

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

SECTION 2. PROJECT SUMMARY

Project History

Boulder Springs is an amendment to Specific Plan No. 229, H.B. Ranches approved in September 1988. That plan proposed 1421 residential and equestrian estate lots, a majority of which were 20,000 square feet. The project also included the following:

- A 15-acre commercial site that was intended to reflect the commercial classification in the Lake Mathews Community Plan.
- An elementary school site (10 acres).
- 92 acres of open space.

The proposed Boulder Springs amendment will include many of the same features as the original plan but calls for more conventional single family lots. However, the overall number of dwellings has been reduced to 1321, and the "impact" on the surrounding communities and services largely will be unchanged. However the area devoted to open space has more than doubled. The following is a summary of this proposition.

Table 1
Project Features

Feature	HB Ranches	Boulder Springs
Piped Water Service	Required	Required
Sewer Service	Required	Required
Traffic	Traffic based on 1421 dwelling units	Traffic based on 1421 dwelling units
Recreation	Equestrian / Park	Trails and Parks
Open Space	92 acres	214 acres

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Project Overview

The Boulder Springs Plan has been designed as a single-family residential community, with abundant landscaping that creates a sense of “neighborhood”. Approximately 214 acres (23%) of the site will be preserved and enhanced for natural open space resources, including multi-purpose trails. Also included in the proposed land uses are an elementary school site, parks, and two 15- acre commercial parcels. Table 3 summarizes the project’s land use classifications and Table 4 overall density calculations.

**Table 3
Land Use Classifications**

Land Use	Approx. Acres	Approx. Percent	No. DU's	DU/AC
Residential	663	71	1321	1.9
Commercial	30	3		
Open Space	210	22		
School	12	1		
Parks	7	1		
Roads	16	2		
Total	938	100		

**Table 4
Density Summary**

Overall Density	1.4 DU/AC
Overall Residential Density	1.9 DU/AC

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Project Goals

Boulder Springs LLC identified several goals as it proceeded to redesign the original specific Plan. Those goals and how they are being achieved through the specific plan revision are expressed below.

Table 2
Project Goals

GOAL:	ACHIEVED BY:
Greater diversity in housing and greater purchasing opportunities.	Designing distinct neighborhoods with the following lot sizes: <input type="checkbox"/> 12,000 square feet. <input type="checkbox"/> 15,000 square feet. <input type="checkbox"/> 20,000 square feet.
Provide more amenities	<input type="checkbox"/> Provide more accessible trails. <input type="checkbox"/> Include parks within plan.
Increase open space areas	Identify and preserve 214 acres of permanent open space along Cajalco Creek and in the south portion of the property.
Re-define function of Rider Road	Reduce Rider Road to a collector facility, to provide local access and circulation.
Maintain original unit yield	Transfer densities, and reduce lot sizes to accommodate more open space and community use parcel.