

## SECTION V

### SPECIFIC PLAN

---

#### 2. Planning Area 2 (Tentative Tract No. 29598)

##### a. Descriptive Summary

*Planning Area 2*, as illustrated in Figure V-11, consists of approximately 133.73 acres, located in the north central portion of Spring Mountain Ranch. Planning Area 2 will consist of a maximum of 326 single family residential lots, approximately 35.40 acres of open space, and a 1.10 acre water reservoir site. Primary access to Planning Area 2 will be via the main entry feature from Pigeon Pass Road, while secondary access will be provided through Planning Area 1.

##### b. Land Use and Development Standards

- (1) For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., please refer to the Specific Plan Zoning Ordinance contained in Section IV. Nevertheless, the minimum residential lot size shall be 7,200 square feet.

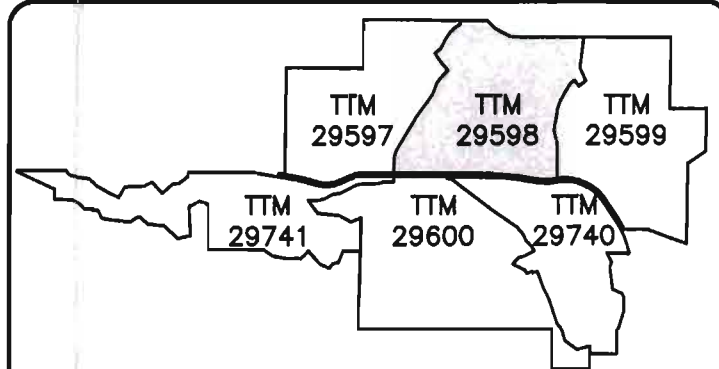
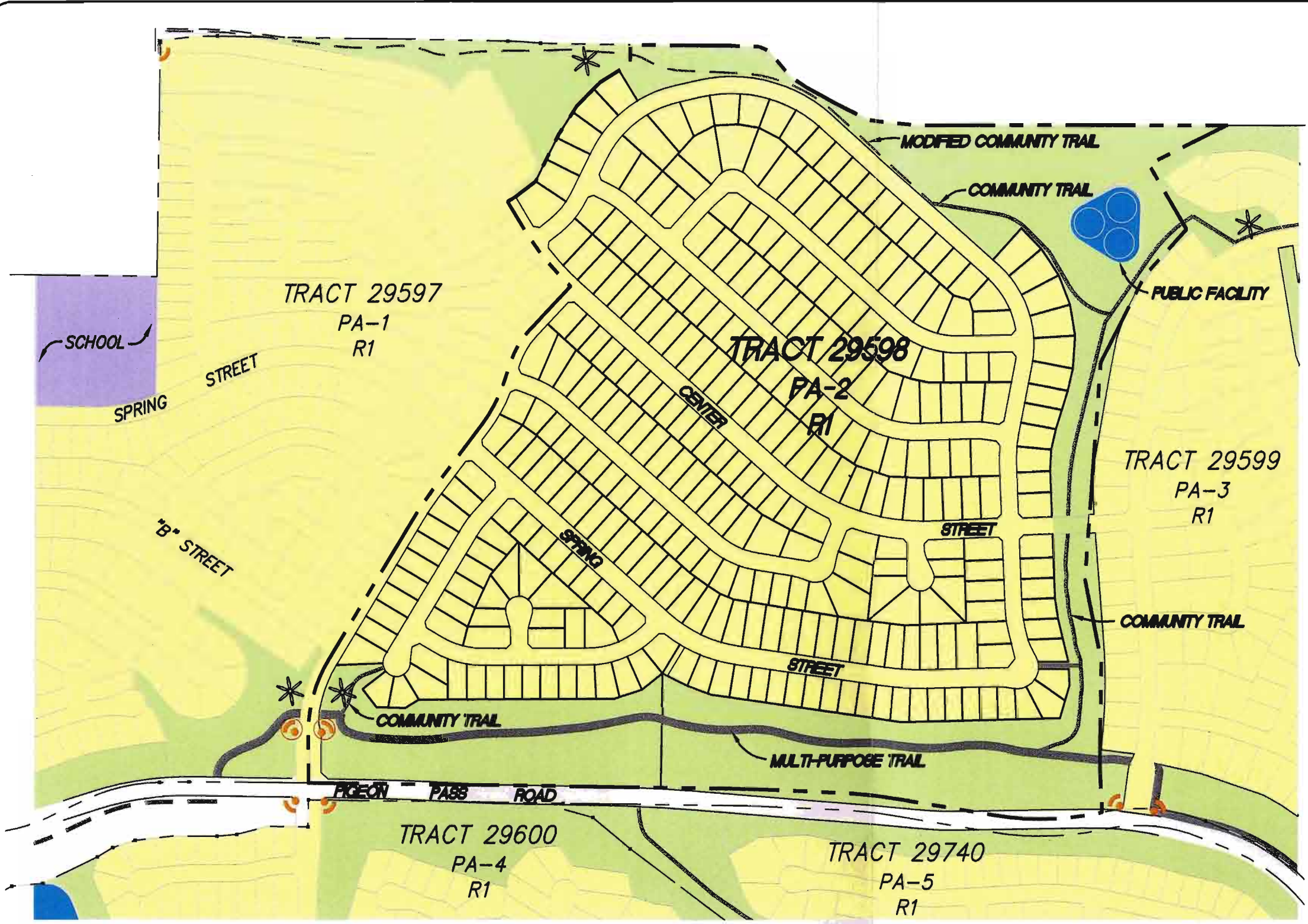
##### c. Design Standards/Guidelines

- (1) Pigeon Pass Road will provide primary road access into Planning Area 2, and will be developed pursuant to guidelines contained in Section V.2, and as depicted on Figure V-3A, *Typical Road Sections*. For landscape details of Pigeon Pass Road, please refer to Section V.C.2.c and Figures V-22A and V-22B, *Secondary Highway Plan View* and *Secondary Highway Section*, respectively.
- (2) Primary access into Planning Area 2 will be from Pigeon Pass Road, through a major project entry feature as illustrated in Figure V-20A, *Enhanced Primary Project Entry*.
- (3) Internal streets shall be developed as illustrated on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (4) Secondary access to Planning Area 2 will be through extensions of streets from Planning Area 1.

## SECTION V SPECIFIC PLAN

---

- (5) For streetscape details within the planning area, please refer to Section V.C.2.c, and Figures V-22A through V-22F.
- (6) Planning Area 2 will contain a large open space corridor surrounding the planning area. For development guidelines within this open space corridor, please refer to Section V.C.2.d, and Figure V-23, *Typical Landscape Corridor*.
- (7) A multi-purpose community trail, a community trail and a modified community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located within the open space corridor surrounding the planning area.
- (8) One pocket park is proposed within the southwest portion of the open space corridor. For development guidelines regarding the pocket parks, please refer to Section V.C.2.e and Figures V-24A through V-24D, *Typical Pocket Park*.
- (9) Please refer to the following sections regarding specific design guidelines for Planning Area 2:
  - Section V.C, Landscape Design Guidelines
  - Section V.D, Architectural Design Guidelines
  - Section V.E, Site Planning Design Guidelines
- (10) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.



SPRING MOUNTAIN RANCH  
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH  
 a master planned community

**LEGEND**

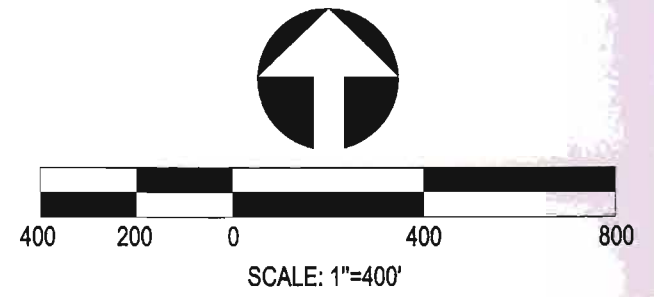
	ACRES	UNITS
R-1 RESIDENTIAL	97.23	326
OPEN SPACE/PARKS	35.40	-
PUBLIC FACILITIES (RESERVOIRS)	1.10	-
SCHOOL	-	-
<b>TOTAL</b>	<b>133.73</b>	<b>326</b>

- ENHANCED PRIMARY ENTRY
- PRIMARY ENTRY
- SECONDARY ENTRY
- POCKET PARK
- PLANNING AREA BOUNDARY

**FIGURE V-11  
 PLANNING AREA 2**

**URBAN ENVIRONS**  
 133 E. VINE STREET  
 REDLANDS, CA 92373  
 TEL: (909) 798-4446  
 FAX: (909) 335-9747

**The Keith Companies**  
 5650 El Camino Real, Suite 100  
 Carlsbad, California 92008  
 760/438-1210  
 Fax 760/438-2765



Pre-Prepared by THE KEITH COMPANIES, INC. 5/20/2004