

C. Development Plans and Standards

The Vail Ranch Specific Plan development will combine various residential, open space, commercial, community oriented and open space land uses, consistent with the emerging pattern of master planned urban development within the Rancho California area, and more specifically, within the State Highway 79 corridor.

The various land use designations throughout the specific plan proposal will require an urban level of infrastructure, public facilities and services to accommodate the anticipated land uses. Compatibility and adequate transitioning between neighboring land uses must be achieved in addition to establishing a source of unification throughout the specific plan.

Towards these ends, the ensuing section will consist of community level development standards, individual planning area standards and provide for architectural and landscaping guidelines. This section will also set forth the implementation program for the Vail Ranch Specific Plan.

1. Project Wide Development Standards

Project wide development standards shall be applied to implement overall design coordination of development areas within the Vail Ranch Specific Plan. Said standards will be applied to all eleven (11) residential planning areas which are intended to be individual neighborhood enclaves with design characteristic and standards which are tied to the Vail Ranch community in the larger context.

The inclusion of an architectural design manual, landscape guidelines and a project implementation program will lend further support to the project wide level of standards.

The ensuing discussion has been divided into nine (9) subsections corresponding to the various design elements to include the following:

- o Residential
- o Commercial

- o Open space and Recreation Areas
- o Circulation Standards
- o Drainage Plan
- o Water and Sewer Plan
- o Phasing Plan
- o Grading Concept Plan
- o Landscaping
- a. Residential Development Standards

The following residential development standards discussion will be divided into two (2) sections corresponding to project wide development standards and to category specific development standards.

1) Project Wide Residential Standards

- o The Vail Ranch Specific Plan shall be developed with a maximum unit count of 2,431 dwelling units on approximately 719.5 acres, as illustrated in the Specific Plan of Land Use exhibit contained herein.
- o Single family subdivisions, planned residential developments and multiple family plot plans will be marketed to merchant builders under strict design review provisions contained herein.
- o The project sponsor, MDC Vail Partners, shall also serve as the master developer for implementing subdivisions.
- o An environmental assessment shall be conducted for each tract, plot plan, change of zone or any other discretionary permit required to implement the specific

plan. The environmental assessment shall utilize the identified impacts and corresponding mitigation measures presented in the EIR prepared in conjunction with Specific Plan No. 223.

- o Subdivision street lighting shall utilize low pressure sodium vapor lamps.
- o Specific plan zoning will be the implementing zoning designation with each subsequent development application.
- o Flag lots shall not be permitted except as approved by the Planning Director.
- o Final development densities in each planning area shall be determined through a review of tract map, plot plan or conditional use permit applications up to the maximum density based upon the following factors:
 - * Specific plan requirements;
 - * Adequate availability of service;
 - * Adequate provision of recreation and open space areas in accordance with the specific plan development standards;
 - * Adequate design of lot and street layout in accordance with the specific plan development standards.
 - * Sensitivity to neighborhood design in accordance with specific plan development standards.
- o Maximum density subtotals for any major land use category designation shall not be exceeded individually or cumulatively for low, medium low, medium high and high major land use designations. Refer to

the Implementation Program and Administrative Standards subsections for a more detailed discussion of planning area density requirements.

2) Category Specific Development Standards

The following development standards are tailored to the individual major land use categories and designations within the Vail Ranch Specific Plan. Said standards will be implemented through the specific plan (SP) zoning designation.

o Medium and Medium-High Residential Standards:

Medium and Medium-high residential standards shall apply to Planning Areas 3, 4, 5, 6, 7 and 8.

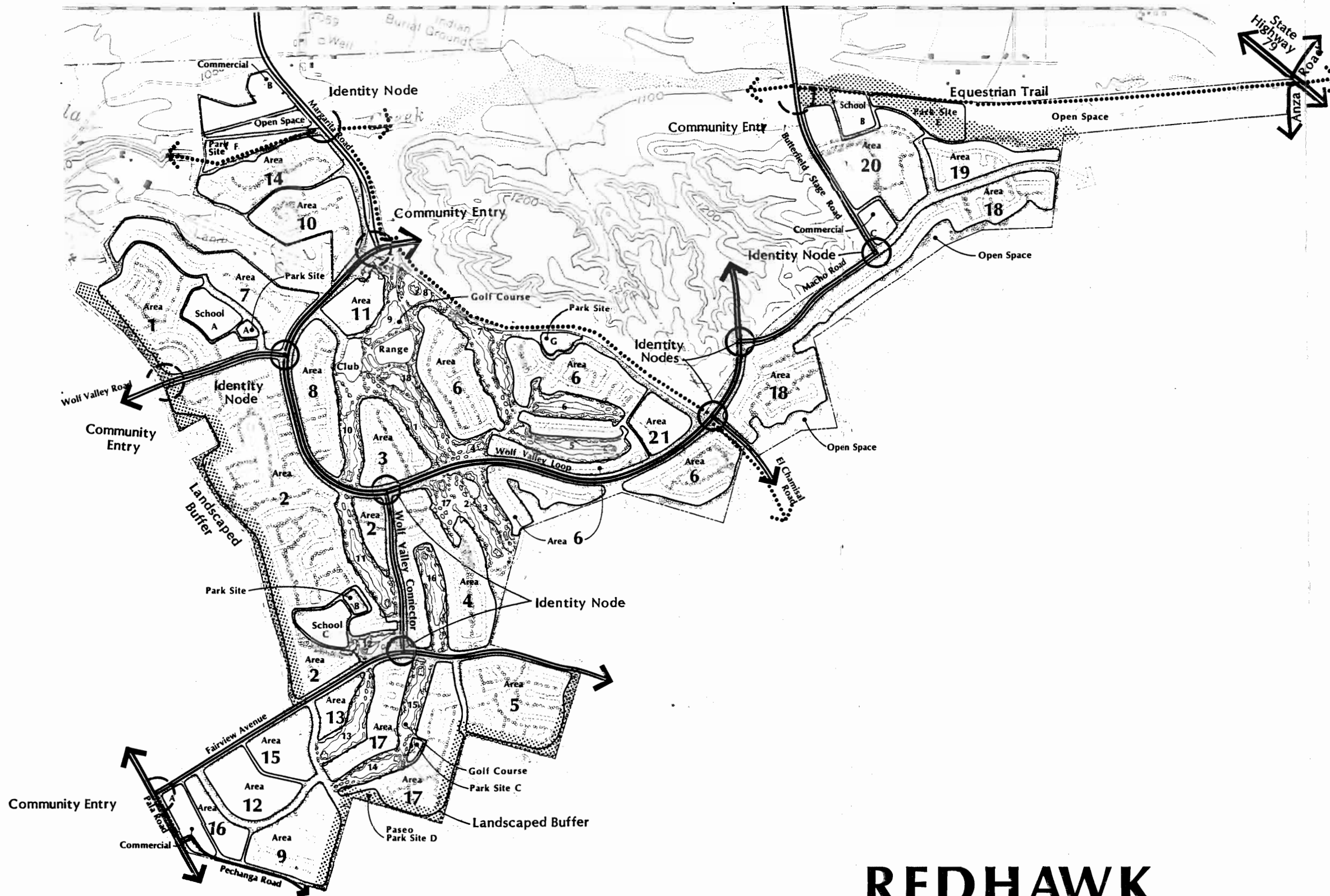
Description:

The six (6) residential planning areas within the low and medium-low land use categories are distributed throughout the Vail Ranch project and represent the primary focus of the single family residential land use inventory. The medium density category has a permitted density range from 2 - 5 dwelling units per acre and the medium high has a permitted density range from 5 - 8 dwelling units per acre. The proposed maximum density within each planning area range from 4.0 to 5.0 for the medium density and 5.0 to 6.0 units per acre in the medium high areas.

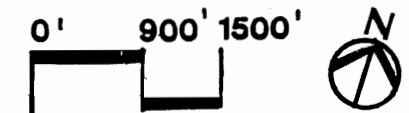
Standards:

The following development standards shall apply to all medium and medium high density planning areas:

Specific Land Use Plan



LAND DESIGNATION	PLAN. AREA	GROSS ACRES	D.U. RANGE	MAX DENSITY	MAXIMUM NO. OF D.U.'S
MEDIUM LOW	1	42.2	84 - 211	4.5	188
2.0 - 5.0 DU/AC	2	129.1	258 - 646	4.3	550
Single Family Detached	3	22.0	44 - 110	3.3	69
Estate Lots	4	45.7	91 - 229	4.4	200
	5	38.4	77 - 192	4.9	187
	7	35.0	70 - 175	4.1	145
	8	27.0	54 - 135	4.4	120
	10	29.9	60 - 150	4.0	120
	14	27.0	54 - 135	2.8	73
	17	51.4	103 - 257	4.2	218
	18	68.4	137 - 342	4.2	284
	19	16.9	34 - 85	4.0	68
SUBTOTAL:	-	533.0	-	-	2,222
MEDIUM	6	93.1	466 - 745	5.5	514
5.0 - 8.0 DU/AC	9	27.0	135 - 216	5.6	153
Single Family Detached					
Single Family Attached					
Condominiums					
Townhomes					
SUBTOTAL:	-	120.1	-	-	667
MEDIUM HIGH	11	11.4	91 - 160	10	137
8.0 - 14.0 DU/AC	12	20.2	162 - 283	10	202
Townhomes/Condo.	13	9.6	77 - 134	10	115
Apartments	15	15.0	101 - 210	10	150
	16	11.2	90 - 157	11.9	133
	20	41.5	332 - 581	10	421
	21	12.1	97 - 169	12	141
SUBTOTAL:	-	121.0	-	-	1,299
RESIDENTIAL SUBTOTAL:	-	774.1	2,617 - 5,322	-	4,188
GOLF COURSE		182.7			
SCHOOL SITE "A"		10.7			
SCHOOL SITE "B"		9.6			
SCHOOL SITE "C"		11.9			
COMMERCIAL "A"		8.5			
COMMERCIAL "B"		14.3			
COMMERCIAL "C"		5.2			
STREET (ARTERIALS)		63.4			
OPEN SPACE		149.3			
PARK "A"		1.6			
PARK "B"		2.0			
PARK "C"		1.6			
PASEO PARK "D"		9.9			
PARK "E"		12.0			
PARK "F"		14.9			
PARK "G"		3.9			
PROJECT TOTAL:		1,275.6		3.3	4,188



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The Planning Associates
 3151 Airway Ave. Suite R-1
 Costa Mesa, Ca. 92626
 (714) 556-5200



REDHAWK
Rancho California
 Great American Development Company