

## II. SPECIFIC PLAN

### A. Land Use Plan

#### 1. Development Concept

Specific Plan No. 364 (SP 364) establishes a master-planned community consisting of both single and multi-family residential units in a variety of potential housing types, a mixed-use area, and a wide array of recreational amenities including a community park, community center, an open space park, trails, and private recreation center(s).

Planning Areas (PA) within the SP 364 were formed on the basis of environmental constraints, logical placement and neighborhood scale. Criteria considered in this process included drainage systems, roadway circulation patterns, desired home types and compatibility between land uses.

A maximum of 490 attached and detached dwelling units are planned within SP 364. As shown in Figure I-1, *Specific Plan Land Use Plan*, residential land uses vary in target density from 3.7 to 20.0 dwelling units per acre (du/ac), with a gross Project target density of 3.9 dwelling units per acre. SP 364 provides for up to eight (8) different housing types including:

**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.

Higher density residential land uses are located in the eastern portion of the Specific Plan Area near the on-site mixed-use area. Lower density residential land uses are located in the central portion of the community adjacent to the hillside preservation and recreation area and feature community parks and trails. SP 364 is designed to meet the needs of the rapidly growing Meadowbrook area by providing housing in proximity to recreation, shopping, and services while maintaining consistency with Riverside County's vision for the area. The community's residential component features attainable homes for first-time home buyers, young professionals, and empty nesters.

A distinguishing feature of SP 364 is the community's 11.4 acre mixed-use component, which allows for the horizontal or vertical integration of multi-family dwelling units near commercial and office uses. The mixed-use component is intended to serve as a dynamic, appealing neighborhood with opportunities for shopping, professional office, recreation, and socialization,

emphasizing the convenience of living and working within the same community, while also providing local jobs for the SP 364 community. No specific mix of uses is proposed at this time. The ultimate mix of uses will be determined when a subsequent development plan is submitted for PA1. It is anticipated that PA1 will have a mixture of commercial, retail, office, and residential uses (potentially townhomes, courtyard homes, stacked flats or live/work townhomes to be located over shops). As shown on Table II-1, *Detailed Land Use Summary*, a minimum of 49 units will be developed in PA1.

To complement the residential and commercial retail components, SP 364 provides approximately 48.8 acres (or 38.6% of the Project site), including a 30.0 acre hillside recreation area and a 10.4 acre rural mountainous area (no habitable development) located to the west of residential planning areas. An overlook/interpretive area will be included in PA6. The preservation and recreation area provides recreational opportunities for the region as well as the residents of SP 364.

Planning Areas 4a and 4b are designated Open Space – Recreation, and are comprised of the Community Park, Recreation Center and Community Park. 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, two 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 PA4a via walkways. These neighborhood recreation areas will consist of 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.

Specific information on each of the planning areas within SP 364 is provided in Table II-1, *Detailed Land Use Summary*. The land uses within the community are as follows:

**a. Residential**

Residential planning areas account for 59.8 acres of the Specific Plan Land Use Plan and provide for 490 dwelling units at a net target residential density of 7.4 dwelling units per acre. A Mixed-Use planning area (PA1) accounts for 11.4 acres of the community and provides for an additional 49 dwelling units. 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 Very High Density Residential units cannot exceed the Project Density Range of 247. Planning areas are defined as neighborhoods that provide for one residential project type and are discussed in greater detail in Section III, *Planning Area Development Standards*. In conformance with Project goals, a variety of housing styles, sizes, and values are included,

appealing to a range of future residents. The Specific Plan Land Use Plan provides a variety of residential land use densities and allows for varying housing opportunities as described below:

**Table II-1  
Detailed Land Use Summary**

PA	Land Use	Acres	Target Density du/ac	Target Dwelling Units	Units Permitted by General Plan Range
1	Mixed Use	11.4	--	49 <sup>2</sup>	--
2	Very High Density Residential	11.5	--- <sup>2</sup>	198 <sup>2</sup>	161-230
3	Medium High Density Residential	25.6 <sup>1</sup>	6.4	163	128-205
4a	Open Space – Recreation (Community Park)	5.9	--	--	--
4b	Open Space – Recreation (Community Center)	1.1			
5	Medium Density Residential	22.4	3.6	80	45-112
6	Open Space – Recreation (Open Space Park)	30.0	--	--	--
7	Rural Mountainous (Open Space Park)	10.4	--	--	--
--	Circulation	8.1	--	--	--
<b>Project Totals</b>		<b>126.4</b>	<b>3.9</b>	<b>490</b>	

<sup>1</sup> Includes Open Space – Recreation PA 3 Mini-Parks, Paseos (±1.4) acres.

<sup>2</sup> 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.

- **Medium Density Residential (2-5 du/ac):** A total target of 80 Medium Density Residential dwelling units are planned on 22.4 acres of land at an average density of 3.6 dwelling units per acre in Planning Area 5 (PA5). This density range provides for single-family detached residences. Home types within this residential density range may consist of, but not be limited to, dwelling units such as:
  - Single-Family Detached: Traditional
  - Single-Family Detached: Paired
  - Multi-Family Attached: Duplex /Triplex
- **Medium High Density Residential (5-8 du/ac):** A total target of 163 Medium High Density Residential dwelling units are planned on 25.6 acres of land at an average target density of 6.4 dwelling units per acre in Planning Area 3 (PA3). This density range provides for single-family detached residences. Home types within this residential density range may consist of, but not be limited to, dwelling units such as:
  - **Single-Family Detached: Traditional\***
  - Single-Family Detached: Paired
  - Multi-Family Attached: Duplex /Triplex

\*If Single-Family Detached: Traditional Homes are proposed in PA 3, 25% of the lots fronting “through” streets shall be in a paired design, in order to help deemphasize the garages.

In addition, a minimum of three (3) architectural styles with a minimum of three (3) floor plans will be required. Lastly, no two (2) architectural styles shall be permitted to be sited next to a similar architectural style.

- **Very High Density Residential (14-20 du/ac):** A total target of 198 Very High Density Residential dwelling units are planned on 11.4 acres in Planning Area 2 (PA2). The target density within the Very High Density Residential area will be determined at the Plot Plan stage of development; however, the total number of Very High Density Residential units cannot exceed the Project Density Range of 247. Home types within this residential density range may consist of, but not be limited to, dwelling units such as:
  - Single-Family Detached: Cluster (Garden Court or Motor Court)
  - Multi-Family Attached: Townhomes
  - Multi-Family Attached: Courtyards
  
- **Mixed Use:** Residential uses are also permitted within the mixed-use planning area (Planning Area 1 (PA1)). The planning area allows for residential dwelling units to be horizontally or vertically integrated commercial or office uses. A target of 49 dwelling units is allowed on 11.4 acres in PA1. The target density within the Mixed Use area will be determined at the Use Case stage of development. 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 Very High Density Residential units cannot exceed the Project Density Range of 247. Residential home types within PA1 may consist of, but not be limited to, dwelling units such as:
  - Multi-Family Attached: Townhomes
  - Multi-Family Attached: Courtyards
  - Multi-Family Attached: Stacked Flats
  - Live/Work and Residential Over Retail

#### **b. Mixed-Use Area**

The mixed-use area contains a total of 11.4 acres of commercial retail and residential land uses. Neighborhood level commercial uses such as restaurants, small boutique shops, and local vendors are oriented toward pedestrians walking along internal neighborhood streets to encourage browsing. The mixed-use designation allows for offices and multi-family residences to be horizontally or vertically integrated with stores, creating a vibrant, livable neighborhood and community while also providing jobs for the community residents. The mixed-use area serves as the focal point of SP 364, creating an activity center and gathering location for residents. No specific mix of uses is proposed at this time. The ultimate mix of uses will be determined when a subsequent development plan is submitted for PA1. A minimum of 49 units will be developed in PA1.

In addition to convenient vehicular access from Streets “A” and “B”, pedestrian access to the mixed-use area is planned via sidewalks that are adjacent to these streets. The mixed-use area

is further described in Section III, *Planning Area Development Standards*, and Section IV, *Design Guidelines*.

**c. Open Space – Recreation**

A total of approximately 48.8 acres of the Specific Plan Land Use Plan are devoted to parks, recreation, and open space. Planning Area 6 (PA6) is a 30.0 acre hillside preservation and recreation area which provides recreational opportunities for the region as well as the residents of the community. An overlook/interpretive area and mountain bike trails featuring pump track elements, will be included in PA6. Planning Area 7 (PA7) provides 10.4 acres of Rural Mountainous area, which will, for all intents and purposes, be an extension of PA6. The Land Use Plan also features a centrally located 5.9-acre Community Park that is PA4a and a 1.1 acre Community Center which is approximately 1.1 acres and will be located in PA4b. In addition, a 1.4 acres of parks will be located within PA3, in proximity to the Community Park. Neighborhood recreation areas may include shaded seating areas, tot lot, shaded seating areas, open play areas.

A comprehensive sidewalk and trail system connects residential planning areas to mixed-use areas, parks, recreational areas, and surrounding land uses. A system of Community and Regional Trails is intended to encourage pedestrian activity throughout SP 364 and provide access to the park and open spaces. These trails range in size from 8 to 10 feet in width and connect community sidewalks located adjacent to major roadways. Trails are also planned within the hillside preservation and recreation area and community parks.

Detailed descriptions of parks, trails, multi-purpose community corridors/buffers, and open space are provided in Section III, *Planning Area Development Standards*, and Section IV, *Design Guidelines*.

**2. Project Wide Land Use Development Standards**

To ensure the orderly and sensitive development of land uses proposed for SP 364, development standards have been prepared for each planning area, which will assist in efficiently implementing the proposed development. In addition to these specific standards, Project-wide development standards also have been prepared to complement the diverse conditions within each planning area. These general standards are as follows:

1. SP 364 shall be developed with a maximum of 490 dwelling units on 126.4 acres, as illustrated on Figure I-1, *Specific Plan Land Use Plan*. General uses permitted include residential, open space, recreation, commercial retail, and commercial office as provided for in the Land Use Plan and in the individual Planning Area figures (Figures III-1 through III-6). A target number of dwelling units is specified for each residential planning area.
2. Uses and development standards are in accordance with Riverside County Ordinance No. 348 and the SP 364 Zoning Ordinance. Uses and development standards are also defined by Specific Plan objectives; the Specific Plan design guidelines; and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
3. As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, SP 364 shall provide adequate areas for collection and loading recyclable materials.

4. Standards regarding signage, landscaping, and other related design elements will conform to Ordinance No. 348 of the County of Riverside and this Specific Plan.
5. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460. SP 364 conforms to State laws.
6. No portion of SP 364, shall purport or propose to change, waive, or modify any ordinance or other legal requirement for the development.
7. Common areas identified in the Specific Plan shall be owned and maintained as follows:
  - A permanent master maintenance organization shall be established for the Specific Plan area to assume ownership and maintenance responsibility for all common open space, common slopes, water quality basins, the recreation center, and landscaped areas.
  - Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization concurrent with the approval of an implementing development or a conveyance subdivision is recorded.
  - The maintenance organization shall be established prior to, or concurrent with, approval of the first tract map or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
8. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
9. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement SP 364. If it is determined that said proposal is determined to be consistent with this EIR No. 530; there is the potential that no additional environmental documentation may be required. The CEQA review shall be prepared as part of the review process for these implementing projects.
10. Lots created pursuant to any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
11. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and pedestrian).
12. If necessary, roadways, infrastructure, and facilities may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance, and management.
13. Final development densities for each planning area shall be determined through the appropriate development application up to the maximum dwelling units identified in the SP 364, based upon, but not limited to, the following: a) adequate availability of

- services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design through lot and street layouts; and, f) the density range permitted by the designation. Anything over or under the range will require a Specific Plan Amendment.
14. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
  15. Designation, dedication and/or payment of fees for parkland/open space will be based on the final number of dwelling units and corresponding population generated by each pertinent tract within SP 364 (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for parkland. The acreage is set forth on Figure II-8, *Open Space and Recreation Plan*, Table II-2, *Open Space and Recreation Land Use Summary*, and Table II-3, *Quimby Act Required Parkland*.
  16. Prior to the issuance of building permits, improvement and irrigation plans for adjacent common areas shall be submitted for Planning Department approval. Irrigation plans shall be certified by a landscape architect.
  17. Landscaping within the community shall conform to the Design Guidelines contained in Section IV of SP 364 and be drought-tolerant, water-efficient, and conform to the regulations set forth in County Ordinance No. 859.
  18. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
    - Circulation for pedestrians, vehicles, trash trucks, fire trucks and police patrols.
    - Lighting of streets and walkways.
    - Visibility of doors and windows from the street and between buildings, where practical.
    - Fencing heights and materials which are the developer's responsibility.
  19. The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:
    - Addresses which light automatically at night.
    - Special lighting requirements or kiosk signage for any buildings that are grouped in such a way that individual addresses are difficult to read.
    - Front doors into residences that front toward or are visible from the street and allow for easy drive-by surveillance by law enforcement personnel, where practical.
  20. Development within the community shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
  21. Maintenance associations will be formed and established as follows:
    - The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for maintaining

- the Community Park, Community Center, and private recreation center (PAs 4a, 4b, and 2, respectively) and other responsibilities as necessary.
22. Construction of certain public facilities and infrastructure requirements (such as water lines, roadways, etc.), as well as payment of County fees, may be financed through an assessment district (AD) or a community facilities district (CFD).
  23. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gallons per minute (gpm) shall be for three (3) hours duration.
  24. Drainages on site shall be conserved either within an open space easement on individual residential lots, or by placing these drainage areas within a separate parcel to be maintained by the Master Homeowners' Association or County Flood Control District. The mechanism and requirements for preserving blue line streams and other natural drainage courses on the community shall be as determined by the result of the permitting processes required by Section 404 of the Clean Water Act and/or Section 1603 of the California Fish and Game Code.

## B. Circulation Plan

### 1. Vehicular Circulation Plan

#### a. Description

A roadway concept has been developed for SP 364, as illustrated on Figure II-1, *Vehicular Circulation Plan*. The primary objective of the Circulation Plan is to meet the vehicular travel needs of SP 364 by providing direct and convenient access to individual planning areas through a safe and efficient network of roadways.

The SP 364 circulation plan provides access to the community via State Route 74 (SR 74), and throughout the community via Streets "A" through "E." Street "A" runs mainly north and south and provides the primary ingress/egress to the community from SR 74 at the northeastern portion of the site and functions as the access to PA1 and PA2. Street "B" runs east and west at the southern end of the community and provides secondary access to SP 364 from SR 74 as well as access to PA5. Street "B" connects with Streets "A" and "E". Street "C" runs east and west at the northern end of the Project site, provides access to PA2 and PA3, and terminates as a cul-de-sac in PA2. Street "D" functions as an access to PA3 and connects to Streets "A" and "E". Street "E" traverses the entire community from north to south, connecting with internal roadways leading to individual planning areas while providing direct access to PA3 and PA5.

The vehicular circulation plan provides four categories of roadways, based on construction phasing, timing and type of use: Improved Project Roadways; Improved Off-site Roadways, Interim Access Community Roadways; and Unimproved Right-of-ways. The vehicular circulation plan includes several roadway sizes and classifications as described below, illustrated in Figure II-2, *Roadway Cross-Sections*.

Figure II-1 *Vehicular Circulation Plan*

Figure II-2, *Roadway Cross-Sections*

- **Project Roadways:** The following roadways will be entirely funded and constructed to their full right-of-way by the Master Developer.
  - **SR 74 – Expressway (184’ ROW):** SR 74 creates the Projects eastern boundary. SR 74 is designated as an Expressway with a maximum public right-of-way (r-o-w) of one hundred eighty four feet (184’). This Expressway provides east/west access between Interstate 15 and Interstate 215. The Project will construct SR 74 from the north Project boundary to the south Project boundary at its ultimate half-section width as an Expressway (184 foot right-of-way) including landscaping and parkway improvements in conjunction with development. This corresponds to County Road Standard 83 as depicted in County Ordinance No. 461.
  - **Street “A” (north of Street “D”) (66’ ROW):** Street “A” (north of Street “D”) is located adjacent to PAs 1 and 2 and the northeastern boundary of SP 364. This street provides ingress/egress from SR 74. Street “A” is a local street that provides access to, and circulation within the Project. This street has a minimum public r-o-w of sixty-six feet (66’), with forty-four feet (44’) of pavement, and an eleven foot (11’) wide parkway on both sides of the street. At the main entrance of the Project, Street “A” is widened to 84’ to allow for additional travel and turn lanes. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
  - **Street “A” (between Streets “D” and “B”) – Modified for Regional Trail (66’ ROW):** Street “A” (between Streets “D” and “B”) is located adjacent to the Community Park in PA4a and has residential lots that front onto it. As such, limited speeds are desired. In order to accommodate the posting of reduced speeds, the section is revised to reduce to forty feet (40’) of pavement within the sixty-six foot 66’ right of way. This street will also include a twenty-foot (20’) Regional Trail adjacent to the park site. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
  - **Street “B” (between Street “A” and SR 74) – Modified for Regional Trail (66’ ROW):** Street “B” (between Street “A” and SR 74) is a located at the southern portion of the community and accesses PAs 1 and 5, as well as, ingress/egress from SR 74. Street “B” (between Street “A” and SR 74) is a local street that provides access to, and circulation within, the Project. This street has a minimum public r-o-w of sixty-six feet (66’), with forty-four feet (44’) of pavement, and an eleven foot (11’) wide parkway on both sides of the street. This street will also include a twenty-foot (20’) Regional Trail adjacent to the Community Center site in PA4b. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
  - **Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56’ ROW):** These are local streets that provide circulation within the Project. These streets have a maximum public r-o-w of fifty-six feet (56’), with thirty-six feet (36’) of pavement, and a ten foot (10’) wide parkway on both sides of the street. This corresponds to County Road Standard 105 as depicted in County Ordinance No. 461.
  - **Local Streets - Local Street (56’ ROW):** These streets are located within the individual planning areas, but are not part of the circulation network as depicted on Figure II-1, *Vehicular Circulation Map*. These streets have a maximum public r-o-w

- of fifty-six feet (56'), with thirty-six feet (36') of pavement, and a ten foot (10') wide parkway on both sides of the street. This corresponds to County Road Standard 105 as depicted in County Ordinance No. 461.
- Cul-de-sacs (56' ROW): Cul-de-sacs, as designed within the Project will have a maximum public r-o-w of fifty-six feet (56'), with thirty-six feet (36') of pavement, and a ten foot (10') wide parkway on both sides of the street. This corresponds to County Road Standard 800 as depicted in County Ordinance No. 461.
  - Private Drives (24' to 30' ROW): Private Drives consist of a 24-foot to 30-foot right-of-way and provide access to garages.
  - **Improved Off-site Roadways**: The Master Developer will contribute to the construction of the following roadways through the Transportation Uniform Mitigation Fee (TUMF), Community Facility District (CFD) financing and Development Impact Fee (DIF) programs.

#### **b. Vehicular Circulation Development Standards**

1. The SP 364 Circulation Plan provides a traffic design that meets the needs of the community. Roadway improvements, depicted on Figure II-1, *Vehicular Circulation Plan*, will be constructed in accordance with the conceptual phasing plan depicted in Figure II-10, *Conceptual Phasing Plan*.
2. On-site roads will be constructed as follows:
  - Enhanced Local Street (66-foot right-of-way)
  - Enhanced Local Street Modified (66-foot right-of-way)
  - Local Street (56-foot right-of-way)
  - Cul-de-sacs (56-foot right-of-way)
  - Private Drive (24 to 30-foot right-of-way)
3. Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, *Design Guidelines*.
4. All roads within the SP 364 boundary shall be constructed to appropriate County full or half-width standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan Amendment subject to approval by the Director of Transportation.
5. The community shall comply with the conditions and requirements set forth by the County Transportation Department.
6. Any implementing application for any subdivision within the Specific Plan boundary shall cause the design and construction of the Specific Plan's master-planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section.
7. All typical sections shall be per SP 364, or as approved by the Transportation Department.

8. All intersection spacing and/or access openings shall be per Standard 114, SP 364, or as approved by the Transportation Department.
9. No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
10. Circulation facilities will be maintained by the Riverside County Transportation, Department, Flood Control District, or by a private maintenance organization.
11. Any landscaping within public road rights-of-way will require approval by the Transportation Department and the Planning Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism.
12. No textured pavement accents will be allowed within County right of way. Striping will be used at pedestrian crossings to create contrast and enhance safety.
13. No tract entry monuments or identification signs shall be permitted in the public right-of-way.
14. No cul-de-sac streets shorter than 150 feet measured to the center of the bulb are permitted. Also, no cul-de-sac streets longer than 1,220 feet measured to the center of the bulb are permitted.
15. Prior to the approval of the first Use Case within PA1, a master plan shall be developed and approved by the Planning Department which shall include a park-and-ride facility. The location, size and number of parking spaces shall be determined at this time.
16. Transit support facilities (including bus turnouts, signage, benches, shelters, etc.) shall be along arterial streets and local transit service routes, as required by the Riverside Transit Agency (RTA).

## 2. Non-Vehicular Circulation Plan Description

### a. Description

As illustrated on Figure II-3, *Non-Vehicular Circulation Plan*, a comprehensive trail system is planned within the community and connects residential neighborhoods to the parks, recreational areas, mixed-use area and off-site existing and proposed trails. There are two types of Regional Trails – Urban and Open Space. Regional Trails are located within PA4a, PA4b, PA5, PA6, and PA7, and connect off-site at the southeastern and northwestern portions of the Project.

The Community Trails, primarily located within PA 6, is intended to encourage pedestrian activity throughout SP 364 and provide access to the open spaces and Regional Trails. The Community Trail provides access off-site at the northern portion of the Project. The Community Trails will be constructed with a hard surface trail material, such as stabilized Polypavement, a natural soil stabilizer that is softer than concrete but impervious to erosion.

Sidewalks are provided along community roadways and connect to Regional and Community Trails in most conditions. Sidewalks are 5 feet in width. Sidewalks consist of hard surface trail material or concrete surfaces for pedestrian use. The variety of trails offered within SP 364 is intended to facilitate high levels of activity and provide for a healthy and accessible community. Trails are discussed in greater detail in Section IV, *Design Guidelines*.

Bicycle riding will be permitted on the local streets, as well as the Regional and Community Trails.

The non-vehicular circulation plan includes three trail sizes and classifications as described below, illustrated in Figure II-4, *Trail Cross-Sections*.

- **Regional Trail – in Open Space Area (8 feet):** The Regional Trail in Open Space Area starts in the northwestern corner of the Project and runs southeasterly through PAs 6 and 7, and connects to the Regional Trail in Urban Area near the southwest corner or PA3. The Regional Trail in Open Space Area is 8 feet in width, within a twenty foot (20') easement. Trail width may be as narrow as twenty-four inches (24") to forty-eight inches (48"). Please reference Figure II-4, *Trail Cross Sections*.
- **Regional Trail – in Urban Area (10 feet):** The Regional Trail in Urban Area begins near the southwest corner or PA3, runs eastward to PA4a and southerly along Street "A" to Street "B" (northerly of PA4b and PA5), where it then provides access off-site to SR 74. The Regional Trail in Urban Area is 10 feet in width, within a twenty foot (20') easement. Please reference Figure II-4, *Trail Cross Sections*.
- **Community Trail (8 feet):** The Community Trail is located in several areas throughout the Colinas del Oro Specific Plan. One section of the trail begins in the northern portion of PA6 and provides access off-site. It runs southerly through PA6, connects to PA3, connects to the Regional Trail in Open Space then continues on to provide two (2) access points into PA5. The Community Trail is 8 feet in width, within a fourteen foot (14') easement. Trail width may be as narrow as twenty-four inches (24") to forty-eight inches (48"). Please reference Figure II-4, *Trail Cross Sections*.

- **Sidewalks (5 feet):** Sidewalks run alongside community roadways and through open space tracts, providing pedestrian access to all neighborhoods within the community. Sidewalks are five feet in width.
  
- b. Non-Vehicular Circulation Development Standards**
  1. All trails provided as a part of the Trails System Plan shall be developed pursuant to the Design Guidelines contained in Section IV, *Design Guidelines*.
  2. All sidewalks shall be developed pursuant to Figure II-4, *Trail Cross-Sections*.
  3. Trails shall be reviewed and approved by the Riverside County Regional Park and Open-Space District.
  4. Connections from trails to sidewalks shall be provided where feasible to promote pedestrian connectivity in the community.
  5. At grade crossing standards shall include trail markers (reference Figure IV-18, *Conceptual Landscape Plan*), light bollards (reference Figure IV-46, *Trail Lighting Fixtures*), and enhanced paving (reference Figure IV-23, *Park and Trail Monumentation*).

Figure II-3, *Non-Vehicular Circulation Plan*

Figure II-4, *Trail Cross-Sections*

## C. Drainage Plan

### 1. Description

SP 364 has been designed to conform to current Riverside County Drainage Requirements and Design Standards. The Project site was originally a gold mine, and due to contamination in the soil and subsurface conditions, the property will be designed to control the storm runoff through detention and filtration (no infiltration). There are relatively small contributing areas with runoff that impacts the subject site as the site is very near the top of a system of foothills. Much of the runoff that exits the site falls on it. There is only one point along the northern edge where offsite runoff affects the site, and that too is a small amount. The property is not impacted by any FEMA mapped 100 year floodplain. There are three existing concentrations of flow that exit the property. The first at an existing culvert under SR 74 (near the proposed main access point), and the second a natural channel at the southeast corner of the property. The third is at the southwest corner of the property. All of the referenced points above will be maintained and used to outlet our post development flows. The Project is attempting to capitalize on the terrain of the site for views, natural open space, and constructed green space. These areas are being designed to incorporate the drainage requirements. Open spaces adjacent to drainage areas will provide for additional passive open space, giving the feel of additional room, that doubles functionally to treat Project runoff. The Project will provide a system of basins, storm drain, filtration ponds, detention basins, and filter grates to store, clean, and discharge Project runoff in a safe and mitigated way.

Due to the subsurface mining operations, no LID BMP's are proposed. In addition, since the site is tributary to Lake Elsinore, LID alternatives may have a harmful effect on downstream water quality. Therefore filtration with sand basins is proposed.

Refer to Figure II-5, *Master Drainage Plan* for general info on the proposed drainage facilities, and the Project drainage report for detail and design calculations.

### 2. Drainage Development Standards

1. All drainage facilities will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) standards and specifications.
2. Drainage facilities will be subject to the review and approval of RCFC&WCD.
3. Elsinore Valley Municipal Water District (EVMWD) will review the design of drainage facilities in conjunction with their review of the sewer and water facilities to ensure that there are no design conflicts between the proposed utilities.
4. The capital cost of all on-site facilities will be the responsibility of the applicant. Such facilities will be dedicated to RCFC&WCD, a Homeowners Association (if private system), or County Service Area for maintenance and operations.
5. All areas within the Specific Plan area will be required to prepare a Water Quality Management Plan (WQMP) and a Storm Water Pollutant Prevention Plan (SWPPP) in accordance with the requirements of the National Pollutant Discharge Elimination

System (NPDES) standards. Any industrial developments will require an additional SWPPP to operate.

6. All projects proposing construction activities including: clearing, grading, excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site detention; water quality basins; covered storage of all outside facilities; vegetated swales; monitoring programs; etc.
7. The drainage plan for the property shall take into account the existing agricultural drainage facilities in the area. The developer's engineer shall evaluate possible conflicts with these facilities.

Figure II-5, *Master Drainage Plan*

**D. Master Water Plan****1. Description****a. Potable Water**

In order to serve SP 364, both on- and off-site water Project infrastructures will be required. It is currently proposed that the Project will construct a 1.3 million gallon storage tank next to an existing tank to the southwest of the Project site (APN 346-240-033). In addition to the new tank, a 12" transmission line from a proposed pump station further southwest will be constructed to bring water to the new tank. From the new tank, an 18" or 20" line will be proposed to carry the water to the southeast corner of the property. From that point the onsite water infrastructure will conform to EVMWD requirements. Refer to Figure II-6, *Potable Water Plan* and Figure II-6a, *Onsite Potable Water Plan*, for detail on the alignment or the Offsite Sanitary Sewer and Potable Water System Analysis (Hunsaker 6-5-12) for detailed calculations.

**b. Reclaimed Water**

Based on recent discussions with Elsinore Valley Municipal Water District (EVMWD) there are no connections currently available for reclaimed water in the area. The project will be required to connect to a reclaimed water system when one becomes available and all efforts will be made to use recycled water where feasible.

**2. Potable Water Development Standards**

1. All water facilities will be designed and constructed in accordance with Elsinore Valley Municipal Water Districts (EVMWD) standards and specifications.
2. Potable and recycled water facilities constructed to serve the community will be dedicated to EVMWD for ownership, maintenance and operation.
3. The capital costs for the onsite facilities to serve the community will be the responsibility of the developer. Onsite facilities will be built with the construction phases of the planning areas.
4. Public water facilities will be located to meet EVMWD and County of Riverside's standards.
5. Water facilities will conform to Riverside County Health Department and the State of California Department of Public Health Standards.

Figure II-6, *Potable Water Plan*

Figure II-6a, *Onsite Potable Water Plan*

**E. Master Sewer Plan****1. Description**

There is currently no gravity sewer in the immediate area available to meet the needs of SP 364. It is proposed that the site construct a lift station at the southeast corner of the site, and force main to pump the wastewater to an acceptable gravity sewer. Upon analysis and after discussion with EVMWD, it is planned that the Project connects to the 15" gravity sewer in the Ramsgate project. Based on preliminary study, there is sufficient capacity in that line. A plan of service is being prepared by EVMWD. Refer to Figure II-7, *Master Sewer Plan* for detail concerning the force main alignment and proposed connection or the Offsite Sanitary Sewer and Potable Water System Analysis (Hunsaker 6-5-12) for detailed calculations.

**2. Sewer Development Standards**

1. All sewer facilities will be designed and constructed in accordance with Elsinore Valley Municipal Water Districts (EVMWD) standards and specifications.
2. Facilities constructed to serve the community will be dedicated to EVMWD for ownership, maintenance and operation.
3. The capital costs for both onsite and offsite facilities to serve the community will be the responsibility of the developer.
4. Sewer facilities will be located to meet EVMWD and County of Riverside's standards.
5. Sewer facilities will conform to the State of California Department of Public Health and the local Utility Purveyor's standards.

Figure II-7, *Master Sewer Plan*

## F. Open Space and Recreation Plan

### 1. Description

As shown in Figure II-8, *Open Space and Recreation Plan*, SP 364 provides for a variety of private and public recreational opportunities that connect the community both physically and thematically. As summarized in Table II-2, *Open Space and Recreation Land Use Summary*, a total of 48.8 acres are dedicated to open space and recreational uses. This table does not include any potential private recreational facilities that may be located in PAs 1 or 2.

**Table II-2**  
**Open Space and Recreation Land Use Summary**

Planning Area	Land Use	Acreage
PA 3	Open Space – Recreation (Paseos, Mini-Parks - located within PA 3)	1.4
PA 4a	Open Space – Recreation (Community Park)	5.9
PA4b	Open Space – Recreation (Community Center)	1.1
PA 6	Open Space – Recreation (Open Space Park)	30.0
PA 7	Rural Mountainous (Open Space Park)	10.4
<b>TOTAL</b>		<b>48.8</b>

Riverside County requires 5.0 acres of developed parkland per every 1,000 residents to satisfy Quimby Act requirements (Riverside County Ordinance No. 460). Population projections are calculated by using the generation rates set forth in the Riverside County General Plan and Riverside County Ordinance No. 460, Section 10.35. SP 364 provides for 490 dwelling units and will therefore result in a population of approximately 1,309 residents. Therefore, the community is required to provide 6.6 acres of parkland as depicted below in Table II-3, *Quimby Act Required Parkland*.

**Table II-3**  
**Quimby Act Required Parkland**

Type	DUs	Average House Size	Population	Assessment Factor (acre/resident)	Required Quimby Acres
Single-Family Units	243	3.01	731	5/1,000	3.7
Multi-family units	247	2.34	578	5/1,000	2.9
<b>Totals:</b>	<b>490</b>		<b>1,309</b>		<b>6.6</b>

Figure II-8, *Open Space and Recreation Plan*

Credits toward fulfilling Riverside County Park and Recreation fees and dedication requirements were determined in accordance with the specifications as stipulated in Riverside County Ordinance 460 (Section 10.35.1.7.d).

The following is the formula use to determine the recreational facilities generated by a Project residential population of 1,309 residents, at 5 acres per 1,000 residents:

$$\begin{aligned} 243 \text{ units} \times 3.01 \text{ persons/house} &= 731 \text{ residents} \\ 247 \text{ units} \times 2.34 \text{ persons/house} &= 578 \text{ residents} \\ (1,309/1000) \times 5 &= 6.6 \text{ acres} \end{aligned}$$

As a general planning “rule of thumb,” a project should provide approximately five acres of park and recreational area per 1,000 persons. With a forecast population of 1,309 persons, total acreage of park and recreation area should encompass approximately 6.6 acres.

A total of approximately 10.0 acres of active park area will be implemented in conjunction with the Project. In addition, the Project includes passive open space to be utilized for hiking and viewing and other passive activities, of approximately 40.4 acres. The following is a breakdown of the active and passive recreational opportunities on the Project site:

Active Recreational Opportunities – 10.0 acres

- Community Park – 5.9 acres
- Mini-Parks – 1.4 acres
- Area of Regional Trail – 1.1 acres
- Community Center – 1.1 acres
- Private Recreation Facilities (at ½ credit) – 0.5 acres

Passive Recreational Opportunities – 40.4 acres

- Project Open Space – 40.4 acres

Detailed elements and acreage of the specific open space and recreation amenities provided within SP 364 are described below:

**a. Open Space Recreation Area (PAs 6 and 7)**

A 30.0 acre Open Space Recreation Area (PA6) and the 10.4 acre Rural Mountainous (PA7) are an integral component of SP 364. These two PAs will provide recreational opportunities for the region as well as the residents of SP 364 through the development of Regional and Community Trails.

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.

It is not intended that vehicular access will be provided to the open space in PAs 6 and 7. Non-vehicular access to the open space in PAs 6 and 7 from the residential portion of the community and off-site is provided via the Regional and Community Trails.

A complete description of the facilities proposed for the Open Space Recreation Area is included within Section IV, *Design Guidelines*.

**b. Community Park**

Planning Area 4a is a 5.9 acre public Community Park. This Park provides both active and passive recreational opportunities to both the community at large and the SP 364 residents. Amenities within the Park shall include, at a minimum: a recreation area with bathroom, pool and spa, two (2) ½-court basketball courts, a 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.

Primary vehicular access to the Community Park is provided by Street “A”, and secondary vehicular access is provided by Street “E”. On-street parking will be allowed. Access to the Park from residential planning areas within SP 364 is provided via sidewalks and trails. A complete description of the facilities proposed for the Community Park is included within Section IV, *Design Guidelines*.

**c. Community Center**

Planning Area 4b is a 1.1 acre public community center. It is anticipated that there will be an approximately 3,000 square foot building, along with associated parking, including parking for horse trailers, and landscaping on PA4b. The Community Center will have an architectural theme that will be compatible and complimentary to PA1 (Mixed Use). The Regional Trail will proceed along the northern boundary of PA4b.

**d. Neighborhood Recreation Area**

A Neighborhood recreation areas will be provided within PA3 and connect to PA4a via walkways. These neighborhood recreation areas will consist of five (5) mini-parks and shall include, but not be limited to amenities such as: lawn areas, tot lots, playgrounds, picnic areas, exercise stations and shaded seating areas. As stated above, additional facilities are encouraged beyond the previous list of required items in these mini-parks.

**e. Private Recreation Center**

A private recreation center will be located in PA2 and will serve the residents of the multi-family development within this PA. If any residential units are to be located within PA1, this private recreational center will also be for use of these residents. The private recreation center may contain the following amenities: private recreation center building, pool complex, active and passive play areas, parking areas and picnic facilities.

**2. Open Space and Recreation Development Standards**

1. Where appropriate, conservation easements will be required during the Tentative Map process to preserve natural drainages.
2. Developer will pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. In lieu of paying fees, developer is encouraged to obtain credit for providing land and/or improvements for recreational facilities.
3. All primary recreation facilities within the community shall be constructed by the Master Developer or the responsible public agency. Neighborhood recreation areas within residential planning areas shall be constructed by the builder. All funding shall be the responsibility of the developer, unless other arrangements have been made between the County and the developer.
4. All on-site recreation amenities shall be maintained by the appropriate entity, as identified in Table II-5, *Maintenance Plan Summary*.
5. All recreational facilities within the community shall be drought-tolerant, water-efficient, and conform to the regulations set forth in County Ordinance No. 859.
6. Landscaping within recreation and open space areas will be further governed by Section IV, *Design Guidelines* of SP 364.
7. All tot lots shall include architectural or mechanical shade structures that will shade all play equipment for the majority of the day.

## G. Grading Plan

### 1. Description

The SP 364 site has hills and valley areas as well as varying slopes (from 0.5% to 25%). The proposed grading plan attempts to match the terrain of the property while at the same time providing roads that are as flat as possible given the site constraints. The proposed Project elevations will range from between 1650 and 1800msl. Proposed street slopes generally increase as SP 364 extends west up the hill, and vary between 0.6% and 10%.

As designed, it is anticipated that the site will balance; yet due to the large amounts of rock, there may be export of rock material, and import of clean fill dirt. The Project will be constructed per the recommendation of the soils engineer. At time of final design great care will be given to design of cut and fill slopes and areas where utilities may require ripping.

Portions of the site are to remain undisturbed. The western portion of the site shall remain as undisturbed hillside area. In order to accept drainage into the site, there are control structures what will require grading to route and control the runoff. There are two main systems of drainage routing that will outlet to the existing two concentration points along SR 74 and the other at the southern property line. Basins will be provided for detention volume and water quality. Refer to Figure II-9, *Conceptual Grading Plan* for detail on the proposed grading plan.

### 2. Grading Development Standards

All grading activities shall conform to Riverside County Standards and shall meet the requirements of the California Building Code, Riverside County General Plan, Riverside County Ordinance 457 and all other laws, rules and regulations governing grading in Riverside County. If Riverside County requirements conflict with the Conceptual Grading Plan, the Riverside County regulations shall take precedence.

1. Prior to any development within any area of SP 364, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include preliminary pad and roadway elevations.
2. All grading-related mitigation measures outlined in EIR 00523 shall be implemented in accordance with county ordinances or regulations in place at the time of the site development.
3. Unless otherwise approved by Riverside County, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot.
4. A grading permit shall be obtained from Riverside County, prior to grading.
5. Soil stabilizers should be used to control dust as required by SCAQMD, Rule 403.
6. Erosion control practices shall be implemented during grading activities.

7. The grading contractor shall be required to obtain an encroachment permit from CALTRANS or Riverside County Flood Control and Water Conservation District (RCFC&WCD) prior to entering any right-of-ways, which belong to CALTRANS, or RCFC&WCD.
8. All National Pollutant Discharge Elimination System (NPDES) stormwater and water quality regulations in place at the time of site development shall be implemented.
9. All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least one acre of total land area, or activity which is part of a larger common plan of development of one acre or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within specific plan boundaries shall be subject to future requirements adopted by the County/City to implement the NPDES program.

Figure II-9, *Conceptual Grading Plan*

## H. Community Phasing

### 1. Description

SP 364 has been designed for development in five (5) phases over an approximate 7-year period beginning in 2014 in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure as depicted in Figure II-10, *Conceptual Phasing Plan*.

Below is a description of the land uses and facilities proposed for construction under each phase. A statistical summary of the community's phasing plan is provided in Table II-4, *Community Phasing Plan*.

#### Phase 1

Phase 1 will consist of infrastructure improvements necessary to serve approximately eighty-(80) lots within Planning Area 5. The main access point, Street A, will be constructed into the heart of SP 364. Also, in order to provide two points of access, Street B will be constructed and connected to SR 74. In addition to the main access points, a portion of Street E, and additional local streets, will be constructed to serve the lots constructed in this Phase. Water and sewer infrastructure will be constructed to serve the 80 homes, with a sewer lift station built to serve the entire property at the southeast corner of SP 364. Storm drain improvements will also be provided to ensure that the post development runoff does not exceed existing runoff. In order to build Street E and the lots along the eastern edge of it, grading within the main park will be required. Temporary drainage control features will be provided to control the runoff from the North. Permanent and temporary flood control facilities will be built at the west of Street E (basin), within Lot B (basin, channel, and culverts), and at the southeast corner of SP 364 (basin, and outlet spillway). The Regional Trail – In Urban Areas will be installed along PA4b, PA5 and along Street "A", adjacent to the Community Park, in this Phase, consistent with Figure II-3, *Non-Vehicular Circulation Plan*.

**Phase 2**

Phase 2 is the first phase of homes within PA3 as the homes extend north. Phase 2 will consist of approximately fifty-four (54) homes. Street E will be extended and additional local streets will be constructed. Edge conditions (drains and culverts) will be constructed to control the off-site flows that originate north of Phase 2. Water, sewer, and storm drain infrastructure will be built to tie into the Phase 1 connections. Phase 1 and 2 are designed to allow for a phased approach to access and utilities.

**Phase 3**

Phase 3 completes the northern portion of SP 364 and PA3, and also the Community Park area. The last row of lots from Planning Area 3 are to be constructed fronting to the Community Park. The Community Park will be a large park area along Street A per the landscape design; it will contain drainage and flood infrastructure, and also small park area up the hill along Street E. Phase 3 will consist of approximately 107 lots. Local streets will be extended, and Street B will be constructed with cul-de-sac access into PA2. Water and sewer service will tie into the infrastructure built by the previous phases. Phase 3 will also complete construction of the Regional Trail – In Open Space Area, to provide connection into the hillside for hikers, as well as the Community Trail and Interpretive/Overlook Area, consistent with Figure II-3, *Non-Vehicular Circulation Plan*, and Figure IV-45, *Interpretive/Overlook Area*.

**Phase 4**

Phase 4 will consist of onsite construction of the Very High Density portion of SP 364. Edge treatment for adjacent roads will be required, but all other construction will be contained within Planning Area 2. Water, sewer and storm drain connections should already be provided by earlier phases.

**Phase 5**

Phase 5 will consist of onsite construction of the Mixed Use area. Edge treatment for adjacent roads will be required, but all other construction will be contained within Planning Area 1. Water, sewer and storm drain connections should already be provided by earlier phases.

**Table II-4  
Community Phasing Plan**

Land Use	Planning Area	Target Acres	Target Dwelling Units
<b>Phase 1</b>			
Medium Density Residential, Open Space, and Roadways (Streets "A", "B", "D", and "E"), Regional Trail – In Urban Area	5, 4	23.5	80
<b>Phase 2</b>			
Medium High Density Residential, and Roadways (Streets "E", "I", "K", "L", and "M")	3, 4	8.5	54
<b>Phase 3</b>			
Medium High Density Residential, Open Space, and Roadways (Streets "A", "C", "J", "E", "K", "L", and "M"), Regional Trail – In Open Space Area, Community Trail, Interpretive/Overlook Area	3, 4	23	107
<b>Phase 4</b>			
Very High Density Residential	2	11.5	198 <sup>1</sup>
<b>Phase 5</b>			
Mixed Use	1	11.4	49 <sup>1</sup>
<b>~Phase Total</b>			

<sup>1</sup> 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.

**2. Community Phasing Development Standards**

1. Prior to any recordation of any final subdivision map, final improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
  - Final Grading Plans
  - Final Drainage Plans
  - Irrigation Plans (certified by a landscape architect)
  - Fence Treatment Plans
  - Special Treatment/Buffer Area Treatment Plans
  - Walls and Fencing Plan
  - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
2. Development of each phase shall include development of internal common open space areas, trails and applicable infrastructure.
3. Construction of the development, including recordation of final subdivision maps, may be done progressively in stages, provided vehicular access, facilities, and infrastructure are constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of this community's Phasing Program.
4. The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development.

Figure II-10, *Conceptual Phasing Plan*

## I. Maintenance Plan

Successful operation of maintenance districts and associations are important to maintain quality within a community as large and complex as SP 364. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County of Riverside. Other common community facilities may be divided among a Master Homeowners' Association, Neighborhood Sub-Associations, and/or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of community design review and in concert with appropriate agencies. Table II-5, *Maintenance Plan Summary*, summarizes maintenance responsibilities.

**Table II-5  
Maintenance Plan Summary**

Facility	Construction	Ownership	Maintenance
<b>Improved Landscape Areas and Amenities</b>			
Medians	D	RC	RC
Major Roads	D	RC	RC
Local Roads	D/B	RC	RC
Open Space and Recreation Area	D	HOA	HOA
Community Park	D	RCP	RCP
Private Recreation Center (PA2)	D	HOA	HOA
Neighborhood Recreation Area	B	S-HOA	S-HOA
Community Trails	D	RCP	RCP
Mountain Bike Trails with Pump Track Elements	D	HOA	HOA
<b>Street and Other Improvements</b>			
Public Streets and Sidewalks	D/B	RC	RC
Private Streets and Sidewalks	B	S-HOA	S-HOA
Project Monumentation	D/B	HOA/S-HOA	HOA/S-HOA
Park/Trail Monumentation	D	HOA/RCP	HOA/RCP
Community Walls	D	O/HOA	O/HOA
Full View Fencing	D/B	O/HOA	O/HOA
Street Lighting	D/B	RC	RC//L&LMD
Mailbox Structures	B	USPS/S-HOA	USPS/S-HOA

B – Merchant Builder; D – Master Developer; HOA – Master Homeowners' Association; L&LMD – Lighting and Landscape Maintenance District; O – Property Owner; RC – Riverside County; RCP- Riverside County Parks and Open Space District; S-HOA – Neighborhood Sub-Association; USPS – United States Postal Service

### a. Merchant Builder

The Merchant Builder is responsible for the construction of necessary infrastructure and amenities as directed by the Master Developer.

### b. Master Developer

The master developer will be responsible for the planned development of the land and infrastructure of the SP 364 Area.

**c. Master Homeowners' Association**

A Master Homeowner's Association is required to maintain parkway areas outside of the right-of-way and slope areas. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation facilities, open space, private circulation systems, and landscape areas. Areas of responsibility may include open space, Project monumentation, public and private recreation facilities, and landscape areas located along community roadways.

**d. Property Owner**

Property owners are responsible for maintaining their private lots and structures that do not fall under the Master Homeowners' Association or Neighborhood Sub-Association.

**e. Riverside County**

Riverside County provides oversight to ensure that all conditions of approval are met and ordinances are followed. Various departments of the County are responsible for maintenance of public spaces.

**f. Neighborhood Sub-Associations**

In certain residential areas of the community, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Neighborhood recreation areas exemplify facilities that may come under the jurisdiction of a neighborhood association.

**g. United States Postal Service**

The United States Postal Service (USPS) processes and delivers mail to every home and business in the United States. All mailboxes within the SP 364 Area must conform with USPS requirements.

**J. Energy Efficiency**

This section serves to highlight elements in the site planning, design and construction phases of SP 364 that can be implemented to achieve a standard of energy efficient performance which is both desirable for the homeowner, the environment, and builder/developer. The following practices will ensure compliance with building code requirements and issuances of the necessary permits; however, implementation will substantially contribute to the reduction in environmental impacts associated with air quality, hydrology, water quality, hazards, and utilities.

The following have been selected based on their ease of applicability and implementation during the design and construction phases, their marketability and/or desirability potential to the home buyer, and their cost incentive factor to both the builder and homeowner. It is required that the future developers provide more than just minimum adherence to the standards listed

below. Future developers can select from the list shown below or provide alternative energy efficiencies to the satisfaction of the Planning Department.

The design recommendations have been categorized according to the following goals: 1) Maximize Energy Efficiency; 2) Maximize Water Quality and Conservation; and 3) Minimize Landfill Waste.

### **Goal #1: Maximize Energy Efficiency**

#### *During Planning and Construction:*

1. Solar heat gain can be better controlled. The east and west sides of the home absorb the majority of solar radiation that is transferred into the home. Therefore, an east-west oriented home would minimize the surface area directly exposed to the sun. The use of mechanical systems would be reduced and result in an overall decrease in energy consumption. Based on plotting, the longest walls of the house should face north and south, to have the shorter walls exposed to the sun. If allowed by the structure orientation, ensure that the roof area of each home has a minimum of 400 sq. ft. within 20-degrees of South to allow for future installation of solar panels by the homeowner.
2. Shading of windows and entrance locations with a combination of structural elements and landscape materials will reduce heat gain and lower the temperature around the house. Interior shading devices like curtains, blinds, shutters are less effective in this capacity. The overall result is a decrease in energy consumption from the decreased use of mechanical cooling systems. Where practical, windows and entrance locations, primarily on the south and west sides, should be protected and shaded by exterior treatments such as porches, awnings, deep-set windows, trellises and/or trees between May and September.
3. East/West facing windows receive the majority of light and heat and are difficult to shade. East windows are more favorable in that they allow morning sun. West windows receive radiation from hotter afternoon sun increasing heat transfer into the home. By limiting the total area of glass on the east and west sides of the home, solar heat gain can be controlled, thereby, reducing use of mechanical cooling systems and energy consumption. The use of glass should be limited on the east and west building faces. If possible, no more than 25% of total glass area should be located on east and west walls combined.
4. Careful window placement can ensure maximum cross ventilation and the expulsion of hot air from the home. Solar heat gain can be passively controlled, thereby, reducing use of mechanical systems that consume power. The result is an overall decrease in energy consumption. Locate windows primarily on the north and south sides of the house. Low windows should be placed on the windward side (toward the direction from which the wind blows) and high windows should be placed on the leeward side (away from the direction from which the wind blows). Windows should be high-performance low-e and operable for passive cooling.
5. Windows with a National Fenestration Rating Council (NFRC) have ratings that measure the insulating properties of the window. The NFRC U-value measures the rate of heat flow through a window. The lower U-value indicates lower heat loss in winter or heat gain in summer. The Solar Heat Gain Coefficient (SHGC) measures the amount of solar heat that a window allows to pass. A lower SHGC is desirable in order to reduce heat gain. Windows have a NFRC total unit U-factor of 0.65 or less and/or a NFRC Solar Heat Gain Coefficient of 0.55 or less.

6. Two windows in each room allow for maximum ventilation and provide for sufficient natural lighting to reduce the need for mechanical cooling and artificial lighting. Overall, energy consumption could be reduced. Install at least two (2) windows in each room given the size constraints of the room, and position across from one another if possible.
7. Increased use of outdoor areas would minimize use of indoor areas. By creating an outdoor space that incorporates cooling elements such as water features and vegetation, the outside temperature is cooled making outdoor living more enjoyable. The north side of the house is the least impacted by solar radiation and most favorable site for outdoor environments. It also reduces solar heat gain of the house, thereby reducing reliance on mechanical cooling systems. Incorporate protected and desirable outdoor areas on the north side of each home, with electrical outlets to encourage outdoor use.
8. Infrequently used spaces can act as buffer areas to control solar heat gain of the house, thereby, reducing reliance on mechanical cooling systems. Garages, storage areas and detached rooms should be located on the west side of the house, where practical. If these are to be attached to the house, locate them at the west end of the house.
9. Strategically placed vents allow for efficient passive cooling of the house. Cool area vents allow for entry of cool air and thermal mass vents expel hot air in south side of home. Overall, solar heat gain is controlled and reliance on mechanical cooling systems is reduced. Where practical, install vents directly above thermal mass areas on the south side of house in two-story homes and install vents in cooler areas of house.
10. This feature, in conjunction with the use of windows for passive cooling purposes, would control thermal migration in roof cavities, walls, ceilings, and attic spaces reducing heating/cooling loads. Incorporate a vented roof cavity and install a whole house fan, or insulate the underside of the roof. Attic insulation of at least R-30 and insulate every hole, crack and void. Apply high insulation factor material in exterior walls (R-19) and ceilings (R-30).

*During Selection of Home Features and Appliances:*

1. Built-in task lighting reduces reliance on general purpose lighting, ultimately lowering electrical consumption. Consider the use of task lighting in heavily used rooms such as the kitchen, bathroom and offices or other work areas.
2. Ceiling fans draw up and expel hot air. Consider installing strategically placed ceiling fans in all major rooms with reversible, multi-speed feature.
3. Light colors reduce thermal migration, maximize control of solar heat gain and ultimately reduce utility costs. Where practical, use light colored paint on interior walls with a Light Reflectance Value (LRV) of minimum 40%.
4. A passive clothes-drying system option encourages alternative methods for clothes drying, reducing the use of the dryer which heats the home and consumes energy. Consider installing a passive clothes-drying system in the home's laundry area, or offer a passive system as a homebuyer option.
5. Thermal mass is any mass used to collect and hold heat including adobe, brick, concrete, tile, water, earth, rock, vegetation, etc. Where practical, strategically locate and incorporate the use of thermal mass inside the house including but not limited to: tile flooring near windows, glass entries along the south side of the home.

6. Where practical, use energy-efficient appliances and programmed thermostats to reduce the amount of consumed energy and reduce utility bills.
7. Consider installing the following in-home features to reduce energy consumption:
  - Energy Star appliances: dishwasher, washer, dryer, HVAC system with a SEER rating of 12.0.
  - Programmable thermostat.
  - Fluorescent light bulbs.
  - Non-incandescent lighting fixtures of at least 50% of total.
  - Limit interior lighting wattage to 0.5 watts per sf.
  - Smart wiring concepts.
8. Use of passive solar energy minimizes the consumption of electricity. Additional energy conservation features, provided as homebuyer options, shall include these features, based on the most recent technologies and market availability. Some of these options may include, but not limited to:
  - Photovoltaic (PV) panels for electrical power needs of home.
  - Photovoltaic landscape lighting, gate openers, water features.
  - Solar water heating system.
9. Permeable materials cut down on the amount of heat absorbed and re-radiated from paved surfaces. Use of permeable materials prevents additional solar heat gain surrounding the home and reduces reliance on mechanical cooling systems. Where possible, offer a permeable driveway surface as a homebuyer option.
10. Use of passive solar energy minimizes the consumption of electricity. If a pool or spa is provided in common recreation areas, consider the option of a solar assisted heating/cooling system for the pool and spa.

### **Goal #2: Maximize Water Quality and Conservation**

#### Design Considerations:

1. If a pool is provided in a common recreation area, install a pool filtration with zero water backwash system to reduce and possibly eliminate the need to drain the pool.
2. Install the following in-home features to reduce water usage:
  - Low-flow toilets.
  - Horizontal access washing machines.
  - Low-flow showerhead and faucet aerators.

### **Goal #3: Minimize Landfill Waste**

1. Install built-in recycling bins, preferably two or more 5 gallon bins, in or near kitchen to reduce waste deposited to landfills.