to construction materials.

Kws - Williams Formation - Schulz Ranch Member: conglomerate sandstone. This member generally has the same characteristics as the pleasants member although it is much more difficult to excavate.

Kwst - Williams Formation - Starr Ranch Member: conglomerate and sandstone. This member generally has the same characteristics as the Schulz Ranch Member.

Kl - Ladd Formation

Klh - Ladd Formation - Holz Shale Member: poorly bedded shale and minor amounts of sandstone. The terrain is rounded and subdued with an occasional steep slope. This member is easily eroded, excavated with moderate difficulty, susceptable to shallow soil failures as well as large deep seated landslides.

Klb - Ladd Formation - Baker Canyon Member: calcarrous sandstone and conglomerate. This member is resistant to erosion, moderately difficult to excavate and exhibits steep slopes and cliffs. The slope stability is excellent with few exceptions.

Klhs - Ladd Formation - Sandstone Member: Sandstone with conglomeratic lenses exhibits similar characteristics as the Baker Canyon Member.

Kt - Trabuco Formation: conglomerate. This unit is easily eroded and excavated. Terrain underlain by the Trabuco Fromation consists, generally, of rounded ridges with deeply incised streams. Slopes are generally stable but are subject to surfact creep and mudflows. This formation has little economic value.

Jsp - Santiago Peak Volcanics: intrusive andesite, flow breccia, volcanic conglomerate. Generally stable slopes occur in this formation which is resistant to erosion and is excavated with extreme difficulty (sometimes requires glasting). This formation is moderately well suited for riprap if blasted.

Jbc- Bedford Canyon Formation: highly intruded, weakly metamorphosed argillite, sandstone, conglomerate: forms steep sharply

incised but somewhat rounded terrain. Slopes are generally stable but are subject to shallow debris - mudflow during prolonged periods of rain. This unit is resistant to erosion and is difficult to excavate.

NATURAL RESOURCES

There are two major natural resource deposits located throughout the Foothill Corridor Area: sand and gravel deposits and clay deposits. Depicted on the County of Orange Maps are approximately 318 acres of sand and gravel resources and approximately 992 acres of clay deposits located within the Study Area. Exhibit #7 (Natural Resources) shows the County depiction of both the sand and gravel and the clay deposits throughout the Foothill Corridor Study Area. Sand and gravel is considered to be the second-most valuable resource following petroleum. This is due to its utilization in all forms of construction. The estimated per capita usage of this material for Orange County is approximately four tons annually. A Sand and Gravel operation exists at the junction of Santiago Canyon Road and Silverado Canyon Road. Also, there is an area zoned for sand and gravel operations at the east end of Irvine Lake. however, operations have not yet begun.

There is a mining operation on Santiago Canyon Road near Live Oak Canyon Road. Also, there is an abondoned silver mine at the eastern end of Silverado Canyon. Also, there are abandoned coal mines in Silverado and near Irvine Lake. Some extraction of less abundant minerals such as coal, diatorite, gold, limestone, silver, mercury, tin and varite has occurred in the past and has historical significance.

BIOLOGICAL RESOURCES

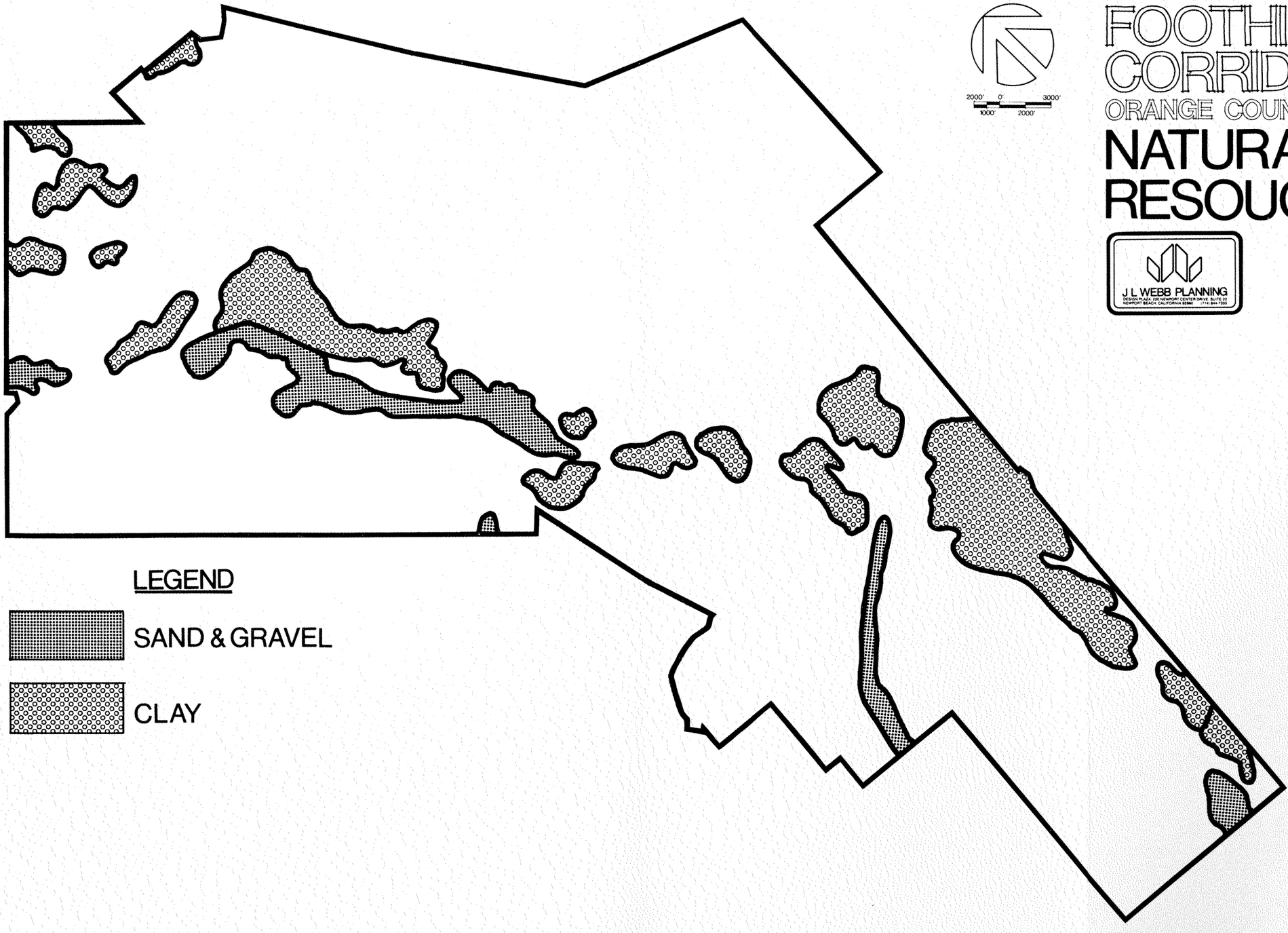
General Description and Composition of Foothill Biotic Resources

The natural biotic resources of a given area are most often characterized in light of biotic communities. A biotic community may be defined as "an assemblage of living organisms, plants and animals, that function as units ecologically and maintain a distinct identity" All the requirements of the organisms, such as food, shelter, temperature, moisture and soil are met within the community.

Most often biotic communities are floristically determined and classified according to major vegetation types. Terms associated with individual biotic communities, then, represent regional elements of vegetation that are usually structurally similar and characterized by the presence of certain dominant plant species.

Five major biotic communities presently exist within the boundaries of the Foothill Corridor Planning Study Area. These include: 1) chaparral, 2) coastal sage scrub, 3) oak woodland, 4) riparian and 5) disturbed areas, modified from one of the previous natural states in some manner by various types of human activities. These major biotic communities are most often not contiguous and much of the study area represents a mosaic of vegetative associations and man-made influences. Consequently, the five communities may be further classified to the following biotic associations:

- Chaparral
- Coastal Sage Scrub
- Riparian
  - Arroyo
- Oak Woodland
- Disturbed
  - Grassland (rangeland)
  - Agricultural
  - Ruderal
  - Urban
  - Recreational



FOOTHILL CORRIDOR
ORANGE COUNTY
NATURAL RESOUCES

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FOOTHILL CORRIDOR BIOTIC COMMUNITIES

ORANGE COUNTY

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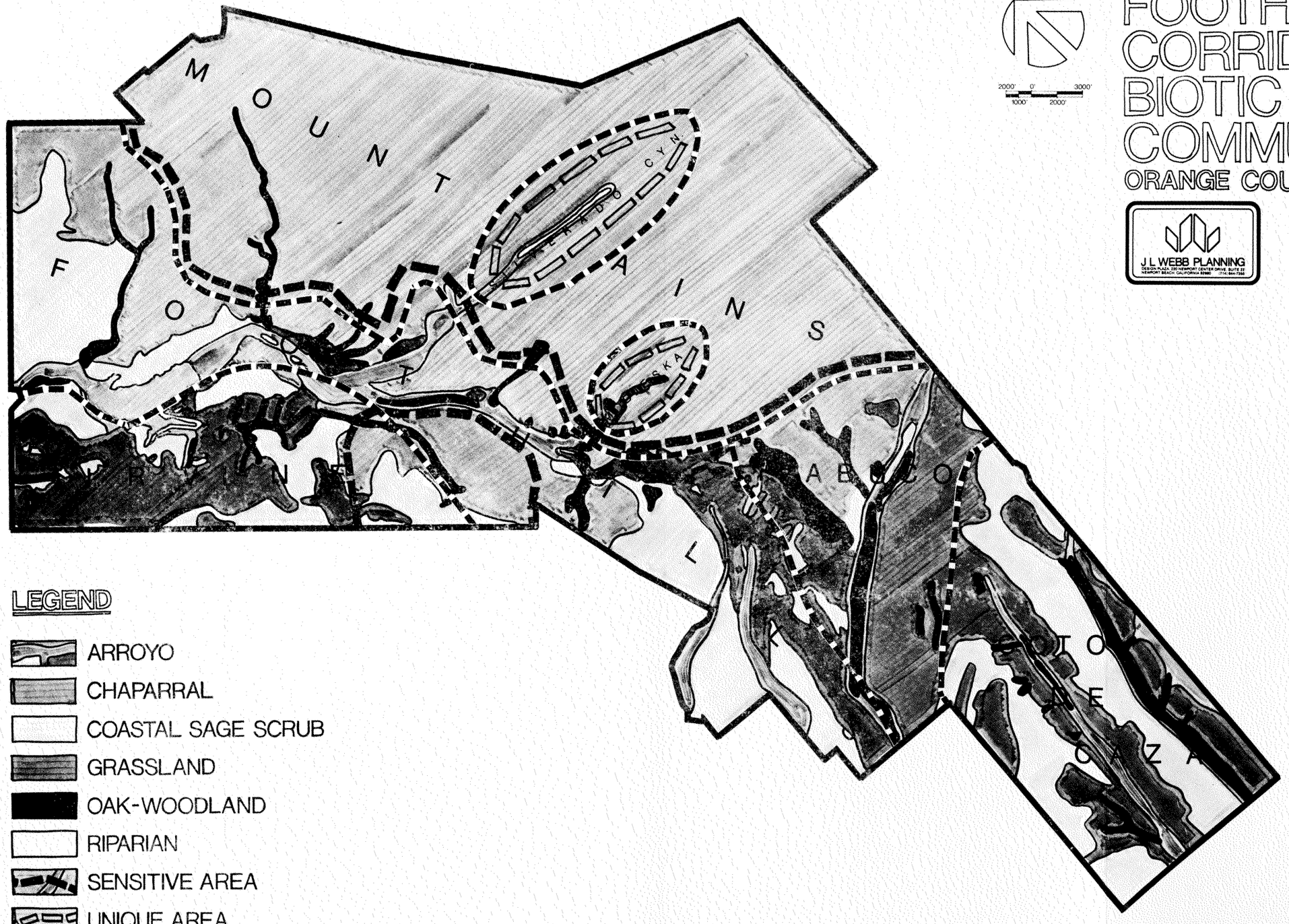

LEGEND

- ARROYO
- CHAPARRAL
- COASTAL SAGE SCRUB
- GRASSLAND
- OAK-WOODLAND
- RIPARIAN
- SENSITIVE AREA
- UNIQUE AREA
- WATER

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Chaparral and coastal sage scrub communities are characteristic of the Study Area. These distinct communities are not necessarily unique regionally since chaparral and scrub occurs throughout most of California. On the other hand, natural stands of any type of chaparral, scrub, oak woodland are generally unique to Orange County since urban expansion, recurrent man-initiated fires, agriculture, rangelands and other multiple uses have most convincingly removed much of the natural setting. Most apparently then, the remaining natural resources within the Foothill Corridor Study Area are locally unique and play a vital role in the area's natural integrity.

Chaparral

The chaparral is a heterogenous community composed of several hundred species of plants and animals. Dominant plant species are woody, evergreen, sclerophyllous shrubs that form extensive nearly impenetrable stands on dry hillsides, ridges and steep mountain slopes. Shrubs are usually 3 to 18 feet tall with stiff stems and branches and relatively small evergreen leaves. Plant composition within chaparral stands is typically diverse, but the most common and recognizable species is Adenostoma fasciculatum (chamise). Other dominant groups include: Quercus dumosa (scrub oak), Ceanothus (California lilac, Heteromeles (Toyon), Yucca and Rhus (sumacs).

One of the most important attributes of chaparral is the ability to establish itself after being reduced by fire. Indeed, chaparral has great economic, natural and aesthetic appeal and plays a vital role in flood suppression and erosion control since it is the chief shrub cover of watersheds.

Few wildlife species reside permanently in this community but such

animals as the California Mule Deer, coyotes, fox, rabbits, bobcats and other large mammals utilize this area for food foraging. Also, some mice, rats and snakes are found in this area.

Coastal Sage Scrub

The coastal sage scrub (soft chaparral) is a distinct vegetation type that occurs more often at drier and lower elevations than chaparral. Dominant plant species are principally half-woody and shallow rooted subshrubs seldom over 4-5 feet high. Many plants are considered summer drought deciduous and produce small green leaves which wither and die under summer drought conditions. Common coastal sage species include: Artemisia californica (California sagebrush) Eriogonum fasiculatum (California buckwheat), Encelia californica several species of Salvia primarily black and white sage) and Eridictyon (Yerba blanco and Yerba santa).

This community is most favorable for rodent type species such as a variety of mice, rabbits, jackrabbits, cotton tail and bruch rabbits. Some predatory mammals such as coyotes, fox and bobcat are also occasionally found in this area. The dominant birds of this community include Audubon wablers, California Quail and gambel sparrows. Also, roadrunners, hermit thrush, woodrat, Bushtit and California Thrasher can be found in this biotic community.

Oak Woodland

This tree association is common to deeper soils on rolling hillsides at lower elevations, floodplains, sheltered ravines, canyon bottoms and north-facing slopes of canyons. The occurance of woodlands typically indicates greater soil moisture than in nearby chaparral or coastal sage stands. The majority of trees are broad-sclerophyll

and evergreen, 15-50 feet tall. Grasses and annyal shrubs are a common understory forming a savanna landscape while coastal sage and chaparral elements often encrouch into the woodlands. The dominant species of woodlands is Quercus agrifolia (coast live oak). Juglans californica (walnut), Plantanus racemosa (sycamore) and several species of Rhus (poison oak, laurel sumac, lemonadeberry) are also common in and around woodlands.

The grey squirrel, mule deer, mountain quail and the grey fox inhabit this community. A number of birds are found in this area especially Cooper hawks. Also found in this community are opossum, racoons and meadow mice.

Riparian

Riparian communities typically exist along stream and creek channels where water supplies are reliably common year-around. Since southern California is characteristically arid, surface water and associated moist conditions typical of riparian situations are scarce. Within the limited riparian habitats, common species include: oak, sycamore, Rhus, Alnus rhombifolia (alder) and several other plant species that rely heavily on moist conditions. The majority of canyons, ravines and flood plains (arroyos) throughout the study area, however, are typically dry, channeling water intermittently only during rainy seasons. These commonly open, dry and mostly sandy-rocky arroyos normally support reduced amounts of spreading undergrowth and large trees. Most often drought resistant Baccharis viminea (mule fat) and Salix (willow) are common arroyo species. In larger channels oak, sycamore and populus fremontii (popular) may occur.

This is an attractive area for a permanent home for many birds and

animals. Racoons, bobcats and opossum appear along the streams in the Spring. Various types of fish are found in the fresh water bodies in these.communities such as the Santa Ana sucker, arroyo chub and speckled dace. Tree frogs, mud turtles and snails are abundant in the area. Small water basins attract blue herons, night herons, egrets and red-winged blackbirds. The large reservoirs have ducks, some geese, mallards, widgeons and pintails.

Disturbed Communities and Grasslands

Altered natural conditions are widespread throughout the Study Area. These areas represent moderately to highly disturbed conditions resulting primarily from past and present agricultural and grazing influences, urban expansion and recreational activities.

Grasslands (rangelands) are especially common throughout floodplains and low rolling hills where grazing animals may forage easily. Grazing pressures have reduced and eliminated most native plant species and in some areas altered soil composition. Within these lower elevations scattered elements of coastal scrub occur among dominant non-native individuals. Open grasslands are almost completely composed of introduced European grasses: Avena (oats), Bromus (bromes), Hordeum (barley) and other introduced annuals: Brassica (mustards), Salsola Kali (Russian thistle) and Marrubium vulgare (horehound).

Ruderal areas are exptremely simplified situations where recreational, agricultural or other human activities have modified the landscape considerably. Ruderal environments may be considered "waste" places since the majority of plants are usually introduced European weeds and shrubs. Fallow agricultural fields are included within this classification as well as roadsides and some recreational areas. Few

native species can tolerate these highly altered conditions and as a result species diversity is typically minimal throughout ruderal situations.

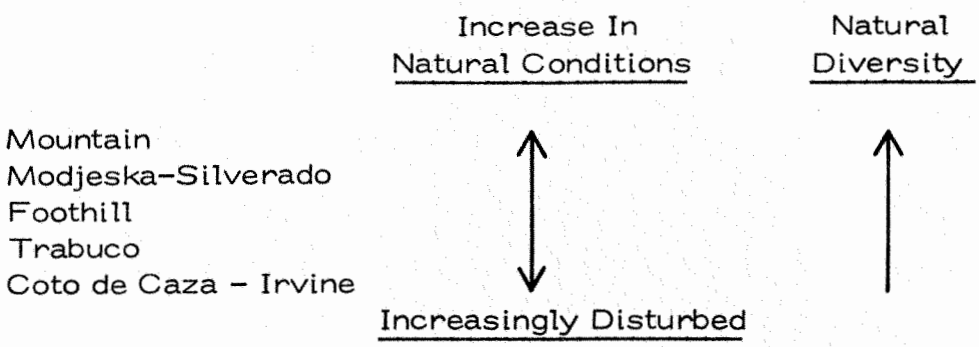
The meadow mouse, harvest mouse, deer mouse, pocket mouse and the pocket gopher are characteristic rodents of this area. Jackrabbits are found where enough brush is present to provide cover. A significant number of coyotes forage in this community when located adjacent to canyon mouths. They use the grasslands in search of prey although their number has been significantly reduced. Predatory birds such as the barn owl, golden eagle, red-tailed hawk and vultures can be found in this community. Also, a variety of smakes, lizards and squirrels can be found in the grasslands.

General Description of Existing Natural Communities

The following represents a brief qualitative overview of the natural conditions of the Study Area. Chaparral mixed with oak woodlands, coastal sage scrub and grasslands repeatedly form indistinct and transitionary stages of vegetation. Natural communities are often discontinuous and parts of one occur as islands within another. A community may be dissected, especially near its margins, and may dovetail between adjacent communities so that borders are irregular and transitional areas are numerous and extensive.

In general, the Study Area may be arbitrarily classified into five sub-areas. Each sub-area represents a specific natural setting and is characterized by its peculiar association of plant and animal species.

Classification of Natural Areas



Mountain Region

The mountainous northern region of the Study Area represents presently an undisturbed natural landscape. The many steep slopes and integrating canyons of this region are commonly composed of natural stands of chaparral, coastal sage scrub, oak woodlands and riparian communities. These pristine conditions, therefore, offer several habitats for a wide variety of wildlife forms. Differing chaparral successional stages, south and north facing slopes and woodlands promote maximum wildlife diversity and numbers within this zone.

Modjeska-Silverado Canyons

These unique canyons represent diverse conditions incorporating natural and human elements. The canyons are surrounded by extensive chaparral stands that offer protection from erosion. Extensive woodlands blanket the canyon bottoms and unique riparian conditions occur in upper Silverado Creek where alders reach their lowest distribution. As a result, these canyons and associated hillsides provide a wide variety of habitats, food and water for several wildlife species. Most importantly, human influences within the canyons have not destroyed the integrity of the landscape. Indeed, the careful planning of most housing and cultivation of trees and shrubs have, in most cases, added to the canyons' aesthetic value.

Foothill Zone

Several communities and habitats exist within the Foothill Zone. In general, this zone represents several transitional stages between pure stands of chaparral at higher elevations with coastal sage scrub at lower elevations. Chaparral stands exist within this zone but are limited primarily to north-facing slopes and protected canyons. The lower reaches of Silverado Creek merge with the larger Santiago Canyon. At this junction an extensive floodplain spreads toward Irvine Lake. The floodplain represents an unstable biotic habitat. That is, intermittent and often extensive flood damage destroys vegetation that may attempt to establish itself within the plain.

The major natural feature of this zone includes the many oak woodlands that occupy the drainage channels and major canyons. The most extensive woodlands cover Santiago and Live Oak Canyons and the upper reaches of Aliso Creek. Grasslands are common at lower elevations and surround several coastal sage and chaparral stands. This feature gives the landscape a patchwork appearance. Grasslands also encroach and form the understory of several oak woodlands and promote a savannah type landscape. The woodlands play a key role in this area since they provide food, water and refuge for several wildlife species.

Trabuco Canyon

Similar to other canyons, natural conditions within Plano Trabuco and associated hillsides could provide a stable and diverse natural environment. However, human influences within this canyon are most often pronounced and as a result limit the establishment of many plant and animal groups. The expansive woodlands and scrub-chaparral covered hillsides offer pleasant surroundings for recreational activities.

Coto de Caza - Irvine

Plant and animal associations and numbers within these disjunct but naturally similar areas are less than those areas previously discussed. This feature is due primarily to the effects of grazing, agriculture and recreational uses. Within these regions, however, are several stands of coastal sage scrub, limited oak woodlands and riparian situations (Coto de Caza). Grasslands are most commonly distributed over the dominant rolling hillsides and agricultural flatlands. These habitats offer limited natural resources to wildlife and as a consequence, plant and animal diversity is reduced.

Sensitive Natural Areas - Criteria For Natural Areas - A Definition

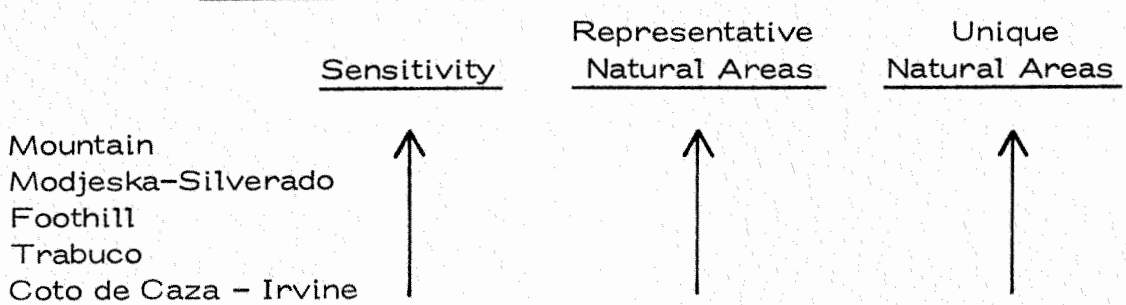
A natural area can be defined as a unit of landscape containing biological populations of plants and animals that arrived and evolved by natural means and where man had no major direct influence on the spacing and composition of the populations. This definition excludes agricultural crop fields, urbanized areas, parks, gardens, rangelands and such. Most often, however, when rangelands and agricultural fields are abondoned, they may revert into a natural area unless they are recultivated. We may therefore say that the more generally valuable natural areas (sensitive) are those that contain relatively stable biological communities that are in balance with prevailing natural factors (climate, soil, plant and animal relationships). It may be useful to consider two categories of natural (sensitive) areas: representative and unique.

Representative

A representative natural area is a more wide-spread larger type of ecosystem that still exists in the general original state. Examples of representative natural areas (sensitive) are most common throughout the mountain, Modjeska-Silverado and Foothill Areas. In order to

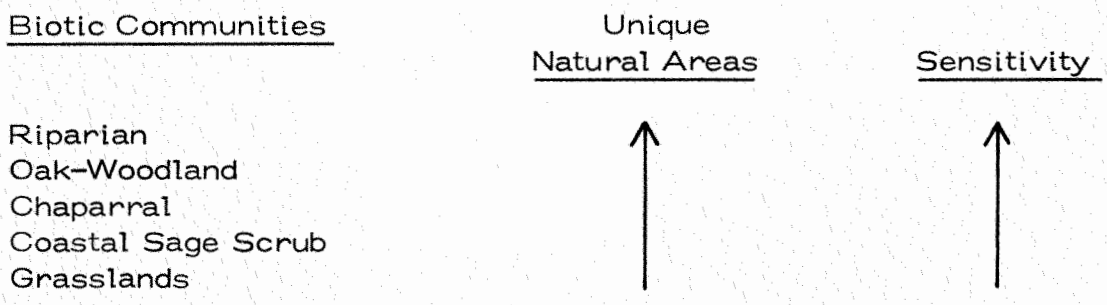
remain representative, a natural area must be large enough to contain the characteristic structure, species composition and space for the principal animal species. The actual minimum size required depends upon the home range of the animals, such as chaparral birds, in the species/area relationship and on the stability of the ecosystem.

Characteristics of Natural Areas



Unique

A unique area (most sensitive) would be an area containing species or groups of species that occur only in this particular area. Such areas may be as small as an acre or as large as 200 acres. Within the Study Area a priority of community uniqueness may be arranged as follows:



Maintenance of Natural Areas

A balanced natural system should have samples of all principal communities that belong to the geographic network under consideration. The following is a preliminary overview of general strategies for the maintenance of natural areas.

1. In mountainous terrain it appears most efficient to select natural areas in the form of wide belt-transects.

2. The same applies to lowland areas in which a gradual shift in the physical environment produces a corresponding shift in vegetation.

3. Each natural area should contain maximum examples of zonal vegetation.

4. In areas where continuous belt transects are not possible, an alternate is the layout of smaller natural areas along major gradients.

5. Natural corridors, for example, oak woodlands, should connect discontinuous natural areas to ensure migratory paths and natural movement of animal populations.

Beyond these considerations, provision should be made for a balanced geographic distribution of natural areas that can be considered representative for the region as a whole. Indeed, closer examination of the Foothill Corridor must be accomplished in order to safeguard the overall natural resources.

SCIENTIFIC RESOURCES

According to communication with Archaeological Research Inc., approximately one percent of the entire Foothill Corridor Area has been investigated for archaeological and paleontological sties. Approximately 44 sites have been identified. It is recommended that scientific resource investigations should be conducted before development in any area takes place and preferably at the Community Plan stage in order to insure that no valuable scientific sites are destroyed.

HISTORICAL RESOURCES

There are five registered State Landmarks in the Foothill Corridor Area: Flores Peak, Modjeska's Home, Site of Carbondale, Site of

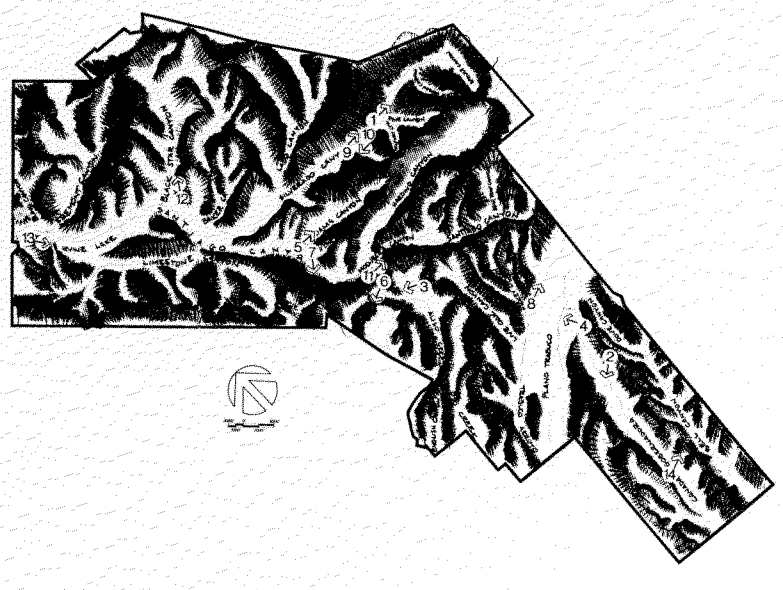
Silverado and Black Starr Indian Village. There are important fossil sites throughout the Area along with the oldest rock formation in Orange County in Silverado Canyon. The "sinks" is a prime geological formation as is the "Indian Cave" near Irvine Lake. Other sites include the Harris Coal Mine near Irvine Lake and the Serrano Adobe located near Cook's Corner.

There are numerous other historical sites throughout the Foothill Area. A book entitled Shadows of Old Saddleback written by Wayne Gibson which tells of the history of the Foothill Corridor Area is recommended for further reference or in the Community Plan studies in order to preserve important historical landmarks and sites. In addition, because of the historical significance of the Area, a historian should be consulted at the Community Plan stage for general recommendations and research of possible historical sites and locations not yet identified.

VISUAL ANALYSIS

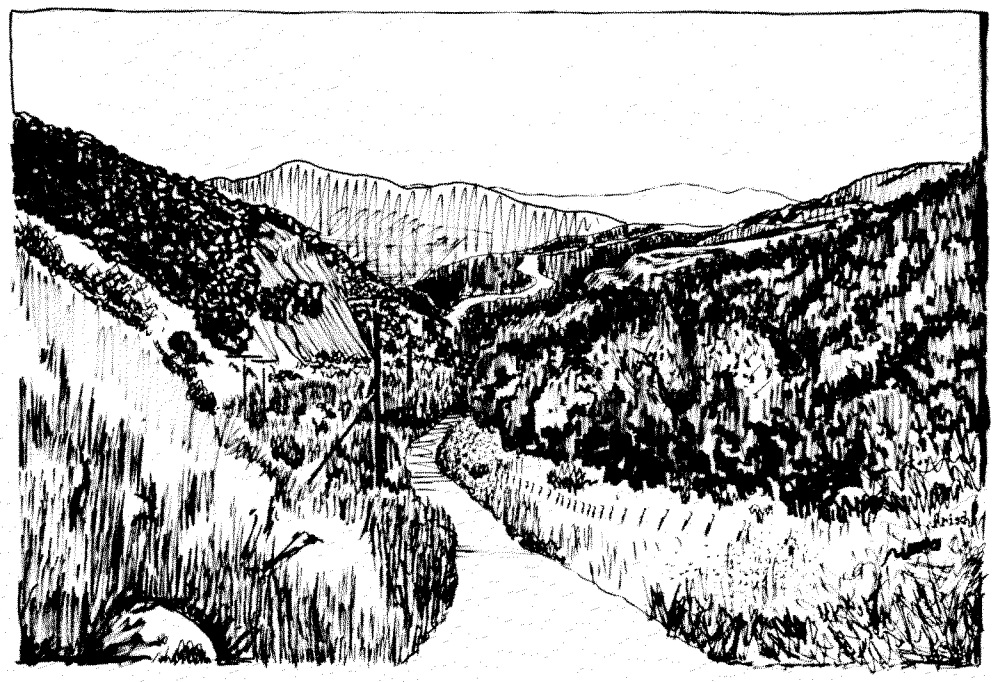
The most distinguishable visual landmark in the Foothill Co rridor Area is "old Saddleback" made up of Modjeska and Santiago Peaks. Other visual distinctions include Irvine Lake, the Plano Trabuco and the major canyons of the Area. Of specific note is Live Oak Canyon because of the exposure it gets as a mature oak woodland traversed by a winding road. Specific landmarks along the main road system include O'Neill Park, Escape Country, the entry of Coto de Caza, Cook's Corner, the natural resource extraction areas and Saddleback Motorcycle Park. The main creek, arroyo and canyon areas visable from the main traveled roads include Santiago, Limestone, Silverado, Williams, Modjeska, Live Oak and Trabuco. Because of the vast area which is undeveloped,

there is a dinstinct rural quality to the area which includes small clusters of housing in canyon areas separated by vast expanses of open space, hills and natural vegetation. The visual impression of the housing is rustic and informal in character with each dwelling having its unique design. A visual distinction occurs generally between the area north of Santiago Canyon in the area tributary to Santiago Creek and the areas south of Santiago and those areas tributary to Aliso, Oso, Trabuco and Gobernadora. The area to the north of Santiago contains the rugged areas with steep sloped canyons with chaparral and high chaparral the primary vegetation. The areas to the south contain the rolling hills and flatter areas with disturbed grazing areas and coastal sage scrub vegetation. The following illustrations are samples of the diversity and rural quality that exists throughout the Area. In summary, the visual quality of the area, although blemished by dump sites, motorcycle parks and natural resource extraction, is rich in its diversity, openness, informality and natural character - aspects which should be preserved!

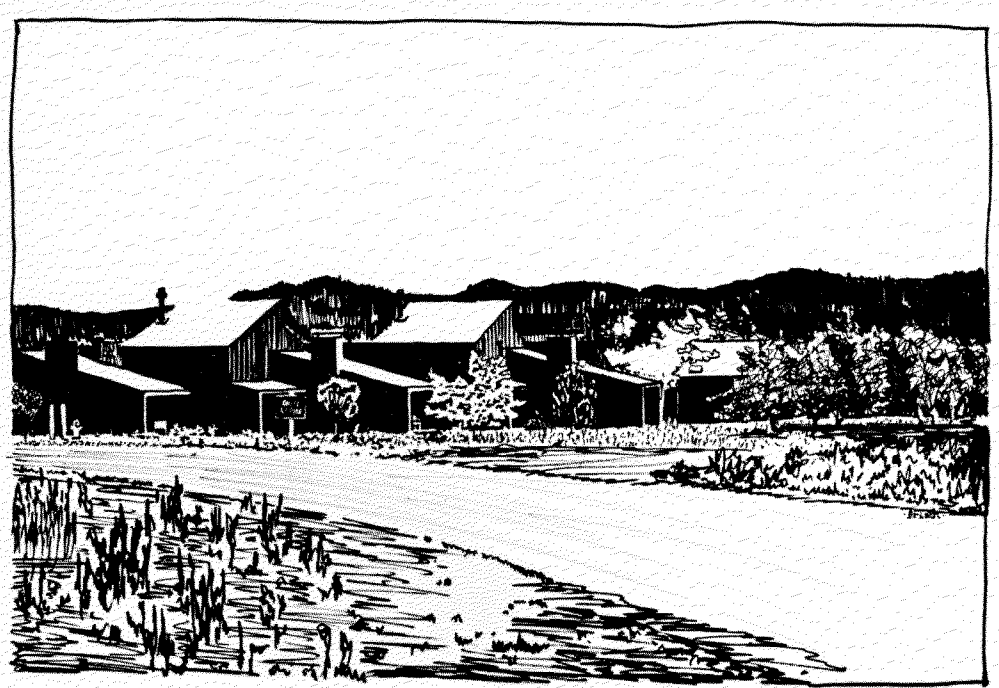


4. TRABUCO CANYON

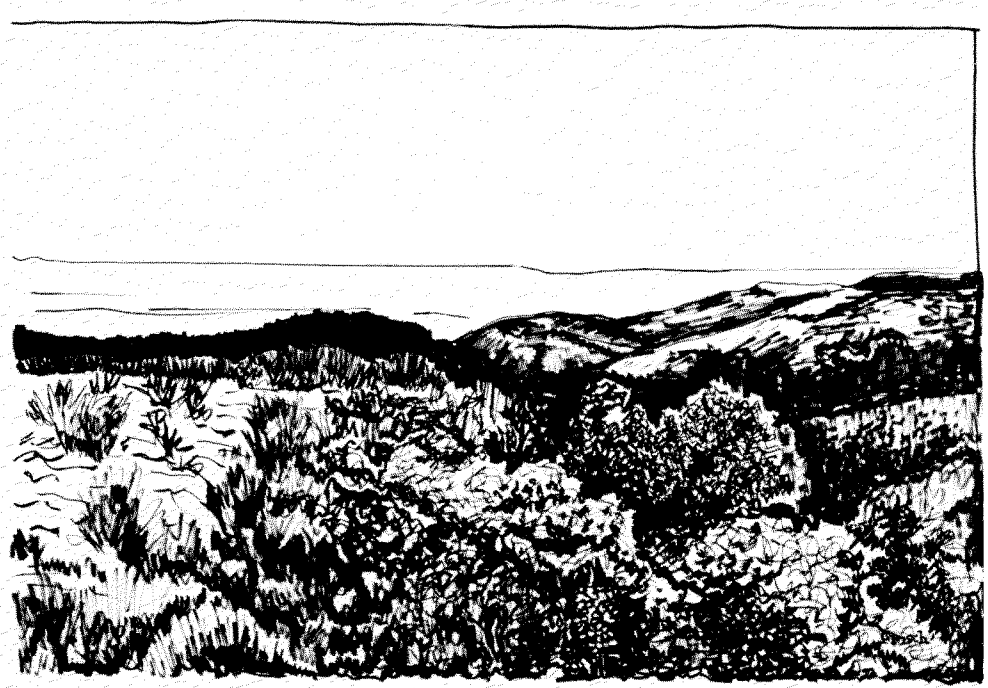
1. GATE TO CLEVELAND FOREST IN SILVERADO



5. WILLIAMS CANYON



2. GUEST LODGE UNITS IN COTO DE CAZA



6. MODJESKA GRADE LOOKING SOUTH

3. COOK'S CORNER

FOOTHILL CORRIDOR
ORANGE COUNTY
VISUAL ANALYSIS

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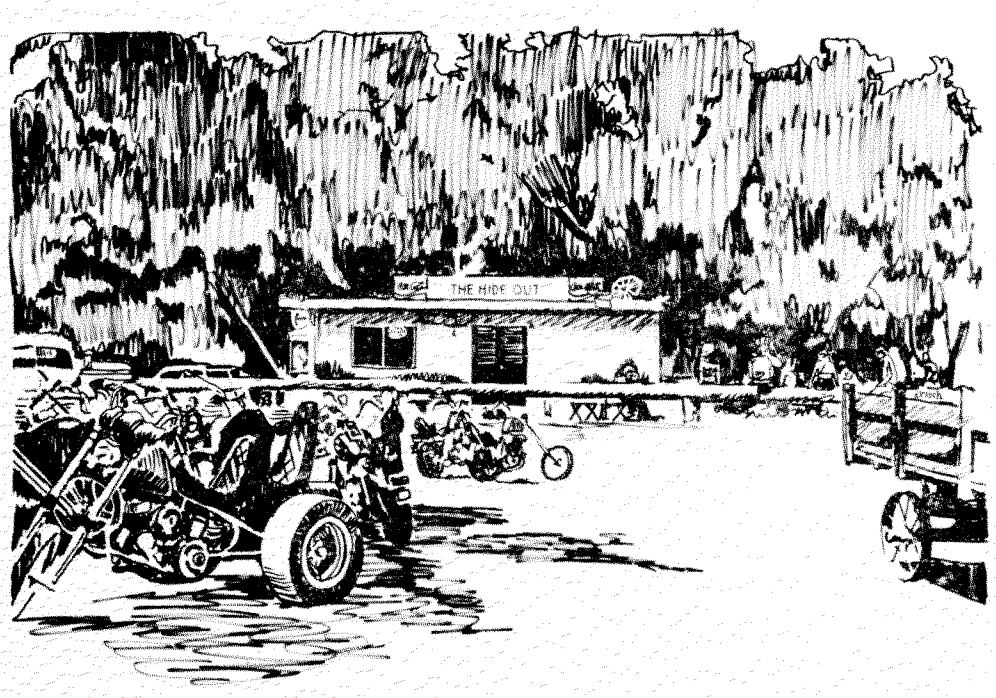
7. WILLIAMS CANYON NEAR SANTIAGO CANYON ROAD



8. "THE HIDEOUT" IN TRABUCO

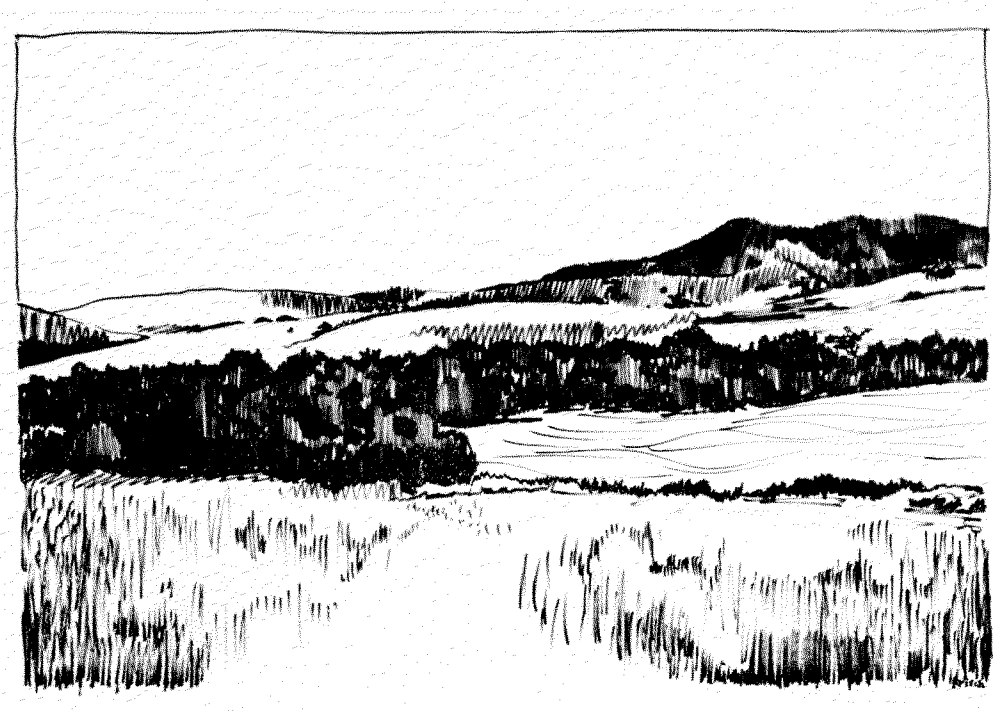
9. SILVERADO CANYON ROAD LOOKING NORTH

10. SILVERADO CANYON ROAD LOOKING SOUTH

11. MODJESKA CANYON – TOWARD SADDLEBACK

12. BLACK STAR CANYON LOOKING NORTH

13. IRVINE LAKE LOOKING SOUTH



14. COTO DE CAZA – CANADA GOBERNADORA

AIR QUALITY

There are no air pollution monitoring stations within the Foothill Corridor. The closest station is located on El Toro Road in El Toro; therefore, the information from this station was utilized to give a general picture of the air quality for the Area. The Federal ozone daily standard is .08 points per million. This means that any count above this standard has exceeded the Federal standards of acceptable air quality. The El Toro Station reports that for the year 1973, the Federal standard was exceeded on 45 days. The average ozone count for the days that the standard was exceeded was .24 points per million. However, this does not represent accurately the whole Corridor Area but gives a general picture of the Area to the South of the Foothill Corridor. Due to the low population with little traffic and industry in the Area, air quality is generally good. Most all of the air pollution that does occasionally exist is from outside sources. It is expected that the major impact upon the Foothill Corridor air quality in the future will be from sources outside the Area and mainly generated by the automobile.

NOISE CONDITIONS

The existing noise environment of the Foothill Corridor Area depends upon the proximity of roadways to developed areas. The ambient noise environment in rural and undeveloped areas away from roads is presently relatively quiet (35 - 45 dBA). Existing noise in the developed residential areas caused by power mowers, barking dogs, air conditioners, etc., raises the ambient noise level to that typical of a quiet residential neighborhood (40 - 50 dBA) or an average residential (50 - 60 dBA) depending upon the intensity of development, time of day and day of the week. There is extensive noise created on weekends, especially in the

Trabuco Area around O'Neill Park and Escape Country due to motorcycles and other recreational activities. There is also noise produced by the rifle range in Silverado and Coto de Caza areas. Existing traffic noise levels are very low in accordance with HUD standards. Most automobile traffic noise is noticeable within about 1000 feet of roadways. Santiago Canyon Road produces the greatest traffic noise due to the truck traffic. There is also some noise generated at the natural resource extraction sites. There does not seem to be any major aircraft noise affecting the Area. However, the southern portion of the Study Area receives noise from the aircraft from El Toro Marine Air Station. Also of note are the helecopters within the Area. There is a landing pad just west of Silverado Canyon used by E.T.M.C.A.S. In summary, the greatest noise is produced on weekends in recreational areas and along Santiago Canyon Road. The greatest concerns listed in the Resident and Landowner Questionnaire were with motorcycles, trucks and barking dogs. Of interest here is the fact that many people stated that the main reason to live in the area was to enjoy the quietness of the canyons.

FIRE CONDITIONS

The Foothill Corridor Area is considered to be an extremely high fire hazardous area. This conditions is due to the rugged terrains and steep canyon areas covered with chaparral-type vegetation. In 1969 there was the 100,000 acre Paseo Grande fire which burned a great portion of the Foothill Area. Since then several small fires have occurred demonstrating the ever-present fire danger. There are fire stations in the Area located in Silverado, Modjeska, Trabuco Oaks and along Santiago Canyon Road. Due to the lack of fire hydrants, water supplies must be hauled to the fire site in most cases. The fire insurance rate zones are rated

seven to nine throughout the Area on a one (low hazard) to ten (high hazard) scale of zones. Undeveloped areas or areas with no water lines to the property have a nine (9) rating. Improved property or areas which have water service to them have a seven (7) rating. The Orange County Fire Department recommends that there be at least thirty feet of brush clearance from all dwelling units and at least a thirty foot setback from cliff edges. The setback is a protective measure against the "climbing" effect of fire raging up-slope. The use of firebreaks, fire retardent landscaping, adequate water supply and pressure and emergency access routes will aid in providing in and around areas of development the maximum fire protection possible in first saving lives and then property. The Fire Department is one of the best liked and most active organizations within the Area and also plays an important role in providing emergency first aid to people in the Area. The Area is presently served by volunteer and paid-call fire services.

DRAINAGE CONDITIONS

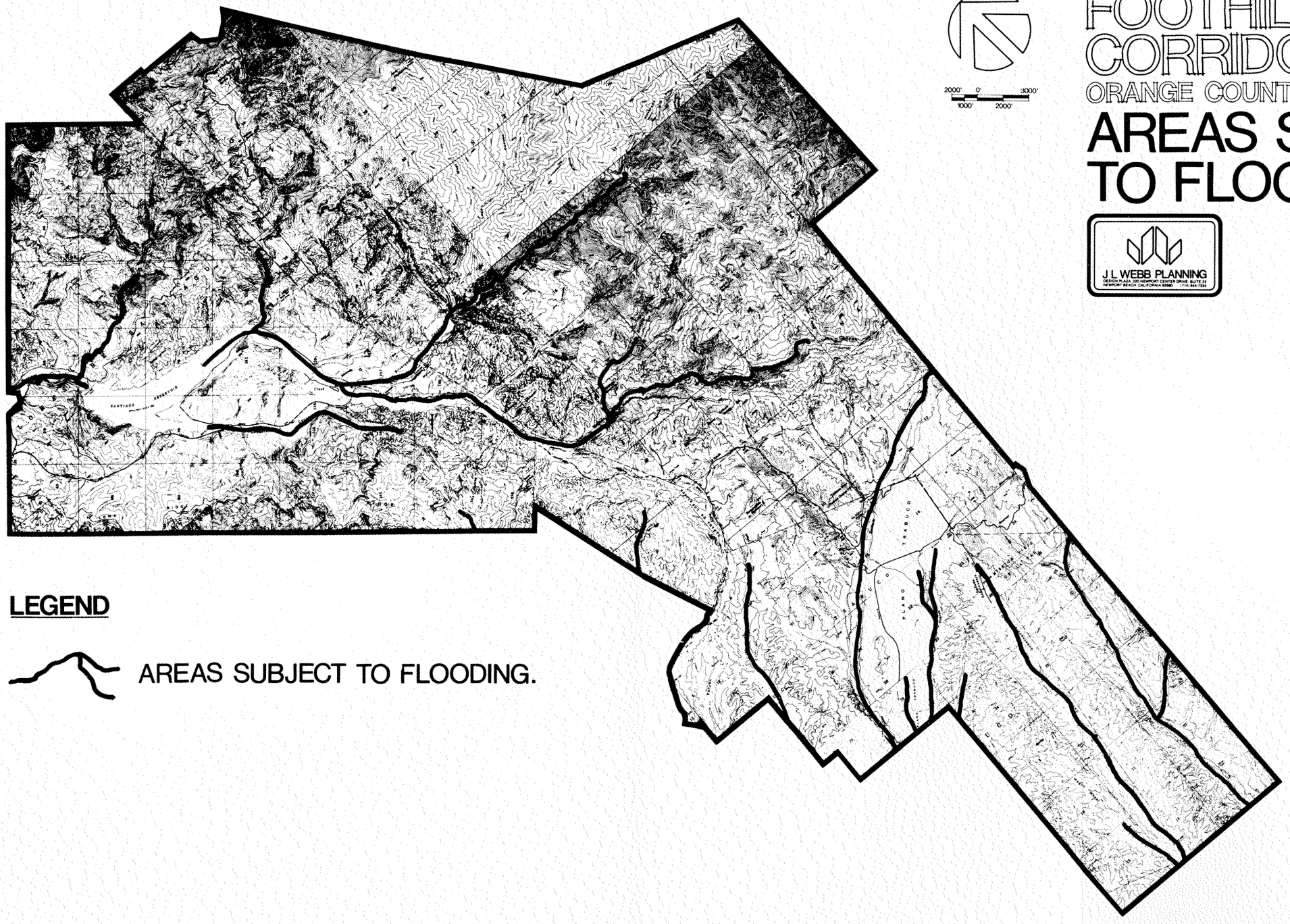
There are two major drainage areas in the Foothill Corridor Area. One is to the northwest toward the City of Orange from the Modjeska grade area near Cook's Corner. The other is to the southeast toward El Toro. The major tirbutary through the Area is Santiago Canyon Creek which flows northwest. Silverado Creek is a tributary off Santiago Creek which flows northwest also. Thus, the areas of Black Starr Canyon, Baker, Silverado, Williams and Modjeska Canyon all connect to Santiago Creek and flow northwest. Upper Aliso, Oso, Trabuco and Gobernadora creeks are the major drainage channels for the south portions which include the Trabuco, Cook's Corner and Coto de Caza Areas. These areas drain to the south and southwest.

There are several major channels throughout the Area. Exhibit #10 (Areas Subject to Flooding) shows the hazard areas especially in heavy raining seasons. The major destructive flood was in 1969 which did an extensive amount of damage throughout the Area.

There are four Master Plans of Drainage within the Area: Santa Ana Mountains, Santiago Canyon, Los Aliso and Trabuco Canyon Area. Currently, the Corps of Engineers is developing floodplain zones for the major creeks in the Area. When this study is completed, the results will be utilized to create FP-1 and FP-2 Floodplain Zones. In summary, an FP-1 Zone does not allow structures and elements which inhibit the water flow and no human habitat structures. FP-2 Zones allow for structures and housing but they must adhere to strict building standards that incorporate flood safety measures. The objective of FP Zoning is to protect the safety of the people and prevent damage to structures by flooding. Since the Area is subject to extreme flooding conditions, it is recommended that all further plans, projects and development adhere to and utilize the guidelines of the FP-1 and FP-2 Zones when they are established.

WATER CONDITIONS

There are three water service districts within the Foothill Corridor Area: Santiago and Santa Ana Mountain County Water Districts and the Santa Margarita Water District. All three are members of the Metropolitan Water District which constructs, operates and maintains transmission mains for the supply of water. Currently, the water meets the County health standards. From results of a special study, the Santiago County Water District has projected that without further growth in the area, water rates and/or taxes may increase 100 percent



FOOTHILL CORRIDOR
ORANGE COUNTY
AREAS SUBJECT TO FLOODING

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(714) 644-7355

LEGEND

AREAS SUBJECT TO FLOODING.

over the next ten years. This same situation can also occur in the other water districts and is caused by the higher cost of water transmission and the limited number of users. Rationing of water has occurred within the Area and water availability is a critical concern for the residents of the Area.

SANITATION CONDITIONS

Currently, all sewage disposal is through the use of individual dwelling unit cesspools or septic tanks. There are no sewage trunk lines within the Area with the exception of the new development of Coto de Caza. This condition produces a concern for water quality and health standards related to the Irvine Lake Reservoir. The possibility exists that seepage from old cesspools could seep into the reservoir. In 1969 the flood destroyed many of these old cesspools exposing contamination to the runoff into the reservoir. The Orange County Health Department now insists that the following procedures be taken in any further development:

1. That no septic tanks be constructed within a floodplain zone.
2. That no subdivision will be allowed to construct septic tanks but must connect to a major trunk sewerage system or sewerage treatment system.
3. That engineering studies be performed before any septic tanks be approved and constructed.
4. That alternative sewerage systems be encouraged to develop in the area such as, a regional treatment plant or several mini-treatment plants serving a small group of housing.

Sewerage treatment for the Area is a potential problem mainly due to the age of the housing and cesspools and septic tanks which have saturated beyond capacities thus contaminating the ground. Also, there is no specified waste disposal system in the area and in much of the Area waste is disposed of by each resident at the dump site located adjacent

to Irvine Lake. Also, there is no street maintenance service or animal waste maintenance programs. Another problem exists because of people dumping trash on private property or in unauthorized areas.

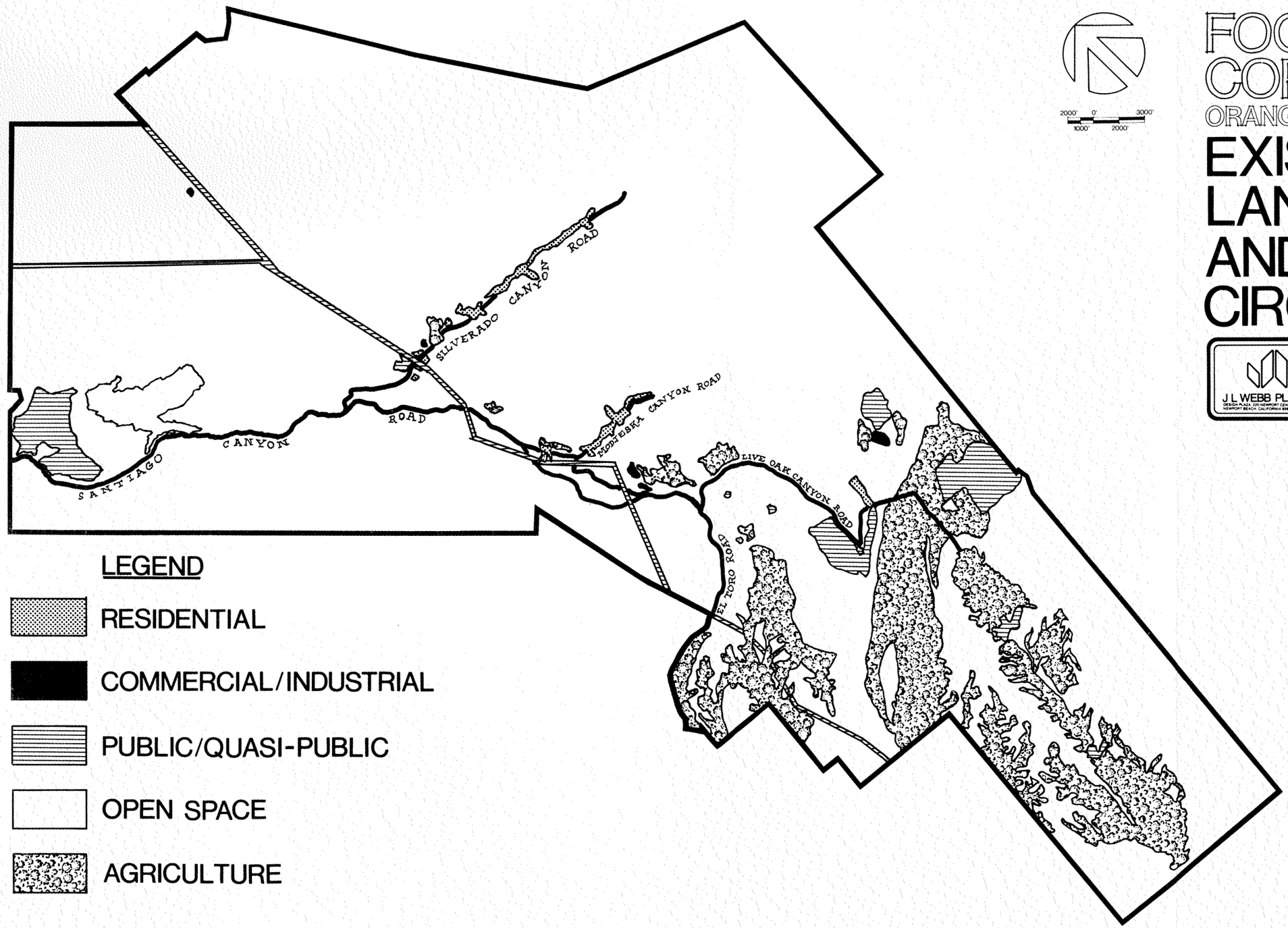
OTHER SERVICE SYSTEMS

urrently there is no natural gas service to the Area. The residents must purchase and have butane brought in. Electrical power is provided by the Southern California Edison Company and telephone service is also provided. All electrical and telephone lines are currently located above ground. The new Coto de Caza subdivision has put all of their utility lines underground. The desires and concerns of many of the residents include the hope for availability of natural gas to the Area and that above-ground utilities could be located underground, thus helping to retain the natural beauty of the Area.

EXISTING LAND USE AND ZONING

There are five basic land use classifications utilized in describing the existing land use conditions in the total Foothill Corridor Area. First, is "Residential" which includes all types of dwelling units. Second, is "Commercial/Industrial" which includes Sand and Gravel and Clay operations and shopping facilities. Third is"Public/Quasi-public" which includes all parks and public and private recreational facilities. It also includes churches, schools, libraries, Irvine Lake, fire stations, community centers and any other facility used by the public. Fourth, is "Open Space" which includes all lands not currently being utilized for a specific use and where there are no improvements. This includes all of the Cleveland National Forest Area. Finally, there is "Agriculture" which includes citrus and grazing land or other lands used for

FOOTHILL CORRIDOR
ORANGE COUNTY
EXISTING LAND USE AND CIRCULATION



2000' 0 3000'
1000' 2000'

LEGEND

- RESIDENTIAL
- COMMERCIAL/INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- OPEN SPACE
- AGRICULTURE

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DESIGN PLAZA, 320 NEWPORT CENTER DRIVE, SUITE 33
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7555

the growth of food products or farming operations. Table #3 (Existing Land Use Acreage) shows for the total Foothill Corridor Area the number of acres and the percentage of total area for each land use classification described. Exhibit #11 (Existing Land Use and Circulation) shows the area and location for each of the land uses classified.

There are six zoning classifications now existing in the Foothill Corridor Area. Table #4 (Existing Zoning Acreage) shows by zone code the total acreage and percentage of the total area zoned for each code area. Exhibit #12 (Existing Zoning) shows the location of each zone code. This zoning is current as of August, 1974.

Also, there are four agriculture preserve areas located within the Foothill Corridor Study Area. Approximately 17,827 acres or 23 percent of the total 77,000 acres lie within an Agriculture Preserve. Over 60 percent of the property owned by The Irvine Company within the Study Area is in Agriculture Preserve. When a parcel or given area is designated as an Agricultural Preserve by request of the landowner, the property is reserved from any development or use with the exception of agriculture. In return there is a reduction of the property taxes. Agricultural Preserves are in force for a period of not less than ten years. Ten years after notification areas can be removed from this status without penalty. Table #5 (Agriculture Preserve Acreage) shows the acres and percentage of preserve area for each of the named owners. Exhibit #13 (Agriculture Preserves) shows the location for each of the Preserve areas within the Foothill Corridor Area and the numbers on the Map correspond with the names and acreages in Table #5.

Currently dwelling unit densities range from .31 to 3.5 dwelling units per acre with an overall average of 1.85. These are the densities of

EXISTING LAND USE ACREAGE

TABLE #3

	USE	ACRES	% OF AREA
1.	Residential	357	.4
2.	Commercial/Industrial	63	.1
3.	Public/Quasi-public	2,664	3.5
4.	Open Space	67,030	87.1
5.	Agriculture	6,886	8.9
	TOTAL F.C. AREA	77,000	100%

EXISTING ZONING

TABLE #4

ZONE CODE	ACRES	% OF TOTAL
P.C. (Planned Community)	4,335	5.62
C-1 (Commercial)	4	.01
RHE-1 (Res.Hillside Estates @20,000 sq.ft. min.)	81	.11
S-G (Sand and Gravel)	175	.22
R-2 (7000) PD (7000) Cond.	69	.08
A-1 (Agriculture/.25 du/ac)	72,000	93.51
Roads	317	.42
TOTAL	77,000	100%

AUGUST 1974

AGRICULTURE PRESERVE ACREAGE

TABLE #5

	AREA	ACRES	% OF AGRICULTURE PRESERVE AREA
1.	* Irvine	11,665	65
2.	Mission Viejo	5,960	33
3.	Robinson	84	1
4.	Trabuco P.W.T.	118	1
	TOTAL	17,827	100%

* Approximately 60% of the Irvine Property in the Study Area is in Agriculture Preserve

FOOTHILL CORRIDOR
ORANGE COUNTY
EXISTING ZONING

2000' 0' 3000'
1000' 2000'

LEGEND

1 C1

2 PC

3 RHE-1

4 RHE-20,000

5 Sand & Gravel

A-1

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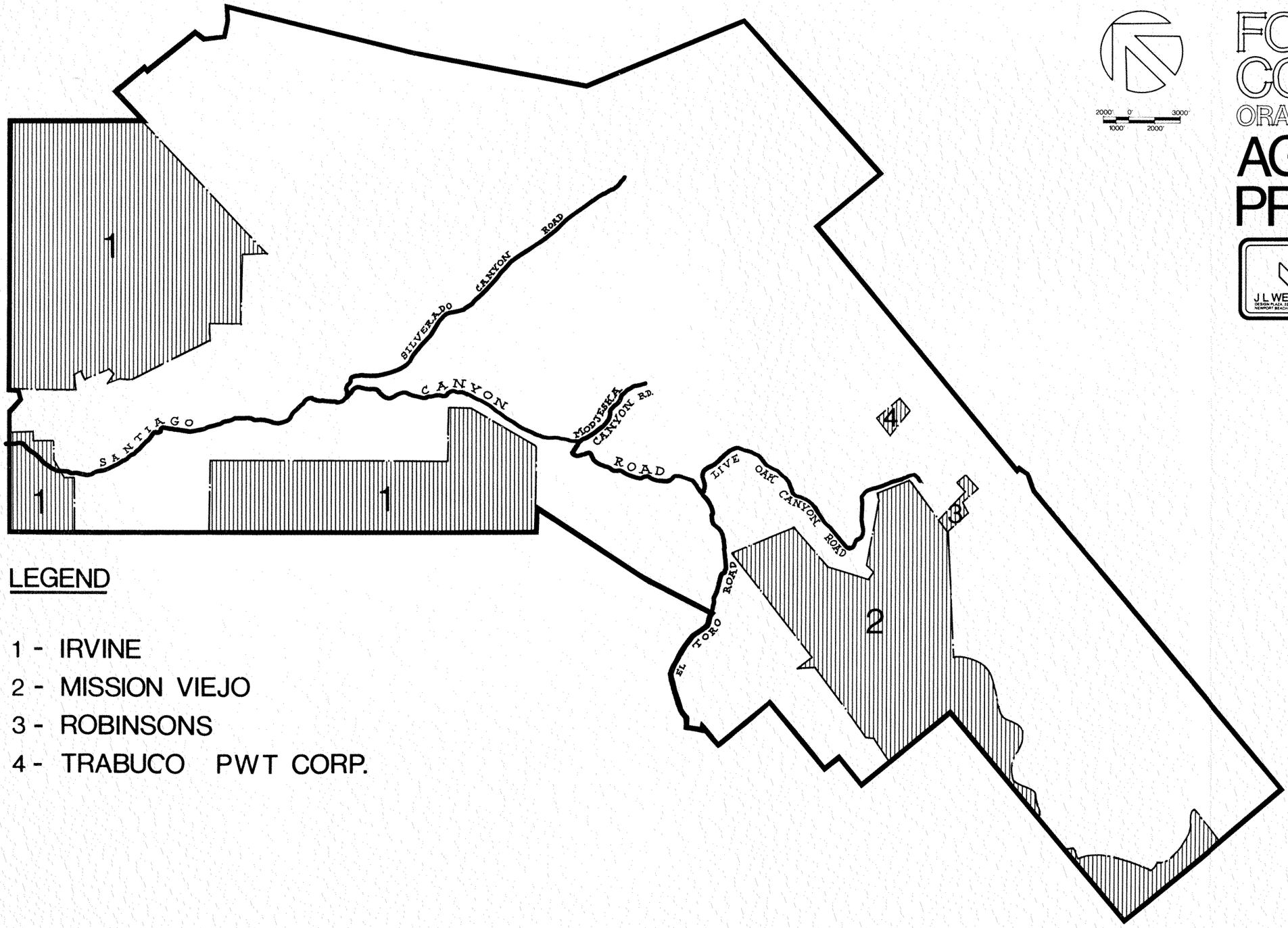
FOOTHILL CORRIDOR
ORANGE COUNTY
AGRICULTURAL PRESERVES

2000' 0' 3000'
1000' 2000'



LEGEND

1 - IRVINE
2 - MISSION VIEJO
3 - ROBINSONS
4 - TRABUCO PWT CORP.

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improved lots under eight acres in size. This eight acre figure was used because under "A-1" Zoning there must be four acres per dwelling unit and with a lot under eight acres it cannot be further subdivided. It also gives a more accurate picture of the existing densities where village clustering exists. Table # 6 (Existing Dwelling Unit Densities) shows for each Study Area the existing densities of parcels of under eight and over eight acres in size.

Table # 7 (Potential Density Under Current Zoning) shows the potential density and maximum dwelling units that would be allowed under current zoning for each Study Area and the total Foothill Corridor Area. It must be noted that this maximum may never be reached due to the rugged topographic areas, the geological conditions, safety hazards from floods or fires and extreme development costs. Non-developable acreages include public-owned property, the Audobon Society and utility company properties. Unless these properties are sold to private landowners, they will not be utilized for development. The current zoning does provide for an overall low density at maximum development, but this may also require much grading for roads and pads. It is therefore recommended that at the Community Plan stage, specific studies to determine specific densities and land uses for the various areas should be conducted in order to insure that they are compatible with retaining a rural environment and the positive natural features of the Area.

EXISTING CIRCULATION

There are five main roads located within the Foothill Corridor. The majority of the people who reside in the Silverado, Williams and Modjeska Canyon Areas utilize the north access route of Santiago Canyon

TABLE # 6

EXISTING DWELLING UNIT DENSITY

* AREA	PARCELS UNDER 8 ACRES				
	Undev.	Acres	Dev.	Acres	DU/Ac.
Silverado	385	310	392	112	3.50
Williams	36	72	11	18	.61
Modjeska	116	124	142	126	1.12
Trabuco	80	111	120	77	1.55
Coto de Caza	460	400	0	0	0
Foothill	28	98	10	31	.31
TOTAL	1078	1115	675	364	1.85

* AREA	PARCELS OVER 8 ACRES				
	Undev.	Acres	Dev.	Acres	DU/AC
Silverado	103	4196	8	991	.01
Williams	31	1672	2	170	.01
Modjeska	33	1299	7	211	.03
Trabuco	99	3884	14	917	.01
Coto de Caza	19	4530	0	0	0
Foothill	156	49,222	34	8112	.01
TOTAL	441	64,803	65	10,401	.01

Note: All Acreage - Net

* See Exhibit # 2 (Study Area Boundaries) for location of these areas

TABLE # 6

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Note: All Acreage - Net

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TABLE #7

POTENTIAL DENSITY UNDER CURRENT ZONING

AREA	ACREAGE					
	A-1	A-1 (under 8 ac)	RHE-1	RHE-20,000	PC	TOTAL ACRES
Silverado	2260	422	-	-	-	2682
Williams	1521	91	-	-	-	1612
Modjeska	1183	250	-	-	-	1433
Trabuco	2993	188	19	81	-	3281
Foothill	35,391	129	-	-	-	35,520
Coto de Caza	4530	-	-	-	400	4930
TOTAL	47,859	1080	19	81	400	49,458

AREA	Dwelling Units		Existing DU/AC	Maximum DU/AC
	Existing	Maximum		
Silverado	400	1315	.10	.49
Williams	13	427	.008	.26
Modjeska	149	554	.10	.37
Trabuco	144	948	.04	.29
Foothill	44	8886	.001	.25
Coto de Caza	0	1634	0	.33
TOTAL	750	13,764	.014	.28

TOTAL DEVELOPABLE ACREAGE	49,458
* TOTAL ACREAGE NOT DEVELOPABLE	27,542
TOTAL ACREAGE	77,000

* Assumed not to be developed - includes U.S.A., County Parks, Public Service Property, Autubon Society & Utility Company Property

Road into the Orange urban areas. Most of the residents in the Cook's Corner and Trabuco Area use the southern access route of El Toro Road to the El Roro area. Exhibit #11 (Existing Land Use and Circulation) shows the location of the five main roads in the Foothill Corridor Study Area. Below is a description of the type, usage and characteristics of each.

Santiago Canyon Road

Santiago Canyon Road is a primary road. The current ADT (average daily trips) on a weekday is 1272 and on a weekend is 3177. This is the section of roadway running forth from Live Oak Canyon Road to Newport Boulevard. The increase in weekend traffic is primarily due to visotors to the Irvine Lake and Park areas. The major traffic hazard where accidents occur is at the intersection of Silverado Road and Santiago Canyon and also where Live Oak Canyon junctions, known as Cook's Corner. At this point Santiago Canyon Road becomes El Toro Road running south.

El Toro Road

A major arterial between the junction of Live Oak Canyon Road and Trabuco Road, the Adt count for a weekday is 2287. On a weekend it increases to 5000 ADT. This is due to the weekend visitors to O'Neill Park, Escape Country and recreational activities in the Trabuco area. The major traffic hazard is where El Toro Road ends at the junction of Live Oak Canyon Road (Cook's Corner).

Live Oak Canyon Road

Live Oak Canyon Road is a secondary road east off of Santiago Canyon Road. It is the access route to the Trabuco Oaks, Coto de Caza, O'Neill Park and Escape Country. On a weekday currently there are

approximately 1345 ADT. On a weekend there is approximately 5973 ADT. This road is very winding and narrow, approximately 20-24 feet wide. Most of the traffic accidents occur in the area where Live Oak Canyon Road turns into Trabuco Road. THe Road Department has scheduled improvements to relieve this condition within the next five years and to connect O'Neill Park and Coto de Caza eventually with Alicia Parkway providing an alternate access to the areas most used for weekend recreation.

Silverado Canyon Road

Silverado Canyon Road junctions at Santiago Canyon Road and runs east into the Cleveland National Forest. Its approximate traffic flow on a weekday is 1593 ADT. On a weekend it is approximately 2328. This was recorded in March of 1972. This road is the only access to the National Forest when it is opened in the winter. Thus, the traffic increases on the weekends only during the winter. Traffic accidents which have occurred on this road have been at the junction with Ladd Canyon Road.

Modjeska Canyon Road

In March of 1968 the ADT traffic count was 423. This road junctions east off Santiago Canyon Road. Also there is a bypass road which junctions south off Santiago and connects with Modjeska Canyon Road. This bypass road seems to have the most traffic accidents in Modjeska Canyon.

In summary, the road network system in the Foothill Corridor Area consists of the primary Santiago Canyon Road and El Toro Road for access. All of the roads are hilly and winding and have no street lighting or signals. Most of the automobile accidents occur at night at sharp turns and secondary junction points off of Santiago Canyon at Live Oak Canyon and El Toro Road. The weekend traffic creates a considerable amount of congestion in the area especially in summer months.

SOCIO - ECONOMIC ENVIRONMENT

POPULATION CHARACTERISTICS

The population characteristics were estimated from the 1970 Census Tract No. 320.01. Although this Census Tract covers a greater area, the persons per dwelling unit and percentage factors established for the Tract by the 1970 Census were utilized. Since there has been a low growth rate in the Foothill Corridor Area, the 1970 Census figures are believed to be fairly good estimates of the current characteristics. Table #8 (Population and Housing Characteristics) shows selective characteristics from the 1970 Census for the Foothill Corridor Area along with a comparison with Orange County characteristics for 1970.

As shown in Table #8, there are an estimated 1876 persons now residing in the Area. Based upon additional objective information supplied by the questionnaire, the population is diverse in age, income and occupations. However, in summary, the residents are older, have lower incomes and have more single persons than the overall County average.

MARKET ANALYSIS

The housing characteristics for the Foothill Corridor Area are shown on Table #8 (Population and Housing Characteristics). There are an estimated 750 dwelling units in the area. Some of these are not occupied but over 68 percent of the occupied units are occupied by the owners. On an average, the dwelling units are lower in value than

TABLE #8

POPULATION AND HOUSING CHARACTERISTICS

The population and housing characteristics shown below were estimated from the base data of Census Tract 320.01 within which the Foothill Corridor Study Area is located. A comparison with the 1970 Orange County totals are aslo shown where applicable.

POPULATION CHARACTERISTIC	FOOTHILL CORRIDOR	ORANGE COUNTY
1. Total population	1876	N/A
2. Persons per Dwelling Unit	2.5	3.2
3. Percentage Population - Males	53%	49%
4. Percentage Population - Females	47%	51%
5. Percentage Population - Students(K-12)	22%	28%
6. Percentage Population - Employed	35%	38%
7. Number of Families	355	N/A
8. Median School Years Completed	12.6	12.6
9. Median Family Income - Annual	$9,950	$12,245
*10. Percentage Families - Poverty Level	7%	5%
11. Percentage Family Income:		
Under $5000	14%	11%
5000 - 9999	36%	24%
10,000 - 14,999	16%	27%
15,000 - 24,999	5%	6%
50,000 & over	1%	1%

HOUSING		
1. Total Housing Units	750	N/A
2. % Units Owner Occupied	68%	65%
3. % Units Renter Occupied	32%	35%
4. Median Dwelling Unit Value	$19,500	$27,200
5. Median Rent/Month	$100	$138
6. Median Number Rooms/DU	4.3	5.2
7. % Housing Units Built: Before 1939	33%	7%
40 - 49	26%	6%
50 - 59	19%	31%
60- 70	22%	56%

*Family of 4 with income below $3600 annually

the County average but there is a substantial amount of diversity in size, age, value and architecture. The age of the homes in the Area is substantially older with over 33 percent built prior to 1939. However, from the questionnaire information and from field surveys, it is very evident that a great majority of the older homes have been remodeled and improved within the last five years.

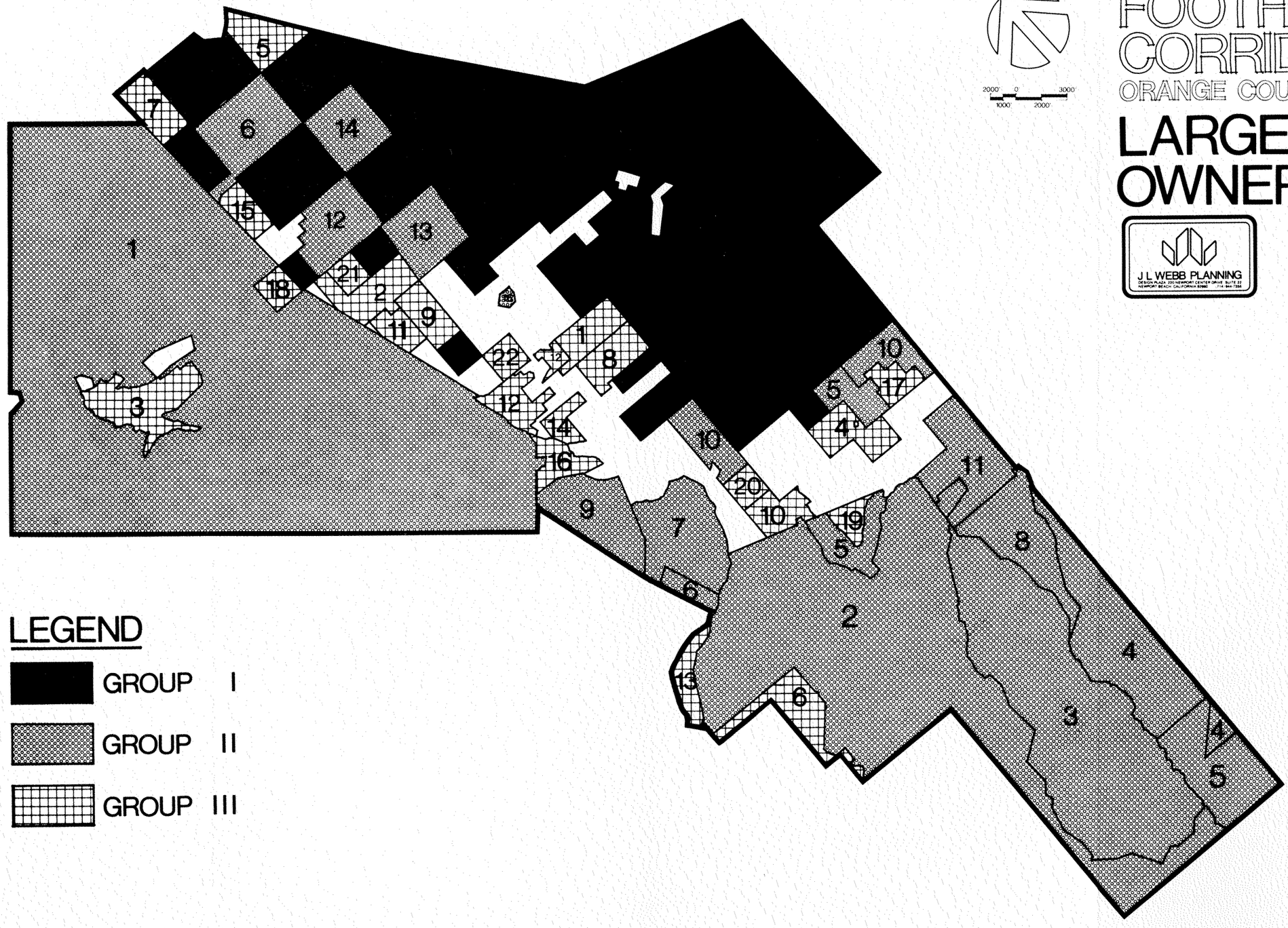
As shown in the "Land Use" Section of this Report, dwelling unit densities vary throughout the Area but are mostly clustered in groups forming village-like communities. The most significant characteristic of housing in the area is the individualism shown by the diversity in homes and parcel sizes.

With approximately only 1100 acres developed to date, most of the Area is still in open space and subdivided into large parcels. The market value on a per-acre base is very diverse depending upon topographic conditions, location, buildable area and accessibility. The vacant parcels are owned currently by very few landowners. Table #9 (Large Land Ownerships) shows the name and total acreage for each landowner owning over 160 acres. The landowners are divided into three major groups. Group "I" is the United States Government Property - Cleveland National Forest. Group "II" landowners are those having at least 640 acres and over. Group "III" are landowners having between 160 and 640 acres. As shown on Table #9, over 91 percent of the 77,000 acres in the Study Area is owned by less than four percent of the total landowners estimated to be approximately 1000. Exhibit #14 (Large Land Ownerships) shows the location of each group and large landowners' property.

FOOTHILL CORRIDOR
ORANGE COUNTY
LARGE LAND OWNERSHIPS

2000' 0 3000'
1000' 2000'

J L WEBB PLANNING
DESIGN PLAZA 200 NEWPORT CENTER DRIVE Suite 22
NEWPORT BEACH CALIFORNIA 92660 714 644-7266



LEGEND

GROUP I

GROUP II

GROUP III

TABLE #9

LARGE LAND OWNERSHIPS

GROUP		NAME	ACRES
I	1.	United States of America	20,945
II	1.	The Irvine Company	19,165
(640 acres	2.	Crocker Citizens Bank	8,320
and over)	3.	Bonnie Valley Corp.	4,930
	4.	National Audubon Society	1,866
	5.	O.C. Harbors, Beaches & Parks	1,765
	6.	So. California Edison	998
	7.	Glenn Ranch	998
	8.	Starr Foundation	875
	9.	El Toro Company	792
	10.	Edgar, E.	765
	11.	Robinson Ranch	743
	12.	Dragt, V.	714
	13.	Pitcher, L.	643
	14.	Viebeck, V.	640
III	*1.	Maddox, P	578
(160-639 ac.)	2.	Bronzan, G.	471
	3.	Irvine Irrigation District	459
	4.	Ferber, O.	386
	5.	Beek, C.	359
	6.	Mission Viejo Company	340
	7.	Halderman, R.	325
	8.	Modjeska Service Co.	320
	9.	First American Trust	319
	10.	Vendanta Society	286
	11.	MacPherson, S.	230
	*12.	World Vision Inc.	221
	13.	Citrus Investments, Inc.	197
	14.	Martin, E.	195
	15.	Title Insurance & Trust Co.	194
	16.	Ward, M.	189
	17.	Malcomson, J.	184
	18.	Ulrich, D.	162
	19.	Schwendeman, A.	160
	20.	Leisure Heights Investments	160
	21.	Bohannon, F.	160

	Total Acres	% of Total Acres	Total Landowners	% of Landowners
GROUP I	20,945	27%	1	.1
GROUP II	43,213	56%	14	1.4
GROUP III	5,895	8%	22	2.2
ALL OTHER (under 160 ac)	6,630	9%	963	96.3
TOTAL	76,683	100	1000	100

Note: Roads Excluded

* This plus additional acreage will comprise 832 ac. to be owned by G.W. Grady All located within Williams Canyon

EDUCATION STATUS

There are an estimated 413 students (grades K-12) residing in the Area. There are two elementary schools in the Area, Silverado Elementary School (grades K-6) and Trabuco Elementary School (grades K-8). Silverado is within the Orange Unified School District and Trabuco is within the Saddleback Valley Unified School District. There is a projection of 206 students at Silverado for the school year 1974-75 and a projected student population of 71 for Trabuco. Students in grades 8-12 residing in the Orange Unified School District attend Santiago Junior High and El Modena High School which requires bussing for the Foothill students. Students in the Saddleback District in grades 9-12 attend El Toro High School and also require bussing.

The southerly portion of the Study Area (Coto de Caza) is within the Capistrano Unified School District. The policy of this school District for students in the Foothill Area is to make arrangements with the Saddleback Valley School District to enroll those students in their schools. This is due to the low number of students from the Foothill Area currently in the Capistrano District. If these arrangements could not be made, these students would have to attend schools located in San Juan Capistrano and San Clemente.

All three school districts project a per-student cost of approximately $1100 for the 1975-75 school year.

A distinctive quality of the lifestyle in the area is manifested in the type of elementary school in the area. The schools have a high number of teachers to students ratio and the number of students is low and there is a "country" school atmosphere. This characteristic should be preserved in the areas.

COMMUNITY SERVICES

The analysis of existing community services is provided to give a general overall view for the Foothill Corridor Area. A more specific description should be provided at the Community Plan level; however, for a Policy Plan, it is important to know the basic types and levels of public and private services which exist in the Area today.

There are no special public service districts within the Foothill Corridor Area. All public services are provided by the County of Orange. This includes fire stations in the Silverado, Modjeska, Trabuco and Santiago areas which also offer emergency first aid for the residents. However, there are no medical or hospital facilities in the Area. Police protection is provided by the Orange County Sheriff's Department. There is one small public library in Silverado Canyon. A dump site is located adjacent to Irvine Lake. Currently there is no public transportation to the Foothill Area.

There are two public Regional Parks in the Area. In the north, west of Irvine Lake is Irvine Park consisting of 186 acres. It provides picnic areas, a small lake for boating, play fields, snack bars and hiking and bicycle trails. This park is visited by approximately 1,500,000 persons annually. Located in Trabuco Oaks is O'Neill Park which has approximately 398 acres of camp grounds, restroom and picnic facilities, play areas, snack bars and equestrian and nature trails. Approximately one million persons annually utilize this park. Also, there are approximately 20,000 acres of the Cleveland National Forest within the Study Area. Due to fire hazard, it is closed in the summertime. However, in the winter, the access road in Silverado Canyon is opened to allow people to drive or hike to Modjeska and Santiago Peaks. There

are no local parks within the Area at the present time.

Private service facilities include churches, three small food stores, restaurants in Silverado and several taverns. One tavern known as "Cook's Corner" is a focal point and landmark located at the intersection of Santiago Canyon Road and Live Oak Canyon Road. There are no major or community shopping centers in the Area. There is a small commercial/recreational activity adjacent to O'Neill Park. There are several privately-owner public recreational facilities in the Area. Saddleback Motorcycle Park is located adjacent to Irvine Lake and Park. Escape Country located east of Trabuco and O'Neill Park provides for motorcycle riding, fishing, dune buggy driving and hang-gliding. A bird sanctuary is located in Modjeska Canyon. Coto de Caza provides an equestrian country club and rifle range. There is also a rifle range in Silverado. A private picnic ground with some camping is located in Baker Canyon.

In summary, the existing community facilities are recreation-oriented and attract a large portion of non-residents into the Area especially on weekends. The local residents have access to these facilities also, but there are practically no public or private facilities exclusively designed for residents of the area except for the community centers located in Silverado, Modjeska and Trabuco Oaks.

COMMUNITY ACTIVITIES

The recreational activities offered and utilized in the Foothill Corridor Area were discussed in the "Community Services" Section and include fishing, hiking, horseback riding, camping, picnicing, etc. However, this section is a consideration of the activities of the residents of the Area with information derived from the results of the questionnaire.

There is a large number of residents who participate in club and organizational activities. Church activities account for about forty percent, followed by 4-H, FFA, the Fire Department, Inter-canyon League and other clubs such as Scouts, Riding Clubs, historical societies and other various types of organizations. Hobby and free-time activities of the residents include hiking, fishing, camping, swimming, golf, motorcyle riding and tennis. In summary, the activities of the residents are many and diverse but are usually nature and outdoor oriented activities. This again demonstrates the individualism in the hobbies, activities and organizations of the residents of this Study Area.

The ownership of personal items demonstrates the participation of the residents in outdoor recreational activities. Bicycles are owned by thirty percent of the people along with motorcycles, campers, trailers, boats and other recreation-oriented items.

An important fact exhibited by the questionnaire results is that over fifty percent of the residents spend over 90% of their free time in the Foothill Area. Approximately eighty percent of the residents spend fifty percent and more time within the Foothill Area. For a more detailed evaluation by number and percent for each Study Area, see the "Community Input - Questionnaire Results" Section of this Report.

REVENUE ANALYSIS

The revenue analysis for the Foothill Corridor Area examines the total property tax revenues generated by the Area. It must be noted that other revenues are generated for the County in sales tax revenues, fees, fines and other minor revenues from the residents of the Area. However, without a detailed analytical study, these additional revenues cannot accurately be projected. Since the property tax generates the greatest revenue for the County, school districts and other special districts, it is believed to portray a substantial revenue picture for the Area. A cost analysis for the Foothill Area would require an in-depth study to show an accurate picture of costs produced by the Area. This is due to the organization of information available for a specific area within the County Unincorporated Area since many of the costs of services are for a combined County-wide and unincorporated area.

Table #10 (Property Tax Revenues) shows the total revenues collected from property taxes for each Study Area and the total Foothill Corridor Area. It also shows the portion of property tax revenue that goes to the Orange County General Fund. There also is a breakdown on a per-capita, per acre and per dwelling unit base. All figures were based upon tax rates per $100 of assessed value minus exemptions for the assessed valuations and tax rates as of March, 1974. It should be noted and generally assumed that the Area generated more tax revenue than costs for the County due to the small portion of developed land and low population in the Area. Since the majority of undeveloped vacant land is owned by a small minority of the landowners, their share of the total revenue is greater.

TABLE #10

PROPERTY TAX REVENUES

AREA	ORANGE COUNTY GENERAL FUND REVENUE	TOTAL REVENUE
Silverado	$28,165.38	$304,830.64
Williams	$ 5,757.19	$ 42,422.13
Modjeska	$ 8,937.51	$ 64,046.86
Trabuco	$24,188.80	$196,798.76
Coto de Caza	$38,157.45	$199,385.85
Foothill	$81,564.50	$570,286.02
TOTAL	$186,771.00	$1,377, 770.00
Total Population 1876	Per Capita $ 94.56	Per Capita $734.42
Total Net Acres 76,683	Per Acre 2.44	Per Acre 17.97
Total D.U. 750	Per D.U. $249.03	Per D.U. 1,837.03

Orange County General Fund Revenue - 1973-74 is 1.68 per $100 of assessed value. This fund provides services not listed in the property tax rates and includes both County-wide and non/County-wide services.
Total Revenue - Total actual revenue produced from property taxes for the area and includes schools, special service bonds and others as listed in tax rates. Also includes County General Fund.
Note: There is no available data on the costs incurred by the County for servicing the Foothill Corridor Area. The Budget Department of the County Administrator's Office did attempt to develop an estimate for the Foothill Corridor Area but stated that it would be a complex tast requiring much time and money.

The tax rates vary throughout the Area from $8.84 per $100 of assessed value up to $14.12. The current tax rate for the County General Fund is $1.68 per $100 of assessed value. The spread in tax rate is due to a combination and mix of three school districts, three water districts and special bonds. In total there are twenty separate tax rates and a total of thirty-seven tax rate code areas throughout the Foothill Corridor Study Area.

EXISTING PLANNING STATUS

ORANGE COUNTY PLANNING

The 1983 Land Use Element of Orange County was adopted by the Board of Supervisors in July of 1973 with the latest revision adopted late in 1974. Exhibit #15 (1983 Land Use Element) shows the Residential, Commercial and Open Space Areas of the adopted Plan. The Foothill Corridor Area is within a Planning Preserve category of the 1983 Land Use Plan. This means that this Area is essentially Open Space Area. It is an area where development is not expected or encouraged for the next ten years. This does not mean that development cannot occur but it encourages logical planning for the area whether it be for urbanization or conservation of open space and natural resources. This proposed Policy Plan follows these objectives by providing the logical planning process intended for Planning Preserve Areas. This Policy Plan proposes that the area be revised to a Planning Reserve in the Land Use Element of Orange County for the purpose of carrying out specific Community Plans for the Area.

The Conservation and Open Space Element was adopted by the Board of Supervisors in August of 1972. A major portion of the Foothill Corridor encompasses two Open Space and Conservation Planning Priority Areas. The first is the northern section of the area known as the Upper Santiago Priority Area and the other is the Aliso Greenbelt Planning Area. Both are currently in the planning stages and the proposed Policy Plan recommends that the final adopted plans and policies be incorporated into the Foothill Corridor Policy Plan. The Master Plan of Regional Parks designates several park sites throughout the Corridor Area which fall into Priority Groups II and III which indicates that acquisition, planning and development will occur sometime after 1980. Local parks have not yet been planned in the area but the Local

FOOTHILL CORRIDOR
ORANGE COUNTY
1983 LAND USE ELEMENT

2000' 0' 3000'
1000' 2000'

J L WEBB PLANNING
DESIGN PLAZA, 230 NEWPORT CENTER DRIVE, SUITE 20
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7330

LEGEND

RESIDENTIAL
- Med. Low
- Med.
- High

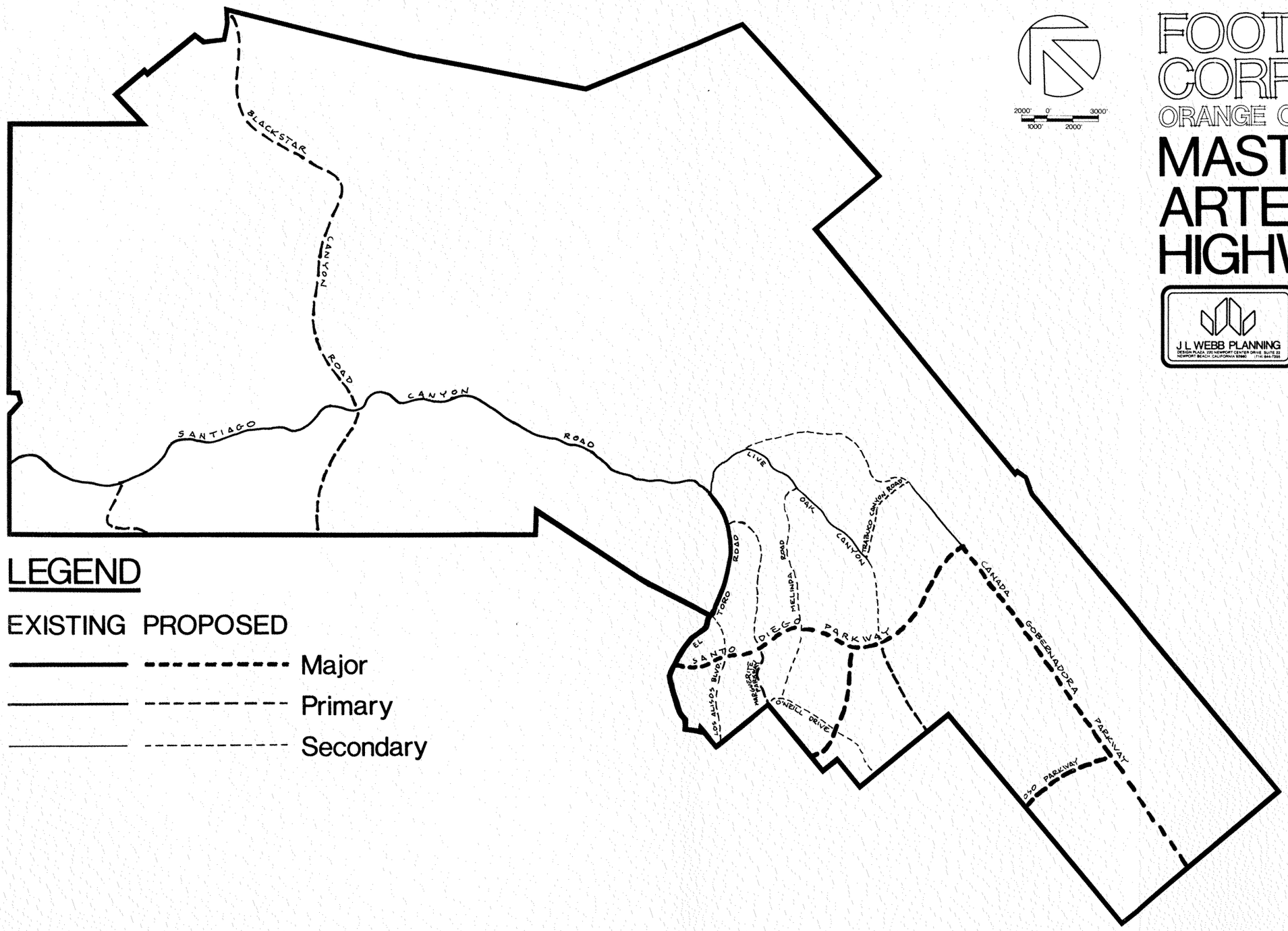
COMMERCIAL
- Community

OPEN SPACE
- Natural Resources
- Exclusive Ag.
- General Ag.
- Recreation
- Other Open Space

HIGHWAY
- Major

FOOTHILL CORRIDOR
ORANGE COUNTY
MASTER PLAN ARTERIAL HIGHWAYS

2000' 0 3000'
1000' 2000'



LEGEND

EXISTING	PROPOSED	
———	- - - - - - - - - -	Major
———	- - - - - - - - - -	Primary
———	- - - - - - - - - -	Secondary

J.L. WEBB PLANNING
DESIGN PLAZA, 220 NEWPORT CENTER DRIVE, SUITE 22
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7355

Park Code is recommended to be utilized as a guideline for local parks. The proposed Policy Plan makes specific recommendations in reference to local parks for the Area.

The Housing Element of the Orange County General Plan encourages diversity in housing types, sizes and designs. Moveover, it encourages diversity in economic value ranges to allow for low and moderate income housing. Therefore, the proposed Policy Plan encourages these objectives since it is a reflection of the economic values now existing in the housing market in the Study Area.

Exhibit #16 (Master Plan of Arterial Highways) shows the current arterial plans for the Foothill Area. Based upon its current design, this Master Plan does not plan for heavy traffic conditions. There are also other potential problem areas created by this Plan due to week-end traffic and truck traffic. The proposed Policy Plan suggests alternative Policies to alleviate the potential problems. The Scenic Highway Plan shows Santiago Canyon Road as a Scenic Highway Corridor. The Policy Plan encourages this Plan and offers recommendations to insure that this actually does become a "scenic" highway.

Other General Planning Elements currently in the planning process are Seismic Safety and Noise. A Master Plan of Riding and Hiking Trails and Bikeways also exists but further work at a Community Plan level is needed. The Policy Plan encourages the incorporation of the Policies and Plans implemented by the County and recommends that further local community planning incorporate and develop upon these Policies and Plans.

The Orange County Flood Control Department has developed four Master Plans of Drainage for the Area: one for Mission Viejo Area, one for the Trabuco Area, the Los Alisos Area and one for the Santiago Canyon Area. The Corps of Engineers is currently conducting a floodplain study for Santiago, Silverado, Modjeska and Trabuco Areas. When completed, this study will establish the location of the FP-1 and FP-2 Flood Zones for these areas. The proposed Policy Plan recommends the incorporation of these zones when they are finally determined by the Flood Control Department at the completion of the floodplain study.

PRIVATE PLANNING

There are seven major private planning projects currently within the Study Area. Each project is presently at different stages in the planning process. Following are the names and general descriptions of each. Exhibit #17 (Proposed Development Plans) shows the location of each of the projects.

Irvine Company

The Irvine Company General Plan prepared by The Irvine Company projects estate, low and medium dwelling unit densities along with some commercial, a substantial area for regional parks and regional riding and hiking trails. A majority of this area is in Agricultural Preserve and development is not expected for at least ten years. This Plan has not been adopted by the County; however, the Irvine Company has adopted it as their guide for their future development.

Whiting Ranch

Whiting Ranch is an adopted Planned Community of 2769 acres of which 792 acres are within the Study Area. The Planned Community is rural in design allowing for over 1400 acre to

remain in natural open space. It projects a maximum of 1749 low and medium density dwelling units. The 792 acres within the Foothill Study Area are designated in the "PC" as Natural Open Space.

Glenn Ranch

Glenn Ranch is a proposed Planned Community which proposes low, medium-low and medium dwelling unit densities. It also proposed 541 acres to remain in Natural Open Space. That is approximately 54 percent of the total 1000 acres planned. Further progress on this Plan is not expected until after the proposed 1983 Land Use Amendment for the Northern El Toro Area is adopted by the Board of Supervisors.

Orange County Acres

Orange County Acres is a 127 acre Site Plan for single-family and attached units. Presently there is a proposed Zone Change submitted to the County for approval. It proposes a Zone Change from A-1 to R-2 (5000) - PD (5000), Group Quarters. This is to permit single-family, group, duplex and mobilehome dwelling units along with parks, trails and community activity areas. (Zone Change designation - 74-7).

Coto de Caza

Approximately 400 acres of Coto de Caza has an approved "PC" Zone for 400 single-family and 60 attached units. The 400 single-family lots are currently being offered for sale and construction has begun on the 60 attached units and the clubhouse facilities. The overall density of the PC is slightly over 1.0 per acre. The remaining 4530 acres are currently being master planned to be a recreational and nature oriented community.

Hidden Ranch

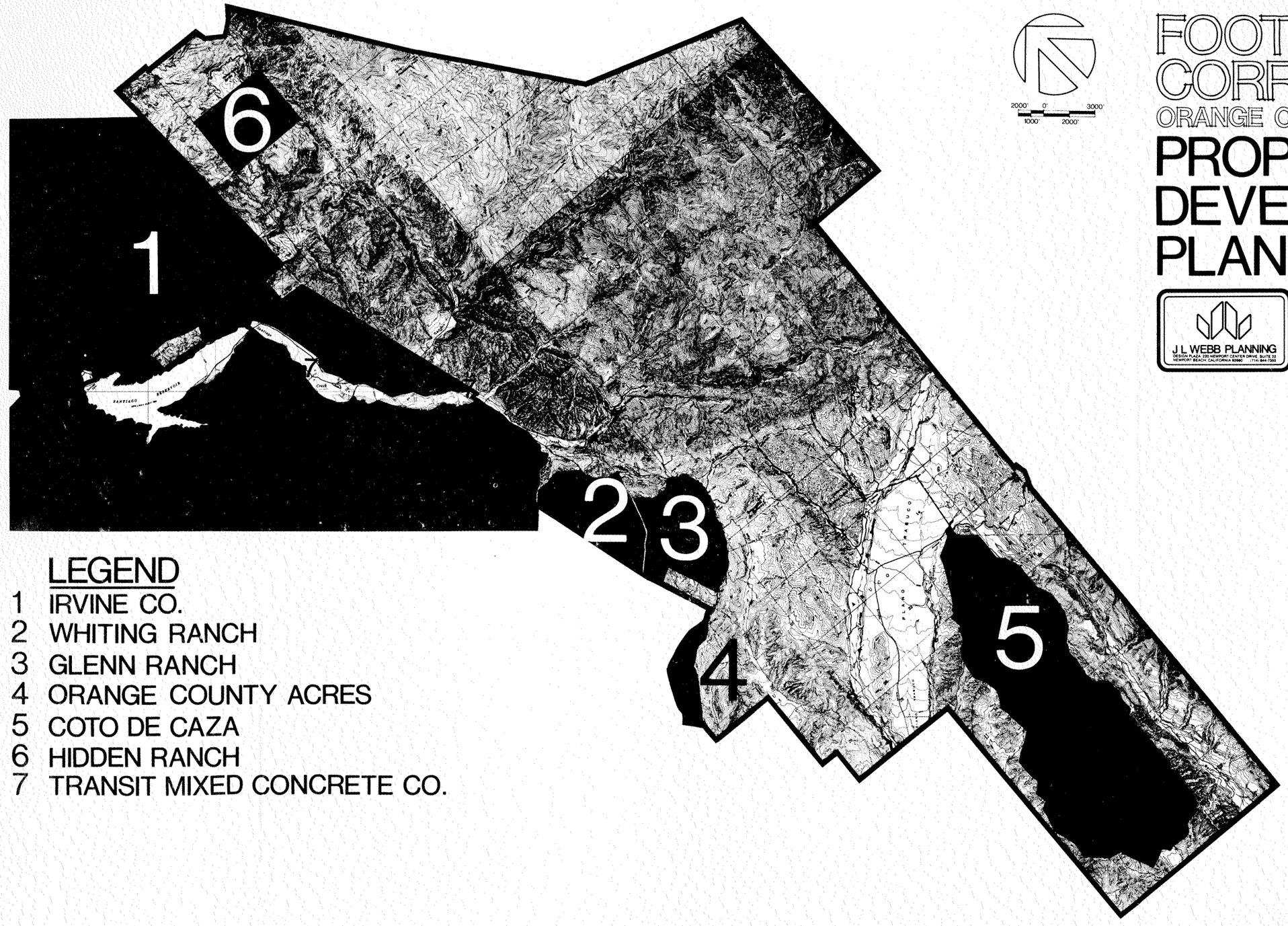
Hidden Ranch is an 819 acre Planned Community which was approved some time ago. However, a condition of the approval by the Board

of Supervisors was that adequate access must be found before development could occur. This was never accomplished. At this time, the Southern California Edison Company has acquired the site for the purpose of developing a generating plant sometime after 1990.

Transit Mixed Concrete Company

This is a proposed Zone Change of a 440 acre site from A-1 to Sand and Gravel Extraction District. A 170 acre portion of the site is now being used for sand and gravel operations under a Use Variance. The Zone Change would permit the mining process throughout the 440 acre area. This Zone Change has been designated as ZC-74-31 and was filed on July 5, 1974.

There are other intentions for planning in the area for sand and gravel operations, clay extraction, mobilehome parks. housing units and planned communities. However, for these there have been no proposed plans formally submitted to the Couty at this time.



2000' 0' 3000'
1000' 2000'

FOOTHILL CORRIDOR
ORANGE COUNTY
PROPOSED DEVELOPMENT PLANS

J L WEBB PLANNING
DESIGN PLAZA 220 NEWPORT CENTER DRIVE, SUITE 22
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7355

LEGEND

1 IRVINE CO.
2 WHITING RANCH
3 GLENN RANCH
4 ORANGE COUNTY ACRES
5 COTO DE CAZA
6 HIDDEN RANCH
7 TRANSIT MIXED CONCRETE CO.

SUMMARY OF EXISTING ENVIRONMENT

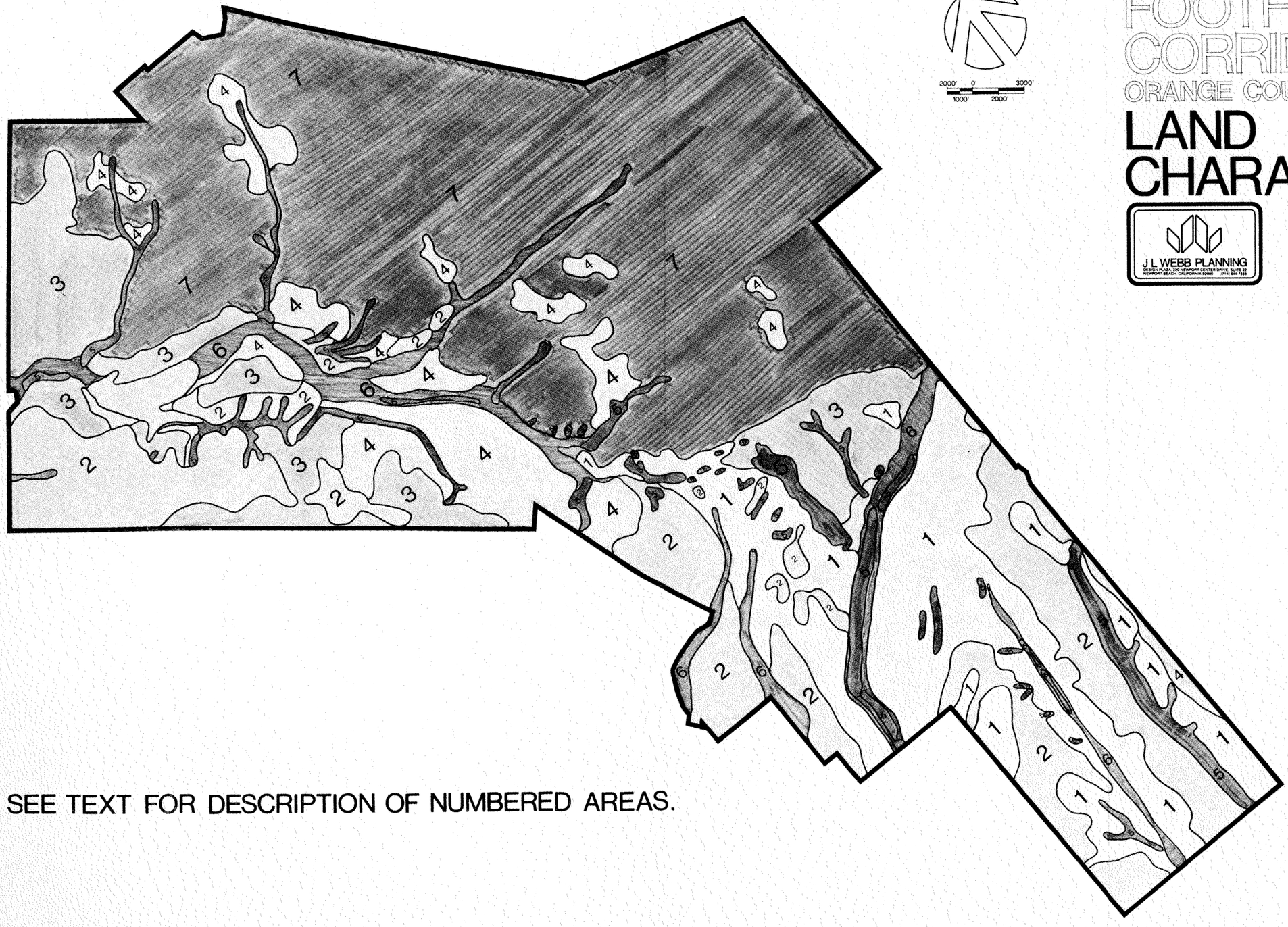
The following Land Characteristics for the Area summarize the physical distinctions of the areas. The following is a brief description of some of the main physical characteristics of each type of area. Each number corresponds to the numbers shown on Exhibit #18 (Land Character Map). These areas depicted are general and should be refined at the Community Plan stage as more definitive studies are completed within each area.

Area	Land Characteristics
1	Major portion of the area is 0-30 percent slopes with substantial amount of 0-10 percent flatlands. Less encumbered by fault lines and slide areas. Contains disturbed areas or grasslands. Least potential for wildlife diversity and number Greatest potential for circulation access under Master Plan of Arterial Highways. Least potential fire hazard with development access and water. At fringe of urban pressure and service facilities. Rolling hills and flatlands with disturbed areas and grasslands. Less significant aesthetic conditions in the area.
2	Major portion of area is 0-30 percent slopes-rolling hills. Some encumbrance by slides and fault lines. Includes grasslands, disturbed areas and coastal sage scrub. Little potential for wildlife diversity and number. Less potential circulation access in Irvine Area. Some increase in future fire hazards due to rolling hills in Irvine Area.

Area	Land Characteristics
2-cont.	Also at fringe of urbanized areas giving pressure and access to service systems for development.
	Some rolling hills and sage scrub. Less significant aesthetics of the area.
	Areas adjacent to existing development may also be considered in this category although not specifically considered.
3	Substantial area less than 30 percent slope especially in Trabuco Area.
	Some influence of slides and fault lines.
	Primarily sage scrub and chaparral
	Potential for wildlife diversity and number
	Less potential for circulation access in Irvine Area.
	Some increase in fire hazard due to greater amount of fuel in Chaparral.
	At fringe of urban areas and services.
	Some distinctive aesthetic amenity in Chaparral areas.
4	Substantial area more than 30 percent slope with some remote areas generally under 30 percent slope.
	Greater potential hazard from fault lines and slide areas.
	Chaparral and some Riparian.
	Greater potential for wildlife diversity and number.
	Generally less accessible and less potential access since most of the areas are in the Irvine-Santiago Area.
	Greater fire hazard area.
	More remote to urbanized areas and services.
	A distinctive aesthetic feature of Chaparral hills.
5 & 6	Vast dominance of 0-30 percent slopes because of location in creek bottoms.
	Some potential for slides from adjacent hills and a variety of fault line conditions.

Area	Land Characteristics
5&6 cont.	Arroyo - Riparian - Oak Woodlands
	Greatest potential for wildlife diversity, number and traveled corridors.
	Variety of access conditions.
	Within a variety of fire hazard areas generally less because of location at a canyon bottom.
	Variety of locations with respect to urbanized areas.
	One of the most distinctive aesthetic features of the area. Trees in canyon areas, arroyos and Riparian areas.
7	Vast majority of land over 30 percent slope.
	Encumbered by slides and faults.
	Chaparral and high chaparral
	Greatest diversity and number of wildlife.
	Least circulation access potential.
	Greatest fire hazard area.
	More remote from the urbanization of Orange County.
	Greatest aesthetic features of the area including the Orange County Landmark - Saddleback Mountain.

In summarizing the socio-economic conditions of the Area it is noted that the Area has grown very slowly over the last ten years and contains a diverse population generally with lower incomes. Housing on the average is smaller and lower in cost with higher utility rates than the County average. The Area is less formal and there is importance placed in the church and Fire Department activities and the Inter-canyon League. The Area is invaded on weekends by "flat-landers" who seek the recreational activities of the Area. Perhaps the best summary is to describe the area to be like a small town at the turn of the century in a positive natural setting, which is striving to retain its character and to survive the invasion of urban congestion, traffic, noise and natural resource extraction.



FOOTHILL CORRIDOR
ORANGE COUNTY
LAND CHARACTER

J L WEBB PLANNING
DESIGN PLAN 330 NEWPORT CENTER DRIVE, SUITE 22
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7560

SEE TEXT FOR DESCRIPTION OF NUMBERED AREAS.

COMMUNITY INPUT

FOOTHILL COMMITTEE

At the beginning of the Study, meetings were held with each of the original Foothill Corridor Policy Committee members. A list of questions was directed to each member. The results of these interviews aided in the formulation of policies by identifying the main issues. Following are some of the answers given to four important questions:

1. How would you describe the Study Area in your own words?
   - away from the rush of urban life
   - one of few remaining areas with horses, corrals & stables
   - good area for investment because of desirability
   - open space, trees, fresh air and hills
   - elevation range from 1000 - 5000 feet
   - traditionally resort or cabin development sprinkled with single-family dwellings
   - coastal sage scrub vegetation
   - good area to raise children with freedom
   - not the competition found in other environments
   - rustic wilderness with small town atmosphere
   - God's country with peace and quiet
   - neighbors you can rely on
   - "Mecca of health"
   - mountain oriented with steep secluded canyons
   - problem of recreational traffic year-around
   - hillbilly in rough, rugged, rural area
   - variety and individualism of people
   - small country school
   - love nature surrounding them
   - must respect natures priorities - fire, flood, wildlife etc.
   - need to plan ahead for medical help because of distance from town

2. What is the most positive aspect of this area?
   - remoteness yet nearness to regional shopping
   - lifestyle - rural way of life
   - school system
   - low density
   - climate - rarely have smog
   - people can be themselves
   - good area for raising family

- type of living away from people
- natural scenic beauty
- out of smog away from tracts
- open space - rural
- weather
- privacy, peace & quiet and seclusion
- natural environment - hillsides and streams

3. What are the negative aspects of this area?
- attempts to develop the area
- influx of "plastic" type of society
- lack of water
- weekend traffic
- fires
- dusty
- floods and mud
- some factions: younger "hippie" types & older or middleage people on Fire Dept.
- Escape Country
- Lack of planning - hodge-podge in certain areas
- greed on part of rental owners who rent to anyone
- invasion from downtown
- flies
- high utility rates
- detached from reality
- rumors and gossip
- services are a problem
- gravel pits and large trucks
- limited amount of land to build on
- fear of clustering of housing
- mountain slides

4. What do you believe to be the key issues to be resolved in order to have 100% support of the Plan by the Committee?
- extent and type of development
- Alicia Parkway to Coto de Caza
- explain need for Policy Plan
- compromise from both sides
- use broad policies
- respect feelings of the community
- develop according to a set of guidelines
- preserve land for future generations
- density - 0-2 du/ac - the issue
- maintain atmosphere with development
- "good luck" on development vs non-development

QUESTIONNAIRE

Method

There was a total of 1142 questionnaires mailed out to landowners, resident/landowners and renters in the Foothill Corridor Study Area. Since there was not an available complete list of residents and landowners for the Foothill Corridor Area, a list was developed from the Assessor Role Books, from organizations and from resident input. A cover letter was mailed with the questionnaire explaining the purpose of the questionnaire along with a brief description and explanation of the proposed Policy Plan to be developed. (See Appendix for sample questionnaire and cover letter) Results were then totaled for each question and percentages of each category tabulated based upon the number of persons answering the questionnaire. Table # 11 (Questionnaire Tally) shows the number of questionnaires mailed and returned for each Study Area and the total Foothill Corridor Area.

Results

Table #12 (Summary of Questionnaire Results) shows by question category the percentage or number tally for each question for the entire Foothill Area. It also includes a summary table showing the level of importance and quality of existing conditions for the area as specified by the questionnaire response. Following is a list of notations resulting from an evaluation of the questionnaire results.

1. Generally those in Coto de Caza and those who own land in more than one area are in the older age categories. Other Study Areas follow similar trends in age distribution with the Foothill Area showing the greater percentage in the 65+ category.
2. In all Study Areas, church activities were listed most frequently. Silverado shcwed greatest percentage of involvement in Inter-canyon League.

3. Although from a small sampling, the Foothill Area had the greatest percentage of horses. Trabuco and Williams follow with an average of one horse per family. Silverado had one-half as many horses per family.

4. Foothill listed the greatest percentage of long-time residents. Silverado listed the greatest percentage of new residents followed by Trabuco and Modjeska.

5. The largest percentages of renters were in Silverado, Modjeska and Trabuco with slightly greater percentage of renters in Silverado.

6. Foothill had a predominance of parcels larger than 25 acres. Many owners of large parcels own in several areas. Larger parcels of land in Williams and Trabuco.

7. Silverado has a greater percentage of older homes than other areas.

8. Silverado showed a greater percentage of remodeling within the last four years.

9. There are fewer accessory structures in Silverado than in other areas.

10. There is a greater percentage of professionals in Coto de Caza and Silverado.
There is a greater percentage of retired persons in Trabuco.
There is a greater percentage of working women in Silverado.

11. A greater percentage of people in Silverado travel farther to work.

12. The greatest percentage of persons in the high income group were in Coto de Caza.
There is a wide range in incomes in all areas except Coto de Caza.

13. The greatest percentage of boats and motorcycles are in Silverado followed closely by Trabuco.

14. Those spending the greatest amount of their free time in the area are in Modjeska.
The least percentage of time in the area is in Coto de Caza.

15. Trabuco shows the greatest percentage of horseback riding followed by Williams and Foothill Areas.
Greatest percentage of hikers in Silverado Area.
Greatest percentage of gardening in Silverado.
Greatest percentage of bicycling in Silverado.

TABLE # 11

FOOTHILL CORRIDOR QUESTIONNAIRE TALLY

AUGUST 16, 1974

STUDY AREAS *	NUMBER OF QUESTIONNAIRES SENT	COMPLETED	% COMPLETED
Silverado	461	105	22.8
Trabuco	236	46	19.5
Modjeska	152	35	23
Coto de Caza	125	9	7.2
Foothill	86	9	10.5
Williams	30	12	40
Mixed	48	29	60.4

TOTAL NUMBER OF QUESTIONNAIRES SENT ----- 1142

TOTAL NUMBER COMPLETED & RETURNED ----- 231

PERCENTAGE OF TOTAL MAILED/COMPLETED -- 20.2%

* See Exhibit # 2 (Study Area Boundaries) for location of these areas

TABLE #12

QUESTIONNAIRE RESULTS

	CATEGORY	* % OF TOTAL
1.	Age	
	Average = 32 years	
	0 - 4 years	6.5
	5 - 17 years	23.4
	18 - 34 years	26.9
	35 - 64 years	37.5
	65 +	5.7
2.	Organizations	
	Church	40
	4-H & FFA	13
	Fire Dept.	12
	I-C League	12
	Other	23
3.	Animals	
	Horses	19
	Household Pets	42
	Other	39
4.	How Long in Area	
	0 - 5 years	48
	6 - 25 years	38
	25 + years	14
5.	Why Live in Area	
	Rural Environment	84
	Other Reasons	16
6.	Resident Type	
	Landowner	22
	Res./Owner	68
	Vacation/Owner	3
	Renter	7
7.	Where Lived Before	
	Orange County	67
	Outside Orange Co.	33
8.	Property Characteristics	
	1 acre	58
	1 - 25 acres	29
	25 + acres	13
	% on slopes	35
	Avg. No. of rooms = 6	
	Avg. Sq. Ft. = 1200	
	One Story	69

	CATEGORY	* % OF TOTAL
9.	Age of Home	
	1 - 10 years	16
	11 - 40 years	58
	40 + years	26
10.	Year Remodeled	
	1965 - 1974	83
	Before 1965	17
11.	Other Structures on Property	
	Yes	69
12.	Occupations	
	Professional	15
	Non-professional	41
	Housewife	17
	Retired	10
	Other	17
13.	Location of Work	
	0 - 10 miles	16
	10 - 30 miles	64
	30 + miles	20
14.	Average Income	
	Average Income = $10-15,000	
15.	Personal Items	
	Cars	46
	Bicycles	30
	Motorcycles	8
	Other	16
16.	% of Free Time in Area	
	0 - 50%	19
	50 - 90%	31
	90 - 100 %	50
17.	Hobbies & Activities	
	Hiking	26
	Gardening	19
	Horseback Riding	13
	Bicycling	11
	Other Activities	31

* Unless otherwise specified

18. COMMUNITY CHARACTERISTICS - LEVEL OF QUALITY AND IMPORTANCE

LEGEND	
G - Good	V - Very Important
A - Adequate	I - Important
P - Poor	N - Not Important

	* STUDY AREAS						
	Silverado	Trabuco	Modjeska	Coto de Caza	Foothill	Williams	Mixed
Schools - Loc. & Quality	G V	G V	G V	A V	G V	G V	G V
School Transportation	G I	G V	G V	A V	G V	G V	G V
Traffic Conditions	G V	P I	A V	P V	A I	G V	A V
Road Conditions	G I	A I	A I	P I	G I	G V	A I
Drainage Conditions	A V	A I	A I	A I	A I	G I	A I
Water Quality & Service	G I	G V	G V	A V	G V	A V	A V
Police Protection	G V	A V	A V	A V	A V	G V	A V
Fire Protection	G V	G V	G V	A V	G V	G V	G V
Hospital & Med. Fac.	A I	A I	A I	A V	A I	A V	A V
Parks & Recreation	A I	G I	A I	A I	G I	G N	A I
Comm. Act. & Fac.	A I	A I	G I	A N	A I	G V	A I
Shopping Facilities	A N	A N	P N	P I	A I	A I	P N
Comm. Communication	A I	A I	G I	A I	A I	G I	A I
Gen. Area Maintenance	A I	A I	A I	A I	A I	P N	A I
Air Quality	G V	G V	G V	A V	G I	G V	G I
Comm. Identity	G I	A I	A I	A I	G I	A N	A I
Open Space	G V	G V	G V	A I	G V	G V	G V
Access to Area	A I	A I	G I	G V	G I	A I	G I
Sanitary Conditions	A I	A I	A I	P V	G V	A V	A V
Housing Conditions	A I	A I	A I	A V	G I	G I	A I
Housing Density	A V	G V	A V	A V	G I	G V	A I
Noise	G V	P V	A V	G V	G V	G V	A V

* See Exhibit #2 (Study Area Boundaries) for location of these areas

Questionnaire Summary

The previous tables exhibit mainly the objective input received from the questionnaire results. The Questionnaire also provided subjective comments, recommendations and concerns. The following list is a summary of the subjective input received on Question # 19 (See Appendix for sample Questionnaire)

1. The fear of development pressures causing the destruction of the rural environment.
2. Emphasis on the preservation of rural character, theme, lifestyle, natural terrain and setting.
3. Retain the small-town image and the neighborliness and tranquility that it provides.
4. Retain low density housing and allow for open spaces. Density suggestions ranged from .25 DU/ac. to 4 DU/ac.
5. Allow no tract-type or large subdivisions but allow for sparse and slow development utilizing rural character standards to fit in with the natural setting.
6. Sanitation conditions are poor including sewerage, lot maintenance, trash on roads and too many unkept houses.
7. Taxes were too high along with utility rates. Also water supply, pressure and quality were not good.
8. No natural gas service.
9. Weekend traffic to O'Neill Park and Escape Country was unbearable and an alternate route should be found.
10. Law enforcement for outsiders does not exist. Problems include motorcycles with illegal mufflers, trespassing and dumping of rubbish .
11. Too much noise from motorcycles, sand and gravel trucks, traffic in general and helicopters.
12. Speeding on the highway was endangering the lives of children and animals.
13. There is no enforcement to control loose dogs and animals and too many animals can be kept on too small a lot.

14. There is a need for good planning to control outsiders and speculators in order to retain the natural, peaceful rural environment.

15. Keep governmental controls out or at a minimum. Preserve the freedom for individuals to live as they wish.

16. The community facilities are not fully utilized and there is a need for more children, teenage and adult programs.

In summary, the residents wanted the area to remain as it is. However, they also realized that some development would occur which would help to alleviate service and tax costs. They would choose to not have this lowering of costs if it would sacrifice the rural environment. Landowners wanted the right to develop and for the most part did not want to develop to destroy the environment. They did want the right to receive fair and equitable compensation for their investments and taxation costs. There were those who wanted no development at all and there were those who desired maximum development but they were in the minority. Most people realized the development pressures but feared the destruction of the existing rural environment. A Policy Plan that would preserve the environment and would allow the landowner to receive a fair compensation through development while not promoting urban-type development was the type of Policy Plan most needed.

PUBLIC HEARINGS

Two public meetings were held on August 20 and 21, 1974, in the Trabuco and Silverado-Modjeska Areas. The purpose of these meetings was to communicate the progress of the Study including results of the questionnaire, physical and socio-economic environmental studies and to provide information on planning and policies which now effect the area. Another purpose of the meeting was to provide an opportunity for public questions and additional input to the planning process. Only the first draft of policies had been completed and was reviewed so that the public meetings could influence the proposed policies.

Public input has been incorporated as appropriate within the Policy Plan. Additional public input will be possible at the public hearings with the Orange County Planning Commission and the Board of Supervisors. It is of great importance that every opportunity be provided for the people to have input and affect upon this Plan. Many means have been made available to insure that the people were included in open Committee meetings, written questionnaires and public meetings and presentations.

PROPOSED POLICY PLAN

INTRODUCTION

In the preparation of the proposed Policy Plan the following major premises were established based upon objective qualitative and quantitative information received from the existing physical and socio-economic conditions and from verbal and written input from residents and landowners.

1. The area is definitely rural in character having scenic areas, an open feeling, agriculture and unique natural topographic, vegetation and wildlife characteristics.
2. There are two major topographic and major drainage areas located geographically north and south of the Modjeska Grade.
3. Geographically and socially there are sub-areas within the Foothill Area which possess individual characteristics.
4. There is a great diversity in the population types, incomes, ages, family sizes and occupations within each of the developed areas.
5. Several natural resource deposits exist throughout the area.
6. Generally speaking, the housing is smaller and lower in price and the people have less average income than the Orange County averages.
7. A high potential fire hazard exists throughout the area.
8. Because it abuts the Cleveland National Forest, the Foothill Area contains several areas providing current or potential regional access to this recreational asset.
9. The area is experiencing traffic problems, especially on weekends due to (a) conflicts between local and regional user requirements and (b) topographic constraints to design of a differentiated circulation network.

Based upon these findings and other information discussed in this Report, Goals, Objectives and Policies were developed with the assistance of the Foothill Corridor Planning Committee, the County of Orange and individual residents and landowners. This was followed by the development of a proposed Implementation Program to insure that these Goals, Objectives and Policies are adhered to in all future planning programs and projects.

DEFINITIONS

VILLAGE OR VILLAGE CLUSTER

A self-contained concentration of residential development with local goods and services oriented solely to residents of the area. A village is separated from any adjacent village by major geographic features, open spaces and low density agricultural/residential areas. This is a distinct contrast to an urban area where one residential area blends with another and there is no distinction between areas of one city to another. An important distinction between a village area and an urban area is that in a village the development respects and sensitively reflects the natural character of the area whereas, the urban area development destroys the natural conditions to replace them with development. In short, nature dominates the scene in a village.

DEVELOPMENT AND ARCHITECTURAL COMPATIBILITY OR SENSITIVITY

To be compatible and sensitive, new development should be in harmony visually and functionally with the existing environment. This means that the visual impression is not altered in character from that with which a development is to be compatible and that it does not noticeably interfere with the important functions possible before the new development. There would be no significant change in style or character within the area as a whole unless it is expressly reflecting an objective of a rural village theme.

RURAL DESIGN OR CHARACTER

This is a design or character of development which emphasizes the natural topography, geology, vegetation and wildlife in its Plan.

A design where the development is fit within a natural setting without destroying the important natural features so that the natural setting of an area is preserved and dominates. A design which incorporates the natural materials such as stone and wood. There is an emphasis on the preservation of an informal character with varying setbacks and orientation of housing, roads which are sensitive to topography and an absence of the urban character such as curbs, gutters, street-lights, blockwalls along the roads and regimentation and sameness of housing. Emphasis is on openness and an orientation to the natural features of the area such as the hills, trees, vegetation and natural streambeds.

RURAL LIFESTLYE

A lifestyle oriented away from high concentrations of people, traffic and congestion. One which lacks regimentation and is not ordered by a strict time schedule. A lifestyle which is diverse and individual and one that is oriented to the outdoors with an informal, slow pace of living.

RURAL THEME

An incorporation of an element of rural design or character as a consistent element of design such as the use of a split-rail fence, Sycamore trees, natural wood, etc.

GOALS

1. Provide for a rural environment and lifestyle.

2. Maintain the natural scenic beauty of the area.

3. Promote the health, safety and welfare of the people in the area.

4. Insure that any development is responsive to and compatible with the natural features and socio-economic aspects of the area.

5. Provide for regional and local recreational uses compatible with the local residential environment.

6. Provide policies that encourage a positive economic environment.

7. Identify geographic areas as " Community Planning Areas" which may accomodate future Community Plans or Specific Plans.

8. Promote the awareness of area residents, landowners and governmental agencies to the activities and programs that are conducive to maintaining and promoting the rural characteristics of the Area.

OBJECTIVES AND POLICIES

1. LAND USE

a. Residential

(1) Promote informal, rural character of housing responsive to the natural conditions in the area.

(2) Prevent regimentation through use of a variety of house types and costs with variations in set-backs utilizing curvilinear roads which are responsive to the topography and natural conditions.

(3) Emphasize the retention of natural open space and a closeness with nature retaining trees, hills and streambeds in their natural state to the maximum degree possible.

(4) Encourage use of village clusters with major open space, agriculture or natural areas separating villages, yet each in harmony with its neighbor.

(5) Promote a rural design and architectural theme for housing and villages. Prevent the usage of urban-type curbs, gutters, streetlights and block walls along roads. Promote the use of rustic-type fencing or natural stone walls and incorporate landscaping for screening purposes.

(6) Permit and encourage the keeping and raising of animals and the use of agriculture in common open areas where not possible on individual lots. Allow for the raising and keeping of animals on individual lots providing for specific conditions under which animals may be kept and the rural character can be retained within certain village areas adhering to County Health Standards.

(7) Assure that phasing of development of any area is compatible with the services the additional development will require.

(8) Restrict and control development in areas subject to consistently high noise levels and work to restrict noise levels within the Foothill Corridor.

(9) Restrict development in designated floodplains and geologically unsafe areas.

(10) Provide for adequate fire protection of individual units and residential areas.

(11) Any development of hillsides is to be design-controlled to prevent scarring of the hills and to insure aesthetically pleasing conditions compatible with the natural conditions of the area.

(12) Promote the use of an A-1 "PD" (Agriculture Zone with a Planned Development Overlay Zone) which would provide for the same density as A-1 at one dwelling unit per four acres, however, it could provide for a clustering of residential development in areas most compatible with this type of development and preserve open space in areas most effected in a negative way by development.

(13) Allow for a variety of densities to occur according to future Community Plans which provide for clustering of single-family residential development at a density compatible with existing development in a village area and a low density with emphasis on open space and preservation of natural areas for those areas outside villages.

(14) Specific density allocations are to occur at the Community Plan or Specific Plan stage to be established by the proposed Community Planning Committees for each Community Planning Area. The range of density considerations for village areas may vary in specific areas where it can be demonstrated to be compatible with the village concept and existing development character while retaining the overall rural character.

(15) The use of attached units or mobilehome parks shall be limited and shall utilize rural design criteria to be compatible with the environment. Specific unit types, number and locations are to be determined by the Community Plan for each area.

(16) Restrict use of streetlights except in critical areas to preserve the rural character of the area.

b. Commercial

(1) Provide only for local convenience commercial integrated within the village areas such as the existing "mom and pop" grocery stores.

(2) Restrict and discourage any regional and community level shopping centers or uses within the area which do not expressly serve the local village residents.

(3) Allow for regional recreational commercial and provide that it is not in conflict with the rural environment.

(4) Promote architectural compatibility of commercial development with the rustic, country atmosphere restricting the use of lighted signs which may effect night driving as well as the rural character of the area.

(5) Do not allow the erection of display of billboards and encourage development of a rural theme for required road signs.

c. Industrial

(1) Limit industrial uses within the Foothill Corridor to those directly associated with Corridor activity, rural environment and natural resource extraction.

(2) Minimize adverse effects of natural resource extraction through control of visual screening of a type compatible with the natural environment. Also, control dust and dirt, setbacks, hours of operation and use of roads, investigating alternate routes for trucks.

(3) Insure restoration of areas used for natural resource extraction.

(4) Control and review the adverse effects of natural resource extraction listed in (2) and (3) above and others through the standards established by the SG Sand and Gravel Extraction District Regulations, the Sand, Gravel and Mineral Extraction Code and the Excavation and Grading Code of the County of Orange.

d. Public/Quasi-public

(1) Retain and establish criteria to promote a "country school" atmosphere with a high ratio of teachers to students and a small total number of students per school.

(2) Investigate the possibility of a rural high school through joint cooperation between districts which may serve the Foothill Corridor Area.

(3) Encourage the incorporation of agriculture, livestock and horses in school programs and education where compatible with the desires of the people.

(4) Promote rural park standards to adapt local parks to the specific character identified for a local area.

(5) Provide regional parks away from the residential areas of the Foothill Corridor which are responsive to and compatible with the natural vegetation and wildlife of the area. Also provide access to the Regional Parks away from residential areas of the Foothill Corridor.

(6) Orient motorcycles and dune-buggies away from residential areas. Recommend separate access to the National Forest Area maintaining compatibility with the rural environment using only graded roads for travel.

(7) Provide for hiking trails and stops and natural areas oriented to this type of trail.

(8) Promote equestrian rest areas and parks oriented primarily to equestrian activity where appropriate with the character of an individual village or Planning Study Area.

(9) Investigate the need and possibility of a rural medical center for treatment of the local residents and emergency cases within the area.

(10) Encourage the incorporation of church facilities within the village area.

(11) Where practical, encourage the incorporation of public areas such as school grounds, parks, church grounds, etc., into the equestrian or hiking trail networks and to provide areas of open space for animals or wildlife.

(12) Distinguish local and regional recreation facilities and the financial responsibilities associated with each type.

e. Open Space

(1) Investigate and establish priority areas for incorporation of permanent undeveloped areas within Community Plan and Specific Plan studies. Specifically promote the incorporation of permanent "public" equestrian or hiking trails within each Community Plan Area.

(2) Promote the development of programs for acquisition or acceptance of dedication of open space areas designated in the Community Plans. Designate only those areas for permanent open space in which a definite program of acquisition or offering for dedication can be accomplished.

(3) Do not prohibit the use of private land through the designation of that land as open space. Any lands to be kept in a permanent undeveloped area must be acquired at a fair price to the owners.

(4) Promote the Greenbelt Plan for Santiago Creek and Aliso Creek insuring open space, conservation and recreational use of these areas.

(5) Restore waste disposal sites for use as open space, conservation or recreational use.

(6) Establish criteria for preserving a scenic corridor specifically along routes to development within the Foothill Area.

(7) Establish specific policies to retain substantial open space, undeveloped areas, natural areas or agriculture between areas for development.

(8) Support the Open Space and Conservation Element of the County as it applies to this Area.

2. CIRCULATION

a. Roads

(1) Provide for rural road standards with r/w,radius and grades which are sensitive to hillside conditions. Minimize the number of large cut and fill banks. Landscape cut and fill areas to blend with the natural vegetation.

(2) Separate to the maximum degree possible, through-traffic, weekend and recreational oriented traffic from resident and owner traffic.

(3) Promote alternative access away from residential canyon areas to the Cleveland National Forest using only graded roads.

(4) Explore and propose alternative routes for trucks which frequent the area to protect from the noise and the safety of travel on the roads in the area.

(5) Support as a priority for improvement, alternate access to O'Neill Park, Escape Country, Coto de Caza and in the Irvine Area promote alternate access to Saddleback Motorcycle Park subject to approval by the Foothill Corridor Committee.

(6) Discourage and limit through traffic in residential village areas.

(7) Promote the policies of the Scenic Highways as they apply to the arterials in the area to obtain a rural environmental setting.

(8) Reject any invasion within the area of additional freeways or major highways.

(9 Consider additional travel lane to dump site near Irvine Lake.

(10) Promote investigations of alternative access routes of a low-level such as a local collector or commuter roads to provide additional access to the area in order to avoid concentration of traffic from future development on any single road within the area and to allow for the maintaining of "rural road" standards.

(11) Consider possible use of "haul" roads for future access when the truck traffic demand has diminished. Consider expansion of these roads in the future for alternate access with rural road standards.

(12) Discourage the use of any "city-type" traffic lights. Encourage rural character traffic signs, street-lights (where required) and other fixtures such as fire hydrants.

(13) Where more than two lanes of road are required, encourage the use of separating lanes with opposing traffic to provide for less grading of an area and to be more sensitive to the natural topography. Also recommend the use of tree and shrub-lined medians and parkways which enhance and blend with the natural environment not creating a hard edge but rather, one that responds to the natural and man-made surroundings. Include also scenic turnouts at appropriate locations along the road for sight-seers.

(14) Restrict the use of trail vehicles, such as motor-cycles and dune-buggies, to prescribed trails and to prevent damage to the natural terrain and open land areas, do not allow off-road riding.

b. Trails

(1) Implement the proposed bicycle trails along the roads to provide bike lanes for safety purposes.

(2) Encourage the establishment of equestrian trails and encourage connections of local equestrian and hiking trail networks with trails from other village areas and through Santiago, Aliso and other County desig-nated Greenbelt trails. Restrict the use of motor-vehicles from these trails.

(3) Provide for hiking trails conveninet to village or residential areas for access to Cleveland National Forest along the Santiago Greenbelt and other can-yon Oak woodlands. Promote walkways to allow safe travel between neighbors within a village area.

(4) Investigate the possibility and desirability of using fire breaks as hiking and equestrian trails and utilize only graded roads.

(5) Encourage effective means of insuring the safety of wildlife, hikers and equestrian riders where trails cross roadways, guarding that these means shall not detract from the scenic beauty and rural atmosphere.

3. HEALTH AND SAFETY

a. Drainage

(1) Incorporate recommendations of FP-1 and FP-2 Zones for future development associated with areas subject to flooding and future areas to be identified in the study by the Corps of Engineers.

b. Fire Protection

(1) Insure that any new development provides access and water to protect from fire.

(2) Encourage the preservation of volunteer or paid-call fire services as an intregal part of the rural lifestyle so long as these means are capable of providing adequate fire protection of life and property within the area.

c. Sewerage

(1) Promote adherence to Health Department Standards.

d. Water

(1) Promote adherence to County Health Department Standards.

(2) Promote programs with Water Districts to provide adequate reserve supplies, fire hydrants and water pressure for the area.

e. Waste Disposal

(1) Encourage programs of waste disposal within all developed areas along with "clean-up" programs to enhance the beauty of the area.

(2) Enforce the restriction of dumping of trash in unauthorized locations.

f. Air Quality

(1) Promote programs to determine regional air quality input and restrict development which will be significantly detrimental to the air quality of the area.

g. Traffic

(1) Promote a specific study to evaluate and provide for "rural-road" solutions to hazard areas along existing and future roads.

4. CONSERVATION

a. Topography

(1) Provide for grading criteria sensitive to the different land characteristics of the area.

(2) Development is to be done in such a way that it will preserve the natural character of the hills. Outstanding natural features such as major ridgelines, rock outcroppings, oak woodlands etc., should be retained and incorporated in the development plan.

(3) Create a rural development which encourages a clustering of dwelling units to retain expanses of open space in natural areas not emulating development of level terrain.

(4) All cut and fill banks shall be finished to harmonize with the existing topography and geology. This includes maintaining a percentage slope of cut and fill similar to the areas within which the slope occurs if geologically stable. Abrupt changes of graded areas are to be avoided, rounding all edges into the natural topography and planting with compatible vegetation.

(5) All cut and fill banks shall be planted with appropraite erosion retardant cover where geological and soil conditions permit, and nat native fire resistant plants should be used near structures or along fire break areas where appropriate.

(6) The extent of cut or fill should be based upon good engineering practices, the recommendations of a geologist and foundation engineer, not an arbitrary limit. However, the amount and treatment of slope banks should adhere to the recommendations in this section.

(7) Maintain prominent views of and from hill areas which will reinforce the image and quality of the natural environment.

(8) Roads should be located and sized to minimize the amount of grading required following the natural contours where possible.

(9) In order to provide grading which is sensitive to the natural topography and to produce a slope which is manageable in scale, extensive slope cut and fill areas are to be avoided use as a general guide, the height of structures in the vicinity as a height limit for cut and fill and blend these areas in with the natural topography and vegetation.

(10) Develop more definite policies at the Community Plan level which identify treatment of the "critical" areas of topography within a Plannning Area such as important streambeds, ridgelines, hillsides, etc., which are important in the preservation and maintenance of the natural character and rural feeling of the area.

b. Wildlife

(1) Promote and prepare specific studies to enhance and preserve wildlife in the areas as Specific Plans or Community Plans are prepared.

(2) Promote the future establishment of wildlife sanctuaries in addition to the Bird Sanctuary now in Modjeska aiding in the protection of wildlife natural to Southern California.

(3) Promote dedication of FP-1 Zones as part of the equestrian, hiking and wildlife trail network.

c. Natural Resources

(1) Provide for compatible operations of extraction within the Foothill Area and restrict extraction of natural resources unless done so as to be compatible with the scenic and rural environment of the surrounding area.

(2) Adhere to the Zoning Code of S-G for the County of Orange.

(3) Provide for the phasing of extraction operations throughout the Foothill Corridor in order to maintain a reasonable ratio between extraction and scenic and rural environment; and to assure that any Community Planning Area or combination of areas does not experience an unreasonable amount of extraction at any one time.

d. Vegetation

(1) Promote and prepare specific studies to enhance and preserve natural vegetation in the areas as Specific Plans or Community Plans are prepared.

(2) Protect rare vegetation by promoting the strict enforcement of legislation.

(3) Promote the retention of native oaks, Sycamores and other native trees, maintaining the oak woodland areas and establish firm policies through Community or Specific Plans to protect this natural vegetation.

e. Historical/Scientific Resources

(1) Incorporate recommendations from the Orange County Historical Commission to (a) identify historical sites, (b) provide expert testimony for E.I.R. in this matter and (c) minimize visual obstructions, preserving the aura of the canyons.

(2) Retain and protect historical sites identified within the area.

(3) Provide further investigation of archaeological and paleontological sites prior to development within the Foothill Corridor Area during the Specific Plan or Community Plan stage.

f. View and Site

(1) Specific studies to preserve views and scenic corridors to be completed in the Specific Plan or Community Plan stage.

5. NOISE

a. Vehicular and Aircraft

(1) Incorporate *HUD Guidelines for noise in any future plans and consider incorporation of future Noise Element by the County of Orange.

b. Industrial

(1) See Orange County Ordinance for Sand-Gravel.

* Since Orange County does not have an adopted Noise Element, HUD Guidelines are recommended.

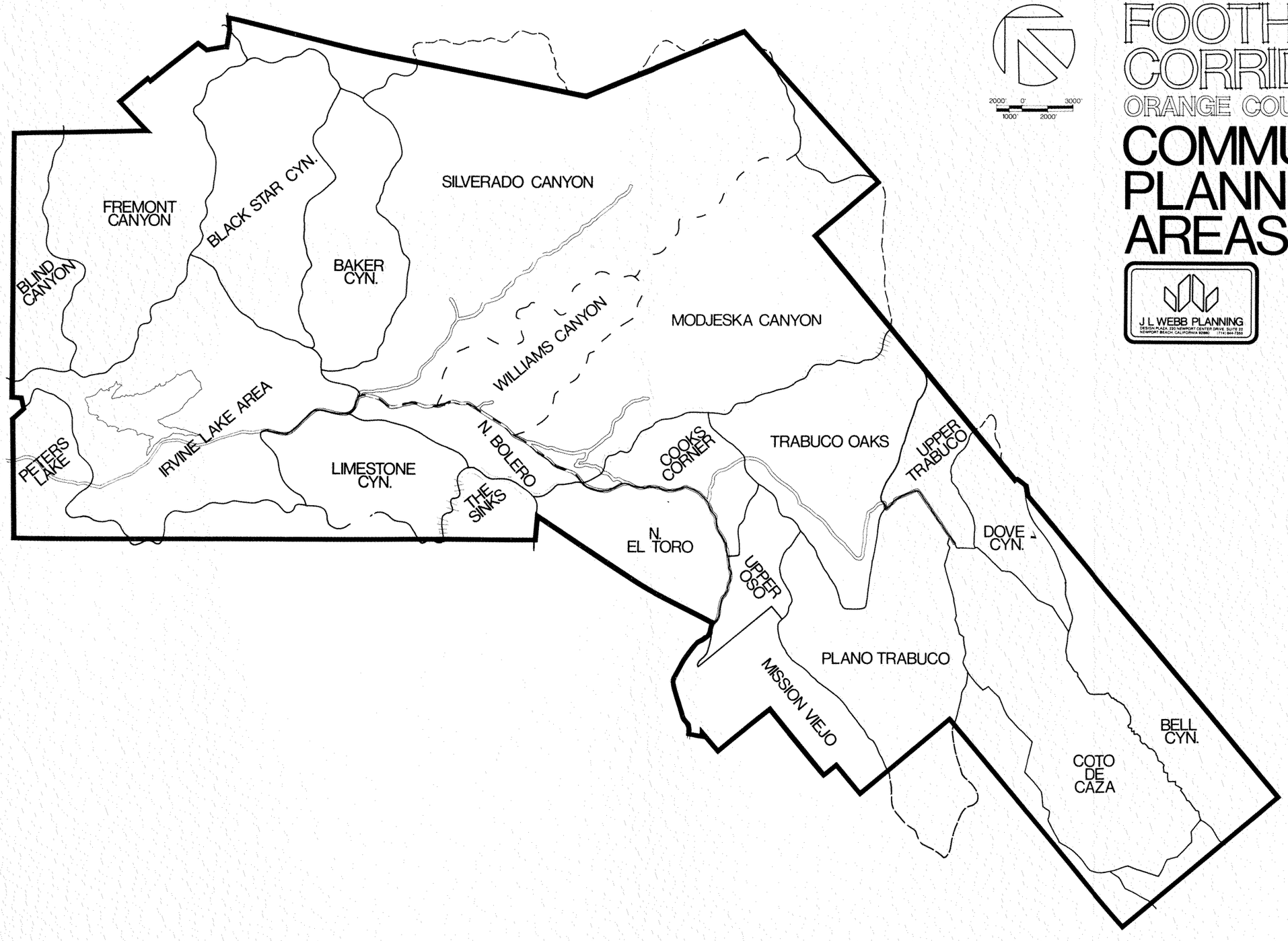
PROPOSED IMPLEMENTATION

1. COMMUNITY PLANNING AREAS

To implement the final adopted Policy Plan it is suggested that the area be divided into Community Planning Areas and the entire Foothill Corridor be changed from a Planning Preserve to a Planning Reserve for the purpose of preparing appropriate plans and policies. This division into Community Planning Areas allows for each community to develop a Community Plan which relates specifically to the characteristics that exist in each area. It also provides a vehicle by which each community can plan and develop its individual identity yet utilize the Policy Plan as a guideline for planning; thus, preserving the goals for the entire Foothill Area.

It has been the consensus of the Foothill Corridor Planning Committee to have the Silverado and Modjeska Areas planned as one Community Planning Area, a combination of four Community Planning Areas. It is also their consensus to establish two major regional areas for the entire Foothill Corridor Area. The dividing line is recommended to be along the Modjeska Grade depicted as a cross-hatched line on Exhibit #19. The regions are referred to as the North and the South Foothill Corridor Areas. This two-region distinction was determined due to the differences in vegetation, topographic and drainage conditions, accessibility and social distinctions. Advisory Committees for each region are recommended and explained in the "Committees" Section of the Policy Plan. The following Table #13 shows for each North and South Foothill Region the Community Planning Areas and their estimated acreages. (See Exhibit #19 - Community Planning Areas)

FOOTHILL CORRIDOR
ORANGE COUNTY
COMMUNITY PLANNING AREAS



J L WEBB PLANNING
DESIGN PLAZA, 220 NEWPORT CENTER DRIVE, SUITE 22
NEWPORT BEACH, CALIFORNIA 92660 (714) 644-7350

TABLE #13

PROPOSED COMMUNITY PLANNING AREAS

COMMUNITY PLANNING AREA		ACRES
NORTH FOOTHILL REGION		40,340
1. Irvine Lake Area		6,400
2. Limestone Canyon		2,350
3. Black Star Canyon		3,980
4. Baker Canyon		2,950
5. Silverado-Modjeska Area		24,660
* a. Silverado Canyon	12,960	
* b. Williams Canyon	2,100	
* c. North Bolero	1,100	
* d. Modjeska Canyon	8,500	
SOUTH FOOTHILL REGION		17,960
1. Cook's Corner		1,360
2. Trabuco Oaks		3,970
3. Upper Oso		1,050
4. Plano Trabuco		5,230
5. Dove Canyon		1,420
6. Coto de Caza		4,930
TOTAL FOOTHILL CORRIDOR COMMUNITY PLANNING AREAS		58,300

The owner of a parcel of land which is located in more than one Community Planning Area may elect to have his entire parcel included in the Planning Area in which the majority of his land is located if this is approved by appropriate representatives of those Planning Areas which are affected or by the appropriate Foothill Corridor Planning Committee.

Upon the election of a property owner to have his entire parcel of land included in one Planning Area and following the approval by representatives of the Community Planning Area, the boundaries of the Planning Areas affected shall be redrawn accordingly.

* Sub-areas of Silverado-Modjeska Planning Area

2. PROCEDURES

a. The adoption of this Policy Plan includes as an implementation item changing the General Plan designation from a Planning Preserve to a Planning Reserve within the Orange County 1983 Land Use Element for the purpose of carrying out Specific and Community Plans as needed within the Area. It is proposed that the Amendment to the Land Use Element occur at the earliest possible date.

b. For each of the Planning Reserve Areas, Community Plans should be developed for each of the proposed Community Planning Areas as the need is identified and as adopted will amend the 1983 Land Use Element of Orange County.

c. Two Foothill Corridor Advisory Committees should be formed to act as an advisory source to the Planning Commission and the Board of Supervisors on the proposed plans or private plans which will affect the area.

d. The County of Orange should communicate to the Foothill Corridor Advisory Committees all proposed County Policies, plans or private plans which will affect the area.

e. Community Planning Area Committees should be formed as needed to develop a Community or Specific Plan for their areas.

f. The Planning Commission and Board of Supervisors in adopting this Policy Plan should also be adopting the Implementation Plan to insure that the Policy Plan becomes a viable guideline that future public and private plans must follow.

3. COMMITTEES - FOOTHILL CORRIDOR ADVISORY COMMITTEES

It is the consensus of the Foothill Corridor Planning Committee that two Foothill Corridor Advisory Committees should be established due to the differences in social, topographic, drainage and accessibility characteristics between the Northern Region and the southern Region of the Foothill Corridor Area. The Modjeska Grade (the cross-hatched line on Exhibit #19) is the dividing line between the northern and southern regions. The following descriptions of type, representation, formation and purpose are the same for both Advisory Committees. It is also recommended that the existing Foothill Corridor Committee remain intact to act on interim items and to coordinate the formation of the Advisory Committees along with allowing proper representation of viewpoints in the formation process.

Type

The Foothill Corridor Advisory Committees should be voluntary committees whose membership is confirmed and recognized by the Board of Supervisors.

Representation

The Committees should be composed of representation of residents, landowners, each geographical planning area and representation by population. These criteria should be met in order that a balance of views and interests will be represented on the Committees.

Formation

The following procedural steps should be implemented in forming the Foothill Corridor Advisory Committees:

1. The existing "ad hoc" Foothill Corridor Planning Committee should remain intact and direct and perform the functions necessary to formulate and approve the final standing Committees. The Foothill Corridor Advisory Committees will then replace the existing Planning Committee upon approval of the Planning Commission and the Board of Supervisors.
2. A written communication should be sent to the Area residents and landowners explaining the formation and purpose of the Foothill Advisory Committees. This communication should include a set meeting date, time and place to discuss and proceed with Committee membership selection utilizing the representation criteria adopted in the Policy Plan as a guide.
3. A method of financing the operations of the Committees should be developed by the existing Committee and from community input at the formation meetings. The methods could include dues, formation of a service district and/or an assessment district.
4. A complete proposed program of the number and type of representation, organization, financial sources, methods of operation and purposes should be presented to the Orange County Planning Commission for their

approval and submitted to the Board of Supervisors for final approval.

Purpose

1. To establish a communication system for the North and South Foothill Corridor Areas to inform residents and landowners of all proposed policies, plans and projects which they have received from the County.

2. To review, evaluate and make recommendations on all proposed policies and plans to the residents, landowners, Planning Commission and the Board of Supervisors to insure compatibility with the Foothill Corridor Policy Plan.

3. To review and give guidance in the selection of the Community Planning Committees to see that they are equally balanced and effective committees.

4. To act as an overall Planning Committee for the entire Area on Planning aspects which effect more than one Community Planning Area.

5. To explore or initiate any action to acquire open space land for preservation.

6. To examine and develop any Foothill Corridor Area-wide programs such as, formation of a service district, school district, incorporation as a city, etc.

7. To act as a liaison for the residents and landowners of the area to the County departments, utility companies, developers, private persons and organizations.

8. To act as a mediator in reconciliation of conflicts of plans, boundaries or issues between two or more Planning Areas.

9. Evaluate and promote any future special studies which would be necessary and beneficial to the Foothill Corridor Areas.

COMMUNITY PLANNING COMMITTEES

Type

The Community Planning Committees should be standing Committees and should act as advisory Committees to the respective Foothill Corridor Advisory Committee, the Planning Commission and the Board of Supervisors on matters related to their specific geographic boundaries.

Representation

The Committees should be composed of equal representation of residents and landowners within the Community Planning Area where applicable.

Formation

The Community Planning Committees should be formed for each of the described Planning Areas as the need for a Community or Specific Plan arises. However, each Committee can be formed to represent more than one or a combination of Planning Areas if this proves to be more feasible physically, economically or socially. Such action should meet with the approval of the respective Foothill Corridor Advisory Committee, the Planning Commission and the Board of Supervisors. The following procedural steps should be taken in the formulation of Community Planning Committees:

1. The Foothill Corridor Advisory Committee or the Foothill Corridor Planning Committee should be notified of the intention to form a Committee so that their formation guidance could be utilized.

2. The Planning Area residents and landowners should be notified and a public meeting held to present and discuss names, number of members and financing.

3. The County Planning Commission and Board of Supervisors should be notified of the intended formation and ways to acquire their assistance in developing a plan should be determined.

4. A time schedule, list of tasks, scope of work, assistance and financing of the development of a Community Plan program and the continuation of the standing Committee should be developed and evaluated.

5. A final proposed program should be presented to the residents, landowners, the respective Foothill Corridor Advisory Committee, the Planning Commission and the Board of Supervisors for final approval.

Purpose

1. To develop a Community or Specific Plan for the specific Community Planning Area.

2. To evaluate all proposed plans affecting the Community Planning Area and to make recommendations to the Foothill Advisory Committee and if necessary, to the Planning Commission and the Board of Supervisors.

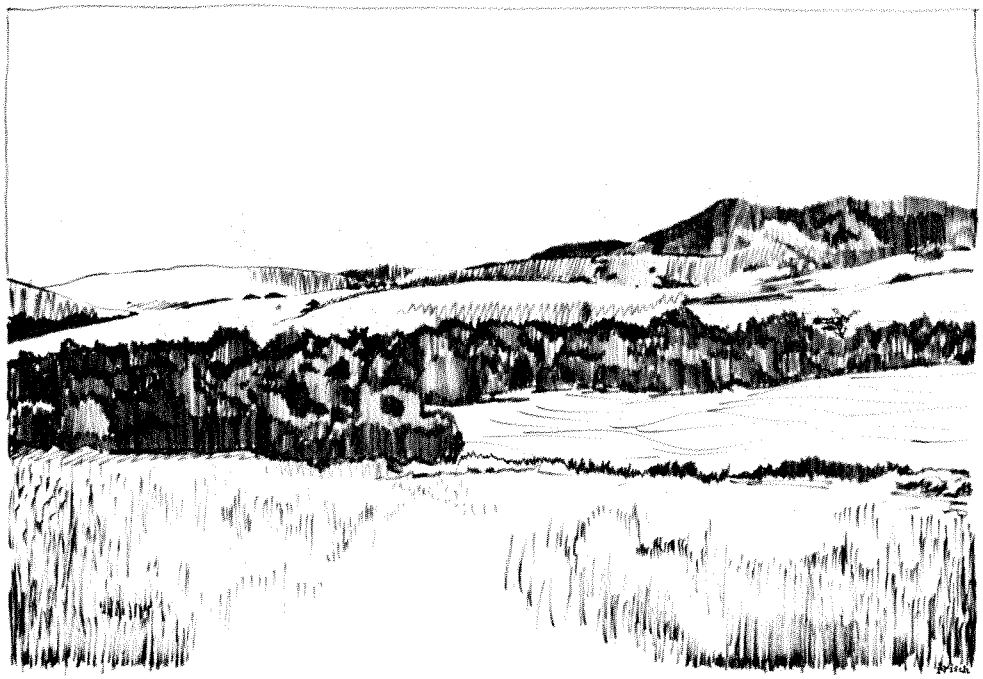
3. To examine all plans within their Area to see that they are compatible physically and socio-economically with the adopted Community or Specific Plan and the Foothill Corridor Policy Plan.

4. To act as a liaison for the community with outside organizations.

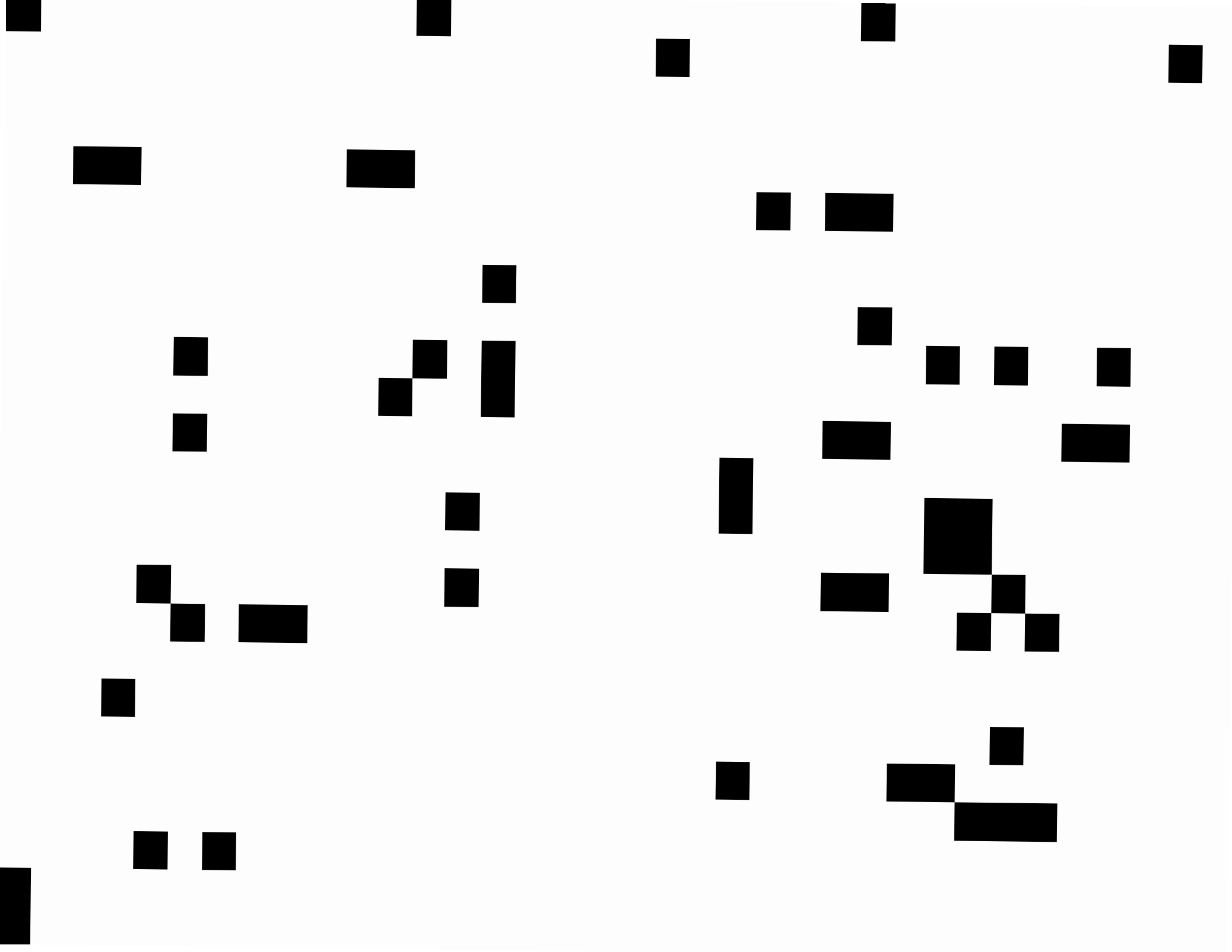
5. To act as an advisory and resolution committee on inter-community programs, projects problems or issue conflicts.

6. To initiate an Amendment to the 1983 Land Use Element and other appropriate elements of the Orange County General Plan by conducting or causing to be conducted appropriate studies and submitting proposed plans to the Orange County Planning Commission in cooperation with the appropriate Foothill Corridor Advisory Committee.

7. To see that the final Plan is compatible with the Foothill Corridor Policy Plan.



APPENDIX



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Road Department	Fire Marshal
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Assessor's Office	Forecast & Analysis Center
Auditor's Office	Air Pollution Control District
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    Saddleback Valley Unified School District
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