

## **II. PROJECT-WIDE PLANNING STANDARDS**

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This section presents the design standards and features associated with the overall plans for the Wild Rose Development and Temescal Corridor Properties. Since it is intended that mitigation measures be an integral part of the project, these provisions include the overall plans for the Wild Rose Development and Corridor Properties, and EIR mitigation measures adopted by the Riverside County Board of Supervisors. Individual provisions which comprise the approval of Specific Plan No. 176 are specifically identified, as are measures which are based on mitigation measures from EIR 183.

### **A. LAND USE PLAN**

#### **1. GENERAL LAND USE CONCEPTS**

##### **a. Objectives**

The overall Temescal Valley Properties Project has been developed on the basis of the following elements:

- (1) The physical and environmental features of the site and adjacent lands, which determine the constraints and opportunities for development.
- (2) The policies and criteria of the Riverside County General Plan, which establish the standards for new community development.
- (3) The market and economic conditions which define the types of housing in demand, the prices of such housing, and the position of the Wild Rose site in the marketplace.
- (4) The market and economic conditions which define the types of industrial and business park lands which may be in demand, the prices of such land, and the position of the Wild Rose site in the industrial/commercial marketplace.
- (5) Compatibility with surrounding lands.
- (6) Mix of residential densities.
- (7) Architectural variety and compatibility with surrounding rural areas.

##### **b. General Administrative Requirements**

- (1) The Specific Plan approval shall consist of the following:
  - (a) Specific Plan Text, including exhibits.

(b) Specific Plan Ordinance No. 348.2884b.

(c) Agency Letters

(2) Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department that all pertinent requirements and conditions of approval have been satisfied with the Specific Plan for the phase of development or planning unit in question.

(3) An environmental assessment shall be conducted for each tract, change of zone, plot plan, Specific Plan amendment, or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessments shall utilize the evaluation of impacts addressed in EIR No. 183 prepared for Specific Plan No. 176.

(4) Prior to the recordation of any final subdivision map or building permits being issued for conditional use permits and plot plans, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the appropriate individual owners associations will be established and will operate in accordance with the intent and purpose of the Specific Plan:

- The document to convey title;
- Covenants, Conditions and Restrictions to be recorded;
- Management and maintenance agreements to be entered into with the unit/lot owners of the project.

(5) Any master property owners association, neighborhood property owners associations, or commercial property owners association shall be charged with the unqualified right to assess owners of individual units for reasonable maintenance and management costs which shall be established and continuously reviewed. Any individual owners association shall have the right to lien the property of any owner who defaults in payment of his assessment fees. Such a lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for good value and is of record prior to the lien of the individual property owners association.

(6) Development applications may be filed out of the numerical sequence of the Master Phasing Plan, provided that the development application complies with all conditions, including requirements for public facilities, infrastructure, and recreational amenities, for the phase and planning unit in which it is located and all intervening phases and planning units.

- (7) Within eight (8) years of the adoption of the resolution for the Specific Plan, and each subsequent amendment, any portion of the Specific Plan that has not been developed or for which an implementation development plan has not been approved by the County, may be reviewed by the County and may require an amended Specific Plan at the developer's expense prior to further development.
- (8) The fire impact mitigation measures outlined as conditions in the County Fire Department letter dated February 19, 1985, shall be required, in addition to those recommendations contained in the U.S. Forest Service letter dated September 21, 1984.
- (9) A land division map may be filed on a portion of, or for the entire project site for the purpose of financing, and to delineate the planning areas prior to the implementation of the first initial tentative tract map. This land division map shall provide for the establishment of the Master Home Owners Association or other appropriate maintenance agency, and the appropriate division, development and management of open space areas, and shall be exempt from those Specific Plan conditions of approval which refer to the tentative tract maps which will implement the planning areas.
- (10) When individual tract or parcel maps are reviewed, the Fire Department may require any or all of the mitigation measures contained in the Fire Protection section of the draft EIR.
- (11) The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.
- (12) Individual tract maps next to or adjoining National Forest lands shall have a Wildland Fire Protection Plan approved by the U. S. Forest Service and the Riverside County Fire Department prior to approval. (This has been accomplished as part of Tentative Tract Nos. 22335 and 22345).
- (13) To prevent encroachment on homeowners or the National Forest, the common boundary shall be confirmed and posted by the developer prior to beginning construction.

c. General Design Requirements

- (1) The development of the property shall be in accordance with the mandatory requirements of all Riverside County Ordinances and state laws, and shall conform substantially with approved Specific Plan No. 176.
- (2) The project shall conform to the requirements specified in Title 24, relating to energy.
- (3) No structure shall be constructed within 100 feet of the Forest boundary.

- (4) Fire lanes between lots to the Forest boundary and the fuel breaks shall be established to provide unobstructed access to fire fighting forces. (This has been accomplished as part of Tentative Tract Nos. 22335 through 22345).
- (5) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with appropriate sections of Riverside County Ordinance 460 and/or 546 subject to the approval by the Riverside County Fire Department.

d. **General Development Standards**

- (1) Each building site shall abut and have vehicular access from a dedicated public street or a private street.
- (2) Private streets and drives shall have appropriate easements and maintenance agreements recorded which guarantee in perpetuity the availability of adequate and safe access.
- (3) The following shall be permitted throughout the Wild Rose Specific Plan area as temporary uses:
  - (a) Temporary parking compounds for contractors equipment during construction.
  - (b) Temporary tract sales, rental or leasing offices within a commercial mobilehome.
  - (c) Real estate signs relating to the sale, lease, or other disposition of the real property on which the sign is located.
  - (d) Model homes for the temporary purpose of use as displays to aid in the marketing of the property may be constructed within each specific plan development area intended for residential use. Any model home may also be used on a temporary basis as a real estate office subject to the following conditions:
    - The model home real estate office must be located on a lot within an approved tentative tract map encompassing the property in question.
    - The model home real estate office must meet all applicable provisions of this specific plan document and all applicable provisions of the Riverside County zoning ordinance which are not specifically amended herein.
    - A building permit for a model home real estate office may be issued prior to the recordation of a final map encompassing the property in question.

- A certificate of occupancy for the model home real estate office may not be issued prior to recordation of a final map encompassing the area in question.
- If the final tract map encompassing the property upon which the model home real estate office is located is not recorded within the time allowed by the California Subdivision Map Act (including such extensions of time as may be granted by the County of Riverside), the subdivider will demolish any and all buildings and structures from the site.
- If a building permit for a model home real estate office is requested prior to recordation of a final map encompassing the property upon which the model home real estate office is to be located, the subdivider shall provide security in a form acceptable to the Riverside County Counsel and Planning Director guaranteeing the discharge of any obligation which the subdivider incurs to demolish a model home real estate office, and to remove all structures and buildings from the site thereof.
- Subsequent to the recordation of a final tract map encompassing area of the model home real estate office, the property upon which it is located may be sold and occupied as a residence provided that all applicable specific plan and Riverside County requirements have been met.

(4) No dwelling shall be constructed unless it has a minimum ground floor living area of not less than 550 square feet. Porches, garages, patios, and similar features shall not be included when calculating the ground floor living area.

(5) Lighting

(a) The residential and industrial portions of the Wild Rose Specific Plan No. 176 shall each have uniform lighting standards with regard to style, materials, and colors.

(b) Prior to recordation of an individual subdivision, or as part of site plans for commercial or multiple family developments, a lighting plan shall be prepared indicating the location, type, and style of proposed lighting.

(6) Flag Poles

(a) Flag poles for the display of official and decorative flags are permitted on any site. The height shall be no higher than the height of the adjacent building up to a maximum of fifty (50) feet. However, flag poles may not exceed twenty-five (25) feet in height for any residential structure.

**e. Design Guidelines**

The following design guidelines are to be employed in all developments within the Wild Rose and the Temescal Corridor Properties Specific Plan property:

- (1) Natural features shall be used to advantage as design elements, particularly in relation to views within and from the residential portions of the project.
- (2) Lower densities are proposed adjacent to existing rural residential areas to minimize compatibility impacts, and to provide a transition for higher densities proposed within residential village centers. Also, design treatments are proposed to minimize potential interface conflicts. (EIR 183 Mitigation Measure)
- (3) Curvilinear streets shall be employed wherever possible. In addition, residential streets shall be kept to the minimum length necessary, and the number of cul-de-sacs shall be maximized.
- (4) Wherever possible, the number of dwellings backing onto secondary and collector roadways should be minimized through the use of wider lots and "side-on" cul-de-sacs.
- (5) Designation of open space and community parks will be used to help preserve the natural appearance of the area. (EIR 183 Mitigation Measure)
- (6) Planning and architectural design treatments will be used to enhance the appearance of the site. (EIR 183 Mitigation Measure)

**2. RESIDENTIAL DEVELOPMENT**

**a. Objectives**

- (1) The Wild Rose development plan envisions a mix of single-family attached and detached homes. The proposed density mix is considered necessary for the following reasons:
  - (a) The mix of housing types addresses the needs of a broad spectrum of prospective residents and can thereby make a substantial contribution to the area's housing supply.
  - (b) The mix of housing types and densities responds to and anticipates the growing demand for moderately priced, higher density housing. Demand for this type of housing is growing more rapidly than any other market segment, and there is a critical shortage of this type of housing in the general area.
  - (c) The diversity of housing types allows for substantial flexibility in the phasing of development, thus permitting the project to respond to market changes over an extended development time frame.

- (d) The provision of public facilities and urban services requires very substantial investments, a large property value base, and a sufficient pace of absorption. This can only be realized with a broad mix of residential products including cost-effective housing at moderate densities.
- (e) Higher density, clustered housing is necessary in order to allow for the permanent preservation of the site's significant open space land resources.

b. Development Concepts and Requirements

- (1) The total Specific Plan shall be developed with a maximum of 1,162 units as outlined in Exhibit II-2 and Table II-1.
- (2) Residential development is planned for 226.7 acres, or 40 percent of the total Wild Rose acreage.
- (3) Ninety percent of the total residential acreage, and 82 percent of the dwelling units will be single-family detached.
- (4) Small lot detached homes at a density of up to six units per acre will occupy 170 acres of land, more than any other density category.
- (5) Lower densities are required adjacent to existing rural residential areas to minimize compatibility impacts, and to provide a transition for higher densities proposed within residential village centers. Also, design treatments will minimize potential interface conflicts.
- (6) The arrangement of land uses and densities will provide for the location of a higher density residential neighborhood in the interior of the development area.
- (7) Lower density development and open space are permitted at the developed areas adjacent to the Cleveland National Forest.
- (8) Low and medium density residential uses are permitted for those development areas located adjacent to existing agricultural and residential uses.
- (9) Final development densities for each phase shall be determined through the appropriate tract application, up to the maximum density identified for the planning unit in question, based upon, but not limited to the following:
  - (a) Adequate availability of services.
  - (b) Adequate access and circulation.
  - (c) Sensitivity to land forms.
  - (d) Innovation in housing types, design, conservation, or opportunities.

- (e) Adequate provision of recreational open space within planned residential developments (PRDs).
  - (f) Sensitivity to neighborhood design through appropriate lot and street layouts.
  - (g) Compatibility with surrounding offsite development land uses and densities.
  - (h) Adequate mitigation of all school impacts identified by the affected school district.
- (10) Flag lots shall not be permitted within single family detached areas.
  - (11) All dwellings shall be located a minimum of ten feet from the toes and tops of the slopes over ten feet in vertical height unless otherwise approved by the Planning Director.
  - (12) Where applicable by ordinance, a neighborhood property owners association shall be established prior to the recordation of the final tract map for each residential development. The neighborhood owners association shall be responsible for any common area improvements that are unique to that neighborhood/subcommunity and other responsibilities as necessary as defined through the specific plan approval.
  - (13) An acoustical report shall be submitted concurrently with all applications proposing residential development as follows:
    - (a) Adjacent to Interstate 15.
    - (b) Adjacent to a collector or larger roadway.
    - (c) Adjacent to mining operations. (Acoustical reports pursuant to paragraphs "a" and "b" above were submitted to the County as part of Tentative Tracts 22335 through 22345)

c. Residential Design Guidelines

- (1) Curvilinear streets and variations in front yard setbacks shall be utilized to improve the visual quality of streetscapes.
- (2) Residential parcels backing onto Knabe Road should have a minimum width of 70 feet in order to provide a feeling of openness along Knabe Road.
- (3) Trash collection areas within multiple family developments shall be appropriately screened from view from dwelling units and common open space areas. All trash enclosures shall be located a minimum of 35 feet from dwelling units.



3. COMMERCIAL DEVELOPMENT

a. Objectives

- (1) Provide substantial employment-related opportunities to complement and balance residential uses.
- (2) Create a logical, efficient, and compatible land use pattern that relates well to surrounding land uses and the existing circulation system.
- (3) Serve convenience shopping needs for the surrounding residents.

b. Development Concepts and Requirements

- (1) A four acre neighborhood commercial center has been provided within the Wild Rose Development area (see Exhibits II-2A and II-54).
- (2) Commercial development as part of the Corridor Properties will encompass 44.5 acres and will be bisected by both the I-15 and Temescal Canyon Road, thus creating a series of separate sites each with very good highway frontage (see Exhibit II-3).
- (3) The commercial centers shall incorporate efficient pedestrian, bikeway, auto and public transportation systems. Development details shall be provided concurrently with the plot plan which will be evaluated for accuracy by the Planning Department and other affected agencies.
- (4) The commercial centers shall be developed in a manner that is architecturally harmonious with the defined theme of Specific Plan No. 176. The plan specifies that all designs complement the area's natural openness.
- (5) The developer shall provide within one of the commercial components of the development an improved park and ride facility or otherwise participate towards contribution for the purchase of and improvement to an off-site facility if recommended by Caltrans at the development stage.
- (6) If multiple ownerships and common facilities are proposed, a commercial property owners association shall be established prior to the issuance of any building permits within the commercial planning areas. The commercial property owners association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities associated with the development of the commercial land use as necessary, and is defined through the specific plan approval.

c. Commercial Design Guidelines

- (1) Urban commercial images, such as internally lighted signs or large signage which is readable at distances greater than 660 feet shall be discouraged. Externally lighted signage, except for main entrances, shall also be discouraged. Signage plans shall be submitted as part of site plans for commercial areas.

- (2) Ground mounted equipment incidental to commercial development shall be appropriately screened with solid walls and/or landscaping. Equipment location shall be away from the front of the building (such as electrical transformers), and screening must be similar to adjacent architecture and materials.
- (3) Commercial loading and trash collection areas shall be screened from view from public areas and adjacent residential development. Commercial loading and trash collection areas shall be located a minimum of 35 feet from adjacent residential structures.

#### 4. INDUSTRIAL AND BUSINESS PARK DEVELOPMENT

##### a. Objectives

- (1) Encourage the growth of a balanced community through the provision of significant industrial employment opportunities.
- (2) Create a logical, efficient, and compatible land use pattern that relates well to surrounding land uses and the existing circulation system.
- (3) Respond to identified environmental resources and constraints and provide a buffer between residential land uses and the proposed treatment plant.

##### b. Development Concepts

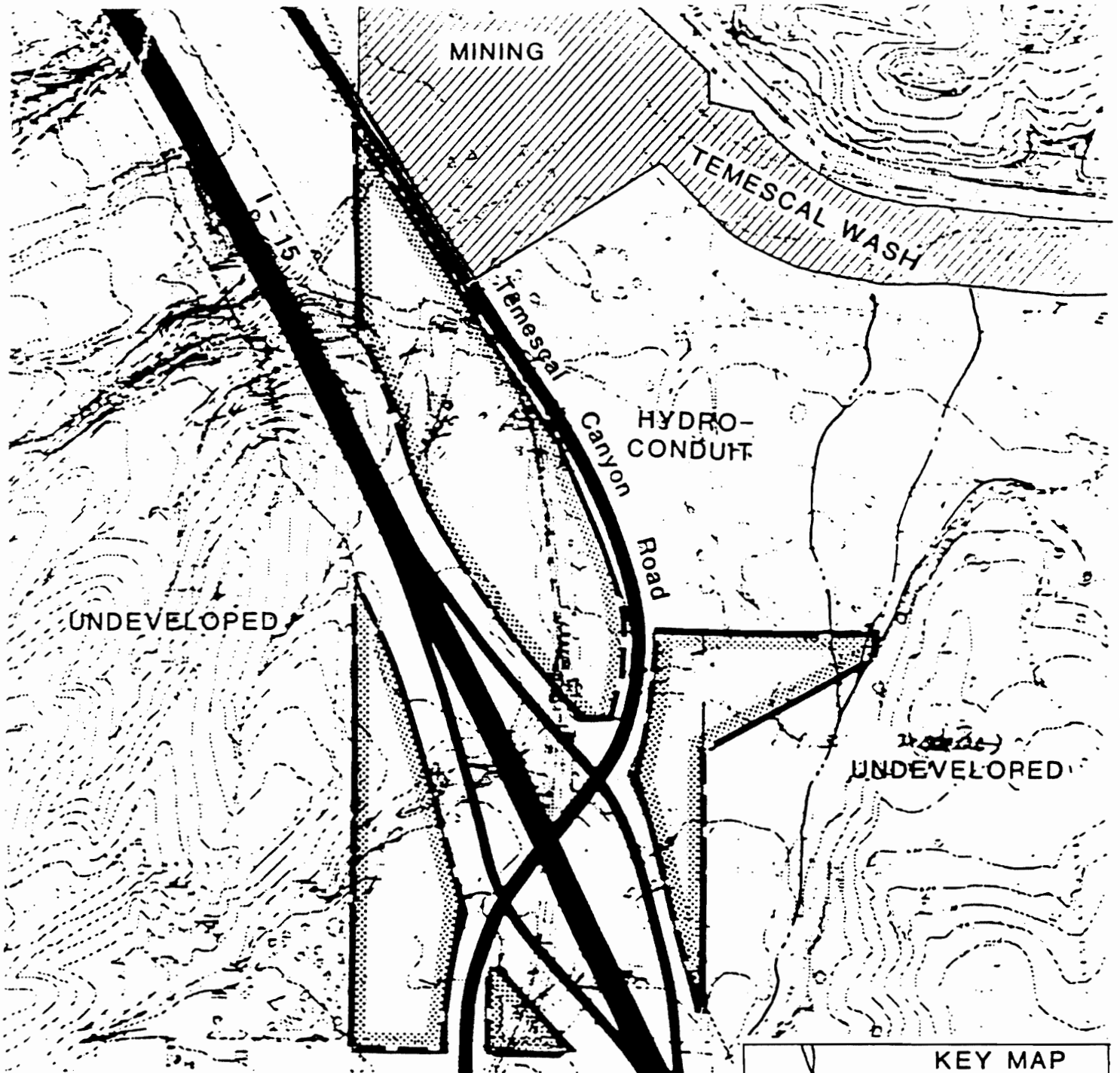
- (1) Industrial and business park development within the Wild Rose area will occur east of the Interstate 15 freeway.
- (2) The industrial development within the Temescal Canyon Properties will occur on two separate parcels totaling 21.7 acres, located along Temescal Canyon Road (see Exhibit II-4).

#### 5. OPEN SPACE AND OTHER USES

The Specific Plan includes provisions for community park sites, a natural park, and trails to help meet the demand for recreational opportunities. (EIR 183 Mitigation Measure)

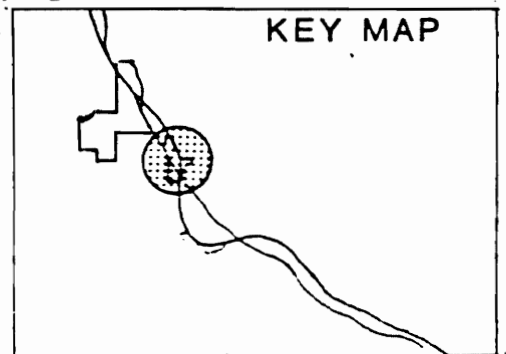
##### a. General Open Space Requirements

- (1) Areas designated as open space shall be retained in perpetual open space. Limited grading for slope stabilization, drainage, and public utilities shall be allowed in these areas as required.
- (2) All landscaped common greenbelt, park, improved open space and linear park areas within the Specific Plan shall include automatic irrigation systems.



**SITE CHARACTERISTICS**

- 44.5 ACRES
- PREDOMINATELY GENTLE TOPOGRAPHY
- COASTAL SAGE SCRUB/CHAPARRAL VEGETATION
- EXCELLENT VEHICULAR ACCESS/FREWAY VISIBILITY
- CONVENIENT LOCATION TO EACH VILLAGE



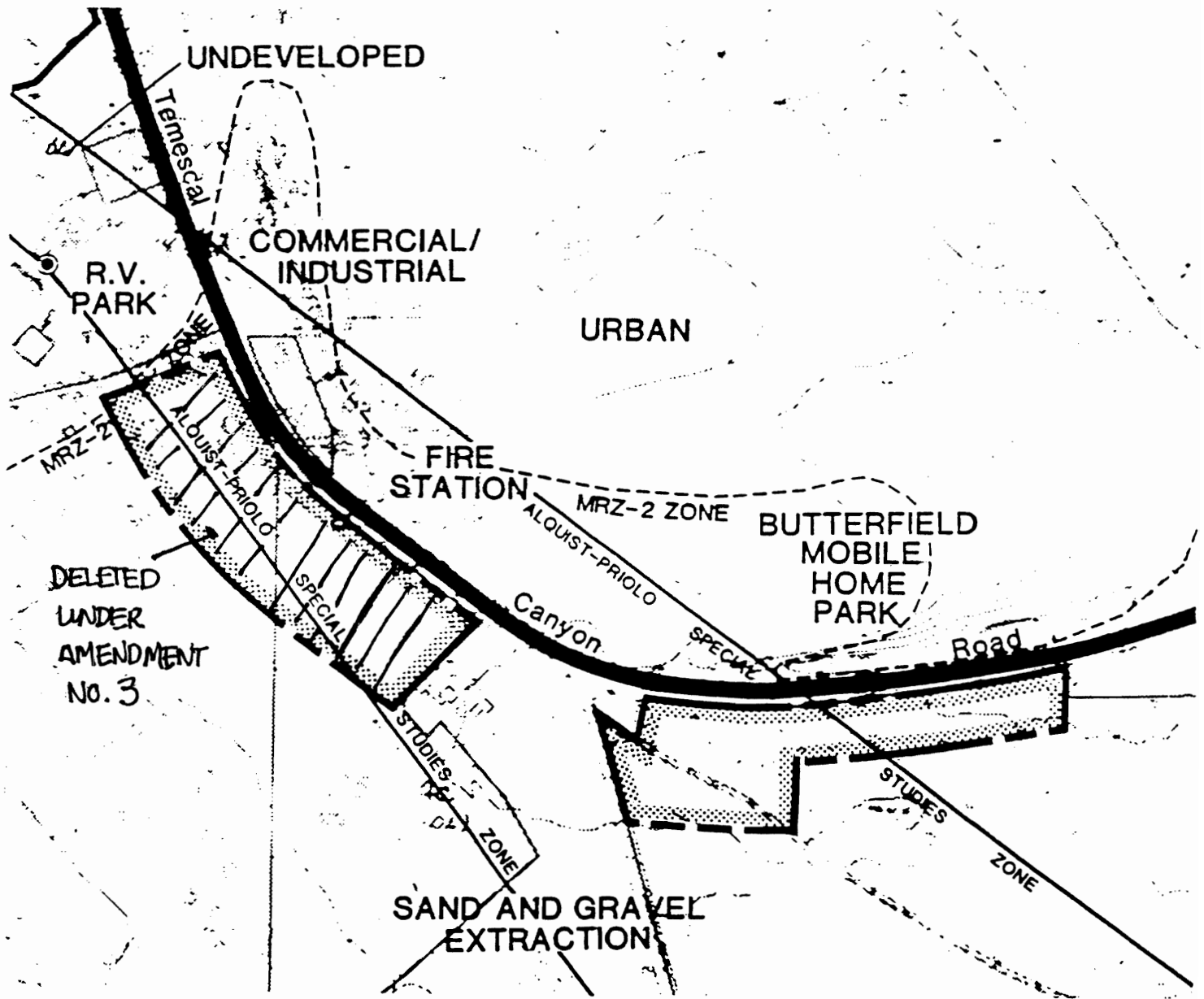
CORRIDOR PROPERTIES - COMMERCIAL

**TEMESCAL VALLEY PROPERTIES**

SOURCE: PHILLIPS BRANDT REDDICK

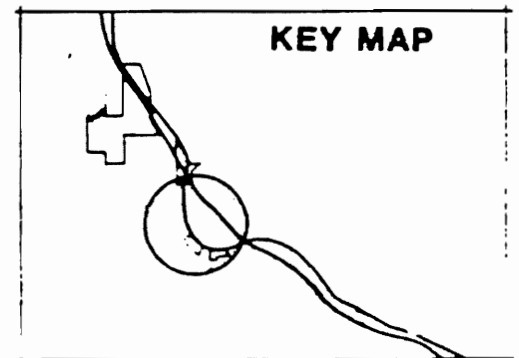


**EXHIBIT 3**



**SITE CHARACTERISTICS**

- 2.4 ACRES
- GOOD FRONTAGE ALONG TEMESCAL CANYON ROAD
- GENTLE TOPOGRAPHY
- COASTAL SAGE SCRUB/CHAPARRAL VEGETATION



CORRIDOR PROPERTIES - INDUSTRIAL

**TEMESCAL VALLEY PROPERTIES**

BOLECE, PHILLIPS, BRANDT, REDDICK



**EXHIBIT 4**

- (3) Development applications shall incorporate internal pedestrian access to common open space and recreation areas. No direct pedestrian access shall be provided to the open space preserve.
- (4) Native specimen trees and shrubs shall be utilized wherever possible, as approved by the Planning Department.
- (5) A master property owners association or appropriate public maintenance agency shall be established by the developer encompassing the entire specific plan, for the ownership, maintenance and management of the natural open space, landscaping and irrigation systems along public roads, defined through the specific plan.
- (6) At the time of recordation of any tentative subdivision which contains a common greenbelt, park, open space and/or linear park area, the subdivision shall have those common areas conveyed to the master property owners association or appropriate maintenance agency.
- (7) Areas of the Specific Plan which are not designated as another type of land use shall be designated open space and shall be owned and managed by a master property owners association or appropriate public maintenance agency.
- (8) Detailed development plans, including facilities, landscaping, and irrigation shall be submitted for Planning Department approval concurrently with the submittal of the tentative tract maps which include these areas.
- (9) Community recreation areas shall be developed in accordance with the Specific Plan text, including exhibits.
- (10) Community recreation centers shall be owned and managed by the master home owners association or by another appropriate public agency.
- (11) Construction of parks and community recreational areas shall commence prior to, or concurrently with adjoining development in each applicable planning unit.
- (12) Maintenance of the common open space area, park and recreation areas, and school sites shall be the developer's responsibility until such time as operation and maintenance is assumed by a county service area, community services district, or other appropriate public agency.
- (13) All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of occupancy permits. If seasonal conditions do not permit planting, interim landscaping erosion control measures shall be utilized as approved by the Planning Department.
- (14) All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments.

**b. Community Parks**

**(1) Community Park Development Objectives**

- (a) Provide active and passive recreational opportunities.**
- (b) Serve as focal points of recreational activities for surrounding neighborhoods.**
- (c) Provide a range of recreational opportunities, including sports and picnicking, with turf ball fields, courts, barbecues, tables, shaded picnic grounds, and tot lots.**

**(2) Community Park Development Concepts**

- (a) A 5.6-acre community park will be developed in the southern portion of the site adjacent to the nature park for play fields and active recreation (see Exhibit II-5).**

Park facilities located in the southern portion of the site will include both active and passive uses.

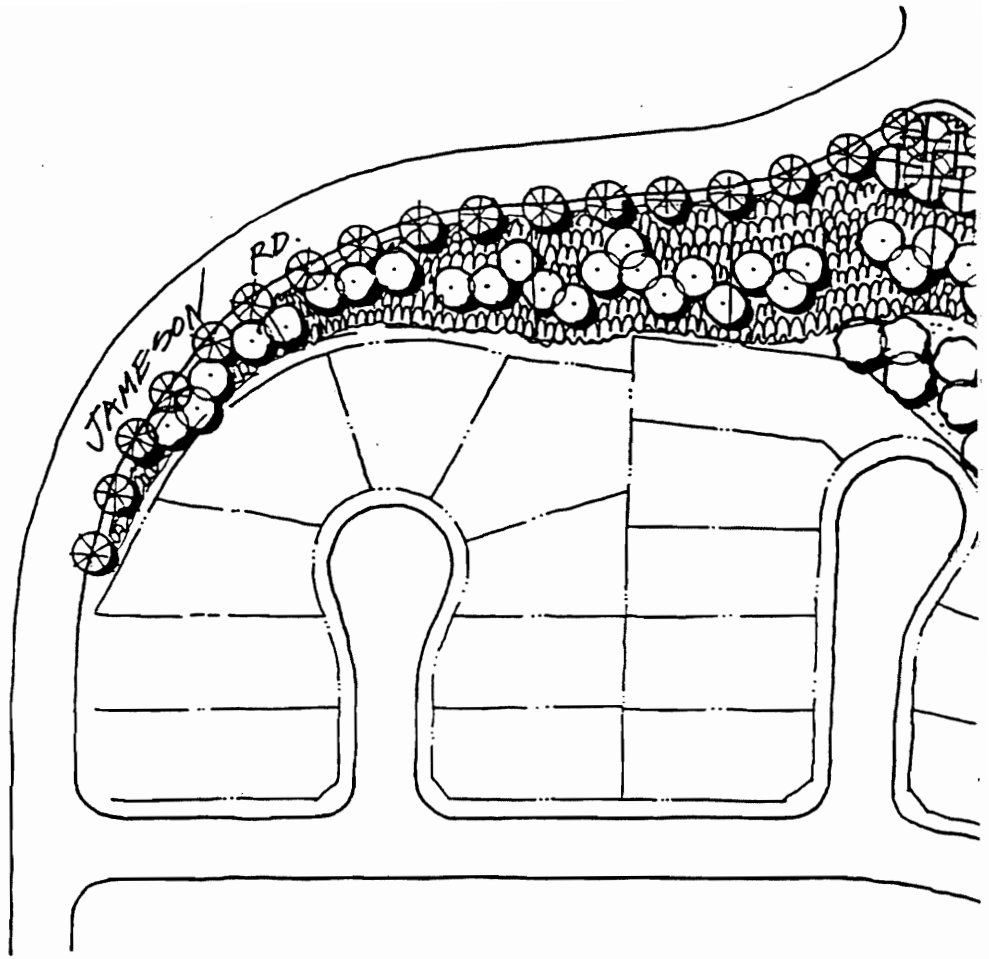
Community park facilities will include: little league baseball field, soccer field, tot lot, picnic areas, open space for informal play, pathways linking all park facilities, restrooms, and off street parking.

- (b) A 3.6-acre community park will be developed in the northern portion of the site for use by residents in that portion of the project (see Exhibit II-7).**

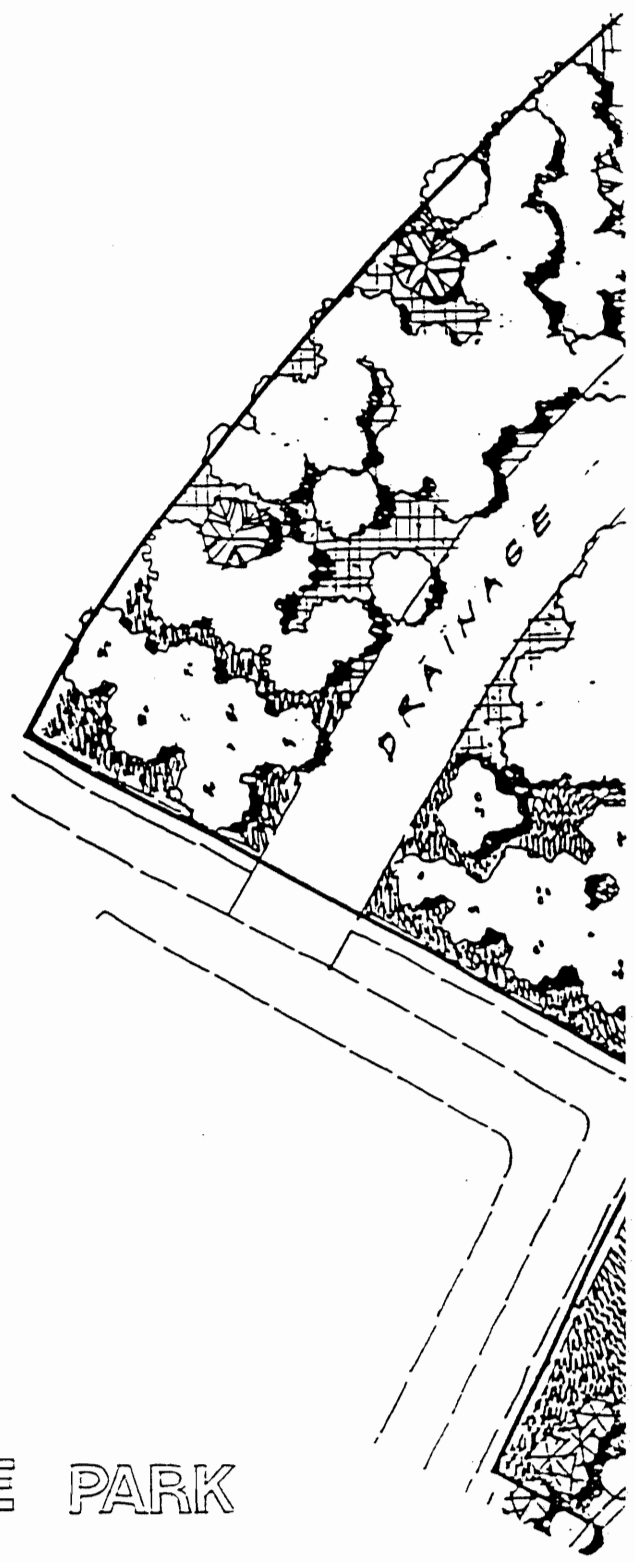
The northerly community park will be built in two sections along a drainage channel. The two park areas will be connected by a foot bridge over the channel.

The northerly portion of the park will be devoted to active recreation, and will include an unlighted softball field.

The southern portion of the park will be devoted to more passive recreational pursuits, and will include a picnic/barbeque area, tot lot, and open area for informal play.



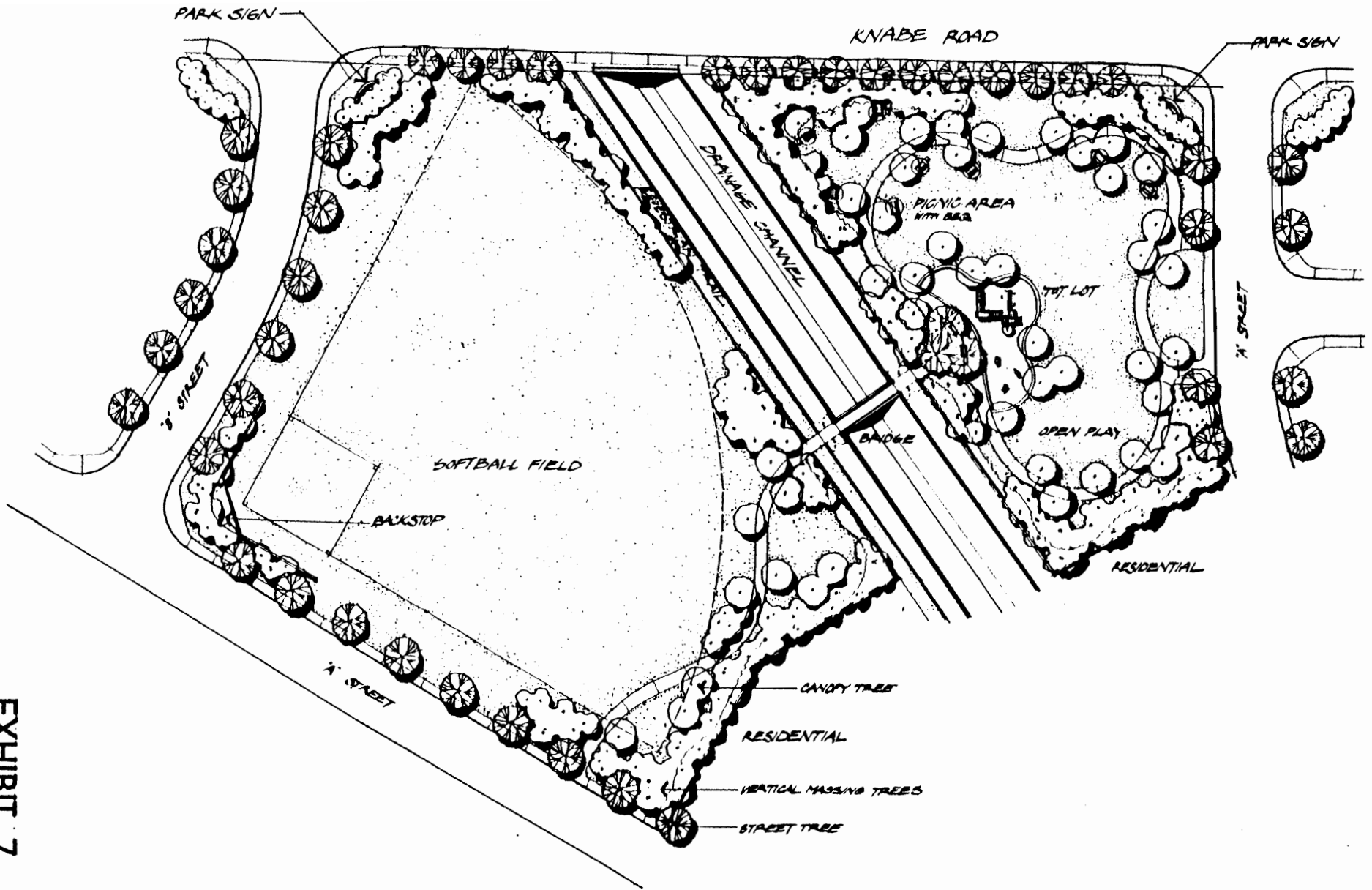
WILD ROSE  
CONCEPTUAL NEIGHBORHOOD PARK  
UDC HOMES



WILD ROSE  
CONCEPTUAL NATURE PARK  
UDC HOMES



EXHIBIT 7



WILD ROSE  
CONCEPTUAL NEIGHBORHOOD PARK  
FOOTHILL PROPERTIES

FOUR ACRE SITE

SCALE: 1" = 20'-0"



**c. Nature Park**

**(1) Nature Park Design Objectives**

- (a) Provide passive recreational opportunities.**
- (b) Preserve the oak woodlands found in the area.**
- (c) Promote compatibility with existing and planned rural residential development.**
- (d) Activities at the park include nature trails and low intensity activities, such as picnicking.**

**(2) Nature Park Development Concepts**

- (a) A 5.5 acre nature park will be provided across from the southerly park site at the corner of Clay Canyon Drive and Jameson Road (see Exhibit II-6).**
- (b) The nature park facilities will provide for passive open space, picnic, and interpretive experiences through the identification of those native plants existing on the site.**
- (c) Nature park facilities will include:**
  - A meandering path separating the improved area of the nature park from those that remain natural.**
  - Three picnic tables and trash receptacles located off the edge of the meandering path.**
  - Reinforcement of native vegetation along the edge of the park with additional plantings of native plants or of plants that will naturalize and blend with existing plants.**
  - Revegetation of cut or fill slopes with native or naturalized plants.**
  - Identification of native plants on the park site for interpretive purposes.**

**d. Open Space Preserve**

**(1) Open Space Preserve Objectives**

- (a) Provide for a buffer zone between urban uses and the federally owned lands of the Cleveland National Forest.**
- (b) Avoid natural hazards such as slope instability, flooding and seismic conditions.**

**(2) Open Space Preserve Concepts**

- (a) A total of 74.4 acres has been designated as permanent "open space preserve" land involving the oak woodland nature park area as well as the site's steeper hillside areas.**
- (b) The loss of open space will be partially mitigated through the preservation of over 30 percent of the study area as permanent open space and park. (EIR 183 Mitigation Measure)**
- (c) The provision of over 30 percent of the study area as "Open Space Preserve" lands will help retain significant natural resources. (EIR 183 Mitigation Measure)**
- (d) Landscaped buffers are required to minimize potential interface conflicts with the nearby rural residential areas to the northeast of I-15..**
- (e) Security fencing is required to avoid land use conflicts with the agricultural areas to the south (see Exhibit II-21).**

**6. PUBLIC FACILITIES AND SERVICES**

**a. School Site**

**(1) School Site Development Objectives**

- (a) Accommodate elementary education needs of the new community.**

**(2) School Site Development Concepts and Requirements**

- (a) Twelve acres have been designated for an elementary school site in the south central portion of the Wild Rose area (see Exhibits II-2 and II-54).**
- (b) The school site shall be maintained in a manner which is aesthetically pleasing and which does not present a hazard to health and safety.**
- (c) Any area within Specific Plan No. 176 which is designated as a school site is exempt from the provisions of the Master Phasing Program.**
- (d) Sites designated for schools may be developed at such time as the applicable school district deems appropriate, provided that adequate water, sewer and other necessary services are available to the site.**
- (e) Planning area(s) to be developed as school site(s) shall be developed in accordance with the Specific Plan text, including exhibits.**

- (f) The master home owners association or the developer shall manage the site until such time as the appropriate school district assumes title to the property.
- (g) All proposed school bus stop locations and turnouts shall be subject to approval by the school district prior to approval of any subdivisions within each phase.
- (h) All applicable school fees shall be paid to the Corona-Norco Unified School District.

**b. Treatment Plant Site**

- (1) Approximately 10.9 acres of land have been designated as the site for the new wastewater treatment and water reclamation plant which will serve the project area (see Exhibits II-2 and II-80).