

B. Project-Wide Planning Standards

1. Comprehensive Land Use Plan

a. Land Use Plan

An illustrative Land Use Plan is included as Figure III.1 in this document. This illustrative Plan depicts the entire site as a single Planning Area. This Area is identified as Planning Area 1 and consists entirely of rural residential land use. Land dedicated to various land uses is as follows:

(1) Residential	71.77 acres
(2) Commercial	0 acres
(3) Industrial	0 acres
(4) Public Facility Sites	0 acres
(5) Parks/Open Space	0 acres
(6) Other Uses	0 acres

b. Land Use Table

A Land Use Table is included as Figure III.2 in this document. This table defines the land use, density, acreage, and total number of units for Planning Area 1, which encompasses the entire site.

C. Project-Wide Development Standards

The entire area encompassed by Specific Plan No. 264 will be dedicated to a single land use; i.e. Category III rural residential use. Tentative Tract Map No. 24985 submitted concurrently with Specific Plan No. 264 is included as the comprehensive exhibit for this project. Residential Planning Standards and Design Guidelines as set forth below also constitute project-wide standards and guidelines.

2. Circulation Plan

a. Exhibits

The circulation system as proposed is depicted on Figure III.1, the Illustrative Land Use Plan. This exhibit depicts the circulation system including internal roads. Tentative Tract Map No. 24985 submitted concurrently and included as part of this Plan depicts the circulation system in more detail and the off-site improvement of approximately 1200 linear feet of Mockingbird Canyon Road.

b. Development Standards

1. Streets "A", "B", "C", and "D" shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section B (36' / 60')
2. Street "E" (cul-de-sac) shall be improved within the dedicated right of way in accordance with County Standard No. 800 (36' / 60').
3. Mockingbird Canyon Road shall be improved with 6" asphalt concrete dike located 22' from centerline and match up asphalt concrete paving,; reconstruction; or resurfacing as determined by the Road Commissioner within the dedicated right of way in accordance with County Standard No. 105.

4. Corner cutbacks in accordance with County Standard No. 805 shall be shown on the final map and approved for dedication.

4. Roadway Knuckles located within the development shall be of standard design and construction, at 90 degrees with a minimum 50 foot tangent or as approved by the Road Commissioner.

5. The maximum centerline gradient and minimum centerline radii shall be in conformance with County Standard No. 114 of Ordinance 461.

6. All centerline intersections shall be at 90 degrees with a minimum 50' tangent measured from the flow line or as approved by the Road Commissioner.

7. Sidewalks shall not be constructed within the development or along Mockingbird Canyon Road.

8. The minimum lot frontages along knuckles or cul-de-sacs shall be 35 feet.

9. All driveways shall conform to the applicable Riverside County Standards. A minimum of 4' of full height asphalt concrete dike shall be constructed between driveways.

10. The minimum garage setback shall be 30' measured from the face of the curb.

11. Lot access shall be restricted along Mockingbird Canyon Road and shall be so noted on the final subdivision map.

12. Street lights shall be installed in accordance with Ordinance 460 and 461 at all intersections of roads constructed or improved within the subdivision.

13. Any landscaping located within public road rights of way shall comply with Road Department standards and require approval by the Road Commissioner.

3. Drainage Plan

An Illustrative Drainage Plan is included as Figure III.3 in this document. This exhibit identifies 10 and 20 year tributary peak flow rates; existing water courses, flood plains, and drainage structures; and proposed drainage facilities.

4. Illustrative Landscaping Plan

a. Landscape Plan

A Landscape Plan is included as Figure III.7 in this document. The Landscape Plan identifies the following areas of the project:

- (1) Areas to be landscaped**
- (2) Areas to remain natural**
- (3) Special treatment areas**

b. Development Standards

Development Standards for Landscaping shall be as set forth in Section 7013 of the Uniform Building Code, as amended by County Ordinance 457.73; subject to Landscaping Guidelines set forth in Section B-6 of this Chapter pertaining to wildlife habitat preservation and water conservation.

5. Water and Sewer Plan

a. Illustrative Water and Sewer Plan

An illustrative Water and Sewer Plan is included in this document as Figure III.8 and identifies the following:

- (1) Existing and proposed water lines**
- (2) Sizes of lines**
- (3) Off-site improvements existing and proposed**

b. Development Standards

Water and Sewer Systems shall be installed so as to conform with the provisions set forth Uniform Plumbing Code and Uniform Building Code, subject to the following:

- (1) Water and sewage disposal facilities shall be installed in accordance with any provisions set in the Riverside County Health Department's letter stating conditions of approval for Tentative Tract Map No. 24985.**
- (2) Water facilities shall be installed so as to ensure compliance with the conditions of approval set forth by the Riverside County Fire Department for Tentative Tract map No. 24985.**

6. Phasing requirements

The development of the project site is anticipated in two phases. Each phase is expected to consist of 28 homes for the total 56 home development. Rough

grading for the entire site shall be performed concurrently with the first phase. Streets and utilities will be installed for each phase at the time of development of that phase.

A Phasing Map is included as Figure III.9 of this document and identifies the sections of the site encompassed by each phase.

7. Illustrative Grading Plan

An Illustrative Grading Plan is included as Figure III.6 of this document. This exhibit illustrates the conceptual grading plan for the development.

8. Maintenance Plan

The project will not include any "common area" and accordingly no maintenance plan is presented.

C. Planning Areas

Land Use, Planning Standards and Design Guidelines

1. Planning Area Exhibit

The exhibit will show the following:

- a. Use, density, and number of units, acreage**
- b. Limits of development**
- c. Special treatment areas**
- d. Special environmental constraints**
- e. Areas where additional study or mitigation is needed.**

2. Planning Development

Standards and Design Guidelines By Planning Area

Planning Area 1 covers the entire site for this development and is dedicated solely to Residential Development. Accordingly, Standards and Design Guidelines set forth below for Planning Area 1 shall apply to the entire site.

3. Residential

a. Planning Standards

(1) Encroachments

Where structural setbacks from the property lines are required by this Plan, yard areas within the setback area shall be open and unobstructed from the ground to the sky, and kept free of all structural encroachments, except as follows:

i. Stairways. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three (3) feet or into the required rear yard a distance of not to exceed five (5) feet.

ii. Architectural Features. Cornices, canopies, and similar architectural features not providing additional floor space within the dwelling may extend into a required yard not to exceed one (1) foot. Eaves may extend three (3) feet into a required yard. One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.

iii. Fireplaces. Fireplaces may encroach one (1) foot into the required minimum side yard setback.

(2) Parking

Off-street parking shall be provided for each single-family dwelling unit in accordance with Section 18.12 of Riverside County Ordinance 348. Parking facilities shall be established in a manner which promotes compatibility between parking facilities and surrounding homes, protect property values and enhance the environment. Special attention shall be given to water conserva-

tion features, such as drought tolerant plants, native species and low-volume irrigation concepts. Minimum standards for parking facilities are as follows:

i. Location. Required parking shall be located on the same parcel of land as the building which the parking is to serve.

ii. Surfacing. All parking areas and driveways shall be paved with concrete, asphaltic concrete, brick, or equal surfacing; except that any driveway longer than one hundred (100) feet in length may be improved with at least three inches of decomposed granite, or equal.

iii. Grading. All parking areas and driveways shall be graded to prevent excessive ponding and to minimize drainage run-off from entering adjoining property without the permission of the owner of the adjoining property. Driveways shall be designed with slopes not exceeding fifteen (15) percent grade.

iv. Lighting. Parking area lighting is not required; however if parking areas are lighted, such lighting shall be adjusted so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets. Outdoor lighting shall be of energy efficient type, such as high pressure sodium.

v. Width. All driveways shall be a minimum ten (10) feet wide in accordance with Section 18.12 of Section 348.

vi. Required Spaces. A minimum of two (2) enclosed parking spaces per dwelling shall be provided.

vii. Size of Spaces. Each enclosed parking space must be at least nine (9) feet wide and at least eighteen (18) feet long.

(3) Special Treatment and Buffer Areas

The area of the site fronting on Mockingbird Canyon Road shall be considered a special treatment/buffer area under this plan. Any lot that has frontage on Mockingbird Canyon Road and is developed under plan shall be subject to the following restrictions.

- i. Setbacks.** The dwelling unit shall be located not closer than 70 feet to the centerline of Mockingbird Canyon Road.
- ii. Driveways.** Primary parking access shall be derived from internal streets. Driveway approaches shall not front on Mockingbird Canyon Road.
- iii. Future Additions.** Future additions of secondary parking facilities (e.g. Recreational Vehicle or Boat parking) shall not enter directly onto Mockingbird Canyon Road.

b. Design Guidelines

(1) Lotting Concepts

Lotting concepts shall be employed to implement the following planning goals for this site.

Avoid major landform alteration.

Promote retention of natural vegetation and habitat.

Promote retention of existing drainage patterns through the site.

Encourage larger lot sizes at the extreme south tip of the site.

Maintain the rural nature of the area.