

V. SPECIFIC PLAN

A. Project-wide Planning Standards

The following sections of the BSA Properties Specific Plan illustrate and describe the project-wide development plan and standards as they relate to land use, circulation, drainage systems, landscaping, water and sewer systems, public facilities, phasing, grading and comprehensive maintenance plans for the specific plan area.

1. Objectives of the Plan

The intent of the BSA Properties Specific Plan is to provide for high quality commercial, resort and residential uses in support of planned recreational and residential uses in the Perris Valley. To achieve this intent, the following are the basic objectives of the BSA Properties Specific Plan:

1. Establish an area for commercial uses, with a coordinated design, that will serve current and future residents in the region, visitors of the regional recreational facilities planned for the Diamond Valley Reservoir, and travelers on Highway 79.
2. Establish a resort environment to complement the Diamond Valley Reservoir.
3. Provide a variety of housing opportunities available to different income levels within high quality residential neighborhoods.
4. Provide for the efficient and safe movement of motor vehicles, bicycles, equestrians, and pedestrians, and to allow for future regional transportation needs and services.
5. Provide uses that will generate employment for local residents.
6. Provide an open space system that protects prominent physical features and habitats, and includes parkland for the enjoyment of residents.
7. Establish an orderly conversion from agricultural use to commercial, residential and resort uses as the area develops.

These objectives, as met within the BSA Properties Specific Plan, will create planned development that incorporates the natural environment, high development standards and improved circulation.

2. Comprehensive Land Use Plan

The conceptual Land Use Plan (Figure 3) shows the location of proposed land uses, acreage, and proposed residential densities by planning area. Seven general land use categories comprise the land uses for the specific plan area. The following descriptions of each land use category summarize the types of permitted uses and

development regulations for each land use allowed within the BSA Properties Specific Plan.

a. Residential

Estate Density Residential (EDR) The EDR land use designation in Planning Area 13 will provide for single family residential estates at 1 dwelling unit per acre. The land use plan for BSA Properties Specific Plan identifies 25 acres as EDR for a potential maximum of 25 homes within Planning Area 13. This planning area incorporates an existing estate residence and provides for other large, custom-graded lots with views of the Perris Valley.

Low Density Residential (LDR) The LDR land use designation in Planning Area 12 will provide for single family residential estates at 3 dwelling units per acre. The land use plan for BSA Properties Specific Plan identifies 20 acres as LDR for a potential maximum of 60 dwelling units. This area adjacent to the western boundary of the specific plan north of Holland Road will provide an appropriate land use transition from the resort commercial uses on-site to the off-site residential area west of Phino Lane.

Medium Density Residential (MDR) The MDR land use designation in Planning Areas 10 and 11 will provide for single family residential uses with a density of 4 dwelling units per acre. Four 4 units to the acre would be the maximum density allowed within this area for conventional R-1 subdivision housing.

b. Commercial

Commercial (CPS) The plan designates 100 acres for commercial and retail uses; 70 acres along the west side of Highway 79 immediately north of Holland Road (PA's 1 and 2) and 30 acres along the east side of the highway immediately south of Patton Road (PA 3). Planning Area 1 will be developed as commercial that will relate well to Highway 79 and the planned resort and regional recreation uses proposed to the east and west of the site. This continues the pattern of commercial development proposed for adjacent specific plan areas outside of the BSA Properties Specific Plan, and responds to future commercial demand.

Resort Commercial (RC) The resort commercial areas of the project comprise 102 acres; 35 acres with access taken from Patton and Patterson Roads (PA 4) and 67 acres north of Holland Road and east of Street "A" (PA 5). For the long-term, this land use focuses on accommodations (maximum 900 rooms) and entertainment uses such as theaters and restaurants that will support the residential and recreational nature of development at and around the Diamond Valley Reservoir. In the interim, such areas will allow RV Parks and other lower intensity recreation/accommodations compatible with adjacent rural uses.

c. Parks/Open Space/Recreation

Park (P) Planning Area 9 consists of 5 acres adjacent to the MDR portion of the project and will provide developed neighborhood parkland. The park will provide for

picnicking, children's play areas, sports fields and other active recreation uses, but will not include organized league sports facilities.

Open Space (OS) Natural open space makes up 85.9 acres of the BSA Properties Specific Plan. The majority of slopes steeper than 25 percent on the site are retained as a part of this open space system to maintain a natural backdrop for development and to preserve the areas designated as "Mountainous" in the General Plan. The Open Space designation applies to Planning Areas 6, 7, and 8, and represents about 20 percent of the specific plan area. Uses within the Open Space areas will be limited. No improvements will be made within Planning Areas 6 and 8 due to the need for resource protection. Planning Area 7 will allow hiking trails. Public facilities serving the community (water tank in PA 8) and fuel modification zones required for fire safety will also be allowed within open space areas (PA 7). A fifty-foot wide open space buffer will be located adjacent to the western edge of PA 12. This area will provide trail access to PA 7 and serve as a buffer between proposed homes in PA 12 and existing offsite residences taking access from Phino Lane.

d. Public Facilities

A 1.4 million-gallon water tank located within Planning Area 8 is designed to serve the 1752 pressure zone for the BSA Properties Specific Plan. This is a facility identified on the Easter Municipal Water District's Master Plan for water facilities needed to serve the area.

e. Project-wide Development Standards

Project-wide development standards will provide for consistent development patterns and quality throughout the BSA Properties Specific Plan area. Design and development standards and guidelines related to individual land uses and the project as a whole are presented in Section V.C of this specific plan. Standards and guidelines unique to each Planning Area are presented in Section V.B, to ensure that transitions between uses, buffer conditions, and other localized design and development issues are addressed in a site-specific fashion.

Agricultural uses shall be allowed within all Planning Areas preceding development that implements the provisions of the BSA Properties Specific Plan. As such, all rights and privileges granted allowable agricultural uses within any zone, per Ordinance 348, shall apply. The County's Right to Farm Ordinance No. 625 also applies to these properties to help protect the agricultural uses as the area transitions to development.

All uses, development standards, policies and procedures for implementation of the Specific Plan shall be in accordance with the approved BSA Properties Specific Plan/EIR and subsequent amendments. In cases where the BSA Properties Specific Plan/EIR is silent, applicable Riverside County ordinances and state law shall apply.

Prepared for:

BSA PROPERTIES

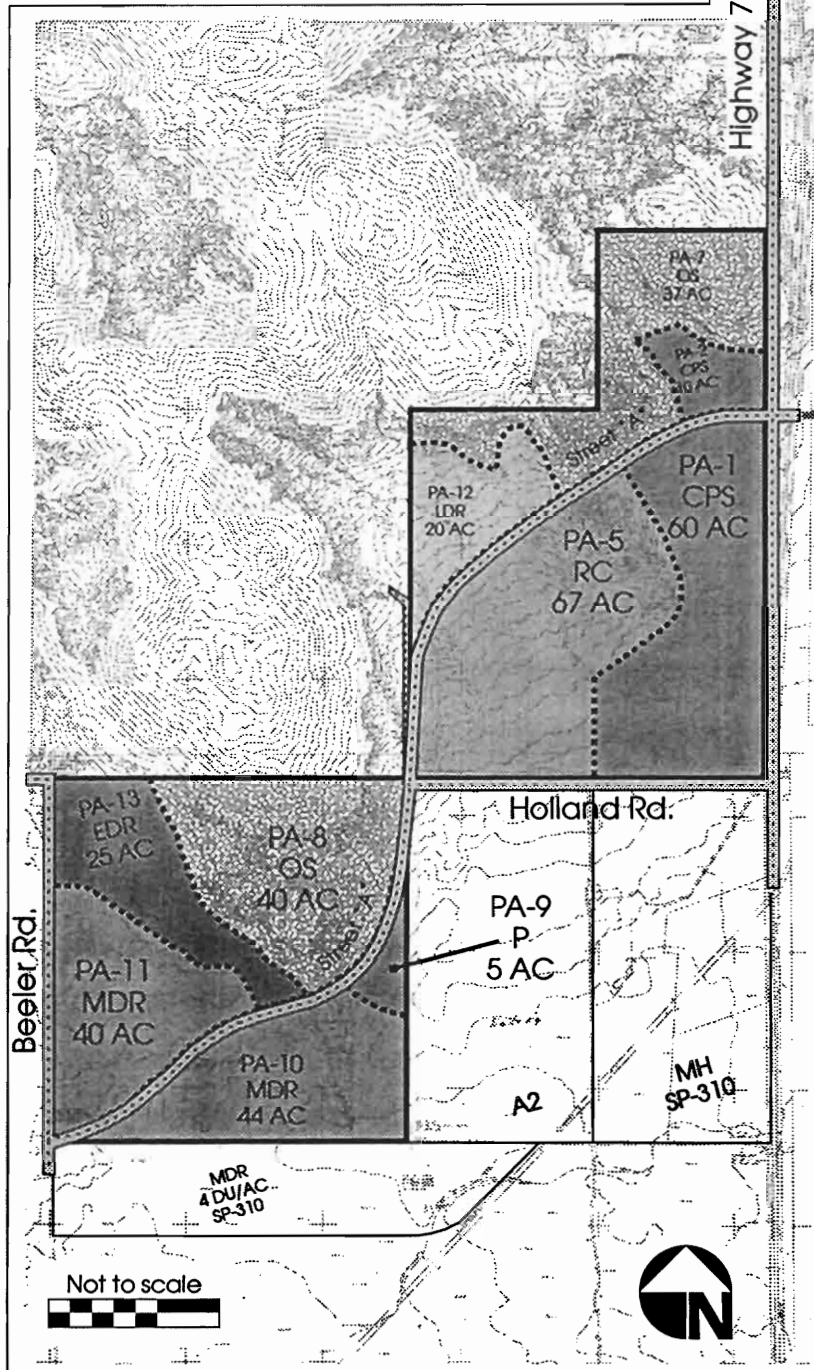
SPECIFIC PLAN Land Use Plan

October 2001

By:



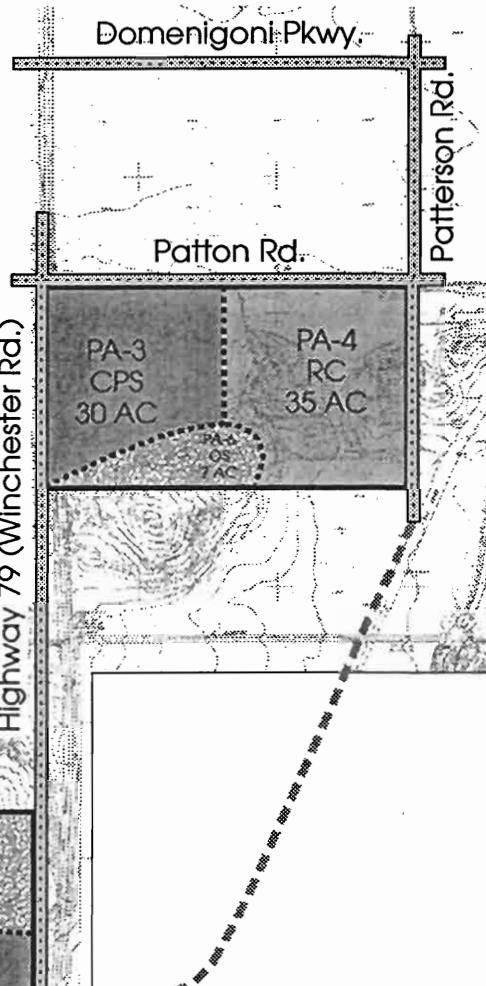
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Not to scale



Highway 79 (Winchester Rd.)



LEGEND

BSA PROPERTIES SPECIFIC PLAN LAND USE SUMMARY					
LAND USE AREA	Planning Area No.	AC	Density (DU/AC)	Min. Lot Size (SF/AC)	DU's Max.
CPS Retail Commercial	1	60			
	2	10			
	3	30			
	Subtotal	100			
RC Resort Commercial	4	35			
	5	67			
	Subtotal	102			
OS Open Space	6	7			
	7	37			
	8	40			
	Subtotal	84			
P Park	9	5			
	Subtotal	5			
MDR Medium Density Residential	10	44	4	7,200	176
	11	40	4	7,200	160
	Subtotal	84			336
LDR Low Density Residential	12	20	3	10,000	60
	Subtotal	20			60
EDR Estate Density Residential	13	25	1	1 AC	25
	Subtotal	25			25
	TOTAL	420			421

Figure 3

BSA PROPERTIES

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