

I. Executive Summary

A. Document Purpose

The Colinas del Oro Specific Plan No. 364 (SP 364) establishes standards and guidelines for the master-planned community of Colinas del Oro. A specific plan is defined by government code as a tool for the systematic implementation of the general plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. To an extent, the range of issues that is contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans, whether prepared by a general law city or county, must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with the specific plan.

B. Format

SP 364 is divided into the following sections: Executive Summary; Specific Plan; Planning Area Development Standards; Design Guidelines; and Zoning Ordinance. SP 364 has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to Section 65450, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land within the area covered within the Specific Plan Area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan Area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, SP 364 has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, SP 364 provides a means of implementing and detailing the County's General Plan. In this regard, all future development plans or other similar entitlements shall be consistent with regulations set forth in this document and applicable County regulations. SP 364 is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as circulation and provisions for utilities. SP 364 also ensures that new development meet or exceed standards for environmental safety, infrastructure, and

site planning while providing provisions for the maintenance of aesthetic quality and community identity.

C. Discretionary Actions and Approvals

The Riverside County is the Lead Agency for SP 364. This document will be used by the following in connection with the following decisions:

1. Riverside County Planning Commission

- Recommendation to the Board of Supervisors regarding approval of SP 364.
- Recommendation to the Board of Supervisors regarding approval of General Plan Amendment No. 743.
- Recommendation to the Board of Supervisors regarding approval of Change of Zone No. 1743.
- Recommendation to the Board of Supervisors regarding certification of EIR No. 530 by Resolution.

2. Riverside County Board of Supervisors

- Adoption by Resolution of SP 364.
- Adoption by Resolution of General Plan Amendment No. 743.
- Adoption by Ordinance of Change of Zone No. 07143.
- Adoption of EIR No.00530.

Subsequent discretionary actions may include final tract maps, plot plans and/or Conditional Use Permits, grading permits, water and sewer systems, and encroachment permits.

D. Project Summary

1. Context

SP 364 is located in unincorporated western Riverside County in the community of Meadowbrook. This area is generally rural and is both relatively flat and mountainous in nature with rural residential activities constituting the primary land uses. The Specific Plan Area is defined by residential properties and Ethanac Road to the north, residential property to the south, mountains to west and residential and some commercial retail uses to the east, as well as SR 74. There are guidelines contained in the Countywide Design Guidelines that have been used in the shaping and development of SP 364. The SP 364 Design Guidelines augment the Countywide Design Guidelines existing in an effort to provide an orderly integration of development opportunities within the County and the Elsinore Area Plan. The Project guidelines provide greater direction and detail on the placement and orientation of trail systems, streetscape and landscape requirements, buffering opportunities, and architectural enhancements for future development proposals. In addition, Section IV of SP 364 contains detailed architectural, site, and landscape design guidelines which will create a well-defined, comprehensive development theme for Colinas del Oro. This development theme is consistent with and complements the Elsinore Area Plan.

The property is currently unutilized and no structures are visible above ground; however, the property is the site of the vacated Good Hope Gold Mine, which operated from the 1880's to the 1950's. Adjacent land uses consist of sparse, rural residential development to the north, east,

and south, and undeveloped mountainous land to the west. Steele Peak lies northwest of the Project site, and Railroad Canyon and the San Jacinto River lie southeast of the Project site.

Topography includes steep hills in the northwestern portion of the site sloping down to areas of low relief in the eastern half of the Project site. Elevations on the Project site range from approximately 1,640 feet above mean sea level in the east to approximately 2,000 feet above mean sea level in the west. Soils on the site consist of clays and fine sandy, rocky fine sandy, or rocky loams, and the site contains several rock outcroppings. Vegetation on the Project site is dominated by sage scrub and annual grassland. The site is disturbed with evidence of mowing and discing as well as off-road vehicle use and illegal refuse dumping. Several dirt roads bisect the property.

2. Project Description

The Colinas del Oro Specific Plan proposes a combination of residential, commercial, as well as recreational and open space uses. With a maximum total of 490 attached and detached residential units and eight (8) distinct product types, the community serves a variety of ages, income levels and lifestyles. Traditional single family homes are allowed in Planning Areas 3 and 5, as well as multi-family residential product which are permitted in both Planning Areas 1 and 2.

Home types may include:

Traditional Residential Development:

- Single-Family Detached: Traditional; and
- Single-Family Detached: Paired.

Detached clustered residential development:

- Single-Family Detached: Cluster (Garden Court or Motor Court).

Attached clustered residential development:

- Multi-Family Attached: Duplex /Triplex;
- Multi-Family Attached: Townhomes;
- Multi-Family Attached: Courtyards; and
- Multi-Family Attached: Stacked Flats.

Combined residential/commercial development:

- Live/Work and Residential Over Retail.

As illustrated in Figure I-1, *Land Use Plan*, residential planning areas are densely clustered and oriented around a community park in the western portion of the community to accommodate a hillside preservation and recreation area in the eastern portion of the community.

Residential densities vary between 2.0 and 20.0 dwelling units per acre, consistent with the County's General Plan designations of Medium Density Residential (2.0 – 5.0 du/ac), Medium High Density Residential (5.0 – 8.0 du/ac), and Very High Density Residential (14.0 – 20.0 du/ac). Overall target Project density will be 3.9 dwelling units per acre.

The 11.4 acre mixed use component of SP 364 will allow for neighborhood commercial retail, commercial office, very high density residential (with private recreational uses, which may be contained within Planning Area 2 – PA2) to create a vibrant, dynamic neighborhood with opportunities for shopping, eating, recreation, and socialization, with the potential to allow the convenience of living and working in the same community. The mixed use neighborhood forms

the core area of Colinas del Oro, providing the community with gathering spaces and restaurant, office, retail and service opportunities, all in a pedestrian-friendly environment. The mixed use designation allows for the vertical or horizontal integration of offices, multi-family residences, and shops, creating a lively neighborhood and destination point for the overall community.

Planning Areas 4a and 4b are designated Open Space – Recreation, and are comprised of the Community Park, and Recreation Center. PA's 4a and 4b total 7.0 acres, and are 5.9 acres and 1.1 acres in areas, respectively. The Community Park will provide both active and passive recreational opportunities to SP 364 residents and the community at large. Amenities within the Community Park shall include, at a minimum: a recreation area with bathroom, pool and spa, 2 ½ court basketball courts, two covered tot lot, restroom facilities, shaded picnic areas, dog parks (one for large dogs, one for small dogs), a water splash play area, a waterfall, pond and creek, rock scramble, and open turf areas. Additional facilities are encouraged beyond the previous list of required items for the Community Park. Vehicular access to the Community Park is provided by Streets "A," "B," "D", and "E", and pedestrian access is provided by sidewalks and a trails network. A Community Center, with horse trailer parking, will be located in PA4b. It is anticipated that a building, approximately 3,000 square feet in area, as well as parking and landscaping shall be provided in this PA.

Neighborhood recreation areas will be provided within PA3 and connect to PA4 via walkways. These neighborhood recreation areas will consist of a five (5) mini-parks, totaling 1.4 acres. These parks shall be strategically interspersed within PA3 to conveniently serve the residents, and shall include, but not be limited to the following amenities: lawn areas, tot lots, playgrounds, picnic areas, exercise stations, sport courts, open play areas, and shaded seating areas. As stated above, additional facilities are encouraged beyond the previous list of required items in these parks.

A 30.0 acre open space area and a 10.4 acre rural mountainous area are located to the west of residential planning areas (Planning Areas 6 & 7 – PA6 & PA7, respectively). An overlook/interpretive area and mountain bike trails featuring pump track elements, will be included in PA6. This overlook/interpretive area will provide a scenic resting place for those using the trails in PA6. The overlook/interpretive area will also include plaques, which will contain historic information about the Good Hope Mine. No habitable structures will be permitted within these areas.

SP 364 will be constructing a portion of the County Trail System within the Project boundaries. This trail will enter the Project site at the southeasterly corner and meander throughout the Project to allow for connections to existing and proposed off-site segments of this Trail and other trails.

Overall, there are approximately 48.8 acres (or 38.6% of the Project site) of park/open space areas in SP 364 (this does not include any potential private open space uses to be located in PA1 or PA2).

Figure I-1 *Land Use Plan*

Infrastructure and other public facilities will be sufficiently sized to accommodate the needs of the community. There will be offsite sewer and water lines constructed to join existing facilities approximately 1½ miles to the south. In addition, there will be an offsite water storage tank for this site and to support the district's master plan. These facilities will be sized for this community as well as the General Plan proposed build out in this immediate area.

The circulation network accounts for approximately 8.1 acres of the Specific Plan Area and is designed to adequately facilitate vehicular travel throughout SP 364. The following is a summary of the adjacent and on-site Project roadways:

- SR 74 is located adjacent to the easterly Project boundary, and is designated as a 6 Lane Expressway with a 184' right-of-way. SR 74 is envisioned to provide east/west access between Interstate 215 and Interstate 15.
- Ethanac Road is located along the northerly boundary of the Project and proceeds easterly of SR 74. The portion of Ethanac Road easterly of SR 74 is designated as an Expressway.
- On-site access is provided via Streets "A" and "B".
 - Street "A" is designated as an Enhanced Local Street with a 66' right-of-way. Street "A" is the primary Project access.
 - Street "B" (east of Street "A") is also designated as an Enhanced Local Street with a 66' right-of-way. Street "B" is the secondary Project access.
 - Street "B" (west of Street "A") is designated as a Local Street with a 56' right-of-way. This portion of Street "B" provides access to PAs 4 and 5.
 - Streets "C," "D" and "E" are designated as Local Streets with a 56' right-of-way. Street "C" ends in a cul-de-sac in PA2.
 - Internal local streets are designated as a Local Street with a 56' right-of-way.
 - Cul-de-sacs are designated as a Local Street with a 56' right-of way.

Necessary infrastructure and other facilities will accommodate the needs of the community at build out. Table I-1, *Specific Plan Land Use Summary*, provides a detailed description of the land uses provided for in the SP 364 Land Use Plan.

**Table I-1
Specific Plan Land Use Summary**

Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
Residential				
Medium Density Residential – PA5 <i>2-5 dwelling units per acre</i>	22.4	3.6	80	45-112
Medium High Density Residential – PA3 <i>5-8 dwelling units per acre</i>	25.6 ¹	6.4	163	128-205
Very High Density Residential – PA2 <i>14-20 dwelling units per acre</i>	11.5	--- ²	198 ²	161-230
- Residential Subtotals	59.8	7.4	441	
NON-RESIDENTIAL				
Mixed-Use – PA1 <i>Residential, Commercial</i>	11.4	--	49 ²	N/A
Open Space – Recreation – PA3 <i>Mini-Parks</i>	--- ¹	--	--	N/A
Open Space – Recreation – PA4 <i>Community Park / Community Center</i>	7.0	--	--	N/A
Open Space – Recreation – PA6 <i>Open Space Park</i>	30.0	--	--	N/A
Rural Mountainous – PA7 <i>Open Space Park</i>	10.4	--	--	N/A
Major Circulation <i>SR 74, Streets "A"-“F”</i>	8.1	--	--	N/A
- Non-Residential Subtotals	66.6	--	---²	N/A
Project Totals	126.4	3.9	490	N/A

¹ Includes Open Space – Recreation PA 3 Mini-Parks (±1.4) acres.

² The target density within the Very High Density Residential and Mixed Use areas will be determined at the Use Case stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.

The Colinas del Oro Specific Plan includes design elements such as land use compatibility, complementary architectural design, and a unified, attractive landscape concept that are consistently applied to assure a varied, fully integrated and attractive community. All design elements will be consistent with the overall Project theme of “Western Community.”

Colinas del Oro is located in the Meadowbrook Community of the Elsinore Area Plan (EAP). This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through the implementation of a Rural Village Overlay.

E. Jurisdictional Setting

The Specific Plan Area is located within the jurisdiction of the following government agencies, departments, and districts:

Riverside County
Riverside County Economic Development Agency (EDA)
County Service Area No. 146 (CSA 146)
Riverside County Fire Department
Riverside County Flood Control and Water Conservation District (RCFC&WCD)
Western Municipal Water District (WMWD)
Perris Union High School District
Riverside County Regional Park and Open Space District
San Jacinto Valley Watershed

F. Project Setting

1. Overall Setting

As shown in Figure I-2, *Regional Map*, Colinas del Oro is located in the community of Meadowbrook, an Unincorporated Community of Riverside County. Colinas del Oro is situated in the northeastern portion of the Elsinore Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. Overall, Meadowbrook is currently generally characterized by very low density residential development and vacant properties set amid rolling hills.

Surrounding development consists of rural residential development on large lots, primarily located to the north, south and east. While there are some homes to the west, a large portion of this area is vacant. The proposed locations for the off-site improvements are also characterized in as either rural single-family development or vacant. A major SCE power transmission line exists to the north of the Colinas del Oro Site.

Surrounding Cities

The following Cities are located in proximity to Colinas del Oro:

- City of Perris: approximately 4.5 miles northeast
- City of Lake Elsinore: approximately 6.0 miles to the southwest
- City of Menifee: approximately 12.0 miles to the east
- City of Canyon Lake: approximately 5.0 miles southeast

Prominent Features

- **Lake Elsinore:** Lake Elsinore is the largest natural lake in Southern California, covering about 3,000 surface acres. The Lake is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon dam and generally stabilized at an elevation of approximately 1,230 feet. The Lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, flowing eventually into the Santa Ana River.
- **Mountains:** The Cleveland National Forest forms the western boundary of the Elsinore Area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational uses along with rural residential and wilderness oriented uses scattered along State Route 74.
- **Trails:** SP 364 will be constructing a portion of the County Trail System within the Project boundaries. This trail will enter the Project site at the southeasterly corner and meander throughout the Project to allow for connections to existing and proposed off-site segments of this trail and other trails.

Figure I-2, *Regional Map*

Circulation

The Meadowbrook area is served by a number of major roadways connecting the area to Los Angeles, Orange, San Diego, and San Bernardino Counties, as well as other portions of Riverside County. Regional access to Colinas del Oro is provided by I-15, which runs north to south approximately 5.0 miles southwest of the community providing access to Murrieta, Temecula, and San Diego in the south. I-15 intersects SR 91 to the north and provides access to Orange County and the Los Angeles area to the west. Approximately 5.0 miles northwest of Colinas del Oro, SR 74 connects with I-215 accessing the City of Perris as well as connecting with Riverside and San Bernardino further north and Menifee, Murrieta and Temecula to the south. I-215 also connects with State Route 60, providing access to the cities of Beaumont and Banning and the Coachella Valley to the east. The Specific Plan Area is located directly adjacent to SR 74 which runs east to west from the City of Lake Elsinore to the City of Perris.

Greenwald Avenue, about 2.0 miles south of the Project site, is the main north/south route passing through the central portion of the Meadowbrook area, as well as bordering its southern boundary. Its intersection with State Highway 74 is signalized. Greenwald Avenue connects the area to the Lake Elsinore Hills District and the City of Canyon Lake. The circulation element identifies Greenwald as a Class I Bike Path/Regional Trail.

2. Local Project Setting

As illustrated in Figure I-3, *Vicinity Map*, Colinas del Oro is located immediately adjacent to State Road 74, south of Ethanac Road, and north of Richard Street. The surrounding uses are primarily low density residential in nature with some commercial retail located just southeast of the Project site across SR 74. The site is in the County of Riverside jurisdiction and within the Elsinore Area Plan and in the Meadowbrook Community. This community is part of a Rural Village Overlay (a detailed discussion of this Overlay is contained in D.2., above).

Figure I-3 *Vicinity Map*

G. Existing Site Characteristics

As shown in Figure I-4, Aerial Photograph, the Specific Plan Area has been disturbed in the past. The Good Hope Gold Mine was previously located on-site beginning in 1893 when a mill with a capacity to produce 50 tons of ore per day was brought to the site; operations ended in 1953. The mine shafts have been backfilled and the site appears to have been disturbed repeatedly for weed abatement and by off highway vehicles. No structures are currently located on the site. The community is bordered to the northwest by a steep hillside, to the east by the SR 74, and to the north and south by residential uses. The Assessor Parcel Numbers (APNs) for the Specific Plan Area are shown of Figure I-5, *Assessor's Parcel Number Map*.

The Specific Plan Area is somewhat rugged and hilly in nature with a steep hillside to the northwest, and sits at an elevation of approximately 1,652 feet above mean sea level (MSL) as illustrated in Figure I-6, *Topographic Map*. The highest elevations occur at the northwestern portions of the property.

1. Land Use and Zoning Designations

As shown in Figure I-7, *General Plan Land Use Map*, the Specific Plan Area is designated by the Elsinore Area Plan of the Riverside County General Plan as "Very Low Density Residential (VLDR) and Rural Mountainous (RM)." Upon approval of SP 364, land use designations will be consistent with the development plan for the community, which is indicated on Figure I-1, *Land Use Plan*.

As shown on Figure I-8, *Existing Zoning Designations*, the Specific Plan Area is zoned Rural Residential (R-R) Upon approval of SP 364, zoning for the entire community will become SP 364.

2. Surrounding Development and Land Uses

Surrounding development consists of rural residential development on large lots, primarily located to the north, south and east. While there are some homes to the west, a large portion of this area is vacant. The proposed locations for the off-site improvements are also characterized in as either rural single-family development or vacant.

Figure I-4 *Aerial Photograph*

Figure I-5 *Assessor's Parcel Number Map*

Figure I-6 *Topographic Map*

Figure I-7 *General Plan Land Use Map*

Figure I-8 *Existing Zoning Designations*

H. Planning Approach

The Colinas del Oro community is located in the Elsinore Area Plan (EAP). Within the EAP, the Project site is designated with a Rural Village Overlay. As stated above, the following guidance is provided from Objective LU 28.3 of the General Plan:

“Control the extent and density of Rural Villages in order to maintain the areas’ rural character through consideration of the following:

- a. Allow properties within the Rural Village Overlay the opportunity to utilize the uses and maximum density/intensity of the Low and Medium Density Residential and Commercial Retail land use designations.
- b. Limit the extent of Rural Villages to the area depicted on the area plan land use maps.
- c. Control the design and placement of uses so that impacts from noise, light, odors, and traffic to surrounding properties are minimized.”

The SP 364 land use plan emerged from a Project team composed of industry professionals from a variety of specialties to include land planners, engineers, landscape architects and developers. The team conceived a comprehensive development plan for the community that was consistent with the proposed future land uses of surrounding property and responded to the intent of the Rural Village Overlay. The team incorporated the goals, objectives, guidelines, recommendations and requirements set forth by the Elsinore Area Plan and the Riverside County General Plan. These efforts result in a community plan that fulfills the residential, recreational, and infrastructure needs of the area in an efficient, orderly, and aesthetically attractive manner.

The County’s existing roadway system, as well as the community’s drainage system, defined approximate boundaries for the Specific Plan Planning Areas, which were established according to logical placement, lot size, Project phasing, and surrounding land uses. Planning Areas consist of a variety of residential, mixed-use, recreational, and open space/conservation land uses, supported by necessary facilities and infrastructure. The resulting land use plan provides for a community that enhances opportunities for residential, professional, and recreational variety.

I. Planning Objectives

Many important issues were thoroughly examined and considered during the preparation of SP 364. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, Elsinore Area Plan goals, MSHCP criteria, and local community goals all were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the community, specific planning and development goals for the community were established and supported by this extensive analysis. With these specific Project goals in mind, the following objectives have been established for SP 364:

- Develop a master-planned community.
- Provide Improvements that will contribute to a more efficient system of regional drainage.
- Promote walkability throughout the community.
- Ensure that residential planning areas are located in close proximity to services, transportation links and recreational amenities.
- Establish recreational facilities capable of serving Colinas del Oro as well as the entire Elsinore region.

- Implement housing type diversity by providing a variety of single family and multi-family residential homes designed to be marketable within the evolving economic profile within Riverside County.
- Establish a community-wide circulation system that meets the community needs and accommodates a variety of transportation modes.
- Develop guidelines for architecture, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments that are consistent with the County-wide Design Standards & Guidelines, and reinforce the community theme of “Western Community.”
- Develop an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.

J. Financing Mechanisms

All specific plans must contain a "program of implementation measures including regulations programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3)" pursuant to Government Code §65451(a)(4). Common strategies are to include a form of an overlay-zone or other zoning-like regulations as part of the implementation program. Implementation of public infrastructure and facilities policy is also commonly accomplished through the inclusion of a capital improvements program.

The major infrastructure costs for SP 364 and off-site areas will be financed through appropriate funding mechanisms acceptable to the County of Riverside. This may include private financing; community facilities district(s); the formation of one or more assessment district(s); the application of funds from certain County, State and other agency fee programs; and/or other acceptable financing mechanism available to the County.

K. General Plan Consistency Analysis

Please refer to Subchapter 5.9.4, Land Use (pp. 5-230 through 5-248) of EIR No. 530.