



OC Public Works Development Services

*Inter-Canyon League Meeting
April 5, 2016*

Today's Presentation



Silverado-Modjeska Specific Plan Amendment/Adoption

- ❖ Current Status of Specific Plan
- ❖ Adoption by Resolution/Adoption by Ordinance
- ❖ Required Elements of Specific Plan
- ❖ Previous Development Timeframes, Process and Cost
- ❖ Board-Appointed Review Boards

Save the Specific Plans Coalition Submittal

- ❖ Review and Status of Submittal
- ❖ Tree Management and Preservation Ordinance
 - ❖ Development Process, Timeframes and Cost

Specific Plan Adoption and Status



- ❖ Silverado-Modjeska Specific Plan (SMSP) adopted on August 31, 1977 (Resolution 77-1436)
- ❖ Intended to “clarify, interpret and detail many General Plan policies” and is a “policy document” (Source: SMSP Introduction/Background Section)
- ❖ Policy documents do not supersede Zoning Code or Zoning Map
- ❖ State law will not allow current SMSP to be amended and become a regulatory document
- ❖ The next step would be to evaluate the development of a new SMSP with intent to adopt by Ordinance.

Adoption by Ordinance or Resolution



Adopted by Ordinance

- ❖ State law requires zoning regulations to be adopted by Ordinance
- ❖ Zoning Ordinances are regulatory such as the Zoning Code and Zoning Map
- ❖ Regulations set forth in Specific Plans adopted by Ordinance supersede Zoning Code regulations

Adopted by Resolution

- ❖ Specific Plans adopted by resolution are not regulatory and provide guidelines and policies
- ❖ Specific Plans adopted by resolution do not supersede regulations contained in Zoning Code or Zoning Map

Required Elements of Specific Plan



Required Elements of Specific Plan (GC 65451)

- ❖ Text and diagrams which specify the following:
 - ❖ Location and intensity of various land uses
 - ❖ Proposed location of transportation and other public facilities serving area
 - ❖ Site development standards and resource conservation requirements
 - ❖ Approval process for proposed development projects
 - ❖ Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out previous bullets
- ❖ A statement of the relationship of the specific plan to the General Plan



Previous Specific Plan Development Timeframes

Silverado-Modjeska Specific Plan

- ❖ Foothill Corridor Policy Plan – Citizen Committee 1974
- ❖ Silverado Modjeska Planning Study – Board Authorization 1977
 - ❖ Silverado Modjeska Community Planning Committee meetings – 75
 - ❖ Public Meetings – 5
- ❖ Board Adoption as SMSP – August 1977

North Tustin Specific Plan

- ❖ Board Authorization – June 1981
- ❖ NTSP Advisory Committee Meetings – 20
- ❖ Community Public Meetings – 2
- ❖ Planning Commission Public Hearings – 2
- ❖ Board Adoption – September 1982

Foothill/Trabuco Specific Plan

- ❖ Board Authorization – August 1988
- ❖ Planning Commission Study Sessions – 33
- ❖ Planning Commission Public Hearings – 10
- ❖ Board Adoption – December 1991

Specific Plan Adoption Process and Cost



Task	Time Frame	Estimated Cost
Project Scope Development	4 months	\$15,000
BOS Authorization to Initiate Project	2 months	\$10,000
Consultant Selection Process - (RFP)	4-6 months	\$10,000
CEQA Document Preparation - (EIR)	12-24 months	\$580,000
Specific Plan Development	6-8 months	\$400,000
Community Outreach (Meetings)	6 months	\$10,000
Planning Commission Study Session(s)	4-6 months	\$10,000
Planning Commission Public Hearing(s)	4-6 months	\$10,000
Board of Supervisors Public Hearing(s)	2-3 months	\$10,000
Project Management/Legal (County Staff)	24-36 months	\$500,000
Total Estimated Time and Cost	36 months	\$1,560,000

Board-Appointed Advisory Review Boards



- ❖ Public outreach and participation program
- ❖ Specific Plan and Island/Community areas
- ❖ Duties identified in by-laws
- ❖ Advisory only and non-binding on County agencies
- ❖ Process to Create Advisory Review Board
 1. Development of Mission Statement and By-Laws (number of members, responsibilities, meeting dates/times, election of officers, terms of office, etc.)
 2. Determine meeting location
 3. Establishment of Review Board and Appointment of members by Board

Board-Appointed Advisory Review Boards



Communities with Review Boards

- ❖ North Tustin Specific Plan
- ❖ Foothill/Trabuco Specific Plan
- ❖ Coto de Caza Specific Plan
- ❖ Orange Park Acres Community

Communities without Review Boards

- ❖ Emerald Bay
- ❖ Ladera Ranch Planned Community
- ❖ Ranch Plan Planned Community
- ❖ Las Flores Planned Community
- ❖ Esperanza Hills Specific Plan

Save the Specific Plans Coalition



Topics covered in the request to reverse General Plan and Foothill/Trabuco Specific Plan Amendments adopted in 2012:

- ❖ “Rural in character” description of F/TSP area
- ❖ Traffic analysis methodology for Santiago Canyon Road
- ❖ Balancing or Interpretation of Plan Goals
- ❖ Grading regulations
- ❖ Tree protections

Submittal currently being researched and under consideration

Tree Management/Preservation Regulations



- ❖ No County-wide tree management/preservation regulations
- ❖ Specific Plans with tree preservation sections
 - ❖ Silverado-Modjeska Specific Plan
 - ❖ Coto de Caza Specific Plan
 - ❖ Foothill/Trabuco Specific Plan
- ❖ Staff researching existing regulations of other jurisdictions
- ❖ Scope of ordinance to be determined
 - ❖ Apply to all unincorporated areas?
 - ❖ Apply to only specific species?
 - ❖ Permit required to remove/transplant/replace trees?
 - ❖ Rely on third-party certification or establish specific methodology?

Tree Management /Preservation Ordinance Development Process, Timeframes and Cost



Task	Time Frame	Estimated Cost
Project Scope Development	2 months	\$15,000
BOS Authorization to Initiate Ordinance	2 months	\$10,000
Consultant Selection Process (RFP or Sole Source)	4-6 months	\$150,000 - \$250,000
CEQA Document Preparation (Negative Declaration/EIR)	4-12 months	\$100,000 - 250,000
Ordinance Development	4-6 months	\$100,000
Community Outreach (Meetings)	3-4 months	\$10,000
Planning Commission Study Session(s)	2-4 months	\$10,000
Planning Commission Public Hearing(s)	2-4 months	\$10,000
Board of Supervisors Public Hearing(s)	2-3 months	\$10,000
Project Management/Legal (County staff)	12 months	\$200,000
Total Estimated Time and Cost	12-18 months	\$615,000 - \$865,000

Questions



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