

SUMMARY

A. GOALS AND OBJECTIVES

The proposed amendment to the Mountain Springs project, formerly known as Mountain Cove Specific Plan (SP 221, Amendment No. 1), reflects the significant changes in demographic, geopolitical and marketing conditions since its approval in 1990. Although the project continues to be an active-adult community, there has been an increase in total acreage, a reduction in the total number of residential units and a reorientation of the golf course. This new approach further minimizes environmental impacts and further reduces development density from the initial Specific Plan and Amendment No. 1.

Summary of Changes

Table II-1

Mountain Cove SP No 221, Amend. No. 1			Mountain Springs SP No. 221, Amend. No. 2		
LAND USE	DUs	Ac	LAND USE	DUs	Ac
Medium Residential	295	64.0	Medium (M) Residential	566	117
Medium High Residential	1,053	158.0	Medium High (MH) Residential	693	118.4
High Residential	610	50.0	High (H) Residential	311	25.9
			Existing Single Family Residence (SFR)	1	1.0
Commercial		12.0	Commercial (C)		15.3
RV Storage		4.0	RV Storage (RV)		5.2
Equestrian Center		2.0	Maintenance Yard (MY)		1.5
Golf Course		156.0	Golf Course/Country Club/Center/Driving Range (GC)		187.7
Club House		6.0	Rec. Center (RC)		7.8
Recreation Center		6.0			
Roads		34.0	Roads		24.8
Open Space		284.0	Open Space		319.1
TOTAL	1,958	776.0	TOTAL	1,571	823.7

SUMMARY

The Mountain Springs Specific Plan No. 221, Amendment No. 2, reflects significant changes and refinement of the overall goals and marketing objectives for this master planned community. The most obvious changes are an increase in project acreage, reduction in the number of residential units and the golf course reorientation.

Mountain Springs will be an active-adult community as previously approved under the original specific plan. The project boundary has been modified from 776 acres to 823.7 acres with the acquisition of property located northeast of Knabe Road and Gum Tree Drive, two existing single family residential lots at the south end of Warm Springs Drive and property between Knabe Road and the existing RV Park. The total number of residential units has been reduced from 1,958 units to 1,571 units. The golf course has been redesigned to serve as a buffer between the project site and adjacent off-site land uses. In addition, the equestrian center is no longer proposed with Mountain Springs. These changes should substantially reduce local and area-wide impacts while maintaining the rural character of the community.

1. Residential

The total number of residential units has been reduced by 387 units, or about 24% from the original project. With this reduction, the overall Mountain Springs density has been reduced from 2.5 to 1.9 gross dwelling units per acre. The Medium residential designation has been increased from 295 units per the approved plan to 566 units. The number of Medium High designation units has decreased from 1,053 units per the approved plan to 693 units. The High residential designation of 610 units from the approved plan has been reduced to 311 units. The new plan devotes approximately 262.3 acres or about 32% of the project to residential land uses. This represents about a 2.0% acreage decrease in residential designations from the previous plan.

There is an existing single family residence located at the southern end of Warm Springs Drive within the Mountain Springs project boundary. The subject lot is currently 4.9 acres in size. It is anticipated that 3.9 acres of the subject lot will be incorporated into the golf course and the residence will remain on an approximately one acre lot.

2. Golf Course

The golf course was originally approved on 156 acres and designed internally within the subject site. The golf course is now proposed on 187.7 acres and has been redesigned to serve as an "inside-out" course and will be less of an impact than the previously approved plan. The golf course is now oriented to serve as a fire break between the Cleveland National Forest and residential units within the project site. The amount of grading required for the revised plan is substantially less than the grading that was required for the previously approved plan. The course will also serve as a landscape buffer between the land uses within the project site and adjacent off-site land uses. The revised golf course will also take advantage of existing views looking west to the Cleveland National Forest and views looking east across Temescal Canyon Road. Thus, the revised plan should further reduce potential impacts to the existing residential neighborhood. The golf course will be open to the public.

3. Circulation

The circulation element of the plan has been revised to provide a major project entry from Temescal Canyon Road. This is accomplished by realigning the connection of Knabe Road to Temescal Canyon Road north of the previous Glen Ivy Road connection alignment. This connection point is identified in the Circulation Element of the Riverside County General Plan. The new circulation pattern also replaces the loop from Temescal Canyon Road to Hunt Road with a more internally focused circulation plan. The plan entails utilizing internally private entry points into residential clusters off of Knabe Road. The proposed master circulation plan provides a more direct circulation pattern and shortened roadway distances than what was originally approved. All residential neighborhoods will be gated communities.

4. Drainage

The revised engineering for drainage has resulted in a plan which incorporates upstream canyon debris basins; on-site water detention basins and off-site drainage designed in conjunction with the primary project entry. The revised plan achieves a more controlled and efficient drainage plan than what was originally proposed. The additional on-site detention basins will significantly reduce potential impacts downstream relating to off-site drainage.

5. Water and Sewer

With the redesigning of the project land use configuration, the water and sewer plans have been revised to access Temescal Canyon Road from the new primary entrance. Two water tanks were originally proposed with the project. However, Lee Lake Water District, has indicated that only one water tank will be needed for the revised project.

6. Phasing

The revised phasing plan has been modified to match current land use designations as well as to more accurately reflect current and anticipated market trends. Infrastructure will generally be phased for backbone systems and to accommodate individual "villages".

7. Open Space and Recreation

In addition to the 187.7 acre golf course, the revised Mountain Springs Specific Plan entails 319.1 acres of open space. The 319.1 acres of open space are separated into two areas, 299.7 acres of open space hillside (Planning Area 2), are adjacent to the Cleveland National Forest and the remaining 19.4 acres (Planning Area No. 17), includes an existing marsh adjacent to the commercial areas along the eastern portion of the site. The plan calls for preservation of the existing marsh as well as wetlands mitigation that will be incorporated into the 19.4 acres of open space located in Planning Area No. 17.

These changes will preserve sensitive habitat; reduce impacts associated with commercial recreation uses; and provide a more rural residential character.

B. PROJECT SUMMARY

Mountain Springs, as noted in the Regional Vicinity Map (Figure II-1) and illustrated on the Vicinity Map (Figure II-2) is located on approximately 823.7 acres south of Corona in the Temescal Valley area of Riverside County. Access to the site is at the Temescal Canyon Road exit along Interstate 15. On-going uses in the project area include residential, commercial, agricultural operations, a recreational vehicle park and open space uses. When developed, Mountain Springs will be an active-adult community. One person of at least fifty-five (55) years old will be required to reside within each dwelling unit in Mountain Springs. Children may stay within a residence for a maximum of up to thirty (30) consecutive days. All residential neighborhoods will be gated communities. Mountain Springs will provide a mix of residential land uses varying in density from 4.5 dwelling units per acre to 12.0 to 18.0 dwelling units per acre with an average density of 6.0 DU/Ac. The project will also include an approximately 187.7 acre golf course and golf course related service facilities including a recreation center for project residences and guests, 15.3 acres of commercial uses, a 5.2 acre RV storage site, 1.5 acre maintenance yard and 319.1 acres of open space.

The residential products to be provided will meet a market need in this urbanizing Temescal Valley area of Riverside County. In marketing Mountain Springs, the objective will be to provide a spectrum of housing opportunities through a mix of product types and densities. The project will maintain a sensitive approach to development relative to existing streets and anticipated Average Daily Trips (ADTs) that fall within the County Circulation Plan and Master Plan of Highways and are lower than the original ADTs estimated for the approved project.

C. PROJECT HISTORY

The Mountain Springs Specific Plan was previously referred to as "Warm Springs Glen" and "Mountain Cove". The Warm Springs Glen Specific Plan No. 221, was originally adopted by the Riverside County Board of Supervisors on October 4, 1988. The project at that time entailed 2,065 active-adult residential units, 9 acres of commercial uses, a fire station, an RV/private storage facility, an equestrian center and an 18 hole golf course on 787 acres. The project was then revised and became known as the Mountain Cove Specific Plan (SP No. 221, Amend. No. 1). Mountain Cove entailed 1,958 residential units, 12 acres of commercial uses, an RV storage facility, an equestrian center, an 18 hole golf course and golf course related service facilities on 776 acres. The Mountain Cove Specific Plan, Amendment No. 1, was adopted by the Riverside County Board of Supervisors on May 15, 1990. Mountain Springs Amendment No. 2 is proposed to replace Mountain Cove Amendment No. 1.

D. ENTITLEMENTS

The applicant is requesting approval from the County of Riverside of the following related applications at this time to implement the project:

- Approval of General Plan Amendment No. 440;
- Approval of Change of Zone No. 6341;
- Certification of an Addendum to the Final Environmental Impact Report No. 237;
- Adoption of Specific Plan No. 221, Amendment No. 2.

1. General Plan Amendment

The project boundary has been modified from 776 acres to approximately 823.7 acres with the acquisition of property located northeast of Knabe Road and Gum Tree Drive, the acquisition of two existing single family residential lots at the southern end of Warm Springs Drive, the acquisition of property southeast of Glen Ivy Road and Knabe Road and the acquisition of the ten acre parcel where the 8th hole is now proposed. Because of this acquisition, a General Plan Amendment is required to amend the property designated as Mountain Cove Specific Plan 221, Amendment No. 1, 0-3 du/ac, 4 du/ac, 2 and ½ ac and M (Mining) to Mountain Springs, Specific Plan No. 221, Amendment No. 2. The General Plan Amendment also entails changing the General Plan designation and alignment of Knabe Road from a Major Highway (110' R/W) to a Modified Major Highway (110' R/W), downsizing the designation of Temescal Canyon Road from an Urban Arterial (134' R/W) to an Arterial (110' R/W) between Knabe Road and Glen Ivy Road and deleting the designation of Glen Ivy Road west of Temescal Canyon Road as an Arterial (110' R/W) from the General Plan.

2. Change of Zone

With the acquisition of property located northeast of Knabe Road and Gum Tree Drive, the acquisition of two existing single family residential lots at the southern end of Warm Springs Drive, the acquisition of property southeast of Glen Ivy Road and Knabe Road and the acquisition of the ten acre parcel where the 8th hole is now proposed, a Change of Zone from SP (Specific Plan), R-1 (One-Family Dwellings) and R-R (Rural Residential - 2 ½ acre minimum lot size) to Specific Plan No. 221, Amendment No. 2 is required in conjunction with the Specific Plan and the General Plan Amendment. The zoning for the subject site will be SP (Specific Plan). The Specific Plan Zoning Ordinance is included as Chapter III of this document.

3. Addendum to the Final Environmental Impact Report

Per direction from the County of Riverside, an addendum to the Final Environmental Impact Report (EIR) has been prepared for the Mountain Springs Specific Plan. This is an addendum to the previously prepared Final EIR for the Mountain Cove Specific Plan No. 221, Amendment No. 1. This addendum is intended to provide additional information regarding effects associated with the revisions from the Mountain Springs Specific Plan. The addendum to the EIR can be found in the technical appendices. The addendum is intended to provide the necessary environmental information for the County of Riverside to make a final decision on the current requested entitlements for the proposed project.

4. Specific Plan Amendment

The amendment to the approved specific plan consists of an increase in total acreage, a reduction in the total number of residential units and a reorientation of the golf course. The amendment will also eliminate a fire station, community gardens designation, modify the circulation system, and realign residential neighborhoods.

SUMMARY

The Mountain Springs Specific Plan Amendment entails 1,571 active-adult residential units, an 18 hole golf course, clubhouse, recreation center and related golf course service facilities, 15.3 acres of commercial uses, 5.2 acres for RV storage, 1.5 acre maintenance yard and 319.1 acres of natural open space on approximately 823.7 acres.

In addition, other permits or approvals are known to be needed or may be needed to implement the project prior to construction. This entails tentative tract maps, a golf course plot plan, lot line adjustments and all required improvement plans and final maps.

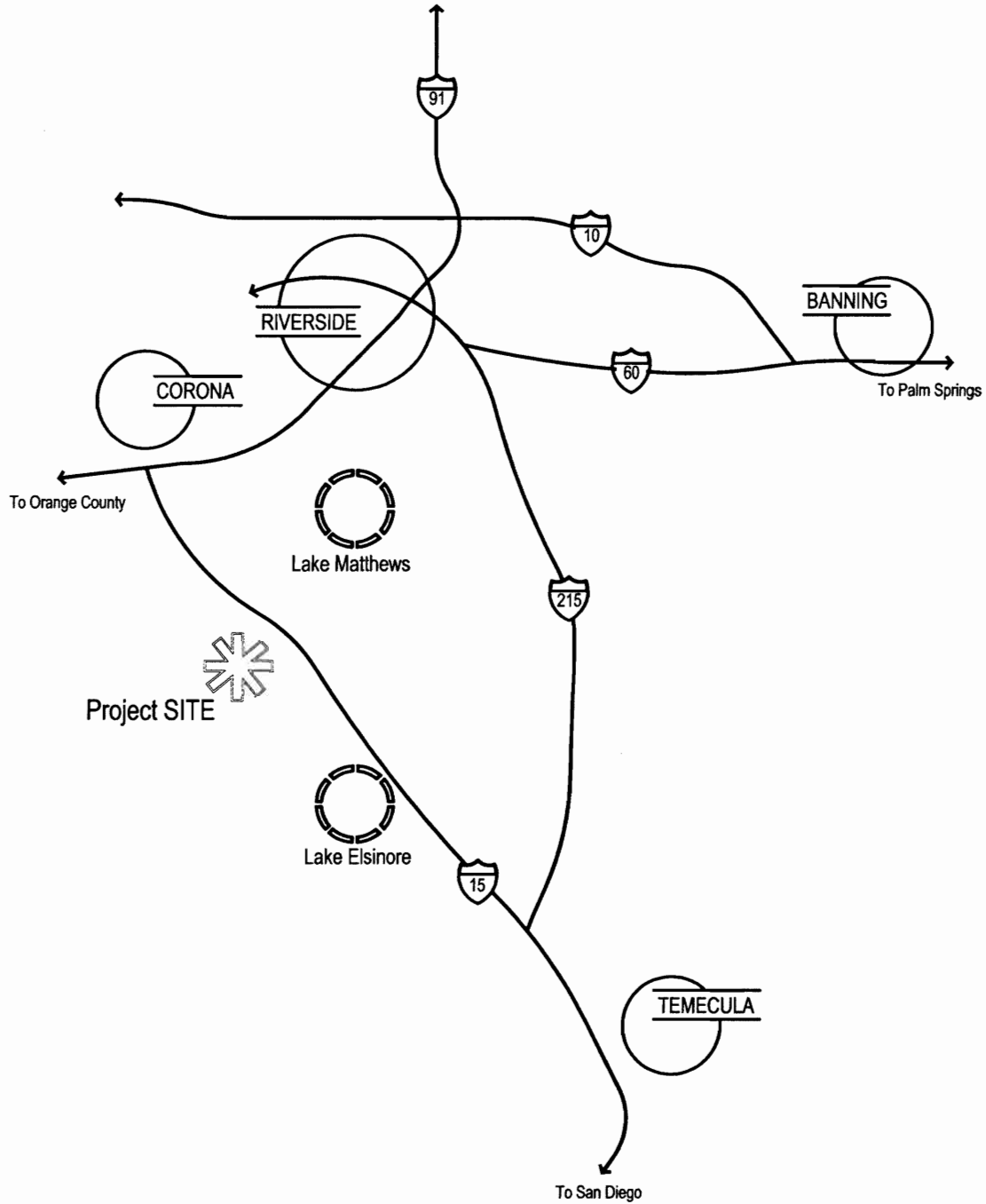
SUMMARY

The Mountain Springs Specific Plan of Land Use can be briefly summarized as follows:

Land Use Summary

Table II-2

Land Use	Planning Area	Acres	Dwelling Density	Maximum DU's
Medium (M) Residential (2-5 DU/Acre)	4	24.7	4.9	120
	5	30.0	4.9	148
	7	20.0	4.8	96
	10	12.8	4.9	63
	11	8.9	4.9	44
	12	9.4	4.5	42
	13	11.2	4.7	53
SUBTOTAL:		117	4.9	566
Medium High (MH) Residential (5-8 DU/Acre)	3	48.2	5.7	275
	6	23.2	5.6	130
	8	27.8	6.1	170
	14	19.2	6.1	118
SUBTOTAL		118.4	6.1	693
High (H) Residential (12-18 DU/Acre)	1	25.9	12-18	311
SUBTOTAL:		25.9	12-18	311
Existing Single Family Residence (SFR)	15	1.0	1.0	1
RESIDENTIAL SUBTOTAL:		262.3	6.0	1,571
RV Storage (RV)	16	5.2	na	na
Commercial (C)	18	15.3	na	na
Open Space (OS)	2	299.7	na	na
	17	19.4	na	na
Golf Course/Driving Range/Clubhouse(GC) Rec. Center (RC) Maintenance Yard (MY)	9	187.7	na	na
	9A	7.8	na	na
	9B	1.5	na	na
Circulation		24.8	na	na
NON-RESIDENTIAL SUBTOTAL:		561.4	na	na
PROJECT GRAND TOTAL:		823.7	na	1,571



Specific Plan No. 221 - Amendment number 2



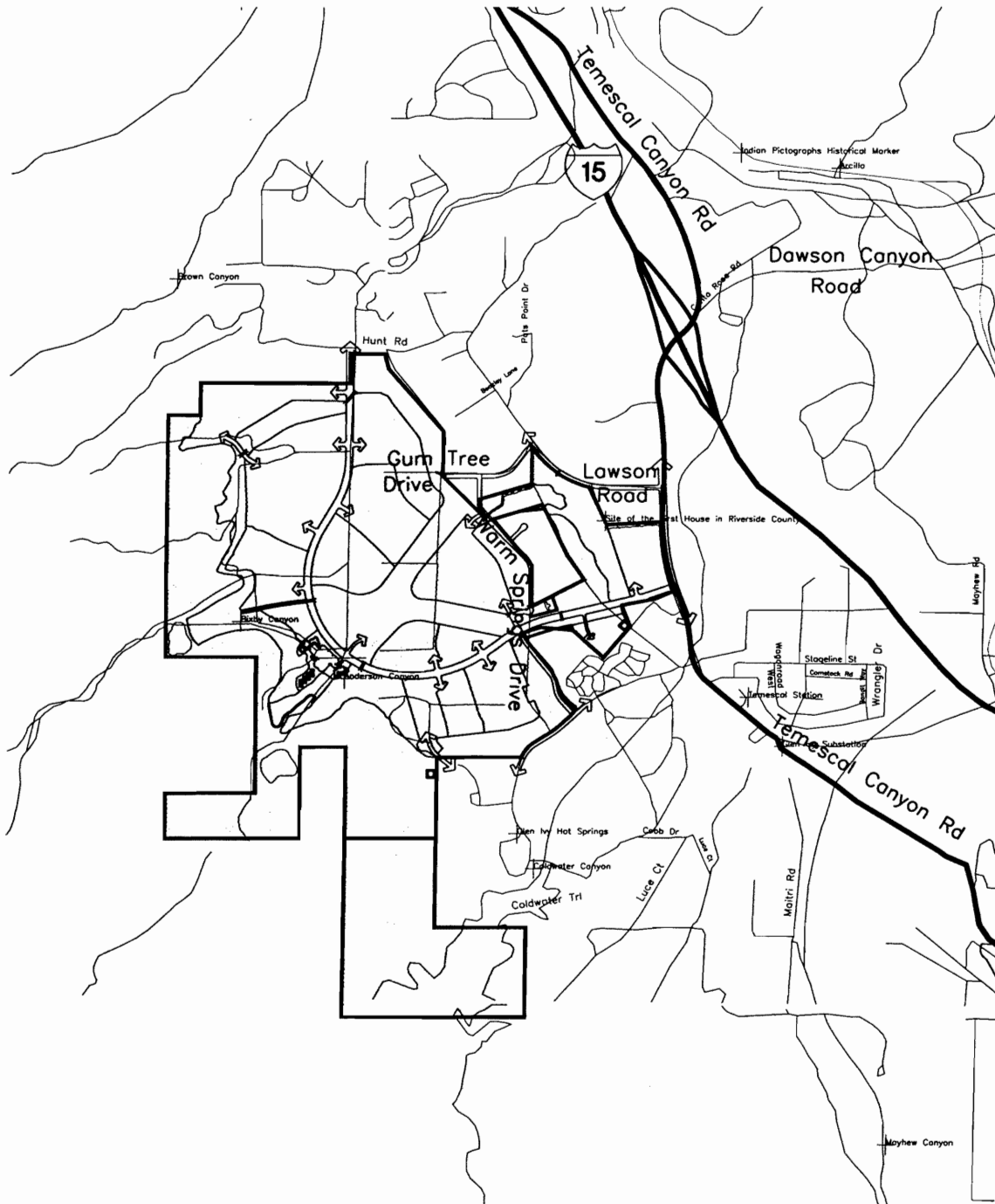
NOT TO SCALE

MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS

N:\31488.000\DWG\PRP\FIGII-1.DWG NOVEMBER, 1999

Regional Map



Specific Plan No. 221 - Amendment number 2



NOT TO SCALE

MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS

N:\31489.000\DWG\PRP\FIGII-2.DWG NOVEMBER, 1989

Vicinity Map

